



CITY COUNCIL AGENDA

Monday, March 23, 2026

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

***Mayor Rafferty, Councilmembers Lyden, Nelson, Ruhland and Rennaker
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 March (Check No. 124607 through 124695) in the Amount of \$2,212,585.91
- B. Approval of March 9, 2026, City Council Work Session Minutes
- C. Approval of March 9, 2026, City Council Meeting Minutes
- D. Approval of Resolution No. 26-32, Authorizing the Issuance of a Solicitor License to Gypsum Consulting, Inc.

- E. Approval of Exempt Gambling Permit, St. Joseph of the Lakes
- F. Hiring of Part-Time Staff for the Rookery Activity Center

2. Finance Department Report

- A. Public Hearing on Approving a Tax Abatement; Resolution No. 26-36 Approving Property Tax Abatement in the City of Lino Lakes for Certain Public Infrastructure Improvements, Tracy Thoma
- B. Resolution No. 26-37 Providing for the Issuance and Sale of General Obligation Bonds, Series 2026A, Tracy Thoma
- C. Resolution No. 26-38 Providing for the Issuance and Sale of Lease Revenue Bonds (City of Lino Lakes, MN Public Works Facility Lease), Series 2026A, Tracy Thoma

3. Administration Department Report

4. Police Department Report

5. Fire Department Report

6. Public Services Department Report

7. Community Development Report

- A. Resolution No. 26-33, Authorize the Preparation of Plans and Specs, 2025 Street Reconstruction Water Service Connection Project, Diane Hankee
- B. Resolution No. 26-35, Approving Professional Services Agreement with WSB for Preparation of Trunk Utility Plans and Specifications, Anoka County Sunset Avenue Reconstruction Project, Michael Grochala
- C. Public Works Building, Michael Grochala
 - i. Resolution No. 26-34, Accepting Bids and Awarding Contract, Bid Package No. 1, Bid Category 03A Cast In Place Concrete
 - ii. Resolution No. 26-41, Accepting Bids and Awarding Contract, Bid Package No. 1, Bid Category 03B Precast Concrete
 - iii. Resolution No. 26-42, Accepting Bids and Awarding Contract, Bid Package No. 1, Bid Category 05A Steel Fabrication
 - iv. Resolution No. 26-43, Accepting Bids and Awarding Contract, Bid Package No. 1, Bid Category 05B Steel Erection
- D. Resolution No. 26-44, Ordering Project, Approving Plans and Specifications and Authorizing the Ad for Bid, 2026 Public Works Building Bid Package No. 2 , Michael Grochala

8. Unfinished Business

9. New Business

10. Notices and Communications

- A. There is an Economic Development Authority (EDA) Meeting immediately following the Council Meeting tonight. The EDA meeting will be held in the Council Chambers.

ADJOURNMENT



Expenditures

March 23, 2026

Check #124607 to #124695

\$2,212,585.91

Significant Disbursements this Period:

- Staab Construction Corporation - \$1,706,126.00 – Water Treatment Plant

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 124607 - 124695

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
03/13/2026	124607	AFSCME COUNCIL #5	Remittance Check	505.76
03/13/2026	124608	INTERNATIONAL UNION OF OPERAT	Remittance Check	630.00
03/13/2026	124609	LAW ENFORCEMENT LABOR SERVICE	Remittance Check	1,460.00
03/23/2026	124610	2E REALTY LLC	ST ESCROW CLOSURE - ZOTA CANNABIS	1,050.65
03/23/2026	124611	ACTIVE911, INC.	ACTIVE ALERT SUBSCRIPTION (9)	149.85
03/23/2026	124612	AFLAC	MARCH 2026 INSURANCE PREMIUMS	322.68
03/23/2026	124613	AKER DOORS, INC.	GARAGE DOOR SEAL	237.80
03/23/2026	124614	AMERICAN LEGAL PUBLISHING COR	CITY CODE - 2026 S-16 SUPPLEMENT PAGES	593.00
03/23/2026	124615	ANOKA COUNTY PROPERTY RECORDS	2025 TRUTH IN TAXATION, SA AND TIF ADMI	10,263.47
03/23/2026	124616	ANOKA COUNTY TREASURY OFFICE	USED OIL CLASS 1 LICENSE FEE	100.00
			APX MICROPHONE & BATTERY	202.26
				<u>302.26</u>
03/23/2026	124617	ASPEN MILLS, INC.	DEPT EXP - C. SOLORZANO	72.95
			UNIFORM ALLOWANCE - A. NG	181.94
			DEPT EXP - B. PEVITO	10.00
			DEPT EXP - EXPLORER SHIRTS	109.35
				<u>374.24</u>
03/23/2026	124618	BARBARA BODEN-ZORZIN	MONTHLY MEMBERSHIP FEE REFUND	50.82
03/23/2026	124619	BENEFIT EXTRAS, INC.	FEBRUARY 2026 COBRA ADMIN FEES	96.50
03/23/2026	124620	BLAINE LOCK & SAFE, INC.	BEST STYLE SHACKLE PADLOCKS	754.00
03/23/2026	124621	CENTENNIAL UTILITIES	NATURAL GAS	12,566.18
03/23/2026	124622	CENTURYLINK	TELEPHONE - ROOKERY FIRE PROTECTION EQU	70.42
			TELEPHONE - CIVIC COMPLEX FIRE PROTECTI	71.47
			TELEPHONE - ROOKERY POOL EMERGENCY PHON	147.77
				<u>289.66</u>
03/23/2026	124623	CINTAS CORPORATION	MATS AND SHOP TOWELS	247.23
			MATS AND SHOP TOWELS	724.95
				<u>972.18</u>
03/23/2026	124624	COLLINS ELECTRICAL CONSTRUCTI	REPLACE BREAKER- LIFT 13	451.25
			POWER SOURCE INVESTIGATION	361.00
				<u>812.25</u>
03/23/2026	124625	COMCAST	INTERNET SERVICE - FIRE STATION 2	467.50
03/23/2026	124626	CONNEXUS ENERGY	ELECTRICITY	6,735.15
			WATERMARK PARK PAVILION ELECTRICITY	20.67
				<u>6,755.82</u>
03/23/2026	124627	DACOTAH PAPER CO.	PAPER (5)	219.60
03/23/2026	124628	DANE ALLEN HOMES	ESCROW RELEASE - 1988 NORMA WAY	400.00

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
03/23/2026	124629	DELL MARKETING LP	MONITOR FOR FRONT DESK	166.74
03/23/2026	124630	EHLERS AND ASSOCIATES	TIF 1-13 LYNGBLOMSTEN PAYGO & TIF 1-11 HOURLY SERVICES - K. HORN	310.00 7,410.00 <hr/> 7,720.00
03/23/2026	124631	FACTORY MOTOR PARTS COMPANY	PASSENGER SIDE TAILLIGHT HARNESS #259	34.92
03/23/2026	124632	FASTENAL COMPANY	WING MOUNTING HARDWARE #218 BACKBOARD REPAIR BOLTS	60.68 18.53 <hr/> 79.21
03/23/2026	124633	FAUL PSYCHOLOGICAL PLLC	PRE-EMPLOYMENT EVAL-SGT X4	5,675.00
03/23/2026	124634	FIDELITY SECURITY LIFE INSURA	MARCH 2026 VISION INSURANCE PREMIUMS	200.70
03/23/2026	124635	FIJI CUBE	LT ESCROW CLOSURE - 455 PARK COURT FIJI	18,337.00
03/23/2026	124636	FIREHOUSE PRIDE LLC	LADDER WRAPS	1,099.35
03/23/2026	124637	FIRST ADVANTAGE OCC.	ANNUAL ENROLLMENT	36.71
03/23/2026	124638	GOPHER STATE ONE-CALL	FEBRUARY 2026 LOCATES	133.65
03/23/2026	124639	HACH COMPANY	WATER TESTING CHEMICALS	202.40
03/23/2026	124640	HAWKINS, INC.	WATER TREATMENT CHEMICALS POOL CHEMICALS WATER TREATMENT CHEMICALS CHLORINE CYLINDERS CREDIT FOR FUEL CREDIT FOR FRIEGHT AND FUEL	8,252.27 648.83 1,069.52 120.00 (26.50) (62.50) <hr/> 10,001.62
03/23/2026	124641	HKGI	LANDSCAPE ORD UPDATE	5,986.25
03/23/2026	124642	HOLMES REPAIR LLC	AIR TANK VALVE & FITTING	274.32
03/23/2026	124643	HOTSY MINNESOTA	BULK CAR WASH SOAP	346.28
03/23/2026	124644	HUGO EQUIPMENT COMPANY	CHAINSAW CHAINS	627.82
03/23/2026	124645	IMPERIAL DADE	AIR FRESHENER AIR FRESHENER (6) VINEGAR, HAND AND HAIR BODY WASH DISPENSER HAND AND HAIR BODY WASH TOILET PAPER, HAND AND HAIR BODY WASH ICE KLEEN, SPONGES	32.01 192.06 212.40 0.01 234.51 455.20 146.18 <hr/> 1,272.37
03/23/2026	124646	INSTRUMENTAL RESEARCH, INC.	FEBRUARY WATER SAMPLING	270.00
03/23/2026	124647	INTERSTATE POWER SYSTEMS, INC	GENERATOR INSPECTION- FIRE 2	420.00
03/23/2026	124648	KONE	PHONE MONITORING SERVICE 3/1/26-2/28/27	2,138.64
03/23/2026	124649	LANGUAGE LINE SERVICES	FEBRUARY INTERPRETATION SERVICES	98.88
03/23/2026	124650	LEAGUE OF MINNESOTA CITIES	TUITION - SUPERVISORS TUITION - M. SAWYER TUITION - K. ANDERSON	120.00 25.00 25.00

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
				170.00
03/23/2026	124651	LEAST SERVICES/COUNSELING, LL	MONTHLY RETAINER FEE	180.00
03/23/2026	124652	MACQUEEN EQUIPMENT, INC.	STRUCTURE FIRE BOOTS	4,492.98
03/23/2026	124653	MANSFIELD OIL COMPANY	1,999 GALLONS OF GASOLINE 1,598 GALLONS OF DIESEL	5,502.52 5,230.98
				10,733.50
03/23/2026	124654	MCDONALD HOPKINS LLC	1583524 - CLAIM #CP474969 COMPROMISED A 1580283 - CLAIM #CP474969 COMPROMISED A	1,800.00 2,502.00
				4,302.00
03/23/2026	124655	Medica	HEALTH INSURANCE PREMIUMS APRIL 2026	66,082.63
03/23/2026	124656	MENARDS - FOREST LAKE	BLOCK REPAIR SUPPLIES DMT ROOM PAINTING SUPPLIES- DMT ROOM DMT ROOM PATCHING SUPPLIES	23.75 79.09 13.97
				116.81
03/23/2026	124657	MET COUNCIL ENVIRONMENTAL SER	APRIL WASTE WATER SERVICES	115,725.05
03/23/2026	124658	MET COUNCIL ENVIRONMENTAL SER	FEB 2026 SAC	24,601.50
03/23/2026	124659	METRO SALES INCORPORATED	CITY HALL COPY ROOM COPIER CITY HALL CD COPIER	482.68 155.63
				638.31
03/23/2026	124660	METRO-INET	MARCH IT SERVICES	33,282.00
03/23/2026	124661	MIKE ROWE	MILEAGE REIMBURSEMENT MILEAGE REIMBURSEMENT	12.88 58.01
				70.89
03/23/2026	124662	MINNESOTA CHIEFS OF POLICE AS	TUITION - N. HAMANN	875.00
03/23/2026	124663	MINNESOTA CITY/COUNTY MGMT AS	MCMA MEMBERSHIP RENEWAL - K. ANDERSON	242.00
03/23/2026	124664	MJM MEDICAL DIRECTION CONSORT	ANNUAL MEDICAL DIRECTION AND TRAINING	7,400.00
03/23/2026	124665	MN DEPARTMENT OF LABOR & INDU	ANNUAL ELEVATOR OPERATOR LICENSE	145.00
03/23/2026	124666	MN OCCUPATIONAL HEALTH	ANNUAL FIT TESTING AND NEW HIRE TESTING ANNUAL FIT TESTING AND NEW HIRE TESTING ANNUAL FIT TESTING ANNUAL FIT TESTING	986.00 815.00 288.00 180.00
				2,269.00
03/23/2026	124667	OERTEL ARCHITECTS	LINO LAKES PUBLIC WORKS FACILITY - FEB	68,839.20
03/23/2026	124668	OFFICE OF THE SECRETARY OF ST	NOTARY APPLICATION FEE - C. LUNAS	120.00

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			NOTARY APPLICATION FEE - A. CHRIST	120.00
				<u>240.00</u>
03/23/2026	124669	OLSON'S SEWER SERVICE, INC.	PUMPING HOLDING TANKS AT PUBLIC WORKS	770.00
03/23/2026	124670	POTHAST, JOSEPH M.	MILEAGE REIMBURSEMENT	40.60
03/23/2026	124671	PREMIUM WATERS, INC.	KANDIYOHI WATER	77.92
03/23/2026	124672	PRESS PUBLICATIONS, INC.	PHN OTTER CROSSING SOUTH 2ND ADDITION P AD FOR PW BID PACK #1	54.24 <u>298.32</u>
				352.56
03/23/2026	124673	QUADIENT FINANCE USA, INC.	POSTAGE MACHINE POSTAGE	500.00
03/23/2026	124674	RECTRAC, LLC	WEBTRAC ONE TIME SETUP FEE, ANNUAL FEE	5,122.50
03/23/2026	124675	ROBERTA COLOTTI	MILEAGE REIMBURSEMENT	48.08
03/23/2026	124676	SAFE-FAST, INC.	OIL ABSORBANT BOOMS AND PADS-IDDE RESPO	174.50
03/23/2026	124677	SHI INTERNATIONAL CORP	OFFICE STANDARD 2024 SOFTWARE (3)	978.60
03/23/2026	124678	SHRED-IT, C/O STERICYCLE, INC	DOCUMENT DESTRUCTION	130.43
03/23/2026	124679	STAAB CONSTRUCTION CORPORATIO	WTP PAY NO. 21	1,706,126.00
03/23/2026	124680	STAPLES INC.	OFFICE SUPPLIES	279.42
03/23/2026	124681	STREICHER'S, INC.	DEPT EXP - K. SINNA BALLISTIC VEST	1,669.00
			DEPT EXP - PAULSON VEST	1,993.00
			DEPT EXP - STAIGERWALD VEST	1,915.00
			UNIFORM ALLOWANCE - I. SIMON	129.99
				<u>5,706.99</u>
03/23/2026	124682	SYMBOLARTS LLC	DURAFLEX BADGES (43) - REBRANDING	1,496.35
			DURAFLEX BADGE - REBRANDING	32.95
				<u>1,529.30</u>
03/23/2026	124683	T-MOBILE USA INC	CELL PHONES & WI-FI	892.13
03/23/2026	124684	TASC - CLIENT INVOICES	ADMIN FEES FEBRUARY 2026	60.30
03/23/2026	124685	THE SHERWIN-WILLIAMS COMPANY	DMT ROOM PAINT	244.75
03/23/2026	124686	TRANS UNION LLC	PRE-EMPLOYMENT CREDIT CHECK (3)	49.47
03/23/2026	124687	TUSHIE MONTGOMERY ASSOCIATES	TOWN CENTER SOUTH MASTER PLAN	1,360.00
03/23/2026	124688	TWIN CITIES TRANSPORT & RECOV	TOW STREET SWEEPER TO PUBLIC WORKS #252	250.00
03/23/2026	124689	U.S. BANK	DIGITAL ADS - ROOKERY MEMBERSHIP SPECIA	1,000.00
			UNIFORM ALLOWANCE - D. THILL	17.09
			UNIFORM ALLOWANCE - A. NG	46.98
			SCREEN PROTECTOR, CELL PHONE CASE	31.17
			VGA CABLES (2)	17.98
			ROOKERY FEBRUARY CELL PHONE BILL	45.48
			POLICE FEBRUARY CELL PHONE BILL	2,105.80
			FIRE FEBRUARY CELL PHONE BILL	486.66
			CITY COUNCIL FEBRUARY CELL PHONE BILL	244.04
			COMMUNITY DEVELOPMENT FEBRUARY CELL PHO	50.53
			ADMINISTRATION FEBRUARY CELL PHONE BILL	242.93

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Bank CKING POOLED CHECKING				
			CABINET PULLS FOR DMT REMODEL	47.39
			TUITION - C. BOEHME, D. THILL, R. STRUB	2,034.25
			UNIFORM ALLOWANCE - E. HEU	118.99
			SAM IO KIT	582.10
			PUPIL GAUGE	7.49
			POLICE BUSINESS CARDS - REBRANDING	31.98
			POLICE BUSINESS CARDS - REBRANDING	568.71
			LED BULBS	104.21
			SCREWS AND MAGNETIC BOWL	42.51
			BLUETOOTH MOUSE	22.59
			EMERGENCY WHISTLES	37.61
			PLASMA CUTTER CONSUMABLES	233.73
			SHOE COVERS	25.95
			TOILET PAPER (2)	67.88
			TAYLOR CHEMICALS (4), CHAIN RETAINER	82.67
			GLOVES (2)	39.26
			SHOE COVERS	21.84
			KEYBOARD CASE	103.99
			PENS	10.41
			TRAILER TAILGATE SPRINGS (8)	176.18
			HAND SANITIZER (2)	84.16
			PRINTER	249.99
			HAND TOWELS (4)	209.44
			LAUNDRY DETERGENT (2)	21.94
			HDMI CABLE	7.98
			FORKLIFT PROPANE TANK #809	279.00
			FOLDING MACHINE	598.99
			STAPLES, HANGING FOLDERS	33.67
			ROKU TV	268.00
			KEYBOARD	47.49
			3 RING BINDER, MARKERS FOR SWIM LESSONS	41.39
			HARD HATS (4)	70.00
			DEF FLUID TESTER	117.93
			OWALA BOTTLES (25)	851.28
			MCFOA MEMBERSHIP - A. THORSON	50.00
			COFFEE CUPS (3)	5.16
			COFFEE, CUPS	262.42
			MONTHLY SUBSCRIPTION FOR COMMUNICATIONS	45.00
			O-RINGS FOR STREET SHED PLUMBING	6.98
			CPR TRAINING SUPPLIES	382.50
			CPR TRAINING SUPPLIES	507.40
			FANS	51.88
			TUITION - R. COLOTTI	125.00
			TUITION - J. NELSON	125.00
			TUITION - C. LYDEN	125.00
			TUITION - R. COLOTTI	20.00
			DOWELS FOR INSPECTION RODS	54.93
			FIRE APPARATUS OPERATOR TRAINING BOOK	96.49
			IV SIMULATION TRAINING KIT W/ ARM	119.95
			DEPT MEETING SUPPLIES	183.81

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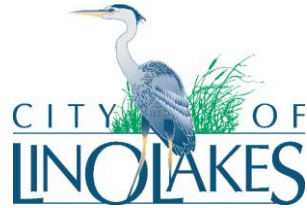
Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			SWEARING-IN CEREMONY SUPPLIES	111.38
			PAR 38 BULBS	39.96
			EXTENSION CORD ENDS, CLEANER	37.44
			DOG STATION CAN LINERS	187.94
			WOOD DUCK BOX BEDDING	27.98
			TOOL BOX	1,098.00
			TUITION - J. JOHNSON	745.00
			TUITION - A. HALVERSON	150.00
			LODGING - M. PAULSON	150.33
			TUITION - M. PAULSON	300.00
			TUITION - B. PETRIE	699.00
			TUITION - E. HEU	699.00
			LETAC TUITION - I. SIMON, D. STAIGERWAL	1,398.00
			UNIFORM ALLOWANCE - E. HEU	141.90
			PRINTER REPLACEMENT - SQUAD 328	402.23
			UNIFORM ALLOWANCE - M. CARLSON	80.00
			WATER SAMPLE MACHINE SHIPPING FEE	122.37
			WATER SAMPLE MACHINE SHIPPING FEE	148.91
			BOILER LICENSE RENEWAL FEE - L. CHAPMAN	20.00
			COMPACT INVERTER (2)	198.00
			ANNUAL MPSFMA MEMBERSHIP - J. CHAPMAN	70.00
			DNR APPROPRIATIONS PERMIT- MPARS	14,464.71
			FEBRUARY CAR WASHES	671.68
			PROGRAM CHECK-IN SOFTWARE FEB FEE	129.00
			CHILD WATCH CHECK-IN SOFTWARE FEB FEE	129.00
			SUPPLIES FOR ROYAL BALL	96.50
			FEBRUARY UB STATEMENTS	1,941.03
			2026 MEMBERSHIP - C. BOEHME	250.00
			POST LICENSE RENEWAL	91.94
			LIFEGUARD CERTICATIONS (4)	192.00
			HELIUM KIT FOR ROYAL BALL	52.47
			MONTHLY SUBSCRIPTION FEE	440.00
			FIRE STATION 2 INTERNET SERVICE	425.50
			COFFEE FOR EDAC MEETING	21.61
			ESRI SUBSCRIPTION - J. WILLIAMS	691.00
			FLASHLIGHT	(11.95)
			SHOE COVERS	(25.95)
			DIAMONDLIFE SALES TAX CREDIT	(182.81)
			UNIFORM ALLOWANCE - REFUND, A. NG	(254.13)
			GARAGE DOOR OPENER REFUND	(152.02)
			REBATE	(1,513.43)
				<u>37,974.77</u>
03/23/2026	124690	VALLEY-RICH CO., INC.	WATERMAIN BREAK- 178 GLENVIEW AVE	5,118.00
03/23/2026	124691	WALTERS RECYCLING & REFUSE	ROLLOFF DUMPSTER	1,068.18
			TRASH & RECYCLING	301.70
			TRASH & RECYCLING	1,754.59
				<u>3,124.47</u>

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
03/23/2026	124692		WATER CONSERVATION SERVICE IN LEAK DETEC. 171 GLENVIEW & 6984 2ND AVE	446.00
03/23/2026	124693		WEBBER RECREATIONAL DESIGN, I BASKETBALL HOOP JACK FOR NORTH POINT	326.00
03/23/2026	124694	WSB & ASSOCIATES, INC.	JANUARY 2025 STREET RECON & MUNICIPAL U	1,231.50
03/23/2026	124695	XCEL ENERGY	ELECTRIC - STREET LIGHTS	4,869.67
CKING TOTALS:				
Total of 89 Checks:				2,212,585.91
Less 0 Void Checks:				0.00
Total of 89 Disbursements:				2,212,585.91



Electronic Funds Transfer
 MN Statute 471.38 Subd. 3

Council Meeting March 23, 2026

Transfer In/(Out)

2/24/2026 Transfer to FRB MM	500,000.00
2/27/2026 Payroll #05	(234,568.63)
2/27/2026 Payroll #05 Federal Deposit	(66,954.69)
2/27/2026 Payroll #05 PERA	(63,615.47)
2/27/2026 Payroll #05 State	(15,315.10)
2/27/2026 Payroll #05 H.S.A. Bank Pretax	(3,545.17)
2/27/2026 Payroll #05 TASC Pretax	(1,159.58)
2/27/2026 Payroll #05 Mission Sq 457 Def. Comp #301596	(3,270.00)
2/27/2026 Payroll #05 Mission Sq Roth IRA #706155	(1,009.23)
2/27/2026 Payroll #05 MSRS HCSP #98946-01	(5,246.45)
2/27/2026 Payroll #05 MSRS Def. Comp #98945-01	(1,705.00)
2/27/2026 Payroll #05 MSRS Roth IRA #98945-01	(1,430.00)
3/6/2026 Council Payroll #03	(4,135.93)
3/6/2026 Council Payroll #03 Federal Deposit	(170.63)
3/6/2026 Council Payroll #03 PERA	(450.78)
3/6/2026 Council Payroll #03 State	(23.19)
3/10/2026 Transfer to FRB MM	500,000.00
3/13/2026 Payroll #06	(223,912.48)
3/13/2026 Payroll #06 Federal Deposit	(63,515.34)
3/13/2026 Payroll #06 PERA	(58,604.60)
3/13/2026 Payroll #06 State	(14,565.85)
3/13/2026 Payroll #06 H.S.A. Bank Pretax	(3,468.25)
3/13/2026 Payroll #06 TASC Pretax	(1,364.34)
3/13/2026 Payroll #06 Mission Sq 457 Def. Comp #301596	(4,418.00)
3/13/2026 Payroll #06 Mission Sq Roth IRA #706155	(720.00)
3/13/2026 Payroll #06 MSRS HCSP #98946-01	(4,976.19)
3/13/2026 Payroll #06 MSRS Def. Comp #98945-01	(3,809.00)
3/13/2026 Payroll #06 MSRS Roth IRA #98945-01	(1,330.00)
3/16/2026 Building Permit Surcharge	(1,282.02)

**Lino Lakes City Council
Work Session
Minutes**

DATE: March 9, 2026
TIME STARTED: 6:00 P.M.
TIME ENDED: 6:27 P.M.
LOCATION: Community Room
MEMBERS PRESENT: Mayor Rafferty Councilmembers Lyden, Nelson, Ruhland and Rennaker
MEMBERS ABSENT: None

Staff Members Present: City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Chief of Police Curt Boehme and City Attorney Liz Vieira.

1. Call to Order and Roll Call

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

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

The agenda was adopted as presented.

3. Review Regular Agenda

The City Council reviewed regular meeting agenda for this evening.

The Community Development Director stated that the language for Resolution No. 26-27, Approving Public Works Building Utilities Comprehensive Plan Amendment, was changed from Public/Semi-Public to Civic and Institutional, from the draft presented in the packet.

4. Adjournment

Mayor Rafferty adjourned the meeting at 6:27 p.m.

These minutes were approved at the regular Council Meeting on March 23, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**LINO LAKES CITY COUNCIL
REGULAR MEETING
MINUTES**

DATE: March 9, 2026
TIME STARTED: 6:30 PM
TIME ENDED: 7:27 PM
LOCATION: City Council Chambers
MEMBERS PRESENT: Mayor Rafferty Councilmembers Lyden, Nelson, Ruhland and Rennaker
MEMBERS ABSENT: None

Staff Members Present: City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Chief of Police Curt Boehme and City Attorney Liz Vieira.

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 at 6:32 p.m.

Delight DeMulling, 875 Lois Lane, Lino Lakes, thanked the Council for reviewing the policy proposal on immigration enforcement she presented at the February 23, 2026 meeting, and noted that the City had posted the current Public Safety Policy #412 to the website, public safety FAQ section in response to this request.

Ms. DeMulling stated that good governance depends on professionalism and good working relationships between elected officials and city staff. She stated that the exchange at the February 23, 2026, meeting during the discussion of the Peltier Ponds application raised concern as a resident.

Jeff Johnson, 6965 Sunrise Drive, Lino Lakes, presented information on a 2026 Summer Karaoke/Music in the Park series that he is working on putting together. The Karaoke/Music in the Park series is designed to bring more events and activities to town. The series will be held on Tuesday evenings from 5-9 p.m., weather permitting. The program will be held in the open area known as Town Center greenway, which is located across the field, northwest from City Hall. Open to anyone that would like to join in and sing. It is something for families as well. There is no cost to the city or participants for this program. Presenting for consideration of Council and hopefully residents would enjoy it.

Mayor Rafferty closed the public comment period at 6:39 p.m.

1. CONSENT AGENDA

- A. Approval of Expenditures for March 9, 2026 (Check No. 124537 through 124606) in the Amount of \$292,480.77
- B. Approval of February 23, 2026, City Council Work Session Minutes
- C. Approval of February 23, 2026, City Council Meeting Minutes
- D. Approval of March 2, 2026, City Council Work Session Minutes
- E. Approval of Resolution No. 26-01, Establishing Precinct Polling Locations for the City of Lino Lakes
- F. Approval of Resolution No. 26-25, Approving a Tobacco License for Three Stores, LLC
- G. Approval of the Hiring of Part-Time Staff for the Rookery Activity Center
- H. Approval of Resolution No. 26-34, Adopting the Anoka County 2025 Hazard Mitigation Plan

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

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

2. FINANCE DEPARTMENT REPORT

No Report

3. ADMINISTRATION DEPARTMENT REPORT

No Report

4. POLICE DEPARTMENT REPORT

No Report

5. FIRE DEPARTMENT REPORT

No Report

6. PUBLIC SERVICES DEPARTMENT REPORT

No Report

7. COMMUNITY DEVELOPMENT REPORT

- A. Valvoline (Clearwater Commons)

- i. Resolution No. 26-21 Approving Auto Repair-Minor Conditional Use Permit

Motion to adopt Resolution No. 26-21 Approving Auto Repair-Minor Conditional Use Permit.

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

- ii. Resolution No. 26-22 Approving Site Improvement Performance Agreement

Motion to adopt Resolution No. 26-22 Approving Site Improvement Performance Agreement.

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

B. Peltier Ponds

- i. Ordinance No. 01-26

Motion to Waive Full Reading of Ordinance No. 01-26, Rezoning Property from R, Rural to PUD, Planned Unit Development.

RESULT:	CARRIED [4-1]
MOVER:	Nelson
SECONDER:	Ruhland
AYES:	Rafferty, Nelson, Ruhland and Rennaker
NAYS:	Lyden

Motion to Provide Second Reading and Adopt Ordinance No. 01-26, Rezoning Property from R, Rural to PUD, Planned Unit Development.

RESULT:	CARRIED [4-1]
MOVER:	Nelson
SECONDER:	Ruhland
AYES:	Rafferty, Nelson, Ruhland and Rennaker
NAYS:	Lyden
Roll Call Vote	

- ii. Resolution No. 26-29 Approving Summary Publication of Ordinance 01-26

Motion to adopt Resolution No. 26-29 Approving Summary Publication of Ordinance 01-26.

RESULT:	CARRIED [4-1]
MOVER:	Rennaker
SECONDER:	Ruhland
AYES:	Rafferty, Nelson, Ruhland and Rennaker
NAYS:	Lyden

C. Otter Lake Road Improvement Project.

- i. Resolution No. 26-26, Approving Revised City of Lino Lakes Right of Way Plat No. 4, Otter Lake Road Improvements.

Motion to adopt Resolution No. 26-26, Approving Revised City of Lino Lakes Right of Way Plat No. 4, Otter Lake Road Improvements.

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

- ii. Resolution No. 26-30, Approving Amended Resolution Authorizing and Directing the Acquisition of Certain Real Property Interests for the Otter Lake Road Extension Improvements Project by Eminent Domain

Motion to adopt Resolution No. 26-30, Approving Amended Resolution Authorizing and Directing the Acquisition of Certain Real Property Interests for the Otter Lake Road Extension Improvements Project by Eminent Domain.

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

D. Resolution No. 26-27, Approving Public Works Building Utilities Comprehensive Plan Amendment

Motion to adopt Resolution No. 26-27, Approving Public Works Building Utilities Comprehensive Plan Amendment.

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

E. Resolution No. 26-28, Approving AT&T Utility Relocation Agreement, Public Works Building

Motion to adopt Resolution No. 26-28, Approving AT&T Utility Relocation Agreement, Public Works Building.

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

F. Resolution No. 26-31, Approving Resolution Agreement with WSB LLC, MDH Correction Orders, 2025 Street Reconstruction Project

Motion to adopt Resolution No. 26-31, Approving Resolution Agreement with WSB LLC, MDH Correction Orders, 2025 Street Reconstruction Project.

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

8. UNFINISHED BUSINESS

No Report

9. NEW BUSINESS

No Report

10. NOTICES AND COMMUNICATIONS

A. Planning & Zoning Board Meeting, March 11th at 6:30 p.m.

ADJOURNMENT

Mayor Rafferty adjourned the meeting at 7:27 p.m.

These minutes were approved at the City Council Meeting on March 23, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

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

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE March 23, 2026

AGENDA ITEM: Approval of Resolution No. 26-32, Authorizing the Issuance of a Solicitor License to Gypsum Consulting, Inc.

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to consider Resolution No. 26-32, Authorizing the Issuance of a Solicitor License to Gypsum Consulting, Inc.

BACKGROUND

Gypsum Consulting, Inc., located at 1330 Lagoon Ave., Minneapolis, MN 55446, has submitted a solicitor’s license application to the City Clerk’s office. The term of the license is six (6) months, effective during 2026. The City has received the necessary forms required to issue a Solicitor’s License. The company representative(s) requested to work in Lino Lakes are listed in the enclosed resolution.

They are planning to sell Quantum Fiber Internet, Direct TV Stream, and AT&T cell phones.

RECOMMENDATION

Motion to Adopt Resolution No. 26-32, Authorizing the Issuance of a Solicitor License to Gypsum Consulting, Inc.

ATTACHMENTS

1. 26-32 - Resolution - Solicitor Gypsum Consulting Inc

**CITY OF LINO LAKES
RESOLUTION NO. 26-32**

**AUTHORIZING THE ISSUANCE OF A SOLICITOR LICENSE TO
GYPSUM CONSULTING, INC.**

WHEREAS, Gypsum Consulting, Inc., located at 1330 Lagoon Ave., Minneapolis, MN 55446, has applied for a solicitor license to allow the following salespeople to solicit within the City of Lino Lakes and issuance of the permit shall be conditioned on a successful background check, with no disqualifying events.

1. Andrew Brayfield

WHEREAS, Gypsum Consulting, Inc. has complied with the provisions of Chapter 613 of the Lino Lakes City Code for obtaining the necessary license.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Lino Lakes, Minnesota hereby approves the request of Gypsum Consulting, Inc. to solicit throughout Lino Lakes for a period of six (6) months, for a license term completely within the year 2026, conditioned on meeting and ongoing maintenance of all conditions of the license.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

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

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE March 23, 2026

AGENDA ITEM: Approval of Exempt Gambling Permit, St. Joseph of the Lakes

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Minnesota Department of Public Safety, Alcohol and Gambling Enforcement division issues Exempt Permits to nonprofit organizations that conduct lawful gambling on five or fewer days and that award less than \$50,000 in prizes during a calendar year. This is not a regular gambling permit which requires a City Council resolution. Instead, the City is asked to acknowledge the permit with either: no waiting period, require a 30-day waiting period, or deny the application.

BACKGROUND

The City is in receipt of the following application:

- Bingo, Raffle and Pull-Tabs permit for St. Joseph of the Lakes Catholic Church for their event on August 9, 2026.

RECOMMENDATION

Motion to acknowledge and approve the application for Exempt and Excluded Gambling Permit for St. Joseph of the Lakes Catholic Church as presented, with no waiting period.

ATTACHMENTS

None

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

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE March 23, 2026

AGENDA ITEM: Hiring of Part-Time Staff for the Rookery Activity Center

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to approve the hiring of part-time staff for The Rookery.

BACKGROUND

Staff is seeking approval to hire part-time personnel to work at The Rookery. The recruiting process has identified candidates that will be a great addition to our staff at The Rookery.

RECOMMENDATION

Staff Recommends the Council approve the hiring of the part-time personnel listed below:

First Name	Last Name	Title
Matthew	Collodora	Lifeguard
Firaol	Jemma	Manager On Duty

Start dates vary based on position and training schedule.

ATTACHMENTS

None

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE March 23, 2026

AGENDA ITEM: Public Hearing on Approving a Tax Abatement; Resolution No. 26-36
Approving Property Tax Abatement in the City of Lino Lakes for Certain
Public Infrastructure Improvements

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Otter Lake Road extension project will need to be financed through the issuance of debt. The City's fiscal advisor, Ehlers and Associates, advises on the type and amount of debt to be issued for this project. Keith Dahl from Ehlers and Associates, will be present to review the Property Tax Abatement in the City of Lino Lakes for the Otter Lake Road extension project.

BACKGROUND

The City intends to move forward with the Otter Lake Road extension project and finance a portion of the costs through the issuance of General Obligation Bonds, Series 2026A. The proposed issuance is bifurcated into two components: (1) a utility revenue portion to finance water and sanitary sewer improvements, and (2) a tax abatement portion to finance street and stormwater improvements.

The attached memorandum provides an overview of the City's tax abatement authority and identifies the properties from which the City will abate its portion of property taxes to support debt service on the bonds. Tax abatement, pursuant to Minnesota Statutes Section 469.1813 (the "Abatement Authority"), authorizes the City to issue general obligation bonds to finance public improvements, following a duly noticed public hearing.

RECOMMENDATION

Staff recommends holding the public hearing and the approval of Resolution 26-36, approving Property Tax Abatement in the City of Lino Lakes for Certain Public Infrastructure Improvements.

ATTACHMENTS

1. 26-36 - Resolution - Tax Abatement for Public Infrastructure Improvements
2. Tax Abatement Public Hearing - General Obligation Bonds Series 2026A Memorandum

CITY OF LINO LAKES, MINNESOTA

RESOLUTION NO. 26-36

**RESOLUTION APPROVING PROPERTY TAX ABATEMENT IN THE
CITY OF LINO LAKES FOR CERTAIN PUBLIC INFRASTRUCTURE
IMPROVEMENTS**

BE IT RESOLVED By the City Council of the City of Lino Lakes, Minnesota (the “City”) as follows:

Section 1. Recitals.

1.01. The City proposes to (a) finance certain public improvements including the extension and improvement of Otter Lake Road in the City including utility improvements (the “Project”) with tax abatement bonds authorized by Minnesota Statutes, Sections 469.1812 through 469.1815, as amended (the “Abatement Act”); and (b) authorize a property tax abatement with respect to various parcels of land that benefit from such public improvements.

1.02. Pursuant to Section 469.1813, subdivision 1 of the Abatement Act, the City may grant an abatement of all or a portion of the taxes imposed by the City on one or more parcels of property to pay for all or part of the cost of financing or providing public infrastructure, increasing or preserving the tax base, providing employment opportunities, and helping provide access to services for residents of the City.

1.03. The City has identified 37 parcels located in the City, identified in EXHIBIT A attached hereto (the “Abatement Property”), which will be benefitted by the Project and from which the City proposes to abate all or a portion of the City’s share of taxes to help finance the Project, subject to all the terms and conditions of this resolution.

1.04. The Abatement Property is not located in a tax increment financing district.

1.05. The City is authorized under the Abatement Act to issue bonds to (1) pay for public improvements that benefit the property, (2) to acquire and convey land or other property, (3) to reimburse the property owner for the cost of improvements made to the property, or (4) to pay the costs of issuance of the bonds.

1.06. The City is authorized under the Abatement Act and Minnesota Statutes, Chapter 475, as amended (together, the “Act”), to issue one or more series of general obligation bonds, a portion of which will be designated as tax abatement bonds in the aggregate principal amount not to exceed \$5,000,000 (the “Abatement Bonds”) to pay the costs of the Project pursuant to the Abatement Act and Minnesota Statutes, Chapter 475, and which are expected to be paid primarily through the collection of Abatement (hereinafter defined) revenues.

1.07. On the date hereof, the City Council conducted a duly noticed public hearing on the Abatement at which the views of all interested persons were heard.

Section 2. Findings.

2.01. It is hereby found and determined that the benefits to the City from the Abatement will be at least equal to the costs to the City of the Abatement, because (a) the Abatement will help finance public infrastructure in a way that will strengthen the local economy and attract and retain citizens due to improved roads and utilities, help increase or preserve tax base by stimulating development and maintaining values in the area, help provide construction jobs, and protect the general health and welfare of the community by maintaining public infrastructure and facilities; and (b) the increased City taxes collected from the Abatement Property upon termination of the Abatement are expected to far exceed the amount of the Abatement collected from the Abatement Property during the term of this resolution.

2.02. It is hereby found and determined that the Abatement is in the public interest for the reasons described in Section 2.01 hereof.

Section 3. Actions Ratified; Abatement Approved.

3.01. The City Council hereby ratifies all actions of the City's staff and consultants in arranging for approval of this resolution in accordance with the Abatement Act.

3.02. Subject to the provisions of the Abatement Act, the Abatement is hereby approved and adopted subject to the following terms and conditions:

(a) The term "Abatement" means the City's share of the real property taxes generated from the Abatement Property, in the amounts described in this Section:

(i) The aggregate Abatement paid by the City during the term of this resolution will not exceed the amount necessary to pay the principal of and all or a portion of the interest on the Abatement Bonds, up to a maximum of \$5,000,000. The maximum principal amount of bonds to be secured by the Abatement under this resolution will not exceed the estimated sum of the Abatement from the Abatement Property for the term authorized under this resolution.

(ii) In accordance with Section 469.1813, subdivision 8 of the Act, in no year shall the Abatement, together with all other abatements approved by the City under the Act and paid in that year, exceed the greater of ten percent (10%) of the City's net tax capacity for that year or \$200,000 (the "Abatement Volume Cap"). The City may grant any other abatements permitted under the Act after the date of this resolution, provided that to the extent the total abatements in any year exceed the Abatement Volume Cap, the allocation of Abatement Volume Cap to such other abatements is subordinate to the Abatements under this resolution.

(b) The City will pay the Abatement in installments over a period of 10 years, commencing in taxes payable year 2027, and continuing through taxes payable in 2036 or such other dates that correspond to the payment of debt service on the Abatement Bonds over a period not to exceed 10 years. The City will pay the Abatement solely to finance the cost of the Project, through application of Abatement amounts toward debt service payments on the Abatement Bonds (including any bonds issued to refund the initial Abatement Bonds).

(c) This resolution may be modified only with the prior written approval of the City, and any modification is subject to Section 469.1813, subdivision 7 of the Abatement Act.

(d) In accordance with Section 469.1815 of the Abatement Act, the City will add to its levy in each year during the term of the Abatement the total estimated amount of current year Abatement granted under this resolution.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

EXHIBIT A

ABATEMENT PROPERTY

Parcel Identification Numbers:

24-31-22-11-0007	24-31-22-42-0006	25-31-22-12-0003	25-31-22-12-0013
24-31-22-11-0009	24-31-22-42-0009	25-31-22-12-0004	25-31-22-12-0019
24-31-22-11-0012	24-31-22-42-0012	25-31-22-12-0005	25-31-22-12-0020
24-31-22-12-0005	24-31-22-43-0006	25-31-22-12-0006	25-31-22-12-0021
24-31-22-12-0007	24-31-22-43-0009	25-31-22-12-0007	25-31-22-12-0022
24-31-22-12-0008	24-31-22-43-0011	25-31-22-12-0008	25-31-22-12-0023
24-31-22-13-0007	24-31-22-43-0013	25-31-22-12-0009	25-31-22-12-0024
24-31-22-13-0008	24-31-22-24-0005	25-31-22-12-0010	
24-31-22-14-0002	24-31-22-24-0007	25-31-22-12-0011	
24-31-22-34-0003	25-31-22-12-0002	25-31-22-12-0012	

MEMORANDUM

TO: Michael Grochala, Community Development Director
FROM: Keith Dahl, Ehlers
DATE: March 18, 2026
SUBJECT: Tax Abatement Public Hearing - General Obligation Bonds, Series 2026A

The City intends to move forward with the Otter Lake Road extension project and finance a portion of the costs through the issuance of General Obligation Bonds, Series 2026A. The proposed issuance is bifurcated into two components: (1) a utility revenue portion to finance water and sanitary sewer improvements, and (2) a tax abatement portion to finance street and stormwater improvements. This memorandum provides an overview of the City's tax abatement authority and identifies the properties from which the City will abate its portion of property taxes to support debt service on the bonds.

Tax abatement, pursuant to Minnesota Statutes Section 469.1813 (the "Abatement Authority"), authorizes the City to issue general obligation bonds to finance public improvements, following a duly noticed public hearing.

The Abatement Authority enables cities, counties, school districts, and townships to utilize tax abatement to support public projects or private development. For public improvements such as the Otter Lake Road extension, the City must identify parcels that generate tax revenues at least equal to the annual principal and interest payments on the bonds. The City's portion of property taxes from these parcels is then pledged toward repayment of the bonds. This pledge is treated as a tax levy for the participating jurisdiction.

Property owners of the abated parcels pay taxes based on the assessed values, and the designation of a parcel for tax abatement does not increase or otherwise affect the amount of taxes owed. Rather, the City's portion of the taxes is redirected from general purposes to payment of debt service on the bonds.

The City may, at its discretion, apply other legally available revenues or state aid funds in future years to offset the abatement, thereby reducing or eliminating the annual tax levy required for debt service. The City intends to utilize available revenues and state aid funds, as appropriate, to reduce the annual tax abatement over the term of the bonds.

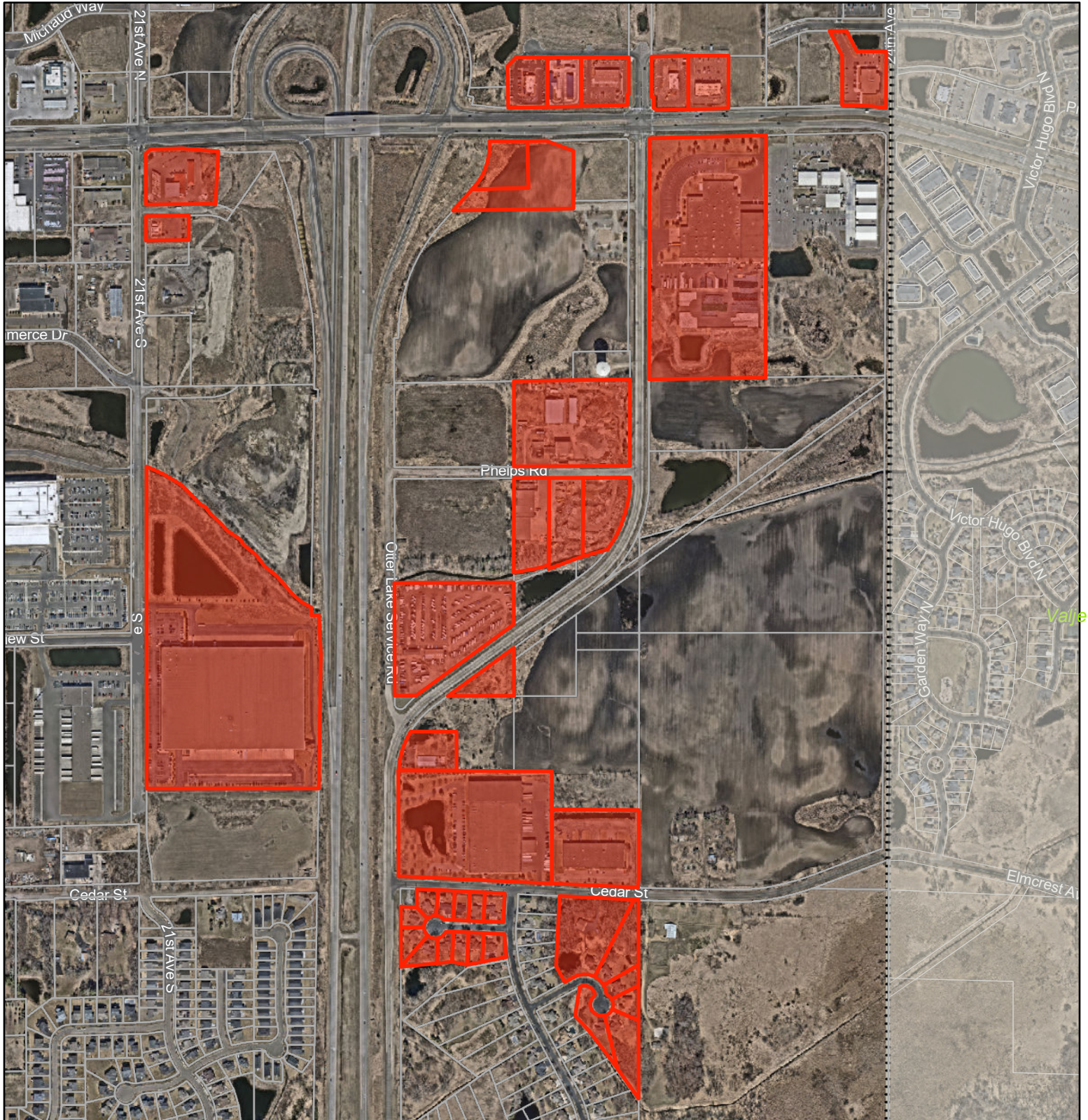
In accordance with the Abatement Authority, the City is required to hold a public hearing on the proposed abatement, identify the properties from which it will abate its portion of property taxes, and describe the public purpose for granting the abatement.

The City proposes to abate its portion of property taxes from parcels located in the vicinity of Otter Lake Road. A map of the proposed abatement area is attached for reference.




24-31-22-11-0007	24-31-22-42-0006	25-31-22-12-0003	25-31-22-12-0013
24-31-22-11-0009	24-31-22-42-0009	25-31-22-12-0004	25-31-22-12-0019
24-31-22-11-0012	24-31-22-42-0012	25-31-22-12-0005	25-31-22-12-0020
24-31-22-12-0005	24-31-22-43-0006	25-31-22-12-0006	25-31-22-12-0021
24-31-22-12-0007	24-31-22-43-0009	25-31-22-12-0007	25-31-22-12-0022
24-31-22-12-0008	24-31-22-43-0011	25-31-22-12-0008	25-31-22-12-0023
24-31-22-13-0007	24-31-22-43-0013	25-31-22-12-0009	25-31-22-12-0024
24-31-22-13-0008	24-31-22-24-0005	25-31-22-12-0010	
24-31-22-14-0002	24-31-22-24-0007	25-31-22-12-0011	
24-31-22-34-0003	25-31-22-12-0002	25-31-22-12-0012	

In addition, a resolution approving the property tax abatement is included in the packet and provides additional information and justification for granting the abatement.

Proposed Property Tax Abatement Properties



1 in = 708 Ft

-  Parcels
-  City Boundary
-  Proposed Tax Abatement Parcels



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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE March 23, 2026

AGENDA ITEM: Resolution No. 26-37 Providing for the Issuance and Sale of General Obligation Bonds, Series 2026A

VOTE REQUIRED: Simple Majority

INTRODUCTION

Keith Dahl from Ehlers and Associates, will be present to discuss the Issuance and Sale of General Obligation Bonds (City of Lino Lakes, MN Public Works Facility Lease), Series 2026A.

BACKGROUND

The City intends to move forward with the Otter Lake Road extension project and finance a portion of the costs through the issuance of General Obligation Bonds, Series 2026A. The proposed issuance is bifurcated into two components: (1) a utility revenue portion to finance water and sanitary sewer improvements, and (2) a tax abatement portion to finance street and stormwater improvements.

RECOMMENDATION

Staff recommends approval of Resolution Number 26-37, providing for the issuance and sale of General Obligation Bonds, Series 2026A, in the proposed aggregate principal amount of \$8,355,000.

ATTACHMENTS

1. 26-37 - Providing for the Issuance and Sale of General Obligation Bonds 2026A

CITY OF LINO LAKES, MINNESOTA

RESOLUTION NO. 26-37

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS, SERIES 2026A, IN THE PROPOSED AGGREGATE PRINCIPAL AMOUNT OF \$8,355,000

BE IT RESOLVED By the City Council of the City of Lino Lakes, Minnesota (the “City”) as follows:

Section 1. Authorization.

1.01. Abatement Bonds.

(a) The City has determined to finance the extension and improvement of Otter Lake Road in the City including utility improvements (the “Project”).

(b) Under Minnesota Statutes, Chapter 475, as amended, and Sections 469.1812 through 469.1815, as amended (collectively, the “Abatement Act”), the City is authorized to grant a property tax abatement on specified parcels in order to pay for all or part of the cost of financing or providing public infrastructure, increasing or preserving the tax base, providing employment opportunities, and helping provide access to services for residents of the City.

(c) On the date hereof, following a duly noticed public hearing, the City Council adopted a resolution (the “Abatement Resolution”) approving a property tax abatement (the “Abatements”) for certain property in the City (the “Abatement Parcels”) over a period of ten (10) years, in an amount sufficient to pay the principal amount of and a portion of the interest on bonds issued to finance a portion of the Project (the “Abatement Project”) in a maximum amount of \$5,000,000.

(d) In the Abatement Resolution, the City Council found and determined that the Abatement Project benefits the Abatement Parcels and that the maximum principal amount of bonds to be secured by Abatements does not exceed the estimated sum of Abatements from the Abatement Parcels for the term authorized under the Abatement Resolution.

(e) It is necessary and expedient to the sound financial management of the affairs of the City for the City to issue general obligations bonds in the approximate principal amount of \$4,870,000 (the “Abatement Bonds”), pursuant to the Abatement Act, to provide financing for the Abatement Project.

1.02. Utility Revenue Bonds.

(a) The City engineer has recommended the construction of various improvements to the City's water and sewer system (the "Utility Improvements") as part of the Project.

(b) It is necessary and expedient to the sound financial management of the affairs of the City for the City to issue general obligation bonds in the approximate principal amount of \$3,485,000 (the "Utility Revenue Bonds"), pursuant to Minnesota Statutes, Chapters 444 and 475, as amended (collectively, the "Utility Revenue Act"), to provide financing for the Utility Improvements.

1.03. Issuance of Bonds.

(a) The City Council finds it necessary and expedient to the sound financial management of the affairs of the City to issue its General Obligation Bonds, Series 2026A (the "Bonds"), in the proposed aggregate principal amount of \$8,355,000, pursuant to the Abatement Act and the Utility Revenue Act (collectively, the "Act"), to provide financing for the Abatement Project and the Utility Improvements.

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

Section 2. Sale of Bonds. To provide funds to finance the Abatement Project and the Utility Improvements, the City will issue and sell the Bonds in the proposed aggregate principal amount of \$8,355,000. The principal amount of the Bonds is subject to adjustment in accordance with the official Terms of Proposal to be prepared in connection with the offering and the sale of the Bonds.

Section 3. Authority of Municipal Advisor. Ehlers and Associates, Inc. (the "Municipal Advisor") is authorized and directed to negotiate the sale of the Bonds. The City Council will meet on Monday, April 27, 2026, or another date selected by City staff, to consider proposals on the Bonds and take any other appropriate action with respect to the Bonds.

Section 4. Authority of Bond Counsel. The law firm of Kutak Rock LLP, as bond counsel to the City ("Bond Counsel"), is authorized to act as bond counsel and to assist in the preparation and review of necessary documents, certificates and instruments relating to the Bonds. The officers, employees and agents of the City are hereby authorized to assist Bond Counsel in the preparation of such documents, certificates, and instruments.

Section 5. Covenants. In the resolution awarding the sale of the Bonds, the City Council will set forth the covenants and undertakings required by the Act.

Section 6. Official Statement. In connection with the sale of the Bonds, the officers or employees of the City are authorized and directed to cooperate with the Municipal Advisor and

participate in the preparation of an official statement for the Bonds and to deliver it on behalf of the City upon its completion.

Section 7. Reimbursement. On November 10, 2025, the City Council adopted Resolution No. 25-156 (the “Reimbursement Resolution”) declaring the official intent of the City to reimburse expenditures with respect to the Project from proceeds of bonds to be issued by the City for purposes of Treas. Reg. § 1.150-2, issued by the Internal Revenue Service. The City Council hereby ratifies the Reimbursement Resolution.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE March 23, 2026

AGENDA ITEM: Resolution No. 26-38 Providing for the Issuance and Sale of Lease Revenue Bonds (City of Lino Lakes, MN Public Works Facility Lease), Series 2026A

VOTE REQUIRED: Simple Majority

INTRODUCTION

Keith Dahl from Ehlers and Associates, will be present to discuss the Issuance and Sale of Lease Revenue Bonds (City of Lino Lakes, MN Public Works Facility Lease), Series 2026A.

BACKGROUND

The City intends to move forward with the construction of a new public works facility. The City plans to finance a portion of the costs through the issuance of EDA Lease Revenue Bonds, Series 2026A. Pursuant to a lease agreement, the City will provide lease payments to the EDA in an amount sufficient to pay debt service from annually appropriated utility revenues and ad valorem property taxes.

RECOMMENDATION

Staff recommends approval of Resolution Number 26-38, providing for the Issuance and Sale of Lease Revenue Bonds (City of Lino Lakes, MN Public Works Facility Lease), Series 2026A, in the Proposed Aggregate Principal Amount of \$27,440,000.

ATTACHMENTS

1. 26-38 - Providing for Issuance and Sale of Lease Revenue Bonds 2026A

CITY OF LINO LAKES, MINNESOTA

RESOLUTION NO. 26-38

RESOLUTION APPROVING THE ISSUANCE OF LEASE REVENUE BONDS (CITY OF LINO LAKES, MINNESOTA PUBLIC WORKS FACILITY LEASE), SERIES 2026A, BY THE LINO LAKES ECONOMIC DEVELOPMENT AUTHORITY IN THE PROPOSED AGGREGATE PRINCIPAL AMOUNT OF \$27,440,000

BE IT RESOLVED By the City Council of the City of Lino Lakes, Minnesota (the “City”) as follows:

1. Authorization.

(a) The Lino Lakes Economic Development Authority (the “Authority”) is an economic development authority formed by resolution of the City Council of the City of Lino Lakes, Minnesota (the “City”) under the provisions of Minnesota Statutes, Sections 469.090 through 469.1082, as amended (the “EDA Act”). The Authority is authorized to issue revenue bonds pursuant to Section 469.103 of the EDA Act and Minnesota Statutes, Chapter 475, as amended (collectively, the “Financing Act”).

(b) The City and the Authority have determined that it is in the best interests of the City and its residents that the City undertake the acquisition, construction, and equipping of a new public works building (the “Facilities”) to be located in the City (the “Project”).

(c) The Authority has proposed to finance the Project through the issuance and sale by the Authority of its Lease Revenue Bonds (City of Lino Lakes, Minnesota Public Works Facility Lease), Series 2026A (the “Bonds”), in the proposed aggregate principal amount of \$27,440,000, pursuant to the Act and Minnesota Statutes, Section 465.71, as amended (collectively, the “Act”).

(d) In connection with the issuance and sale of the Bonds, the City intends to enter into a ground lease between the City, as lessor, and the Authority, as lessee, regarding the real property on which the Facilities are located (the “Ground Lease”), and a lease-purchase agreement between the Authority, as lessor, and the City, as lessee (the “Lease”), all pursuant to Section 465.71 of the Act.

(e) Pursuant to the Lease, the City intends to lease the Facilities from the Authority and pay lease payments to the Authority in the amount necessary to pay debt service on the Bonds, subject to the City’s right of non-appropriation in each fiscal year.

2. Approvals.

(a) The City hereby approves the issuance by the Authority of the Bonds in accordance with the terms to be approved by the Board of Commissioners of the Authority

(the “Board”), in consultation with Ehlers and Associates, Inc., as municipal advisor to the City and the Authority (the “Municipal Advisor”), in the proposed aggregate principal amount of \$27,440,000. The Board will meet on April 27, 2026, or another date selected by staff of the City and the Authority, to approve the issuance and sale of the Bonds to the purchaser and to approve the execution and delivery of the Ground Lease, the Lease, and other related financing documents (the “Lease Documents”) to be prepared by Bond Counsel (hereinafter defined).

(b) The City Council shall meet on April 27, 2026, or another date selected by staff of the City and the Authority, to approve the forms of Lease Documents and the execution and delivery thereof by the officers of the City.

3. Authority of Bond Counsel. The law firm of Kutak Rock LLP, Minneapolis, Minnesota, as bond counsel to the Authority and the City (“Bond Counsel”), is authorized to act as bond counsel and to assist in the preparation and review of necessary Lease Documents, certificates and instruments relating to the Bonds. The officers, employees and agents of the City are hereby authorized to assist Bond Counsel in the preparation of such documents, certificates, and instruments.

4. Official Statement. In connection with the sale of the Bonds, the officers or employees of the City are authorized and directed to cooperate with Ehlers and Associates, Inc., as municipal advisor to the City and the Authority, and participate in the preparation of an official statement for the Bonds and to deliver it on behalf of the City and the Authority upon its completion.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7A**

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: March 23, 2026

TOPIC: Resolution Number No. 26-33, Authorize the Preparation of Plans and Specs, 2025 Street Reconstruction Water Service Connection Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council authorization to prepare plans and specifications for 2025 Street Reconstruction Water Service Connection Project.

BACKGROUND

The Water Service Connection project, subsequent to the 2025 Street Reconstruction project, is being completed to address the Minnesota Department of Health (MDH) correction orders. The project includes connecting identified properties in the Pine Haven neighborhood and one property on Red Maple Lane to the municipal water system and sealing their existing wells. The properties included are outlined in Attachment 2.

The MDH is evaluating existing wells at two properties that may be able to remain, and one property that is interested in having a new well installed.

The project schedule will be generated with the plans and specifications. Construction is planned to be completed by fall of 2026.

The project will be funded as outlined in the Resolution Agreement with WSB LLC Resolution 26-31.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-33, Authorizing the Preparation of Plans and Specifications, 2025 Street Reconstruction Water Service Connection Project.

ATTACHMENTS

1. Resolution No. 26-33
2. Exhibit A List of Properties

**CITY OF LINO LAKES
RESOLUTION NO. 26-33**

**AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR THE 2025
STREET RECONSTRUCTION WATER SERVICE CONNECTION PROJECT**

WHEREAS, the City Council finds that it would be in the best interest of the City to proceed with the preparation of plans and specifications for the 2025 Street Reconstruction Water Service Connection Project.; and

NOW, THEREFORE BE IT RESOLVED by the City Council of Lino Lakes, Minnesota authorizes the Preparation of the Plans and Specifications for the 2025 Street Reconstruction Water Service Connection Project.

Adopted by the Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

Exhibit A

Connected Properties

8011 Elbe
8032 Danube
954 81st
945 81st
904 81st

Non-Connected Properties

8032 Elbe
8028 Elbe
8024 Elbe
8020 Elbe
8016 Elbe
8019 Elbe
8021 Elbe
8025 Elbe
8029 Elbe
953 81st
8074 Lake Drive
8020 Danube
8024 Danube
8028 Danube
6216 Red Maple Ln

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7B**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: March 23, 2026

TOPIC: Resolution No. 26-35, Approving Professional Services Agreement with WSB for Preparation of Trunk Utility Plans and Specifications, Anoka County Sunset Avenue Reconstruction Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council authorize the preparation of Trunk Utility Plans and Specifications that will included with the Anoka County Sunset Avenue Reconstruction Project.

BACKGROUND

Anoka County is planning to reconstruct Sunset Avenue (CR 53) from Apollo Drive (CSAH 12) to Main Street (CSAH 14) in 2027. The City of Lino Lakes’ 2040 Comprehensive Plan and the City’s Capital Improvement Plan (CIP) identify and plan for the sanitary sewer west side relief interceptor. The plans also identify a trunk water system loop. In coordination with the County reconstruction project the City would install the necessary trunk utilities identified in the Comprehensive Plan and CIP.

The installation of the trunk utilities with the County reconstruction project allows the City to use existing right of way. In addition, there are saving and construction items including restoration of paved surfaced and boulevards, private utility relocation, traffic control, erosion control, and shared mobilization and construction management.

The project scope includes the installation of 10” diameter trunk sanitary sewer forcemain from Main Street to Lilac Street. It also includes 12” diameter trunk water main from Robinson Drive to the north 400 feet and realigning the existing watermain at 121st Street along with water main stub to the west for a future interconnection with the City of Blaine.

WSB is proposing to complete the plans and specifications on a hourly basis, not-to-exceed fee of \$116,100. The project will be funded from the Area and Unit Trunk Fund.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-35 authorizing the preparation of Trunk Utility Plans and Specifications that will included with the Anoka County Sunset Avenue Reconstruction Project.

ATTACHMENTS

1. Resolution No. 26-35
2. WSB Proposal
3. Project Location Map

**CITY OF LINO LAKES
RESOLUTION NO. 26-35**

**APPROVING PROFESSIONAL SERVICES AGREEMENT WITH WSB FOR
PREPARATION OF TRUNK UTILITY PLANS AND SPECIFICATIONS SUNSET AVENUE
RECONSTRUCTION PROJECT**

WHEREAS, Anoka County is planning to reconstruct Sunset Avenue (CR 53) from Apollo Drive (CSAH 12) to Main Street (CSAH 14) in 2027, and

WHEREAS, The City of Lino Lakes 2040 Comprehensive Plan identifies the need for a sanitary sewer west side relief interceptor. The plan also identifies a trunk water system loop; and

WHEREAS, WSB, City Engineer, has provided a proposal to prepare the Trunk Utility Plans and Specifications that would be included with the Anoka County Sunset Avenue Reconstruction Project, in the amount of \$116,100.

WHEREAS, funding for the project will come from the City's Area and Unit Trunk fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the Professional Services Agreement with WSB for the preparation of Trunk Utility Plans and Specifications that will included with the Anoka County Sunset Avenue Reconstruction Project is hereby approved and staff is authorized to execute the proposal on behalf of the City.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

March 13, 2026



City of Lino Lakes
Mr. Michael Grochala
600 Town Center Parkway
Lino Lakes, MN 55014

Re: Proposal to Complete the Project Plans and Specifications for Trunk Utilities to be included as part of the Anoka County Sunset Avenue Reconstruction Project

Dear Mr. Grochala:

WSB LLC is providing this proposal for the design and bidding services for the Trunk Utility improvements that will be included with the Anoka County Sunset Avenue Reconstruction Project.

The project scope includes the installation of 10" diameter trunk sanitary sewer forcemain from Main Street to Lilac Street. It also includes 12" diameter trunk water from Robinson Drive to the north 400 feet and realigning the existing watermain at 121st Street along with water stub to the west for a future interconnection with the City of Blaine. Based on the project scope, WSB would perform the following tasks:

I. Prepare Final Project Plans

Final construction plans will be prepared indicating the project locations and plan and profile sheets for the trunk utilities. Surveyed topographic information will be used to prepare the construction plans. Base drawing information will include Anoka County road construction plans, GSOC design locates, city parcel map information and record plans.

II. Final Quantities

An Engineer's Opinion of Probable Cost will be completed with the final construction plans.

III. Prepare Permits, Specifications and Bidding Documents

WSB will assist the City in preparing permit application(s) and/or approval requests and will assist the City with submitting the applications/approval requests to the appropriate regulatory agencies.

WSB will perform an internal constructability review of the final plans, quantities, and specifications. A final set of construction documents will be prepared for electronic bidding.

WSB will assemble and submit the final bid documents, either paper or electronic copies, to the City. WSB will receive and respond to bidder inquiries concerning the plans, specifications, and intent of the project. Logs of all inquiries will be kept and maintained to document inquiries.

The engineering fee to complete Project Plans and Specifications for Trunk Utilities to be included as part of the Anoka County Sunset Avenue Reconstruction Project is \$116,100.00 (not to exceed). This letter represents our understanding of the Trunk Utilities

Project in Sunset Avenue and the proposed scope of services. If you are in agreement with the scope of services and proposed fee, please sign in the appropriate space below and return one copy to us.

WSB LLC will provide a separate proposal to the City for construction services once the final plans are completed and the project is bid.

If you have any questions about this proposal, please feel free to call me at 612-360-1278.

Sincerely,

WSB LLC.

Mark Erichson

Mark Erichson
Director



Brian Bourassa
Client Representative

ACCEPTANCE:

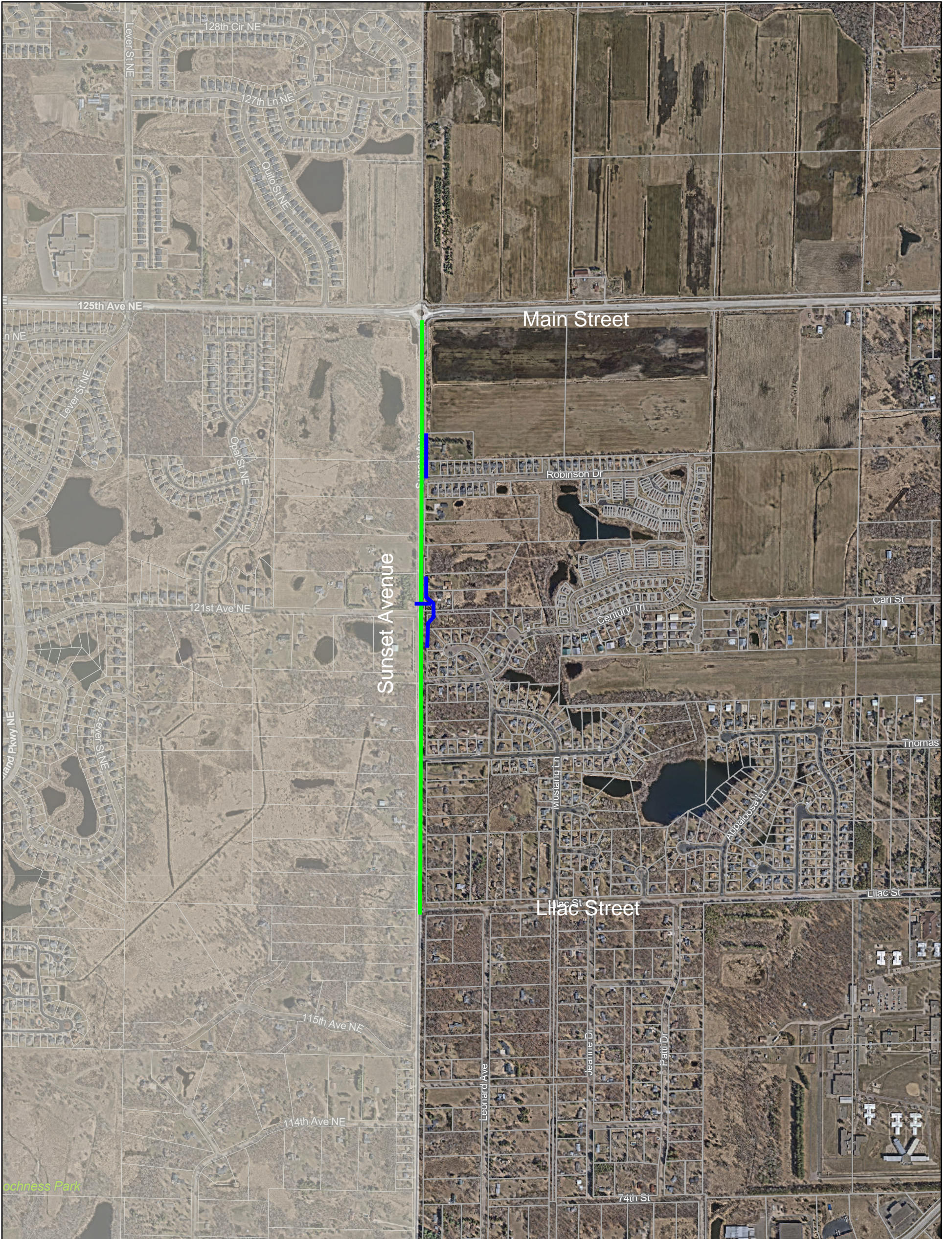
The City of Lino Lakes hereby accepts the WSB proposal of \$116,100.00 for services outlined in this letter.



City of Lino Lakes

Name _____

Title _____

Date _____



-  Parcels
-  City Mask

1 in = 834 Ft



March 17, 2026
Map Powered By Datafi

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7C**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: March 23, 2026

TOPIC: Public Works Building

- i. Consider Resolution No. 26-34, Accepting bids, Awarding Construction Contract, Cast in Place Concrete
- ii. Consider Resolution No. 26-41, Accepting bids, Awarding Construction Contract, Precast Concrete
- iii. Consider Resolution No. 26-42, Accepting bids, Awarding Construction Contract, Steel Fabrication
- iv. Consider Resolution No. 26-43, Accepting bids, Awarding Construction Contract, Steel Erection

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council’s consideration to accept bids, award a construction contract, and for the Public Works Building, Bid Package No. 1.

BACKGROUND

On February 9, 2026, the City Council ordered the project and authorized the advertisement for bid for the Public Works Building Bid Package No. Bid Package No. 1. The bid package included four subcategories. Bids were received on March 15, 2026, as follows:

Bid Category 03A, Cast in Place Concrete.

A total of 6 bids were received and are summarized in the following table:

Contractor	Base Bid	Alt No. 1	Total
Northland Concrete & Masonry Company, LLC	\$1,629,750	\$222,870	\$1,852,620
Axel H. Ohman, Inc.	\$1,774,729	\$196,487	\$1,971,216
Steenberg-Watrud Construction	\$1,752,152	\$249,088	\$2,001,240
Ebert Companies	\$1,837,000	\$250,000	\$2,087,000

Donald R. Frantz Concrete Construction, LLC	\$1,929,800	\$200,000	\$2,129,800
B&D Associates, LLC	\$1,995,100	\$334,200	\$2,329,300

The low bid was submitted by Northland Concrete & Masonry Company, LLC of Shakopee, MN in the bid amount of \$1,852,620. The base bid and alternative bid are recommended for award.

Bid Category 3A, Precast Concrete

A total of 2 bids were received and are summarized in the following table:

Contractor	Base Bid	Alt No. 1	Total
Molin Concrete Products	\$4,185,150	(\$81,089)	\$4,104,061
The Well Companies, Inc.	\$5,110,461	(\$352,088)	\$4,758,373

The low bid was submitted by Molin Concrete Products of Lino Lakes, MN in the bid amount of \$4,104,061. The base bid and alternate bid are recommended for award.

Bid Category 05A, Steel Fabrication

A total of 2 bids were received and are summarized in the following table:

Contractor	Base Bid	Total
Northern Lights Steel Fabrication	\$1,170,000	\$1,170,000
Boe Iron Inc.	\$1,300,000	\$1,300,000

The low bid was submitted by Northern Lights Steel Fabrication of North Branch, MN in the bid amount of \$1,170,000. The bid amount is being recommended for award.

Bid Category 05B, Steel Erection

A total of 8 bids were received and are summarized in the following table:

Contractor	Base Bid	Total
J&L Steel Erectors	\$420,000	\$420,000
Amerect Inc.	\$444,000	\$444,000

Topline Steel Corporation	\$476,000	\$476,000
KMH Erectors, Inc.	\$487,400	\$487,400
Red Cedar Steel Erectors Inc.	\$530,500	\$530,500
Patriot Erectors Inc.	\$693,250	\$693,250
Best Steel Erectors	\$384,000	\$384,000*
Boe Iron, Inc.	\$1,640,000	\$1,640,000*
*Disqualified		

2 bids were disqualified for not meeting bid requirements. The low bid was submitted by J & L Steel Erectors, MN in the bid amount of \$420,000. The bid amount being recommended for award.

As noted above staff is recommending award of the base bid and alternate bids for the Cast in Place Concrete and Precast Concrete bid categories. Alternate No. 1 provides for Cast-in place stem walls in lieu of precast walls down to the concrete footing. Lead times for precast concrete are longer than anticipated and acceptance of the alternate will allow for site work and foundation work to commence and continue while awaiting delivery of the precast. While award of the alternate represents a \$141,781 increase it minimizes risk of increased winter construction costs and delays.

The overall bid award of \$7,546,681 is slightly over the preliminary estimate of \$7,441,071, (\$105,611) but within the City's overall budget scope.

RECOMMENDATION

Staff recommends adoption of Resolutions 26-34, 26-41, 26-42, and 26-43.

ATTACHMENTS

1. RJM Recommendation
2. Resolution No. 26-34
3. Resolution No. 26-41
4. Resolution No. 26-42
5. Resolution No. 26-43



March 19th 2026

Mike Grochala, AICP
Community Development Director
City of Lino Lakes
600 Town Center Pkwy
Lino Lakes, MN 55014

**RE: City of Lino Lakes – Public Works Facility Bid Package #1
Recommendations for Award of Contract**

Dear Mr. Grochala;

On March 13, 2026, bids were received at the City of Lino Lakes for the City of Lino Lakes – Public Works Facility project. We are excited to report that there was great interest in the project in that a total of eighteen (18) bids were received for the four (4) bid categories. Please find attached a summary by trade for each of these bid categories for your reference. At this time RJM Construction has completed its review of all bids and are recommending award as noted below. The recommendations are based on the low cumulative total bid received for the base bid, as well as the following additive alternates.

Alternate #1 – Cast-in place stem walls in lieu of precast walls down to footing

We recommend to the City Council that they approve the award of the following contracts at this time.

BID CATEGORY

AWARD AMOUNT

03A – Cast-In-Place Concrete

Northland Concrete & Masonry Company, LLC
1125 Stagecoach Road
Shakopee, MN 55379

Base Bid: \$1,629,750.00
Alternate #1: \$222,870.00

03B – Precast Concrete

Molin Concrete Products
415 Lilac St.
Lino Lakes, MN 55014

Base Bid: \$4,185,150.00
Alternate #1: (\$81,089.00)

05A – Steel Fabrication
Northern Lights Steel Fabrication
6551 396th Ct
North Branch, MN 55056

Base Bid: \$1,170,000.00
Alternate #1: \$0.00

05B – Steel Erection
J&L Steel Erectors
12467 Boone Ave, Suite 2
Savage, MN 55378

Base Bid: \$420,000.00
Alternate #1: \$0.00

If you should have any questions, please contact by phone at 612-214-4610.

Sincerely,



Curtis Sell, CHC
Project Executive

CC:
Brad Barickman – RJM Construction
Nick Driessen – RJM Construction
Aaron Chappuis – RJM Construction

**CITY OF LINO LAKES
RESOLUTION NO. 26-34**

**ACCEPTING BID AND AWARDING A CONSTRUCTION CONTRACT, BID PACKAGE
NO. 1, BID CATEGORY 03A, CAST IN PLACE CONCRETE,
PUBLIC WORKS BUILDING IMPROVEMENT PROJECT**

WHEREAS, pursuant to an advertisement for bids for the construction of the Public Works Building Improvement Project, bids were received for Bid Package No. 1, Bid Category 03A, Cast In Place Concrete, opened and tabulated according to law, and the following bids were received complying with the advertisement:

Contractor	Base Bid	Alt No. 1	Total
Northland Concrete & Masonry Company, LLC	\$1,629,750	\$222,870	\$1,852,620
Axel H. Ohman, Inc.	\$1,774,729	\$196,487	\$1,971,216
Steenberg-Watrud Construction	\$1,752,152	\$249,088	\$2,001,240
Ebert Companies	\$1,837,000	\$250,000	\$2,087,000
Donald R. Frantz Concrete Construction, LLC	\$1,929,800	\$200,000	\$2,129,800
B&D Associates, LLC	\$1,995,100	\$334,200	\$2,329,300

and

WHEREAS, it appears that Northland Concrete & Masonry Company, LLC., of Shakopee, Minnesota, is the lowest responsible bidder, and

WHEREAS, the City Council finds that it is in the best interests of the City to award the based bid and alternative bid,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Northland Concrete & Masonry Company, LLC., in the amount of \$1,852,620, in the name of the City of Lino Lakes, for the construction of the Public Works Building Bid

Package 1, Bid Category 03A, Cast In Place Concrete, according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.

2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the Bid Bonds made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 26-41**

**ACCEPTING BID AND AWARDING A CONSTRUCTION CONTRACT, BID PACKAGE
NO. 1, BID CATEGORY 03B, PRECAST CONCRETE,
PUBLIC WORKS BUILDING IMPROVEMENT PROJECT**

WHEREAS, pursuant to an advertisement for bids for the construction of the Public Works Building Improvement Project, bids were received for Bid Package No. 1, Bid Category 03B, Precast Concrete, opened and tabulated according to law, and the following bids were received complying with the advertisement:

Contractor	Base Bid	Alt No. 1	Total
Molin Concrete Products	\$4,185,150	(\$81,089)	\$4,104,061
The Well Companies, Inc.	\$5,110,461	(\$352,088)	\$4,758,373

and

WHEREAS, it appears that Molin Concrete Products, of Lino Lakes, Minnesota, is the lowest responsible bidder, and

WHEREAS, the City Council finds that it is in the best interests of the City to award the based bid and alternative bid,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Molin Concrete Products, in the amount of \$4,104,061, in the name of the City of Lino Lakes, for the construction of the Public Works Building Bid Package 1, Bid Category 03B, Precast Concrete, according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the Bid Bonds made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 26-42**

**ACCEPTING BID AND AWARDING A CONSTRUCTION CONTRACT, BID PACKAGE
NO. 1, BID CATEGORY 05A, STEEL FABRICATION,
PUBLIC WORKS BUILDING IMPROVEMENT PROJECT**

WHEREAS, pursuant to an advertisement for bids for the construction of the Public Works Building Improvement Project, bids were received for Bid Package No. 1, Bid Category 05A, Steel Fabrication, opened and tabulated according to law, and the following bids were received complying with the advertisement:

Contractor	Base Bid	Total
Northern Lights Steel Fabrication	\$1,170,000	\$1,170,000
Boe Iron Inc.	\$1,300,000	\$1,300,00

and

WHEREAS, it appears that Northern Lights Steel Fabrication, of North Branch, Minnesota, is the lowest responsible bidder, and

WHEREAS, the City Council finds that it is in the best interests of the City to award the based bid and alternative bid,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Northern Lights Steel Fabrication, in the amount of \$1,170,000, in the name of the City of Lino Lakes, for the construction of the Public Works Building Bid Package 1, Bid Category 05A, Steel Fabrication, according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the Bid Bonds made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY OF LINO LAKES
RESOLUTION NO. 26-43**

**ACCEPTING BID AND AWARDING A CONSTRUCTION CONTRACT, BID PACKAGE
NO. 1, BID CATEGORY 05B, STEEL ERECTION,
PUBLIC WORKS BUILDING IMPROVEMENT PROJECT**

WHEREAS, pursuant to an advertisement for bids for the construction of the Public Works Building Improvement Project, bids were received for Bid Package No. 1, Bid Category 05B, Steel Erection, opened and tabulated according to law, and the following bids were received complying with the advertisement:

Contractor	Base Bid	Total
J&L Steel Erectors	\$420,000	\$420,000
Amerect Inc.	\$444,000	\$444,000
Topline Steel Corporation	\$476,000	\$476,000
KMH Erectors, Inc.	\$487,400	\$487,400
Red Cedar Steel Erectors Inc.	\$530,500	\$530,500
Patriot Erectors Inc.	\$693,250	\$693,250

and

WHEREAS, two bids were disqualified for not meeting bidding requirements; and

WHEREAS, it appears that J&L Steel Erectors, of Savage, Minnesota, is the lowest responsible bidder, and

WHEREAS, the City Council finds that it is in the best interests of the City to award the based bid,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with J&L Steel Erectors , in the amount of \$420,000, in the name of the City of Lino Lakes, for the construction of the Public Works Building Bid Package 1, Bid Category 05B, Steel Erection,

according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.

2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the Bid Bonds made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7D**

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: March 23, 2026

TOPIC: Resolution No. 26-44, Ordering Project, Approving Plans and Specifications and Authorizing the Ad for Bid, 2026 Public Works Building Bid Package No. 2

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council approval to order the project and authorize the ad for bid for the 2026 Public Works Building Bid Package No. 2.

BACKGROUND

On January 27, 2025, the City Council approved the preparation of the plans and specifications for the 2026 Public Works Building Project. City Council authorized the advertisement for bids for Bid Package No. 1 on February 9, 2026. That bid package included concrete, concrete wall panels, structural steel and assembly. It is anticipated that the City Council will award contracts for that portion of work on March 23, 2026.

Bid Package No. 2 includes site and utility work, landscaping, demolition, paving and building construction, including mechanical, plumbing and electrical. The estimated cost of Bid Package No. 2 is \$14,724,548.

Bids for Bid Package No. 2 will be opened on April 20, 2026, and are expected to be considered by the City Council for award on May 11, 2026. Construction is expected to begin in June and be substantially complete by October of 2027.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-44, Ordering Project, Approve the Plans and Specifications and Authorizing the Advertisement for Bid for 2026 Public Works Building Bid Package No. 2.

ATTACHMENTS

1. Resolution No. 26-44
2. 03-13-2026 Plan Set excerpts

**CITY OF LINO LAKES
RESOLUTION NO. 26-44**

**ORDERING PROJECT, APPROVING PLANS AND SPECIFICATIONS AND
AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2026 PUBLIC WORKS BUILDING
BID PACKAGE NO. 2**

WHEREAS, pursuant to a resolution passed by the City Council on January 27th, 2025, Oertel Architects have prepared plans and specifications for Bid Package No. 2 for the 2026 Public Works Building Project; and

WHEREAS, project plans and specifications for bid package 2 have been presented to the City Council for approval,

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

1. The project is hereby ordered and such plans and specifications for the Public Works Building, Bid Package No. 2, a copy of which is made a part hereof and on file in the office of the City Clerk, are hereby approved.

2. The City Clerk shall prepare and cause to be inserted in the official paper and in QuestCDN and Building Connected, an advertisement for bids for the making of such improvement under such approved plans and specifications. The advertisement shall be published for three weeks, shall specify the work to be done, shall state that bids will be received by the Clerk, until 1:00 p.m. on Friday, April 20, 2026, at which time they will be publicly opened at the City Hall by the City Clerk and Construction Manager, will then be tabulated, and will be considered by the Council at 6:30 p.m. on May 11, 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 City Council of the City of Lino Lakes this 23rd day of March, 2026.

Rob Rafferty, Mayor

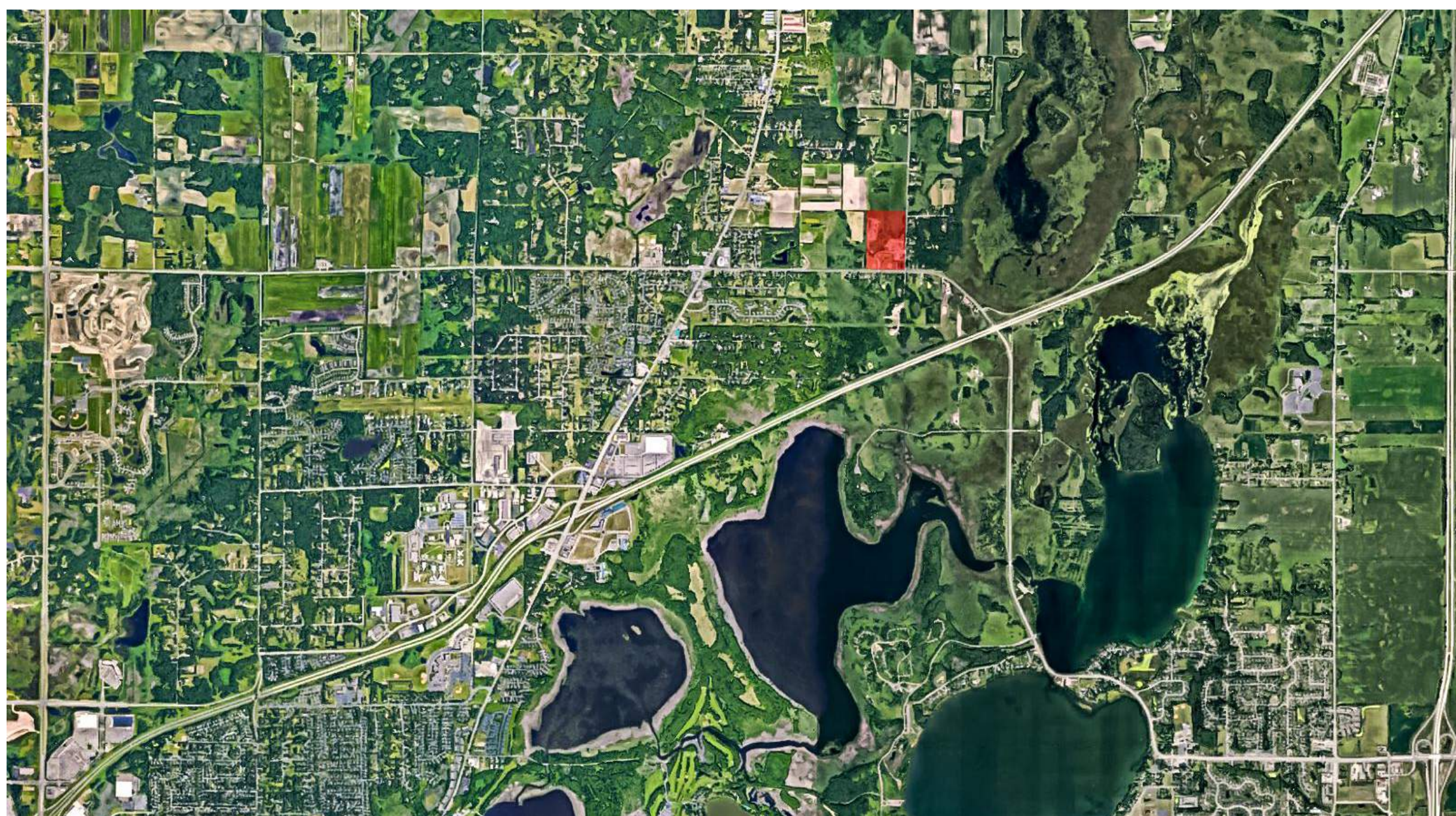
ATTEST:

Roberta Colotti, CMC, City Clerk

LINO LAKES

PUBLIC WORKS

1189 MAIN ST, LINO LAKES, MN 55014
ARCH. PROJECT NO. 25-02

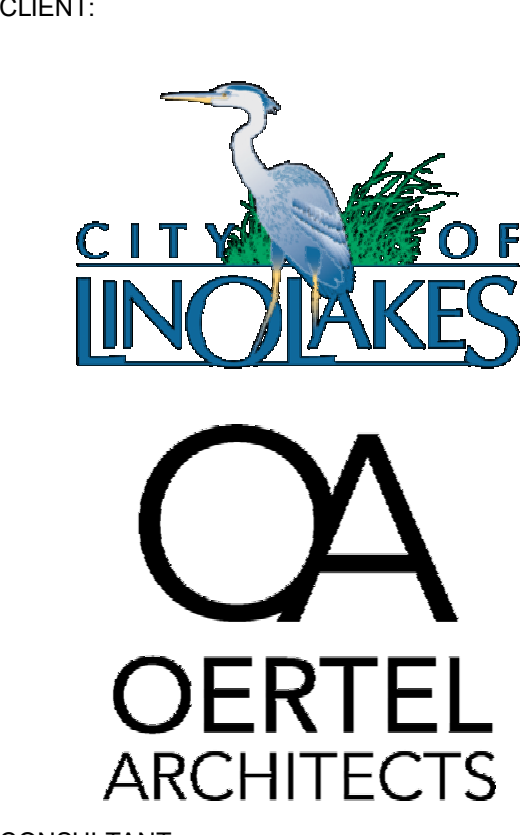


SHEET INDEX

REV	SHEET	SHEET NAME
GENERAL		
1	G001	TITLE
BP1	G002	GEN INFO
BP1	G003	CODE REVIEW
BP1	G004	CODE PLAN
CIVIL		
1	C101	EXISTING CONDITIONS
	C102	REMOVALS PLAN
	C201	SITE PLAN
	C301	GRADING PLAN
	C401	UTILITY PLAN
	C501	EROSION CONTROL PLAN
	C601	CIVIL DETAILS
	C602	CIVIL DETAILS
	C603	CIVIL DETAILS
	C604	CIVIL DETAILS
	C606	SWPPP
ARCHITECTURAL		
BP1	A001	ARCHITECTURAL SITE PLAN
1	A002	ENLARGED SITE PLAN
BP1	A003	FUEL ISLAND
1	A004	FRONT ENTRY CANOPY
	A005	EXISTING SHED
BP1	A101	MAN FLOOR PLAN
1	A102	MEZZANINE PLAN
	A103	ROOF PLAN
BP1	A151	ENLARGED FLOOR PLAN
2	A152	ENLARGED FLOOR PLAN
	A153	ENLARGED FLOOR PLAN
BP1	A154	ENLARGED FLOOR PLAN
2	A155	ENLARGED FLOOR PLAN
	A156	ENLARGED MEZZANINE PLAN
2	A201	REFLECTED CEILING PLAN
2	A251	ENLARGED REFLECTED CEILING PLAN
1	A301	BUILDING ELEVATIONS
1	A401	BUILDING SECTIONS
BP1	A402	BUILDING SECTIONS
1	A403	BUILDING SECTIONS
1	A501	WALL SECTIONS
1	A502	WALL SECTIONS
1	A503	WALL SECTIONS
1	A504	WALL SECTIONS
1	A505	WALL SECTIONS
1	A506	WALL SECTIONS
BP1	A508	STAIR SECTIONS
BP1	A600	DETAILS
1	A601	DETAILS - ROOF
BP1	A602	DETAILS - ROOF B
BP1	A603	DETAILS - ROOF C
2	A604	DETAILS - OPENINGS
1	A605	DETAILS - MID WALL CONNECTIONS
2	A606	DETAILS - FOUNDATION
2	A607	DETAILS - FOUNDATION B
2	A608	DETAILS - FOUNDATION C
1	A609	DETAILS - FOUNDATION D
	A610	CABINETS DETAILS
	A611	CABINETS DETAILS
1	A612	PLAN DETAILS
1	A613	PLAN DETAILS
BP1	A614	RCP DETAILS
	A701	INTERIOR ELEVATIONS
	A702	INTERIOR ELEVATIONS
	A703	INTERIOR ELEVATIONS
	A704	INTERIOR ELEVATIONS
	A705	INTERIOR ELEVATIONS
BP1	A801	WALL SCHEDULE
BP1	A802	DOOR AND WINDOW SCHEDULE
	A803	FINISH PLAN AND SCHEDULE
	A804	FINISH PLAN AND SCHEDULE
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BP1	A807	PRECAST PANEL SCHEDULE
BP1	A808	PRECAST PANEL PLAN
BP1	A809	DECORATIVE PANEL SCHEDULE
	A901	FURNITURE AND EQUIPMENT PLAN
	A902	BUILDING ELEVATIONS - CITY REVIEW
STRUCTURAL		

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REV	SHEET	SHEET NAME
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1	S101A	ENLARGED FOUNDATION PLAN
1	S102	MEZZANINE PLAN
1	S103	ROOF FRAMING PLAN
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	S300	FOUNDATION DETAILS - CIP
BP1	S301	FOUNDATION DETAILS - CMU
2	S302	FRAMING DETAILS - PRECAST
BP1	S304	FRAMING DETAILS - STEEL
BP1	S400	FUEL ISLAND & TANK FOUNDATION PLAN
1	S401	FRONT ENTRY CANOPY
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M401		MAIN FLOOR PLAN HVAC
M402		MEZZANINE PLAN HVAC
M501		MECHANICAL ROOF PLAN
M601		MECHANICAL ENLARGED PLANS - OFFICE
M003		HVAC LS PLAN - VEHICLE MAINTENANCE
M605		HVAC ENLARGED PLANS - MEZZANINE
M701		MECHANICAL DETAILS
M801		MECHANICAL SCHEDULES
M802		MECHANICAL SCHEDULES
ELECTRICAL		
E001		ELECTRICAL SYMBOLS AND ABBREVIATIONS
E101		ELECTRICAL SITE PLAN
E102A		SITE PHOTOMETRIC
E102B		SITE PLAN PHOTOMETRIC DETAILS
E300		OVERALL MAIN FLOOR LIGHTING PLAN
E301		VEHICLE STORAGE WEST LIGHTING PLAN
E302		VEHICLE STORAGE EAST LIGHTING PLAN
E400		OVERALL MAIN FLOOR POWER AND SYSTEMS PLAN
E401		VEHICLE STORAGE WEST POWER AND SYSTEMS PLAN
E402		VEHICLE STORAGE EAST POWER AND SYSTEMS PLAN
E403		MEZZANINE PLAN POWER AND SYSTEMS
E501		ROOF POWER AND SYSTEMS PLANS
E601		ELECTRICAL ENLARGED PLANS - OFFICE
E602		LIGHTING LS PLAN - VEHICLE MAINTENANCE
E604		POWER & SYSTEMS LS PLAN - VEHICLE MAINTENANCE
E605		LIGHTING LS PLAN - MEZZANINE
E606		POWER & SYSTEMS LS - MEZZANINE
E701		ELECTRICAL DETAILS
E702		ELECTRICAL DETAILS
E801		ELECTRICAL RISER DIAGRAM
E901		ELECTRICAL SCHEDULES
E902		ELECTRICAL SCHEDULES
E903		ELECTRICAL SCHEDULES
PLUMBING		
P001		PLUMBING SYMBOLS AND LEGEND
P300		UNDERGROUND PLUMBING PLAN
P301		MAIN FLOOR PLAN PLUMBING
P302		MEZZANINE PLAN PLUMBING
P401		PLUMBING ISOMETRICS
P402		PLUMBING ISOMETRICS
P501		PLUMBING ROOF PLAN
P601		PLUMBING ENLARGED PLANS
P602		PLUMBING ENLARGED PLANS - MEZZANINE
P603		PLUMBING ENLARGED PLANS
P604		PLUMBING ENLARGED PLANS
P701		PLUMBING DETAILS
P702		PLUMBING DETAILS
P703		PLUMBING DETAILS
P801		PLUMBING SCHEDULES



CLIENT:
CONSULTANT:
NOTES:
BID PACK 01 - 2/11/2026

PROJECT NAME:
LINO LAKES PUBLIC WORKS
CITY OF LINO LAKES
1189 MAIN ST, LINO LAKES, MN 55014

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas Stromsodt
SIGNATURE:

48038 02/11/2026
LICENSE # DATE

SHEET NAME:
TITLE

REVISIONS:

No.	Date	Description
1	03/02/2026	BP1 ADD-01

25-02 02/22/2026
PROJECT NUMBER DATE
JLS / NC DSG / TRS
DRAWN BY CHECKED BY

SHEET NO:
G001



CONSULTANT:

NOTES:
BID PACK 01 - 2/11/2026

PROJECT NAME:
LINO LAKES PUBLIC WORKS
CITY OF LINO LAKES

1180 MAIN ST. LINO LAKES, MN 55014

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:
Thomas Stummelt

48038 08/04/2025
LICENSE # DATE

SHEET NAME:

CODE REVIEW

REVISIONS:		
No.	Date	Description

25-02 08/04/2025
PROJECT NUMBER DATE

JLS / NC DSG / TRS
DRAWN BY CHECKED BY

SHEET NO:

G003

APPLICABLE CODES:
 2020 MINNESOTA BUILDING CODE
 2024 MINNESOTA ENERGY CODE/IECC
 2020 MINNESOTA FIRE CODE
 2020 MINNESOTA ACCESSIBILITY CODE
 2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
 2020 MINNESOTA PLUMBING CODE
 2023 NATIONAL ELECTRICAL CODE

CONSTRUCTION TYPE:
I-B

FIRE SUPPRESSION:
FULL FIRE SUPPRESSION IS PART OF THIS PACKAGE

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE
 A 3,366 SF
 B 7,730 SF
 S-1 80,395 SF

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS
 ALLOWABLE AND PROPOSED SQUARE FOOTAGE:
 OCCUPANCY GROUP A-3
 CONSTRUCTION TYPE I-B
 MAXIMUM HEIGHT: 75 FT
 MAXIMUM STORIES: 3
 MAXIMUM GROSS FLOOR AREA: 38,000 SF

OCCUPANCY GROUP S-1
 CONSTRUCTION TYPE I-B
 MAXIMUM HEIGHT: 75 FT
 MAXIMUM STORIES: 3
 MAXIMUM GROSS FLOOR AREA: 70,000 SF

OCCUPANCY GROUP B
 CONSTRUCTION TYPE I-B
 MAXIMUM HEIGHT: 75 FT
 MAXIMUM STORIES: 4
 MAXIMUM GROSS FLOOR AREA: 92,000 SF

PROPOSED GROSS FLOOR AREA
 PROPOSED FIRST FLOOR: 91,678 SF
 PROPOSED SECOND FLOOR: 6,396 SF
 TOTAL GROSS FLOOR AREA: 98,074 SF

507 UNLIMITED AREA BUILDINGS
 SEC. 507.1 ACCESSORY OCCUPANCIES PERMITTED - SEE SEC. 508.2
 SEC. 507.5 AND 507.6
 PUBLIC WAYS OR YARDS EXCEEDS 60'-0" IN WIDTH.
 BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
 THE BUILDING DOES NOT HAVE A STAGE.
 BUILDING QUALIFIES AS UNLIMITED AREA BUILDING

508 - MIXED USE AND OCCUPANCY
508.2 ACCESSORY OCCUPANCIES:
 SEC. 508.2.4 - NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND MAIN OCCUPANCY OF THE BUILDING OR OCCUPANCY OF PORTION OF BUILDING IN WHICH IT IS LOCATED

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES

OCCUPANCY:	SEPARATION:
B, S-1	NO SEPARATION REQ
A-3, B	1 HR SEPARATION REQ

2020 MINNESOTA ACCESSIBILITY CODE
1104 - ACCESSIBLE ROUTE
1104.4 MULTILEVEL BUILDINGS AND FACILITIES
 EXCEPTION: AN ACCESSIBLE ROUTE IS NOT REQUIRED TO STORES THAT HAVE AN OCCUPANT LOAD OF NOT MORE THAN 30 AND ARE LOCATED ABOVE OR BELOW ACCESSIBLE LEVELS
 OCCUPANT LOAD OF SECOND FLOOR - 17

CHP 10 OCCUPANCY COUNT			
Name	Area	OCC LOAD	OCCUPANCY

MAIN			
A-3			
105A COMMUNITY ROOM	1304 SF	15	86.9
105B COMMUNITY ROOM	632 SF	15	42.1
126 BREAKROOM	1397 SF	15	93.1
	3332 SF		222.2
B			
101 VESTIBULE	106 SF	150	0.7
102 LOBBY	274 SF	150	1.8
103 MECH. OFFICE	382 SF	150	2.5
103 RR	100 SF	150	0.7
104 RECEPTION	148 SF	150	1.0
106A RESOURCES	138 SF	150	0.9
106B HALLWAY	748 SF	150	5.0
106C HALLWAY	136 SF	150	0.9
107 SUPERVISOR	141 SF	150	0.9
108 SUPERVISOR	141 SF	150	0.9
109 DEPUTY DIRECTOR	195 SF	150	1.3
110 DIRECTOR	248 SF	150	1.7
111 VESTIBULE	53 SF	150	0.4
112 SCADA	175 SF	150	1.2
113 IT	77 SF	150	0.5
114 WELLNESS	105 SF	150	0.7
115 POLLING	77 SF	150	0.5
116B MECHANICAL	111 SF	150	0.7
116C STORAGE	70 SF	200	0.4
117 RR	73 SF	150	0.5
118 RR	72 SF	150	0.5
119 OPEN WORKSTATIONS	718 SF	150	4.8
120 WELLNESS	91 SF	150	0.6
121 WOMENS LOCKER	303 SF	150	2.0
121A WOMENS RR	164 SF	150	1.1
121B WOMENS SHOWER	75 SF	150	0.5
122 MUDROOM	682 SF	150	4.5
123 MENS LOCKER	737 SF	150	4.9
123A MENS RR	246 SF	150	1.6
123B MENS SHOWER	73 SF	150	0.5
124 VESTIBULE	185 SF	150	1.2
125 BREAKOUT	800 SF	150	5.3
131 RR	109 SF	150	0.7
	7751 SF		51.6
S-2			
127 VEHICLE STORAGE	62766 SF	500	125.5
128 WASH BAY	3418 SF	200	17.1
129 MAINT. BAYS	9001 SF	500	18.0
132 PARTS ROOM	1130 SF	200	5.7
133 UTILITIES	816 SF	200	4.1
134 SIGNS / SMALL TOOLS	1088 SF	200	5.4
135 PARKS	829 SF	200	4.1
136 FAB SHOP	1476 SF	200	7.4
	80525 SF		187.3
SECOND			
S-2			
201 MEZZANINE	5241 SF	500	10.5
202 BULK FLUIDS	280 SF	200	1.4
203 ELECTRIC	280 SF	200	1.4
204 COMPRESSOR	234 SF	200	1.2
205 BOILER	360 SF	200	1.8
	6396 SF		16.3
Grand total	98004 SF		477.3

CHAPTER 6 - TYPE OF CONSTRUCTION:
IBC TABLE 601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS, TYPE II-B
 STRUCTURAL FRAME 0 FIRE RATING
 EXTERIOR BEARING WALLS 0 FIRE RATING
 INTERIOR BEARING WALLS 0 FIRE RATING
 EXTERIOR NON-BEARING WALLS 0 FIRE RATING
 INTERIOR NON-BEARING WALLS 0 FIRE RATING
 FLOOR CONSTRUCTION 0 FIRE RATING
 ROOF CONSTRUCTION 0 FIRE RATING

IBC TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS, TYPE II-B
 EXTERIOR WALLS 0 BUILDING IS GREATER THAN 30' FROM ALL PROPERTY LINES

CHAPTER 10 - MEANS OF EGRESS
1005 - MEANS OF EGRESS SIZING
1005.3.1 STAIRWAYS: OCCUPANT LOAD x 0.3 INCH PER OCCUPANT
1005.3.2 OTHER COMPONENTS: OCCUPANT LOAD x 0.2 INCH PER OCCUPANT
1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
 TWO EXITS ARE REQUIRED WHERE OCCUPANT LOAD OR COMMON PATH EXCEED VALUES IN TABLE 1006.2.1 SEC. 1006.2.2.1 EGRESS BASED ON USE (BOILER AND FURNACE ROOMS); TWO EXITS IF OVER 500 SF AND 400K BTU, SEPARATED BY 1/2 LONGEST DIAGONAL

1006.2.1 - SPACES ALLOWED WITH ONE EXIT

OCCUPANCY	MAX OCCUPANT	COMMON PATH W/ SPRINKLER
A	49	75'
B	49	100'
S	29	100'

1009 - ACCESSIBLE MEANS OF EGRESS
1009.1 - ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS, WHERE MORE THAN ONE IS REQUIRED, NOT LESS THAN TWO SHALL BE PROVIDED
 EXCEPTION: ONE ACCESSIBLE MEANS OF EGRESS FROM ACCESSIBLE MEZZANINE LEVEL PER SECTION 1009.3.1, 1009.4 AND 1009.5

1009.2.1 - AN ELEVATOR IS NOT REQUIRED AT THIS LOCATION
1017 - EXIT ACCESS TRAVEL DISTANCE
1017.2 EXIT ACCESS TRAVEL DISTANCE (FT)

OCCUPANCY	WITH SPRINKLER
A-3, S-1	230'
B	300'

EGRESS PATH SCHEDULE		EGRESS PATH:	
BUILDING AREAS AND OCCUPANCIES	PATH OF EGRESS	PATHWAY OF EGRESS	COMMON PATH OF TRAVEL
105B COMMUNITY ROOM	230'		
PATH OF TRAVEL	217' - 2"		
126 MULTIPURPOSE	101' - 10"		
PATH OF TRAVEL	101' - 10"		
127 VEHICLE STORAGE	223' - 0"		
PATH OF TRAVEL	223' - 0"		
136 FAB SHOP	170' - 0"		
PATH OF TRAVEL	170' - 0"		
204 COMPRESSOR	28' - 4"		
COMMON PATH	28' - 4"		
PATH OF TRAVEL	211' - 11"		

CHAPTER 29 - RESTROOM FIXTURE PUBLIC SPACES

ASSEMBLY (COMMUNITY A/B) - 130	WC	LAV	DF	SERVICE SINK
REQUIRED	(M) 65'(1/125), (W) 65'(1/65)	130'(1/200)	130'(1/500)	
	(M) 0.53, (W) 1.1	0.6	0.27	
TOTAL REQUIRED	1.63	0.64	0.2	
TOTAL PROVIDED	2 (SINGLE USE)	1 (SINGLE USE)	1	
STAFF SPACES	WC	LAV	DF	SERVICE SINK
ASSEMBLY (BREAK) - 94	47'(1/125), (W) 47'(1/65)	94'(1/200)	94'(1/500)	
REQUIRED	(M) 0.4, (W) 0.8	0.6	0.2	
BUSINESS - 52	26*(1/25=50, 1/50=50)	26*(1/40=80, 1/80=80)	26*(1/100)	
REQUIRED	1.1	0.7	0.3	
STORAGE - 204	204*(1/100)	204*(1/100)	204*(1/100)	
REQUIRED	2.1	2.1	0.3	
TOTAL REQUIRED	4.4	3.4	0.8	
TOTAL PROVIDED	3 (SINGLE USE)	3 (SINGLE USE)2	2	
	2 (W)	2 (W)		
	2 *3 URINAL (M)	3 (M)		
	7 + 3 URINAL	8	2	2

RECYCLING SPACE:
 KITCHEN AND DINING (BREAKROOM) 0.003 PER SF.
 250 SF * 0.003 = 0.8 SF.
 0.0025 PER SF.
 OFFICES 651 SF * 0.0025 = 1.6 SF.
 0.001 PER SF.
 MECHANICAL EQUIP. ROOMS 2,561 SF * 0.001 = 2.6 SF.
 0.0025 PER SF.
 STORAGE AND STOCK ROOMS 860 SF * 0.0025 = 2.2 SF.
 0.001 PER SF.
 WAREHOUSES 20,820 SF * 0.001 = 21 SF.

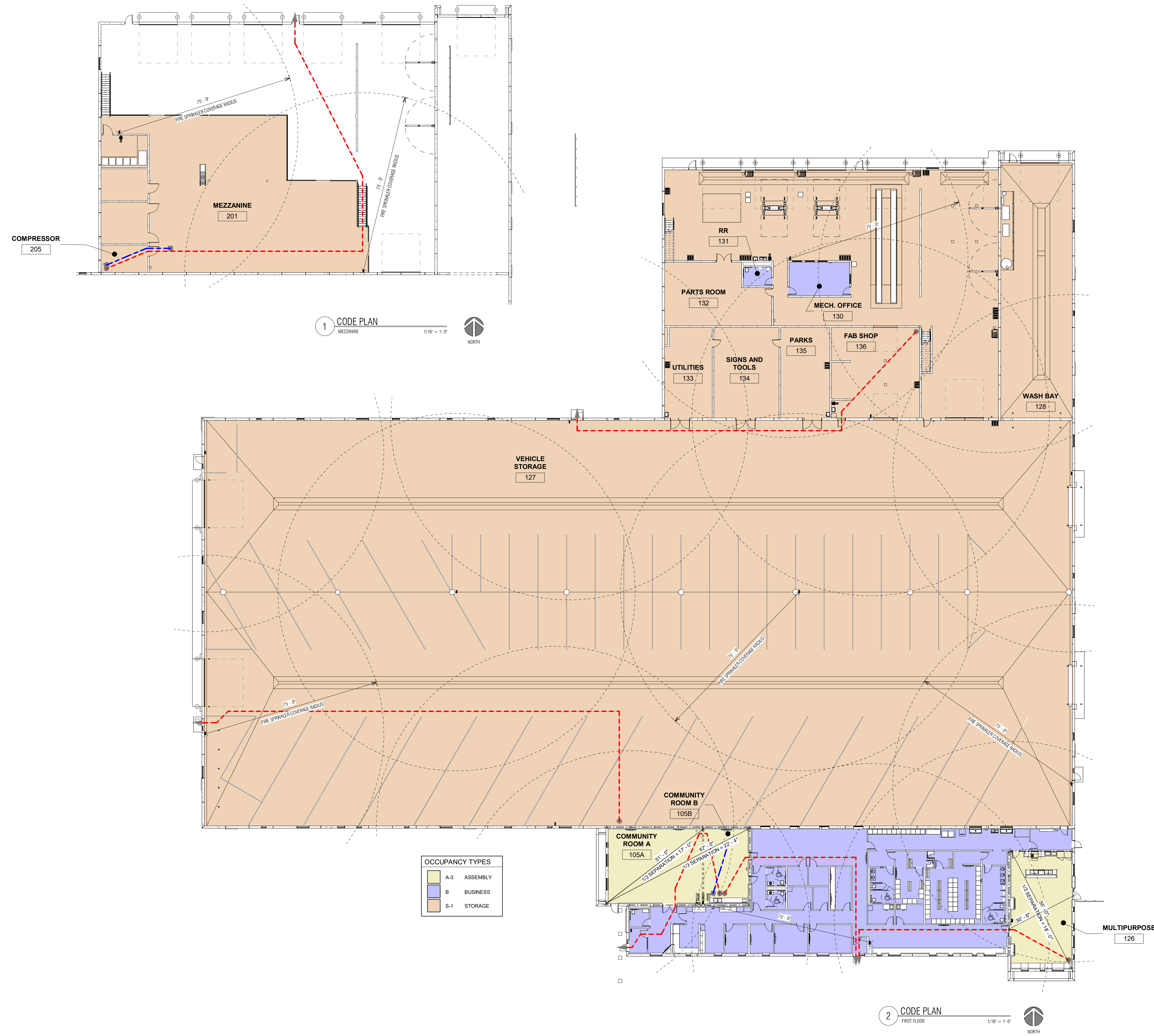
TOTAL RECYCLING SPACE REQUIRED 28.2 S.F.
 TOTAL RECYCLING SPACE PROVIDED 31.25 S.F.

FIRE RATED WALLS:
 1HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY
 2 HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY
 ALL FIRE BARRIER WALLS TO BE MARKED AND IDENTIFIED PER SEC. 707.3. FIELD VERIFY WITH ARCHITECT/OWNER LOCATION AND COLOR

GENERAL NOTES:
 PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT
 FIRE BARRIERS PER MNBC SEC. 707
 HORIZONTAL ASSEMBLIES PER MNBC SEC. 711
 SEE SHEET ??? FOR TYPICAL PENETRATION DETAILS IN FIRE RATED ASSEMBLIES
 ALL JOINTS (FLOOR, CEILING OR STRUCTURE, AND WALL TO STRUCTURE) SHALL BE SEALED TO MEET FIRE RATING REQUIREMENTS)

SYMBOLS
 [XXXX] KEYNOTE
 [X] WALL TAG - SEE A801
 (XXX) DOOR TAG - SEE A802
 [X] WINDOW TAG - SEE A802

No.	Date	Description



1 CODE PLAN
MEZZANINE
1/16" = 1'-0"
NORTH

2 CODE PLAN
FIRST FLOOR
1/16" = 1'-0"
NORTH

OCCUPANCY TYPES

Yellow	A-3 ASSEMBLY
Blue	B BUSINESS
Orange	S-1 STORAGE



DESIGN TREE engineering + land surveying

NOTES: BID PACK 02 - 03/12/2026

NOTES:

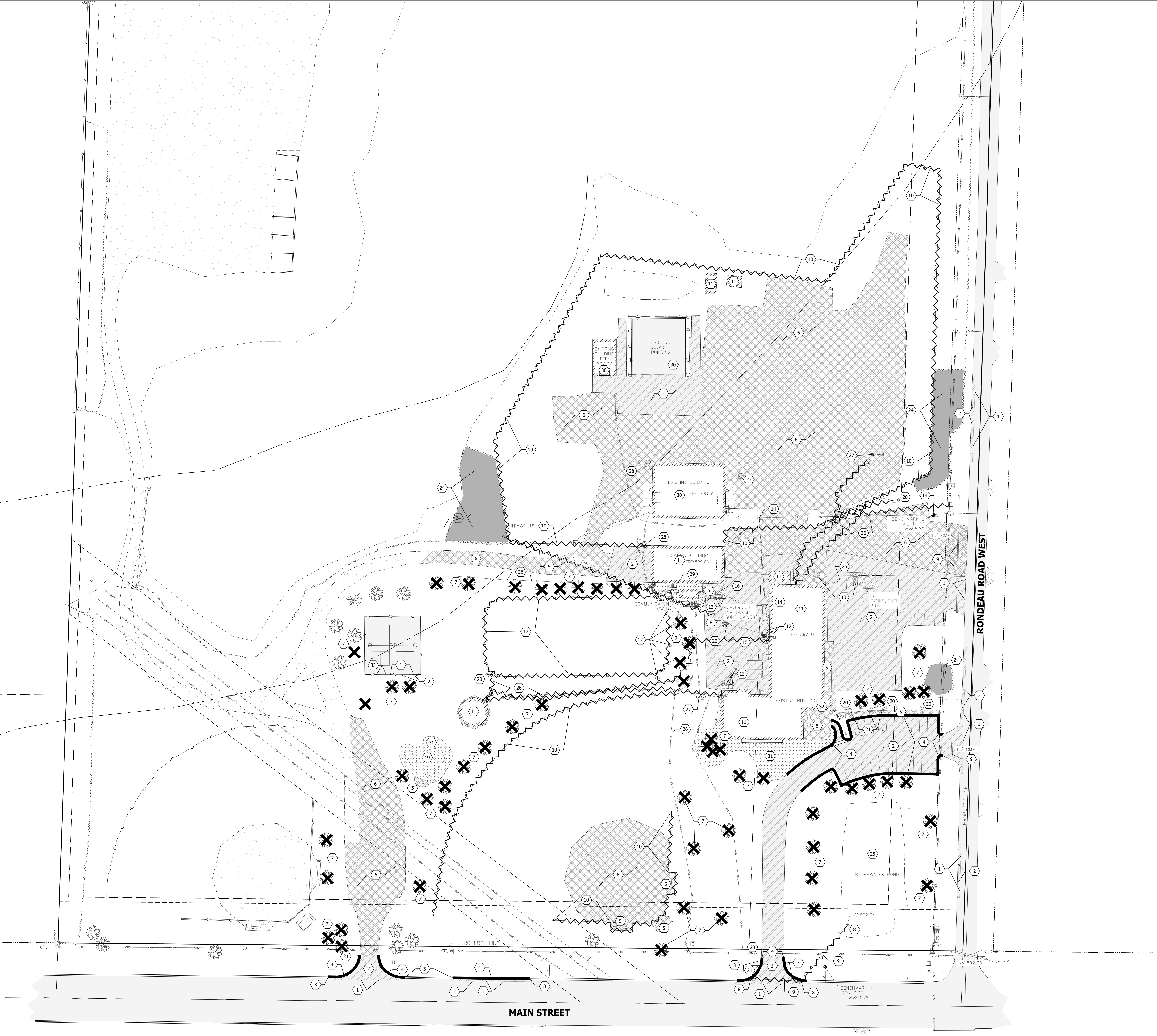
- 1. EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION PROVIDED BY: DESIGN TREE ENGINEERING & LAND SURVEYING... 2. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS AND REMOVAL LIMITS PRIOR TO ANY CONSTRUCTION... 3. SAWCUT CURB AND GUTTER AND SIDEWALK, OR REMOVE AT NEAREST EXPANSION JOINTS... 4. SAWCUT BITUMINOUS PAVEMENT FULL DEPTH AT ALL TIE-IN LOCATIONS... 5. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS... 6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT... 7. ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS... 8. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES... 9. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE... 10. Gopher State One Call Damage Prevention System for Buried Utilities... 11. REMOVE/ABANDON/SEAL ALL EXISTING WELLS PER MINNESOTA DEPARTMENT OF HEALTH REQUIREMENTS... 12. REMOVE ALL EXISTING SEPTIC SYSTEMS PER MPCA AND COUNTY REQUIREMENTS.

REMOVALS LEGEND

- = CURB REMOVAL
= GRAVEL REMOVAL
= BITUMINOUS PAVEMENT REMOVAL
= CONCRETE REMOVAL
= REMOVAL ITEM
= TREE REMOVAL

KEY NOTES:

- 1 SAWCUT EXISTING BITUMINOUS PAVEMENT
2 REMOVE EXISTING BITUMINOUS PAVEMENT
3 SAWCUT EXISTING CURB & GUTTER OR REMOVE AT NEAREST EXPANSION JOINT
4 REMOVE EXISTING CURB & GUTTER
5 REMOVE EXISTING CONCRETE
6 REMOVE EXISTING GRAVEL
7 REMOVE TREE
8 REMOVE STORM STRUCTURE
9 REMOVE STORM PIPE
10 REMOVE FENCE
11 REMOVE AND DEMO BUILDING
12 REMOVE BOLLARD/ POST
13 REMOVE FUEL TANK SYSTEM PER LOCAL AND STATE REQUIREMENTS.
14 REMOVE POWER POLE AND ELECTRICAL LINES (COORDINATE W/OWNER)
15 REMOVE WELL PER LOCAL AND STATE REQUIREMENTS.
16 REMOVE GENERATOR (COORDINATE W/LOCAL UTILITY OWNER)
17 REMOVE ICE RINK
18 REMOVE BOLLARD/ POST
19 REMOVE PLAYGROUND EQUIPMENT (COORDINATE W/OWNER)
20 REMOVE LIGHT POLE
21 REMOVE SIGN
22 WELL AND POSTS TO REMAIN OPERATIONAL DURING CONSTRUCTION. COORDINATE REMOVAL PHASING WITH OWNER. REMOVE WELL PER LOCAL AND STATE REQUIREMENTS.
23 UNDERGROUND TANK TO REMAIN (PROTECT DURING CONSTRUCTION).
24 TREE REMOVAL AREA
25 EXISTING STORMWATER POND TO BE RELOCATED
26 REMOVE/ RELOCATE UTILITY SERVICE LINE (COORDINATE W/LOCAL UTILITY OWNER)
27 REMOVE EXISTING SEPTIC SYSTEM AND ASSOCIATED SEWER LINES PER STATE AND LOCAL REQUIREMENTS.
28 REMOVE YARD HYDRANT AND ASSOCIATED PIPE FROM WELL TO EXISTING BUILDINGS
29 PROTECT COMMUNICATION TOWER INFRASTRUCTURE DURING CONSTRUCTION. COORDINATE UTILITY RELOCATION LOCATION WITH TOWER OWNERS AS NECESSARY FOR CONSTRUCTION
30 EXISTING BUILDING TO REMAIN, PROTECT DURING CONSTRUCTION
31 REMOVE LANDSCAPING
32 REMOVE FLAG POLE
33 REMOVE AND REPLACE FENCE



LINO LAKES PUBLIC WORKS BID PACK 2

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.

Signature: Michael J. Gerber

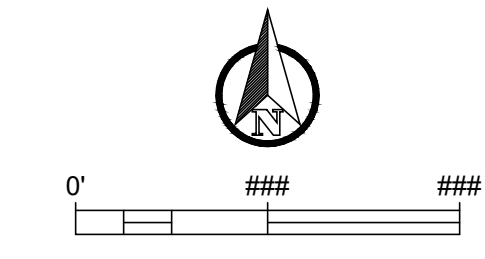
56653 03/12/2026 LICENSE # DATE

REMOVALS PLAN

Table with columns: No, Date, Description

09625001 03/12/2026 PROJECT NUMBER DATE JEN M/JG DRAWN BY CHECKED BY

C102





CONSULTANT:



NOTES: BID PACK 02 - 03/12/2026

NOTES:

- 1. ALL DIMENSIONS SHOWN ARE TO FLOW LINE, CENTERLINE OF FENCE, EDGE OF PAVEMENT, OR EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL VERIFY ALL PLAN AND DETAIL DIMENSIONS PRIOR TO CONSTRUCTION.
3. ALL CROSSWALK STRIPING SHALL BE WHITE IN COLOR.
4. ALL INTERIOR PARKING STALL STRIPING SHALL BE 4" AND YELLOW IN COLOR.
5. ACCESSIBLE PARKING STALL STRIPING, ACCESS AISLE, SYMBOL, AND SIGNAGE SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
6. CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
7. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
8. CONTRACTOR SHALL PROVIDE A TEMPORARY PEDESTRIAN ACCESS ROUTE PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
9. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR ANY WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.
10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

SITE LEGEND

- 1 LIGHT DUTY BITUMINOUS PAVEMENT
2 HEAVY DUTY BITUMINOUS PAVEMENT
3 CONCRETE PAVEMENT
4 CONCRETE SIDEWALK
5 GRAVEL SURFACING
6 CURB AND GUTTER
7 TIPPED CURB AND GUTTER
8 CHAINLINK FENCE
9 TRAFFIC CONTROL SIGNAGE
10 PAINTED ACCESSIBLE PARKING SYMBOL

PROPERTY INFORMATION

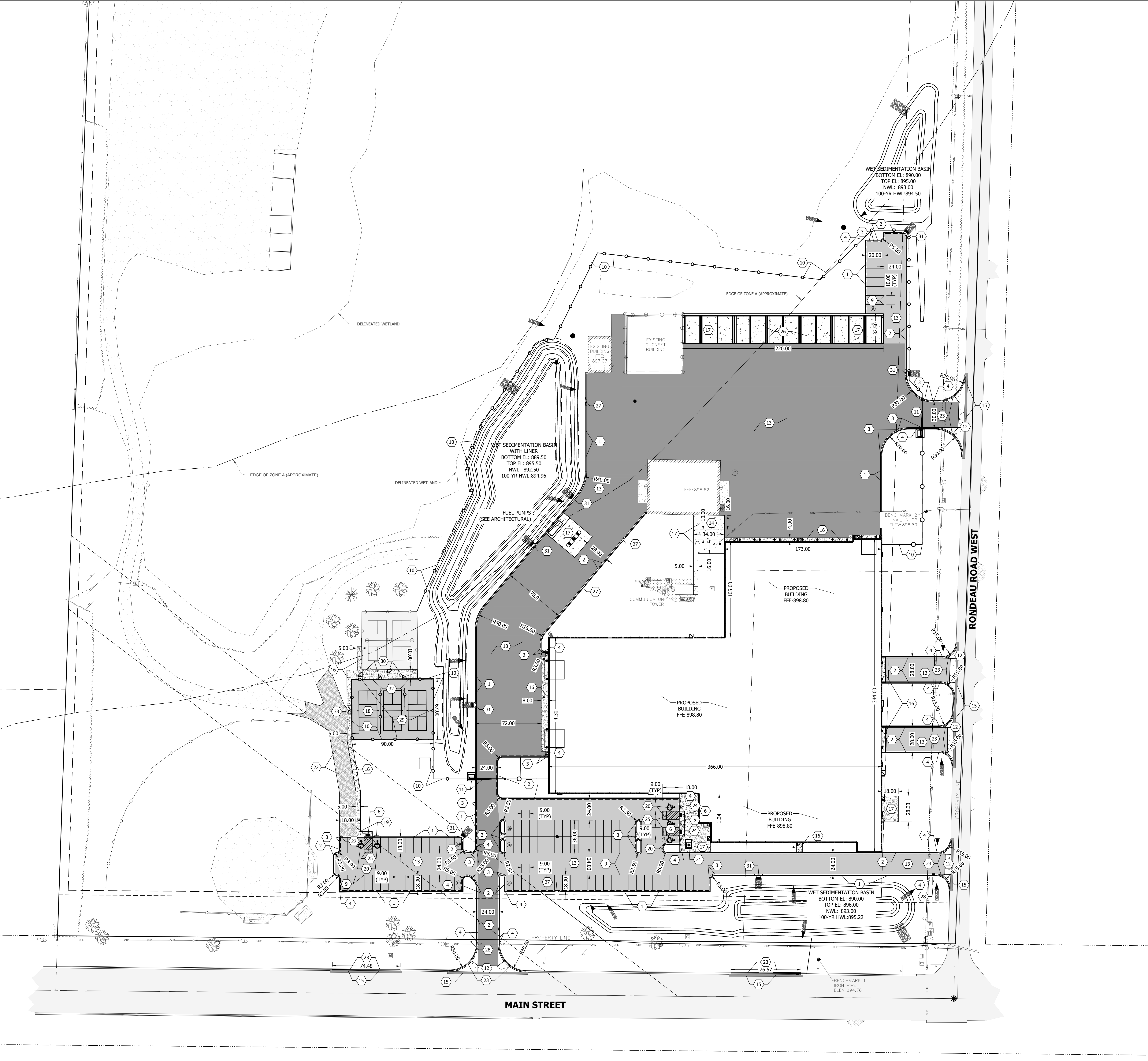
Table with 2 columns: PROPERTY INFORMATION, VALUE. Rows include TOTAL PROPERTY AREA (28.47 AC), DISTURBED AREA (9.61 ±AC), EXISTING IMPERVIOUS AREA (PROJECT AREA) (4.25 AC), PROPOSED IMPERVIOUS AREA (PROJECT AREA) (6.08 AC).

PARKING INFORMATION

Table with 2 columns: PARKING INFORMATION, VALUE. Rows include PARKING STALLS (92 STALLS), ACCESSIBLE STALLS (5 STALLS), TOTAL STALLS (97 STALLS).

KEY NOTES:

- 1 D412 CURB AND GUTTER
2 B612 CURB AND GUTTER
3 GUTTER TRANSITION
4 CURB TRANSITION
5 ADA PEDESTRIAN RAMP (SEE DETAILS)
6 TRUNCATED DOMES (SEE DETAILS)
7 CONCRETE DRIVE APRON
8 CROSSWALK STRIPING
9 PARKING STRIPING
10 8' CHAIN LINK FENCE
11 GATE (SEE ARCH)
12 CONCRETE DRIVE APRON (SEE DETAILS)
13 BITUMINOUS PAVEMENT
14 TRASH ENCLOSURE (SEE ARCH)
15 BITUMINOUS STREET REPAIR
16 CONCRETE SIDEWALK
17 CONCRETE PAVEMENT
18 PICKLE BALL COURT
19 "ACCESSIBLE PARKING" SIGN & POST
20 ACCESSIBLE PARKING MARKINGS
21 FLAG POLE (SEE ARCH)
22 GRAVEL SURFACING
23 B6-18 CURB AND GUTTER
24 "ACCESSIBLE PARKING" SIGN & BOLLARD
25 "NO PARKING" ACCESSIBLE MARKINGS
26 MATERIAL STORAGE BINS (SEE ARCH)
27 CURB CUT
28 STOP SIGN AND POST
29 6' CHAIN LINK FENCE
30 4' WIDE GATE
31 RAIN GUARDIAN BUNKER
32 4' CHAIN LINK FENCE
33 10' WIDE GATE



PROJECT NAME: LINO LAKES PUBLIC WORKS BID PACK 2
1189 MAIN ST., LINO LAKES, MN 55014

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.

Signature: Michael J. Gerber
SIGNATURE: MICHAEL J. GERBER

56653 03/12/2026
LICENSE # DATE

SHEET NAME:

SITE PLAN

Table with 3 columns: No, Date, Description. Revisions section.

09625001 03/12/2026
PROJECT NUMBER DATE
JEN M/JG
DRAWN BY CHECKED BY

SHEET NO:

C201



CONSULTANT:



NOTES:
BID PACK 02 - 03/12/2026

NOTES:

- THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
- SIDEWALKS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE.
- CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
- ACCESSIBLE PARKING STALLS SHALL MEET ADA REQUIREMENTS, AND SHALL NOT EXCEED 2.00% SLOPE IN ALL DIRECTIONS.
- PEDESTRIAN RAMPS SHALL MEET ADA REQUIREMENTS.
- ALL EXCESS OR WASTE MATERIAL GENERATED AS PART OF CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP(S). THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
- GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

GRADING LEGEND

- = EXISTING MAJOR CONTOUR
- = EXISTING MINOR CONTOUR
- = EXISTING CONTOUR LABEL
- = PROPOSED MAJOR CONTOUR
- = PROPOSED MINOR CONTOUR
- = PROPOSED CONTOUR LABEL
- = EXISTING SPOT ELEVATION*
- = PROPOSED SPOT ELEVATION*
- = PROPOSED SURFACE FLOW DIRECTION

*SPOT ELEVATIONS ALONG CURB & GUTTER AND OTHER REVEALS ARE TO FLOWLINE, UNLESS OTHERWISE NOTED.
 (FG) = FINISHED GRADE
 (C) = TOP OF CONCRETE
 (B) = TOP OF BITUMINOUS

KEY NOTES:

- MATCH INTO EXISTING BITUMINOUS PAVEMENT
- MATCH INTO EXISTING CONCRETE
- MATCH INTO EXISTING CURB & GUTTER
- GRADE BREAK
- ADA PEDESTRIAN RAMP (SEE DETAILS)
- DRIVE APRON
- MATCH INTO EXISTING PAVEMENT
- CURB CUT
- RAIN GUARDIAN BUNKER
- ADJUST UTILITIES PER REVISED GRADING
- MATCH INTO EXISTING GRAVEL

BENCHMARK INFO:

- BENCHMARK 1:**
LOCATED SE CORNER OF SITE. ELEV:894.76
- BENCHMARK2:**
LOCATED NE CORNER OF SITE. ELEV:896.89

PROJECT NAME:
LINO LAKES PUBLIC WORKS
BID PACK 2

1189 MAIN ST., LINO LAKES, MN
55014

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.

Michael J. Gerber
SIGNATURE: MICHAEL J. GERBER

56653 03/12/2026
LICENSE # DATE

SHEET NAME:

GRADING PLAN

REVISIONS:

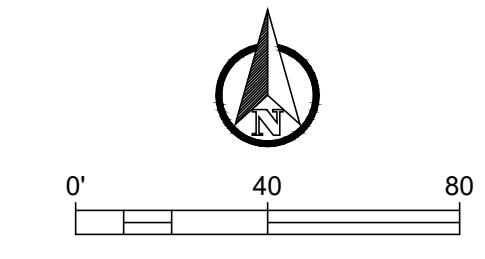
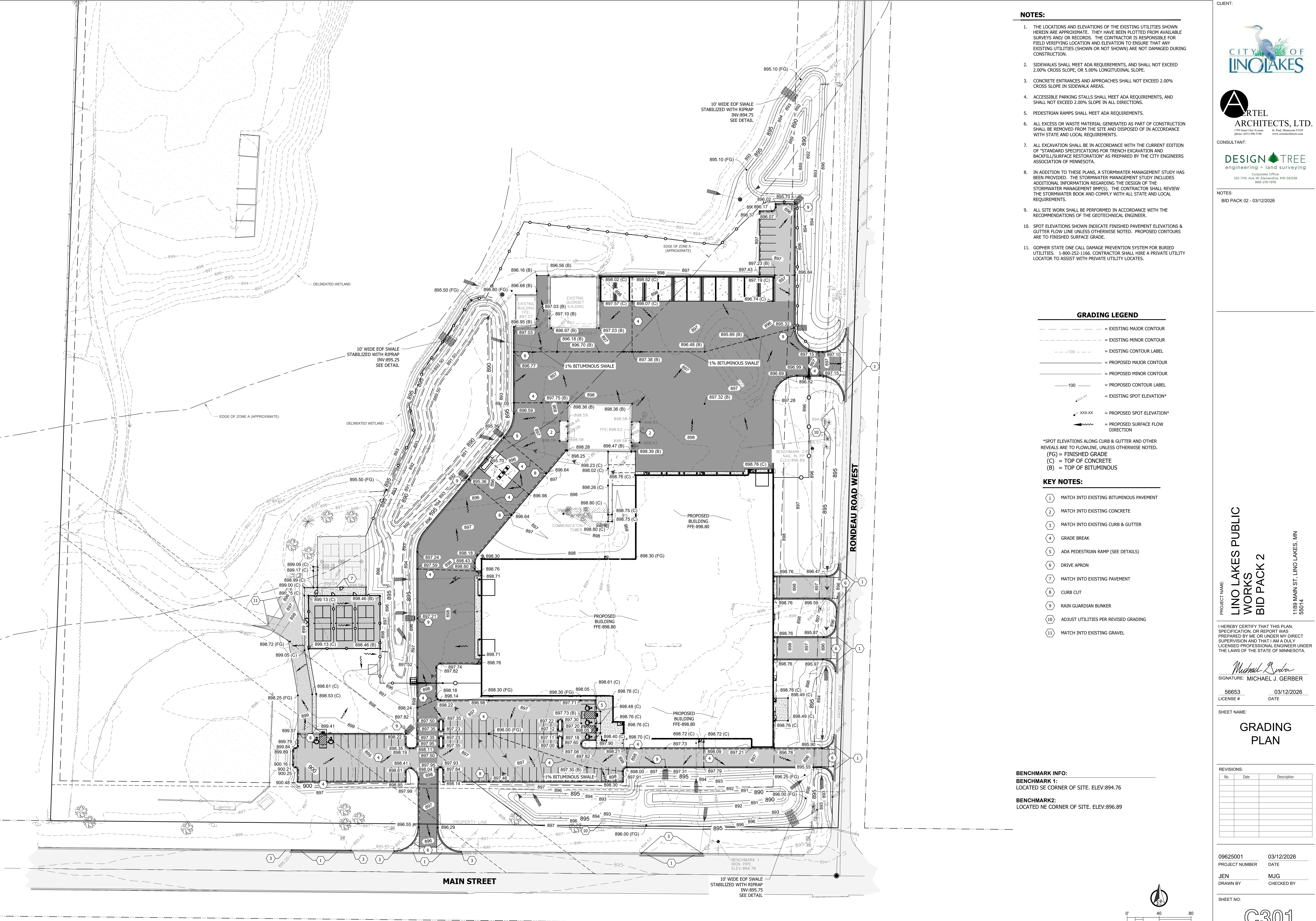
No.	Date	Description

09625001 03/12/2026
PROJECT NUMBER DATE

JEN MJG
DRAWN BY CHECKED BY

SHEET NO:

C301

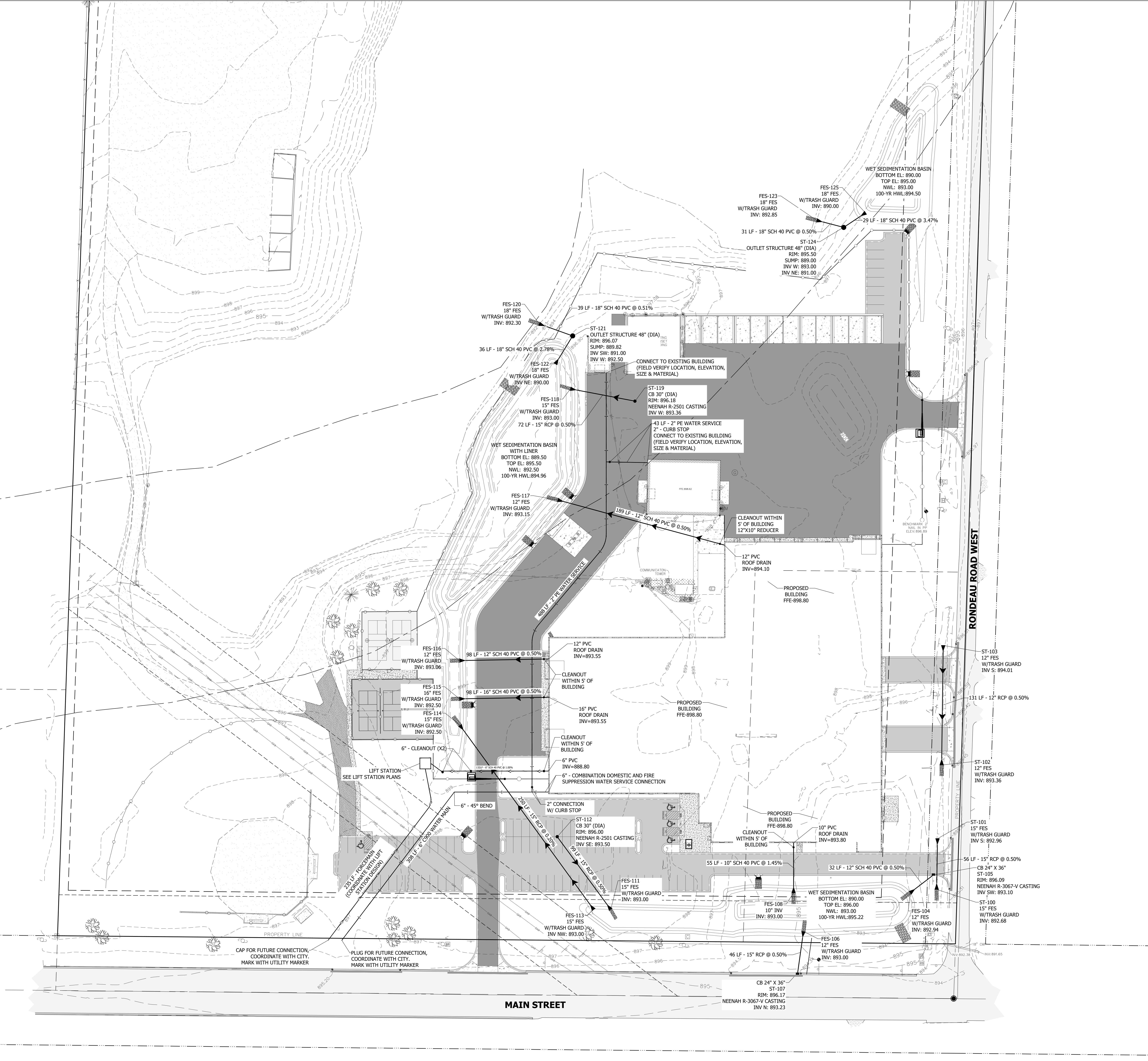




DESIGN TREE engineering + land surveying

NOTES: BID PACK 02 - 03/12/2026

- NOTES: 1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING LOCATION AND ELEVATION TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. 2. CONTRACTOR SHALL VERIFY AND COORDINATE BUILDING UTILITY CONNECTION SIZES, LOCATIONS, AND ELEVATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS. 3. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA. 4. ALL WATER PIPING SHALL BE BURIED A MINIMUM OF 8". 5. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTIONS WITHIN 10 FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER. 6. SANITARY SEWER CLEANOUTS SHALL BE PROVIDED WITHIN 5' OF THE BUILDING FOR UNITS CONNECTION. 7. SANITARY SEWER CLEANOUT SPACING SHALL NOT EXCEED 90'. 8. SANITARY SEWER SERVICES SHALL HAVE A MINIMUM OF 2.00% GRADE UNLESS OTHERWISE NOTED ON THE PLANS. 9. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA RULES, PART 7560.0150. 10. ALL CONSTRUCTION, MATERIALS, AND TESTING SHALL BE IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE. 11. CONTRACTOR SHALL COORDINATE UTILITY INSPECTIONS WITH LOCAL AUTHORITIES HAVING JURISDICTION. 12. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES: 1-800-552-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.



UTILITY LEGEND

- HYDRANT
CURB STOP
GATE VALVE
SANITARY MANHOLE
CLEANOUT
STORM MANHOLE
CATCH BASIN
BEEHIVE CATCH BASIN
CULVERT APRON
WATER LINE
SANITARY LINE
SANITARY FORCEMAIN
STORM LINE
DRAINTILE

LINO LAKES PUBLIC WORKS BID PACK 2
1189 MAIN ST., LINO LAKES, MN 55014

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.

Signature: Michael J. Gerber
MICHAEL J. GERBER

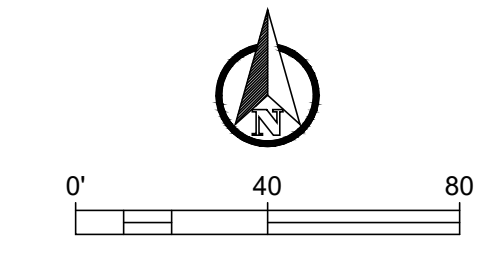
56653 03/12/2026
LICENSE # DATE

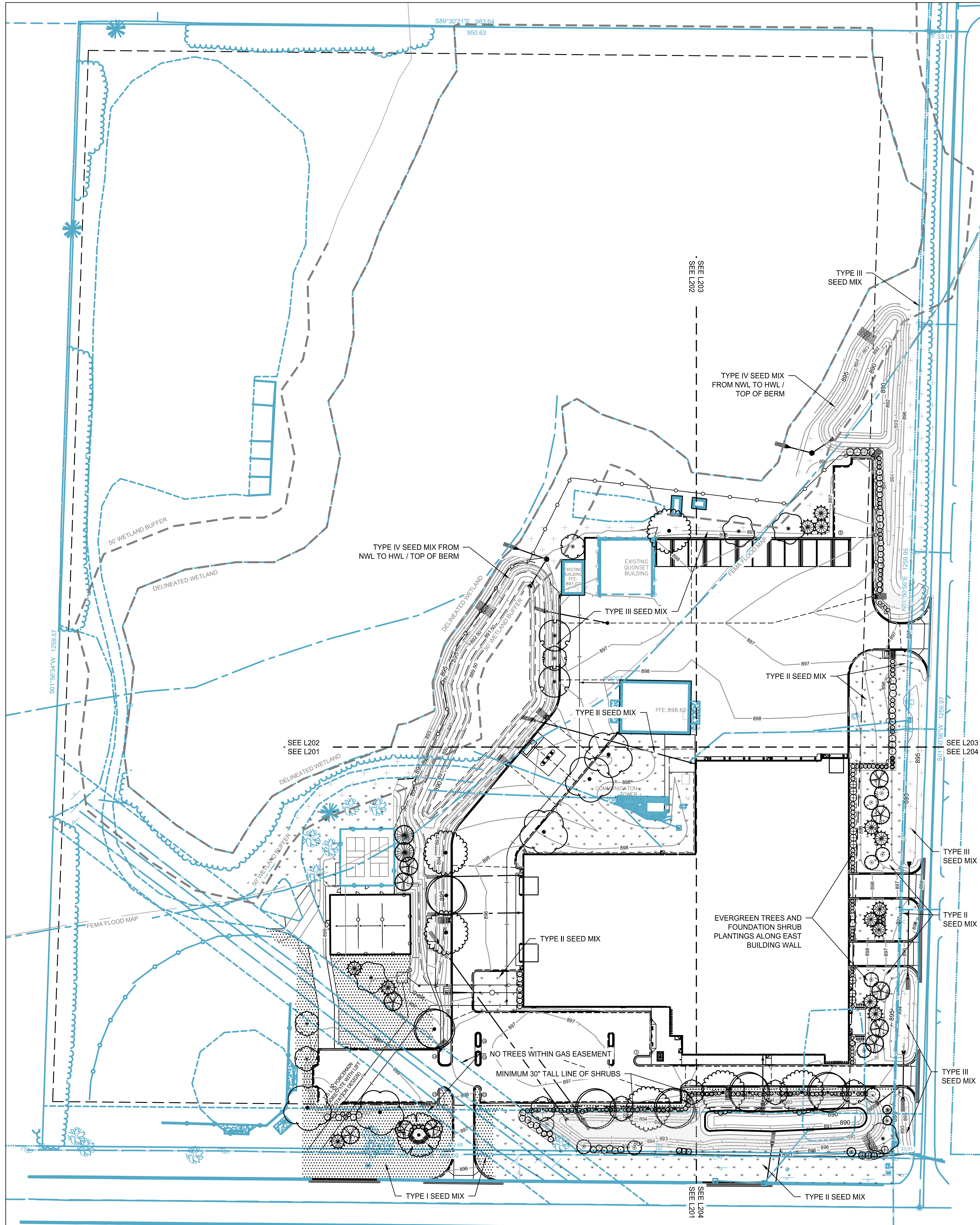
SHEET NAME: UTILITY PLAN

Table with columns: No., Date, Description. Includes BENCHMARK 1 and BENCHMARK 2 information.

09625001 03/12/2026
PROJECT NUMBER DATE
JEN MJG
DRAWN BY CHECKED BY

SHEET NO: C401





LANDSCAPE CALCULATIONS

CANOPY COVER:
 REQUIREMENT = MINIMUM CANOPY COVERAGE - 40%
 • PROPOSED PAVED INTERIOR DRIVES, OPEN STORAGE, AND PARKING = 123,600 SF
 • TOTAL REQUIREMENTS = 49,440 SF (40% COVERAGE OF PAVED AREAS)
 • PROPOSED CANOPY = 23 TREES WITHIN 7' OF CURBLINES = 13,800 SF COVERAGE
 COVER REQUIREMENT DEFICIT = 35,640 SF (ABOUT 60 MORE LARGE TREES WITHIN 7' OF CURBLINES WOULD BE REQUIRED)

FOUNDATION LANDSCAPE:
 REQUIREMENT = 2 LARGE TREES & 6 LARGE SHRUBS PER 100 LF OF BUILDING (FRONT & STREET)
 • SOUTH AND EAST WALLS = 776 LF
 • TOTAL REQUIREMENTS = 16 LARGE TREES AND 48 LARGE SHRUBS REQUIRED
 • PROPOSED LARGE TREES = 65 (49 EXTRA)
 • PROPOSED LARGE SHRUBS = 145 (97 EXTRA)

OPEN AREAS LANDSCAPE:
 REQUIREMENT = 1 LARGE TREE & 2 LARGE SHRUBS PER 2,500 SF OF NON-HARDSCAPED, DISTURBED SITE AREAS
 • PROPOSED ABOUT 95,200 SF OF NON-HARDSCAPED, DISTURBED AREA
 • TOTAL REQUIREMENTS = 38 LARGE TREES AND 76 LARGE SHRUBS
 • PROPOSED LARGE TREES = 75 (37 EXTRA)
 • PROPOSED LARGE SHRUBS = 168 (62 EXTRA)

BUFFER AND SCREEN:
 REQUIREMENTS:
 • PARKING LOT REQUIREMENT = 30" PLANTING OR BERM BETWEEN PARKING LOT AND PUBLIC ROW
 • SCREENING REQUIREMENTS =
 - 6' PLANTING OR FENCE & PLANTINGS WITH 50% OF EXTERIOR FENCE COVERED IN PLANTINGS WHERE ADJACENT TO RESIDENTIAL (SOUTH AND EAST) OR TO BLOCK LOADING/SERVICE AREAS FROM PUBLIC VIEW
 - 10' WALL OR FENCE WITH 50% EXTERIOR COVERAGE OF WALL OR FENCE WITH SHRUBS FOR STORAGE YARDS
 - IN ADDITION TO SHRUBS, LARGE TREES EVERY 50 LF, MEDIUM EVERY 35 LF, SMALL EVERY 25 LF WHERE SCREENING IS REQUIRED

TOTAL REQUIREMENTS:
 • 250' SOUTH PARKING = 5 LARGE TREES @ 50' AND 30" HIGH PLANTING
 • 360' EAST FENCES = SHRUBS TO COVER 50% OF FENCE

PROPOSED:
 • PROVIDED AT SOUTH PARKING = 5 LARGE TREES AT 30' SPACING AND ROWS OF MEDIUM AND LARGE SHRUBS THE LENGTH OF PARKING. NO TREES PROVIDED WITHIN GAS EASEMENT
 • PROVIDED AT EAST FENCES = 53 LARGE SHRUBS (EXISTING OVERHEAD POWER LINE AND PROPOSED STORMWATER BASIN LIMIT ABILITY TO PLANT SMALL OR LARGE TREES EAST OF FENCE)

BOULEVARD TREES:
 NOT REQUIRED BECAUSE PROPERTY IS NOT A NEW RESIDENTIAL SUBDIVISION

QUANTITIES CURRENTLY SHOWN ON PLAN:

- 61 LARGE TREES
- 13 SMALL TREES
- 168 LARGE SHRUBS
- 67 SMALL SHRUBS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
●	ACER RUBRUM / RED MAPLE	2.5" CAL B&B	2
●	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	1 1/2" CAL B&B	10
●	BETULA NIGRA / RIVER BIRCH	10' CLUMP B&B	4
●	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2.5" CAL B&B	6
+	CORYLUS AMERICANA / AMERICAN HAZELNUT	20 GAL	3
●	GLEDITSIA TRICANTHOS INERMIS 'IMPCOLE' / IMPERIAL® HONEY LOCUST	2.5" CAL B&B	9
●	LARIX LARICINA / AMERICAN LARCH	6' HT. CONT.	2
●	PICEA GLAUCA / WHITE SPRUCE	6' B&B	11
●	PICEA MARIANA / BLACK SPRUCE	6' B&B	13
●	QUERCUS BICOLOR / SWAMP WHITE OAK	2" CAL B&B	1
●	QUERCUS BICOLOR / SWAMP WHITE OAK	20 GAL	6
●	ULMUS AMERICANA 'LEWIS & CLARK' / PRAIRIE EXPEDITION® AMERICAN ELM	2.5" CAL B&B	5
SHRUBS			
●	ARONIA MELANOCARPA ELATA / GLOSSY BLACK CHOKEBERRY	5 GAL	11
●	ARONIA X PRUNIFOLIA 'VIKING' / VIKING BLACK CHOKEBERRY	5 GAL	20
●	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL	30
●	CORNUS SERICEA 'FARROW' / ARCTIC FIRE® RED TWIG DOGWOOD	5 GAL	20
●	CORNUS SERICEA 'ISANTI' / ISANTI RED TWIG DOGWOOD	5 GAL	14
●	DIERVILLA LONICERA / BUSH HONEYSUCKLE	5 GAL	67
●	ILEX VERTICILLATA 'AFTERGLOW' / AFTERGLOW WINTERBERRY	5 GAL	24
●	ILEX VERTICILLATA 'JIM DANDY' / JIM DANDY WINTERBERRY	5 GAL	22
●	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	5 GAL	9
●	VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM	5 GAL	7
●	VIBURNUM LENTAGO / NANNYBERRY	5 GAL	15
ORNAMENTAL GRASSES			
✱	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	39
PERENNIAL			
●	LIASTRIS PACHYSTACHYA / PRAIRIE BLAZING STAR	1 GAL	12
●	RUDBECKIA HIRTA / BLACK-EYED SUSAN	1 GAL	32

LEGEND

- CONSTRUCTION LIMITS
- - - EXISTING CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- - - PROPOSED CONTOUR
- TYPE I SEED MIX - RESIDENTIAL TURFGRASS
- TYPE II SEED MIX - SOUTHERN SHORTGRASS ROADSIDE
- TYPE III SEED MIX - MESIC INSLOPE
- TYPE IV SEED MIX - WET DITCH



PROJECT NAME:
LINO LAKES PUBLIC WORKS
 Owner
 1189 MAIN ST. LINO LAKES, MN
 55014

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: **CANDACE AMBERG**
 40646 03/12/2026
 LICENSE # DATE

SHEET NAME:
OVERALL RESTORATION PLAN

REVISIONS:

No.	Date	Description

25-02 03/12/2026
 PROJECT NUMBER DATE
 LD CA
 DRAWN BY CHECKED BY

SHEET NO:
L200

NOTES:
BID PACK 01 - 2/11/2026

PROJECT NAME:
LINO LAKES PUBLIC WORKS
CITY OF LINO LAKES

1180 MAIN ST., LINO LAKES, MN 55014

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas Stummelt
SIGNATURE:
48038 08/22/2025
LICENSE # DATE

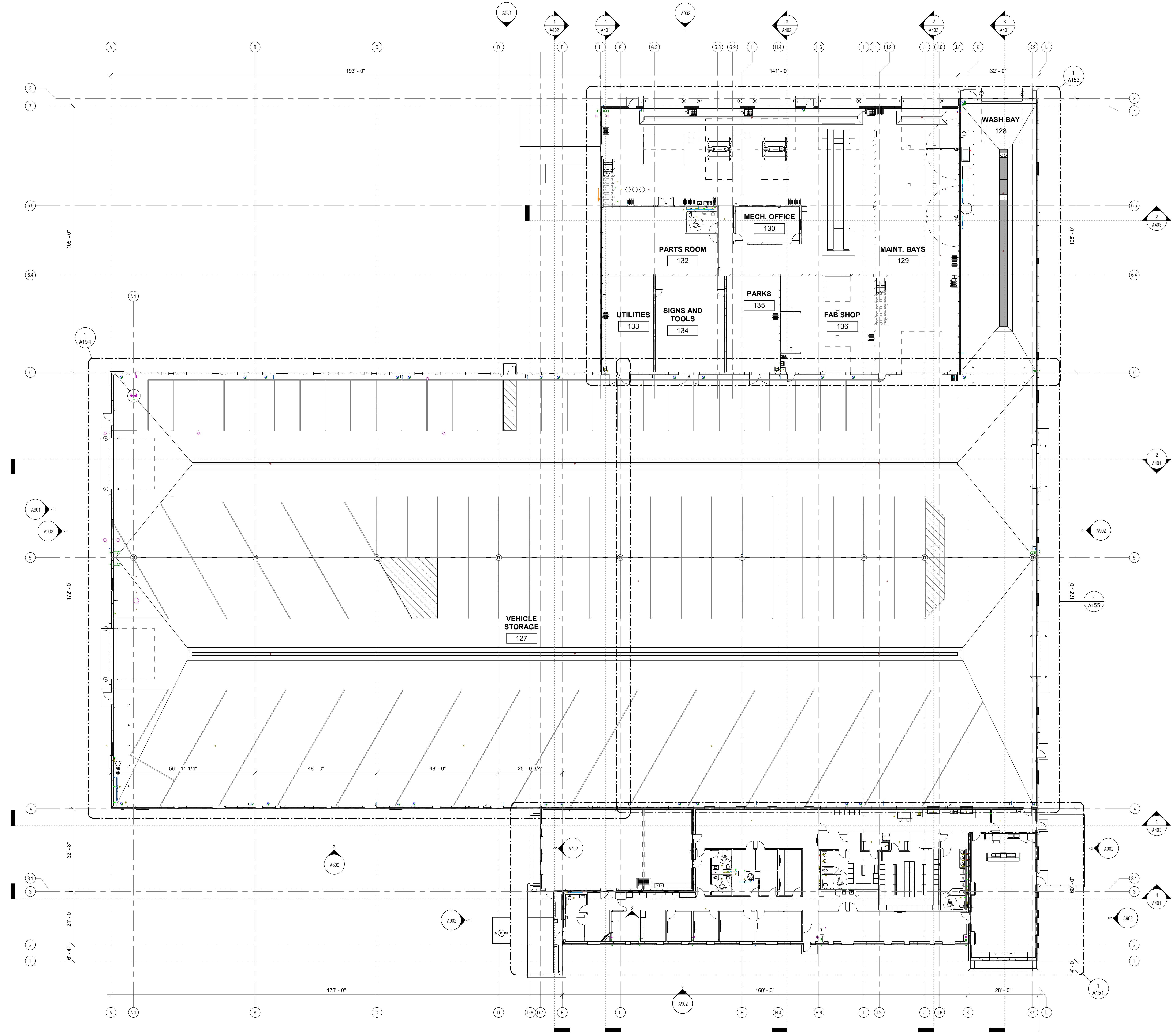
SHEET NAME:
MAIN FLOOR PLAN

REVISIONS:

No.	Date	Description

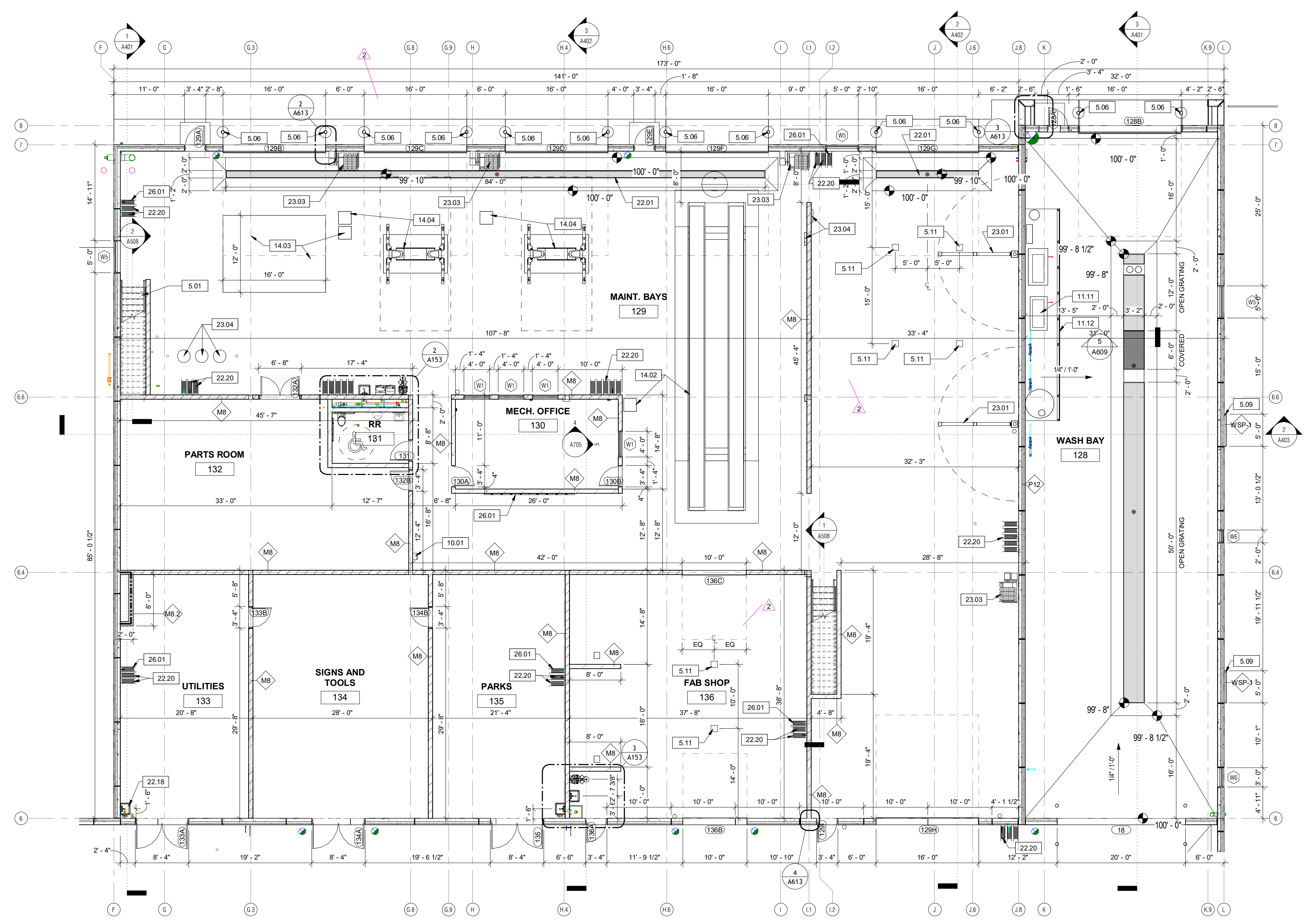
25-02 08/22/2025
PROJECT NUMBER DATE
JLS / NC DSG / TRS
DRAWN BY CHECKED BY

SHEET NO:
A101



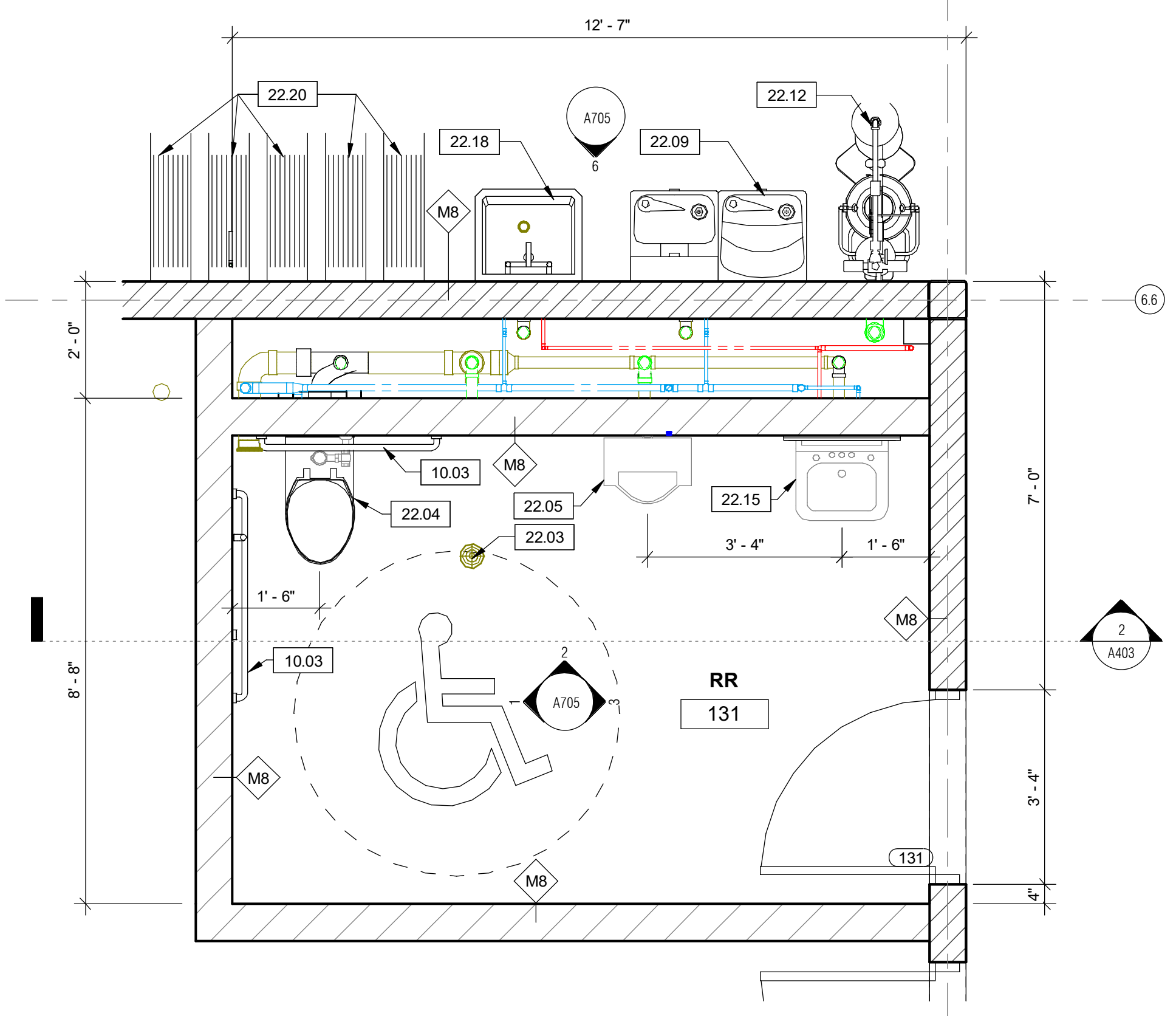
1 MAIN FLOOR PLAN
1/16" = 1'-0" NORTH

REVISIONS:		
No.	Date	Description
2	03/10/2026	BP1 ADD-03

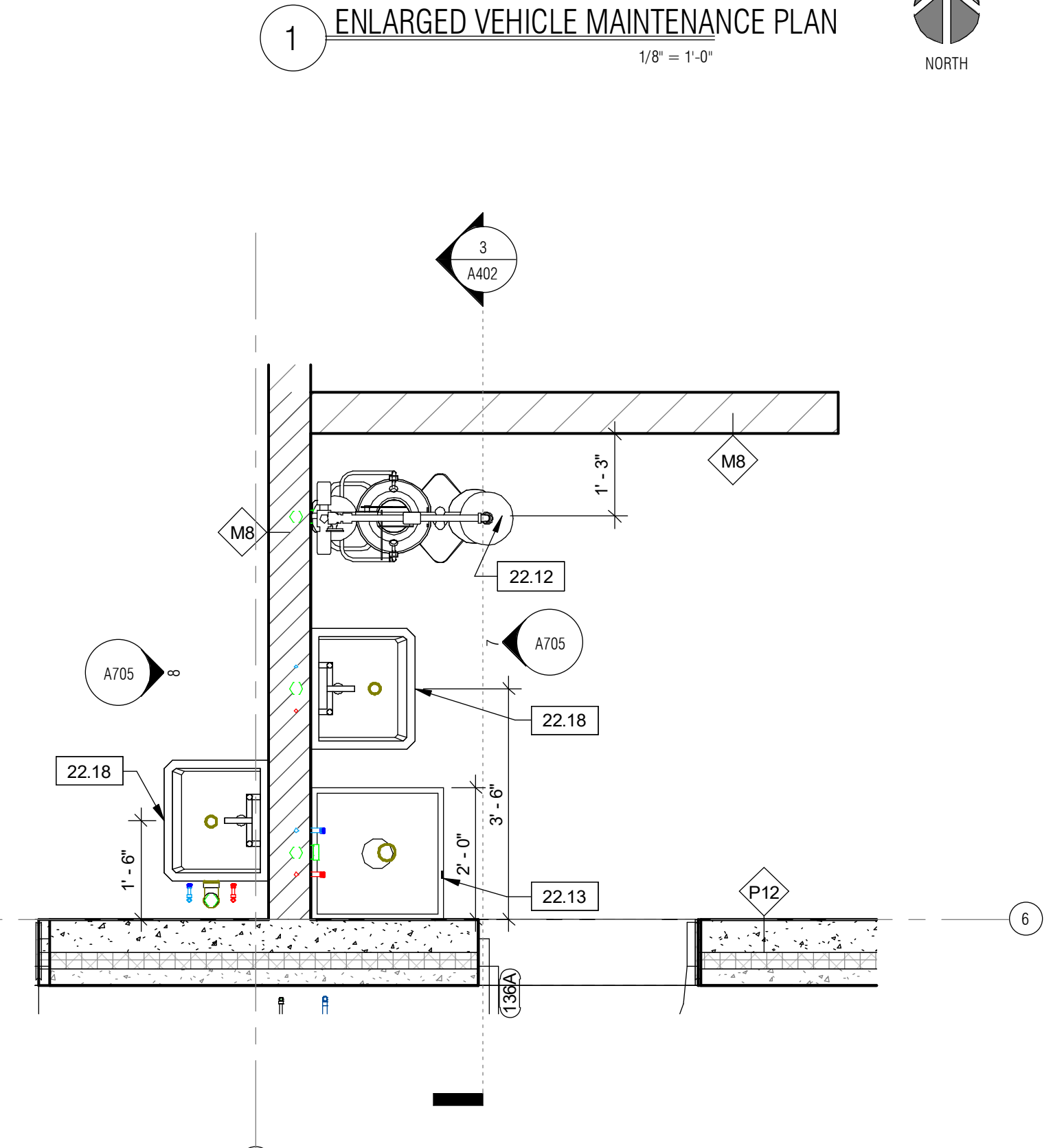


KEYNOTES	
5.01	CONCRETE FILLED METAL PAN STAIR AND STEEL PIPE RAILINGS. PAINT ALL EXPOSED STEEL - SEE FINISH PLANS FOR TREAD FINISH
5.06	6" DIA. EXTERIOR STEEL BOLLARDS FILLED WITH CONCRETE, AND BOLLARD COVER- SEE DETAIL
5.09	DECORATIVE METAL PANEL WITH CUSTOM PERFORATION
5.11	STEEL WELD PLATE EMBEDDED IN CONCRETE SLAB - 12" X 12"
10.01	FIRE EXTINGUISHER IN CABINET, 4'-0" MAX MOUNTING HEIGHT - WALL MOUNT AT PRECAST WALL, RECESSED AT CMU WALL AND STUD FRAMED WALL
10.03	STAINLESS STEEL ADA TOILET GRAB BARS
11.11	VEHICLE WASH EQUIPMENT - ACTIVATION TO BE COORDINATED WITH OVERHEAD DOOR OPERATION - SEE MECHANICAL AND ELECTRICAL FOR DETAILS/NOTES
11.12	POLYCARBONATE SCREEN WALL BY WASH BAY PROVIDER
14.02	80,000 LB IN-GROUND LARGE VEHICLE LIFT AND CONTROL PEDESTAL, FIELD VERIFY LOCATION WITH ARCHITECT/OWNER - COORDINATE AIR SUPPLY PROVIDED BY MECHANICAL, COORDINATE POWER SUPPLY PROVIDED BY ELECTRICAL, COORDINATE ANY WATER DRAINAGE FEATURES WITH MECHANICAL/PLUMBING - GALVANIZED STEEL ANGLES AT PERIMETER OF FLOOR RECESS PROVIDED BY LIFT MANUFACTURER, SET CONTROL PEDESTAL ON 4" CONCRETE HOUSEKEEPING PAD
14.03	FUTURE VEHICLE LIFT LOCATION, PROVIDE PATHWAY TO CONTROL PEDESTAL, FIELD VERIFY LOCATION WITH ARCHITECT/OWNER - COORDINATE IN SLAB CONDUIT AND PATHWAY WITH ELECTRICAL AND MECHANICAL, LEAVE OUT IN-FLOOR RADIANT HEAT SYSTEM
14.04	12,000 LB IN-GROUND VEHICLE LIFT AND CONTROL PANEL - FIELD VERIFY LOCATION WITH ARCHITECT/OWNER - COORDINATE AIR SUPPLY PROVIDED BY MECHANICAL, COORDINATE POWER SUPPLY PROVIDED BY ELECTRICAL - PROVIDED BY OWNER, SET CONTROL PEDESTAL ON 4" CONCRETE HOUSEKEEPING PAD
22.01	PRE-FABRICATED TRENCH DRAIN ASSEMBLY, 12" +/- DRAIN WIDTH MAX. COORDINATE WITH STRUCTURAL AND MECHANICAL DETAILS - SEAL ALL CONSTRUCTION JOINTS, SEE A602 FOR DETAILS
22.03	FLOOR DRAIN - SEE MECHANICAL FOR DETAILS/NOTES
22.04	WALL MOUNTED TOILET - SEE MECHANICAL FOR DETAILS/NOTES
22.05	WALL MOUNTED URINAL - SEE MECHANICAL FOR DETAILS/NOTES
22.09	DUAL HEIGHT WALL MOUNTED ADA DRINKING FOUNTAINS - SEE MECHANICAL FOR DETAILS/NOTES
22.12	EMERGENCY EYE WASH STATION AND SHOWER - SEE MECHANICAL FOR DETAILS/NOTES
22.13	JANITOR MOP SINK, ADD FRP PANELS WHERE ADJACENT WALLS ARE NOT BLOCK - SEE MECHANICAL FOR DETAILS/NOTES
22.15	WALL MOUNTED SINK - SEE MECHANICAL FOR DETAILS/NOTES
22.18	UTILITY SINK - SEE MECHANICAL FOR DETAILS/NOTES
22.20	WALL MOUNTED REEL - SEE MEP
23.01	WELDING EXHAUST ARM WITH LIGHT AND INTEGRATED FILTRATION SYSTEM, SEE MECHANICAL FOR MODEL AND DETAIL
23.03	WALL MOUNTED VEHICLE EXHAUST REEL - SEE MECHANICAL FOR DETAILS/NOTES
23.04	MECHANICAL EQUIPMENT - SEE MECHANICAL FOR DETAILS/NOTES
26.01	ELECTRICAL EQUIPMENT - SEE ELECTRICAL

FIRE RATED WALLS:	
---	1HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY
---	2 HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY
ALL FIRE BARRIER WALLS TO BE MARKED AND IDENTIFIED PER SEC. 707.3. FIELD VERIFY WITH ARCHITECT/OWNER LOCATION AND COLOR	
GENERAL NOTES:	
PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT	
FIRE BARRIERS PER MNBC SEC. 707 HORIZONTAL ASSEMBLIES PER MNBC SEC. 711	
SEE SHEET ??? FOR TYPICAL PENETRATION DETAILS IN FIRE RATED ASSEMBLIES	
ALL JOINTS (FLOOR, CEILING OR STRUCTURE, AND WALL TO STRUCTURE) SHALL BE SEALED TO MEET FIRE RATING REQUIREMENTS	
SYMBOLS	
XXXX	KEYNOTE
XX	WALL TAG - SEE A801
XXX	DOOR TAG - SEE A802
XX	WINDOW TAG - SEE A802



2 ENLARGED RR 131 PLAN
 1/2" = 1'-0" NORTH



3 ENLARGED FAB SHOP 136 PLAN
 1/2" = 1'-0" NORTH

REVISIONS:

No.	Date	Description

KEYNOTES

5.06	6" DIA. EXTERIOR STEEL BOLLARDS FILLED WITH CONCRETE, AND BOLLARD COVER- SEE DETAIL
5.09	DECORATIVE METAL PANEL WITH CUSTOM PERFORATION
10.02	SURFACE-MOUNT FIRE EXTINGUISHER, 4'-0" MAX MOUNTING HEIGHT - WALL MOUNT AT PRECAST WALL AND CMU WALL, RECESSED AT STUD FRAMED WALL
11.14	6" TALL CONCRETE CURBED ISLAND
22.01	PRE-FABRICATED TRENCH DRAIN ASSEMBLY, 12" +/- DRAIN WIDTH MAX. COORDINATE WITH STRUCTURAL AND MECHANICAL DETAILS - SEAL ALL CONSTRUCTION JOINTS, SEE A602 FOR DETAILS
22.03	FLOOR DRAIN - SEE MECHANICAL FOR DETAILS/NOTES
22.18	UTILITY SINK - SEE MECHANICAL FOR DETAILS/NOTES
22.23	WATER METER - SEE PLUMBING
23.04	MECHANICAL EQUIPMENT - SEE MECHANICAL FOR DETAILS/NOTES
26.01	ELECTRICAL EQUIPMENT - SEE ELECTRICAL

FIRE RATED WALLS:

- 1HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY
- 2 HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY

ALL FIRE BARRIER WALLS TO BE MARKED AND IDENTIFIED PER SEC. 707.3. FIELD VERIFY WITH ARCHITECT/OWNER LOCATION AND COLOR.

GENERAL NOTES:

PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT

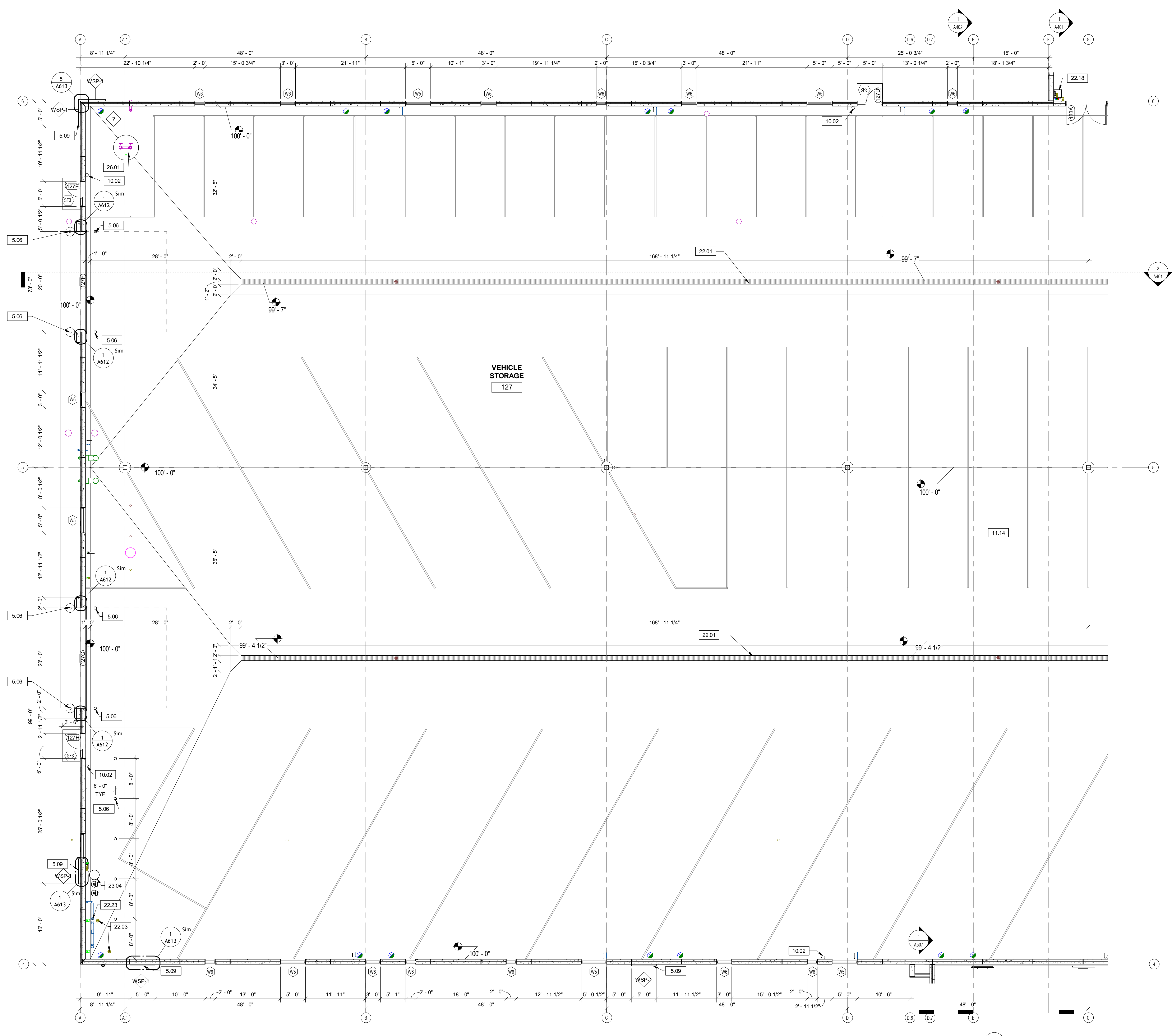
FIRE BARRIERS PER MNBC SEC. 707
 HORIZONTAL ASSEMBLIES PER MNBC SEC. 711

SEE SHEET ??? FOR TYPICAL PENETRATION DETAILS IN FIRE RATED ASSEMBLIES

ALL JOINTS (FLOOR, CEILING OR STRUCTURE, AND WALL TO STRUCTURE SHALL BE SEALED TO MEET FIRE RATING REQUIREMENTS)

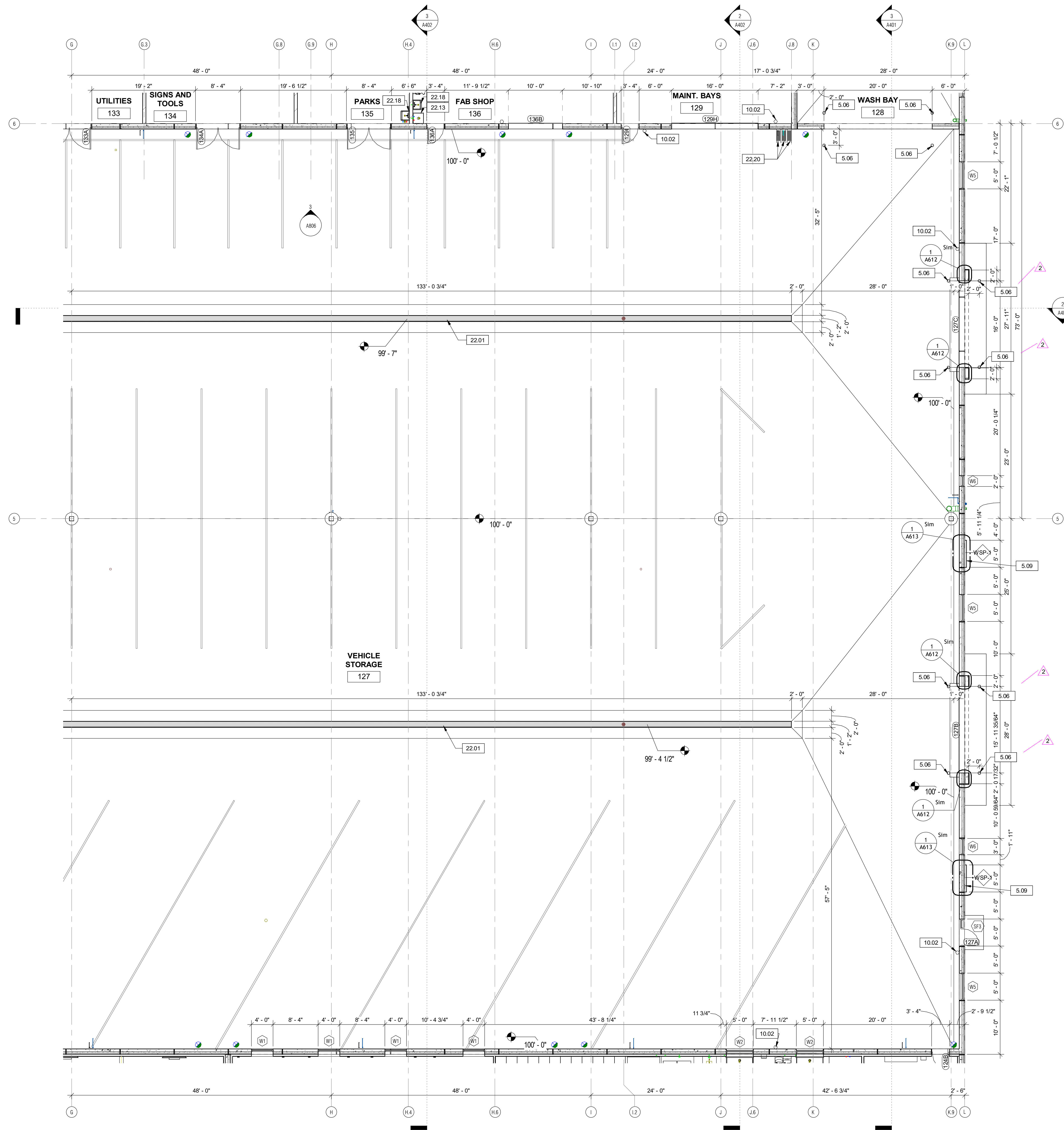
SYMBOLS

XXXX	KEYNOTE
XX	WALL TAG - SEE A801
XXX	DOOR TAG - SEE A802
XX	WINDOW TAG - SEE A802



1 ENLARGED V.S. PLAN 1
 1/8" = 1'-0"

No.	Date	Description
2	03/10/2026	BP1-ADD-03



KEYNOTES	
5.06	6" DIA. EXTERIOR STEEL BOLLARDS FILLED WITH CONCRETE, AND BOLLARD COVER- SEE DETAIL
5.09	DECORATIVE METAL PANEL WITH CUSTOM PERFORATION
10.02	SURFACE-MOUNT FIRE EXTINGUISHER, 4'-0" MAX MOUNTING HEIGHT - WALL MOUNT AT PRECAST WALL AND CMU WALL, RECESSED AT STUD FRAMED WALL
22.01	PRE-FABRICATED TRENCH DRAIN ASSEMBLY, 12"x4" DRAIN WIDTH MAX. COORDINATE WITH STRUCTURAL AND MECHANICAL DETAILS - SEAL ALL CONSTRUCTION JOINTS. SEE A602 FOR DETAILS
22.13	JANITOR MOP SINK, ADD FRP PANELS WHERE ADJACENT WALLS ARE NOT BLOCK - SEE MECHANICAL FOR DETAILS/NOTES
22.18	UTILITY SINK - SEE MECHANICAL FOR DETAILS/NOTES
22.20	WALL MOUNTED REEL - SEE MEP

FIRE RATED WALLS:

----- 1HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY
 ----- 2 HR RATED FIRE BARRIER/HORIZONTAL ASSEMBLY

ALL FIRE BARRIER WALLS TO BE MARKED AND IDENTIFIED PER SEC. 707.3. FIELD VERIFY WITH ARCHITECT/OWNER LOCATION AND COLOR

GENERAL NOTES:

PLAN NOTES ARE TYPICAL FOR ALL BUILDING PLANS. SOME NOTES MAY NOT BE LOCATED ON ONE PLAN VIEW, BUT ARE STILL APPLICABLE WITHIN THE PROJECT

FIRE BARRIERS PER MNBC SEC. 707
 HORIZONTAL ASSEMBLIES PER MNBC SEC. 711

SEE SHEET ??? FOR TYPICAL PENETRATION DETAILS IN FIRE RATED ASSEMBLIES

ALL JOINTS (FLOOR, CEILING OR STRUCTURE, AND WALL TO STRUCTURE SHALL BE SEALED TO MEET FIRE RATING REQUIREMENTS)

SYMBOLS

XXXX	KEYNOTE
(XX)	WALL TAG - SEE A801
(XXX)	DOOR TAG - SEE A802
(XX)	WINDOW TAG - SEE A802

1 ENLARGED V.S. PLAN 2
 1/8" = 1'-0"

NOTES:
 BID PACK 01 - 2/11/2026

PROJECT NAME:
LINO LAKES PUBLIC WORKS
 CITY OF LINO LAKES

1180 MAIN ST. LINO LAKES, MN 55014

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Thomas Stummelt*
 SIGNATURE:
 48038 08/04/2025
 LICENSE # DATE

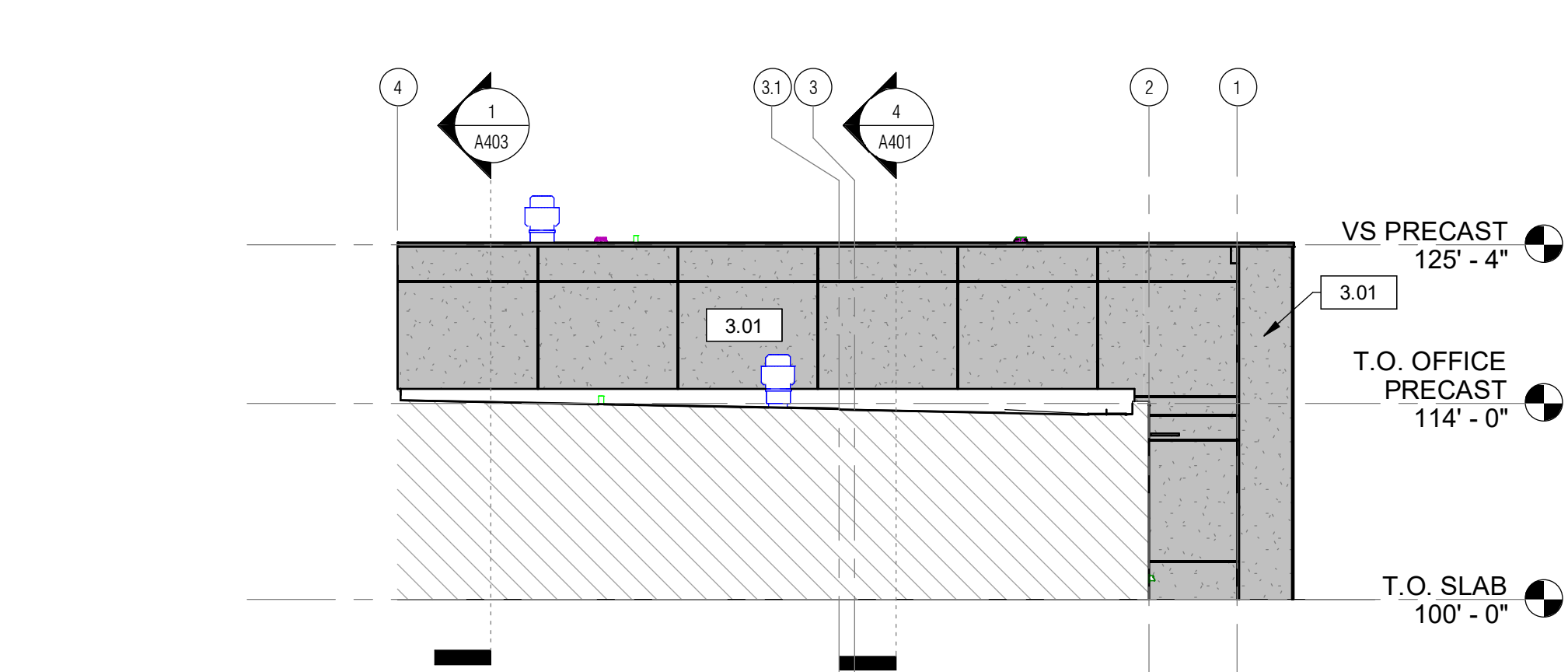
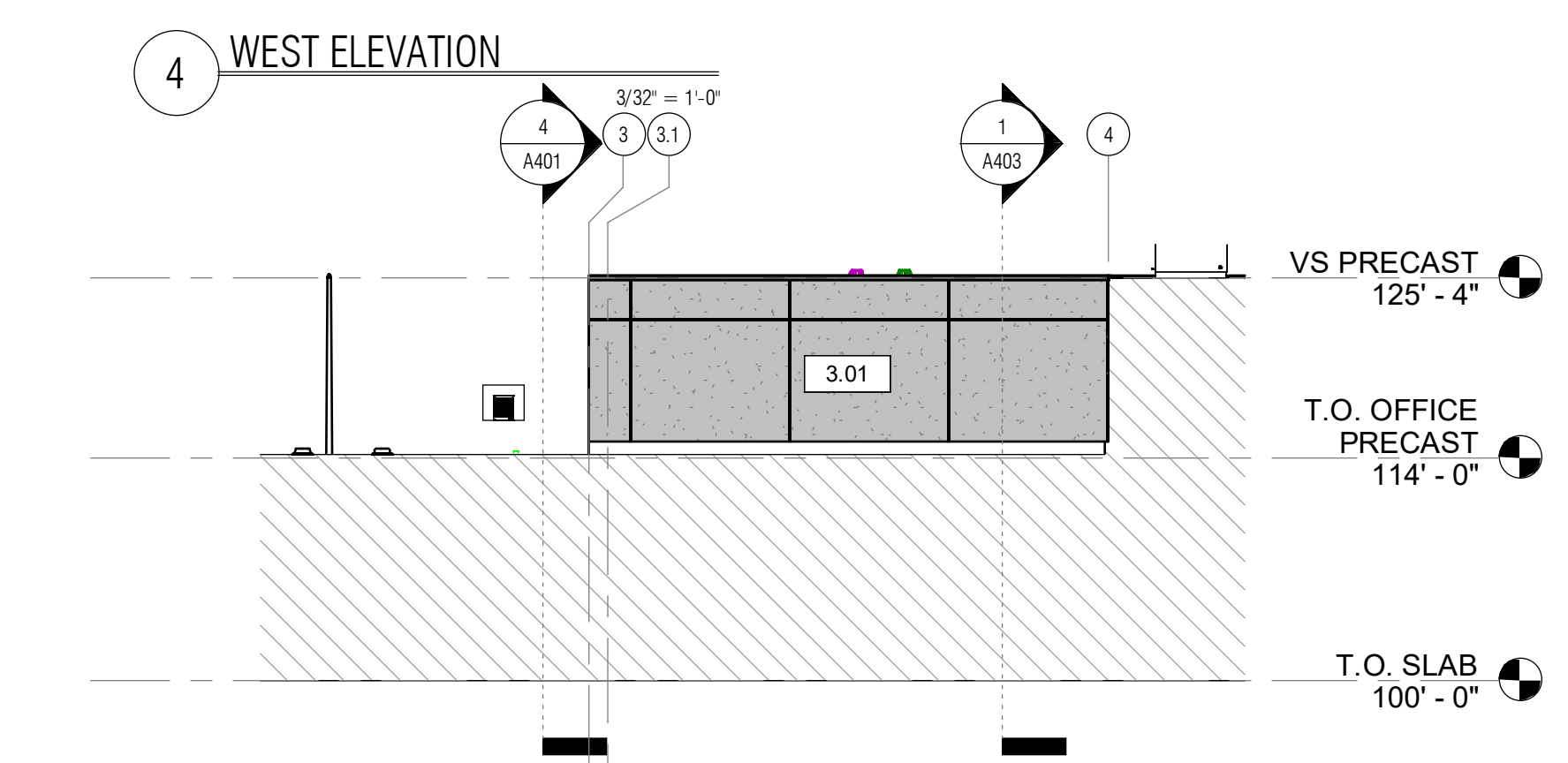
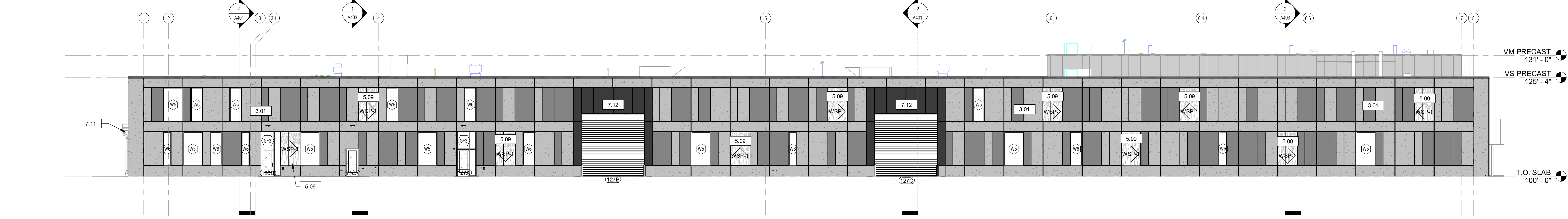
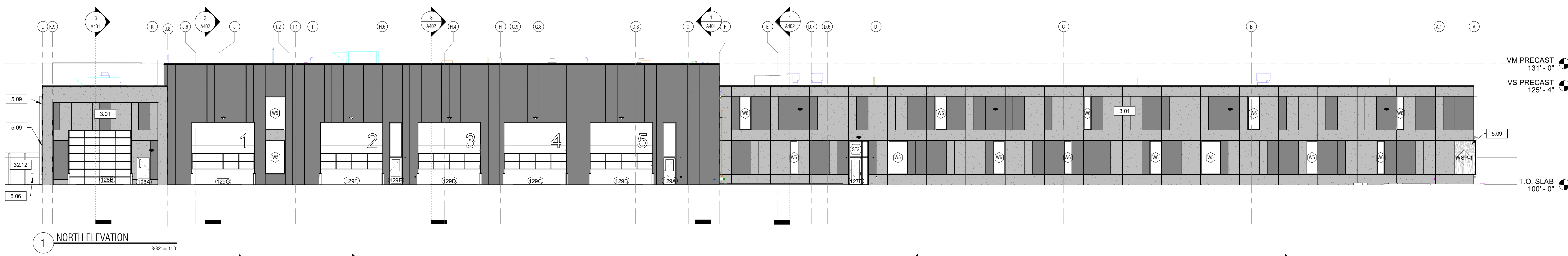
SHEET NAME:
BUILDING ELEVATIONS

REVISIONS:

No.	Date	Description
1	03/02/2026	BP1-ADD-01

25-02 08/04/2025
 PROJECT NUMBER DATE
 JLS / NC DSG / TRS
 DRAWN BY CHECKED BY

SHEET NO:
A301



MATERIALS BY ELEVATION

MATERIAL	NORTH FACE	EAST FACE	SOUTH FACE	WEST FACE
PRECAST CONCRETE - ACID ETCH CLASS 1	39%	59%	65%	43%
PRECAST CONCRETE - EXPOSED AGGREGATE CLASS 1	52%	24%	19%	41%
DECORATIVE METAL PANEL - WEATHERING STEEL CLASS 1	1%	5%	5%	5%
PREFAB ALUMINUM AWNING - WOOD LOOK CLASS 2	-	-	1%	-
FIBER CEMENT PANEL - BLACK CLASS 3	-	4%	-	5%
GLASS, DOORS, GARAGE DOORS CLASS 2	8%	8%	10%	6%

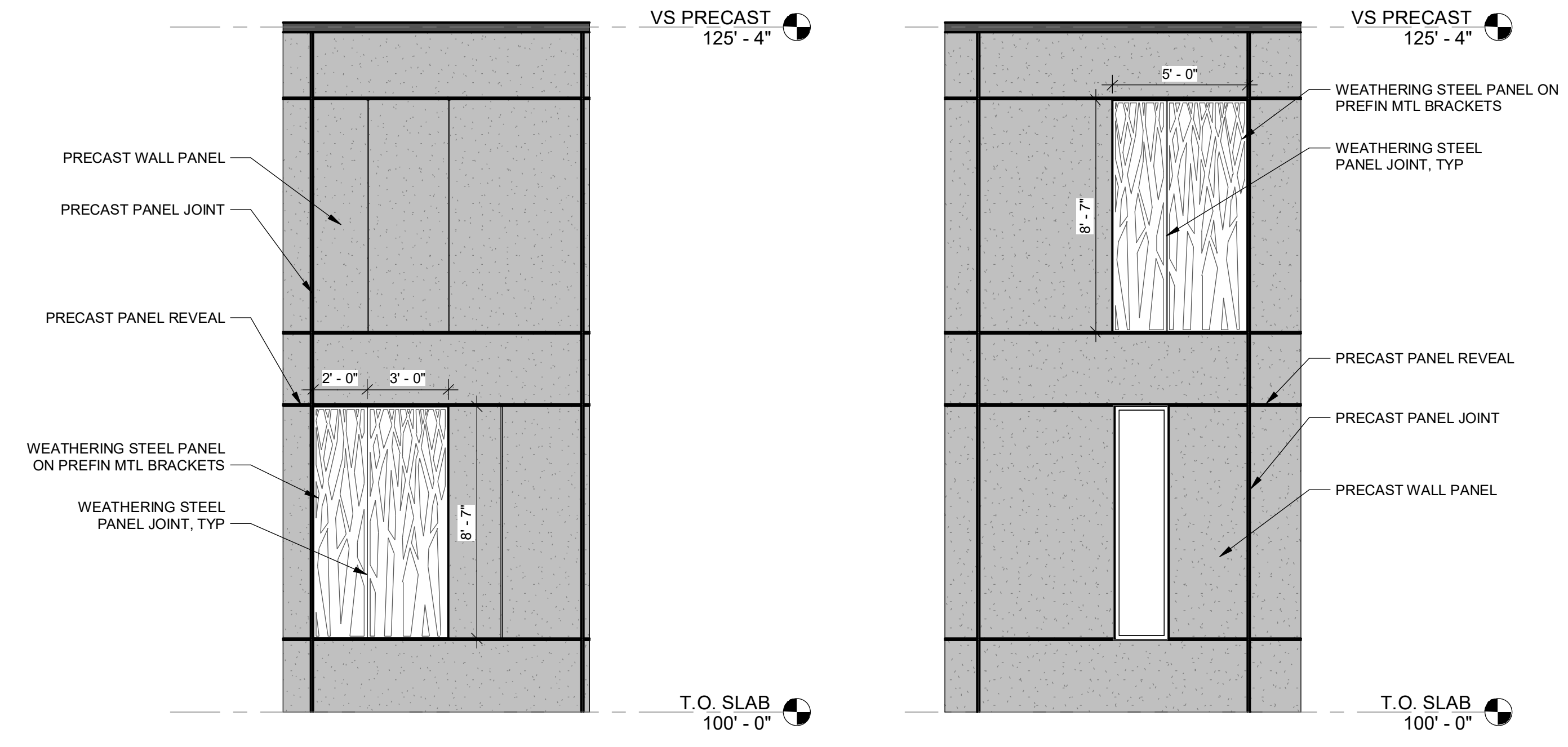
KEYNOTES

3.01	PRECAST CONCRETE INSULATED WALL PANELS - SEE SHEETS A806 AND A807 FOR FINISH INFORMATION AND DETAIL
5.06	6" DIA. EXTERIOR STEEL BOLLARDS FILLED WITH CONCRETE, AND BOLLARD COVER - SEE DETAIL
5.09	DECORATIVE METAL PANEL WITH CUSTOM PERFORATION
7.11	PREFIN MTL TWO-PIECE OPEN-FACED DOWNSPOUT - ALIGN WITH AND RETURN TO COLUMN
7.12	FIBER CEMENT PANEL SYSTEM
10.21	FULL HEIGHT 2' X 2' STEEL LOCKERS WITH SLOPED TOP ON MANUF ZEE BASE
26.04	EXTERIOR POLE MOUNTED LIGHT ELECTRICAL
26.05	WALL- MOUNTED LIGHT FIXTURE - SEE ELECTRICAL
32.12	SCREEN WALL ASSEMBLY. SEE A002 FOR ASSEMBLY

DECORATIVE PANEL SCHEDULE

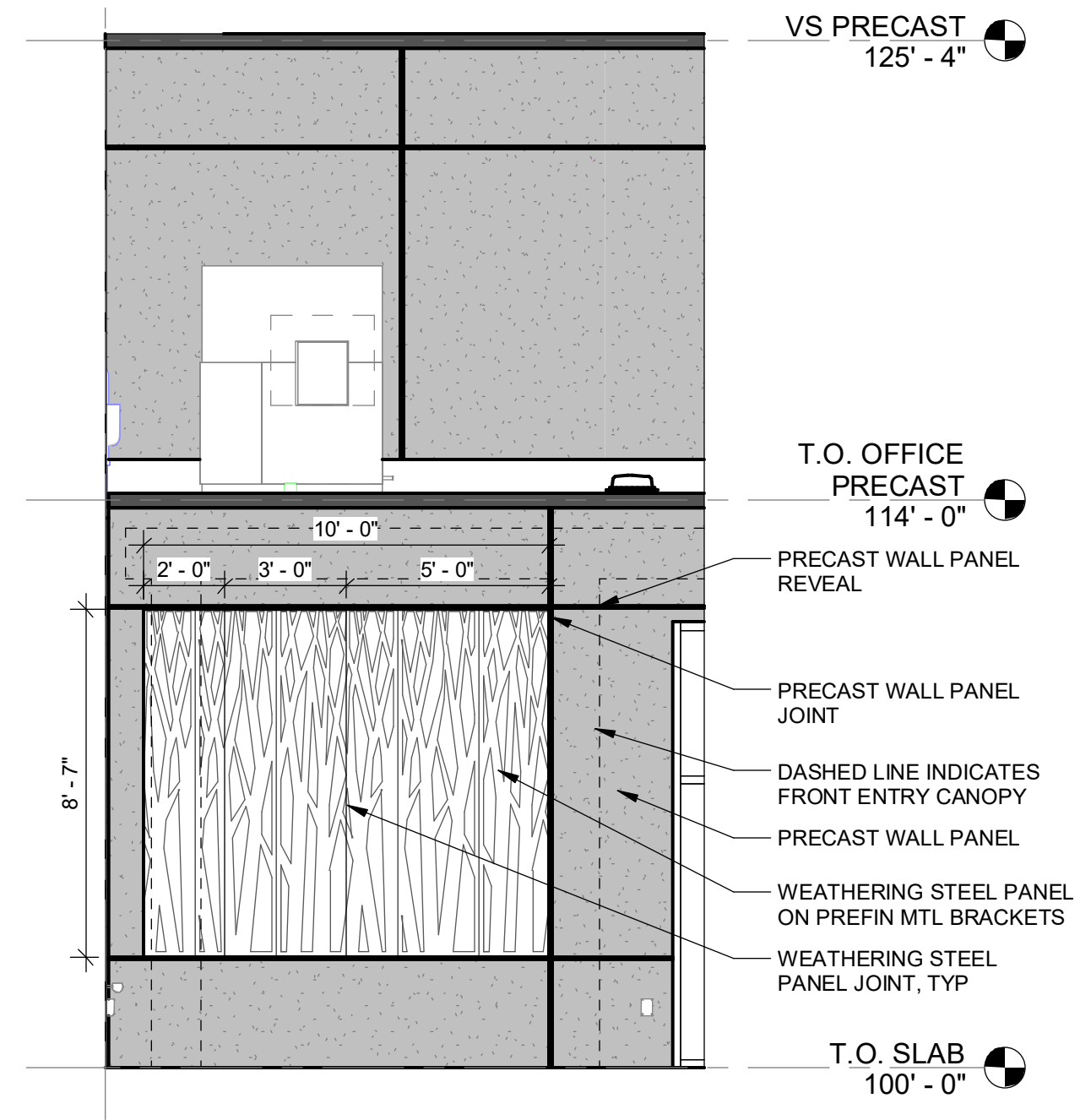
REVISIONS:

No.	Date	Description

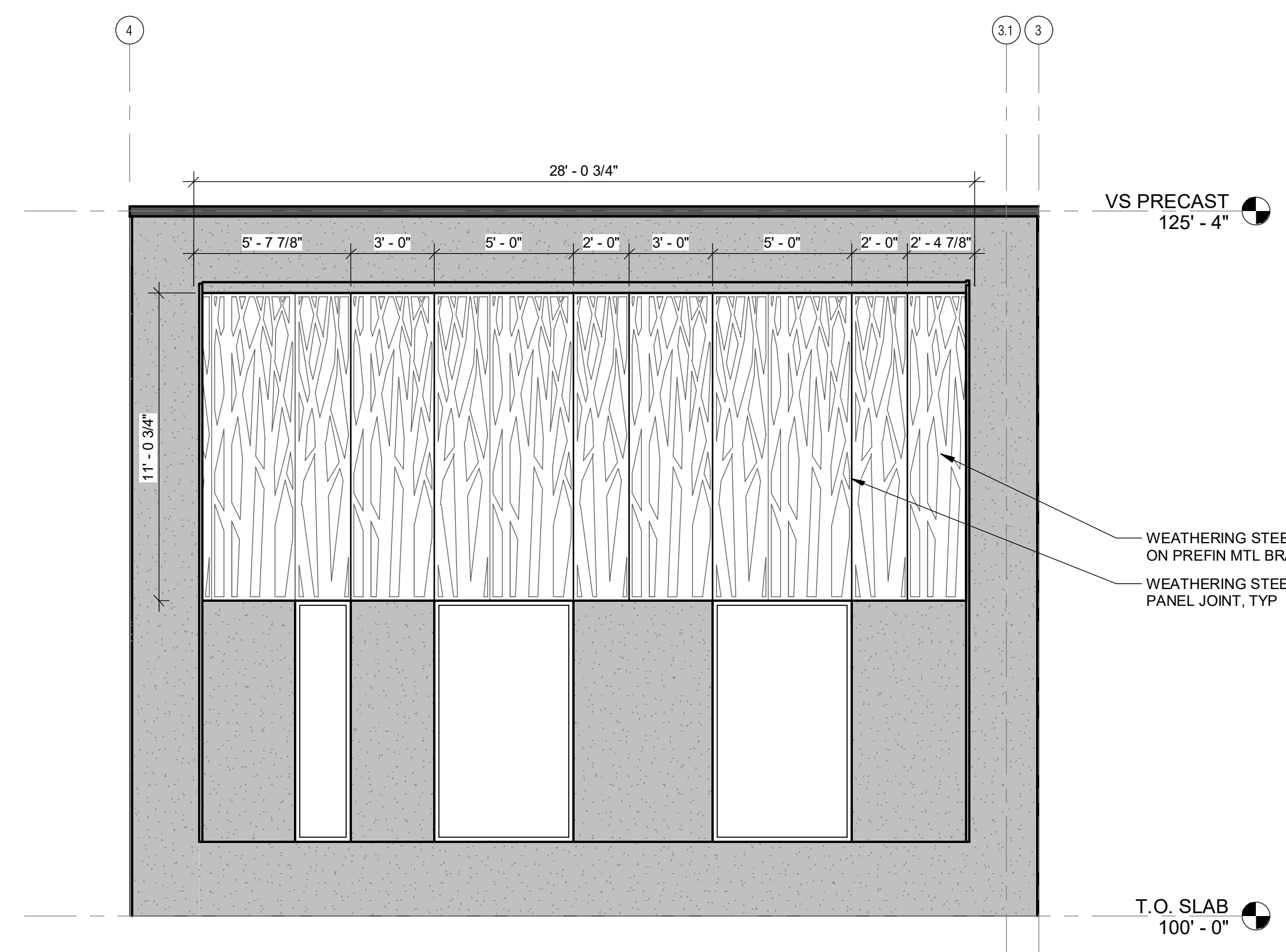


1 LOWER WEATHERING STEEL PANEL, TYP
WSP-1 1/4" = 1'-0"

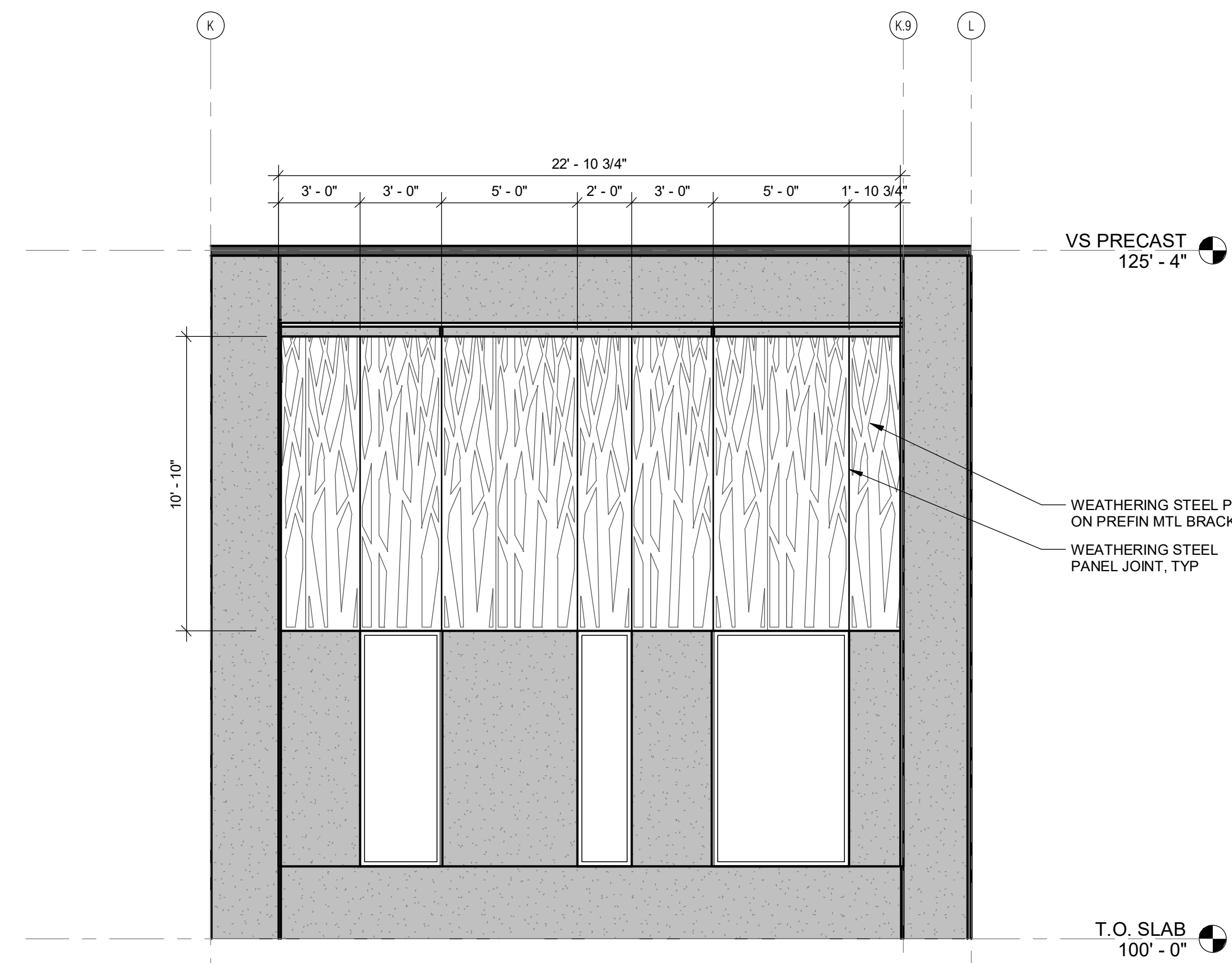
2 UPPER WEATHERING STEEL PANEL, TYP
WSP-1 1/4" = 1'-0"



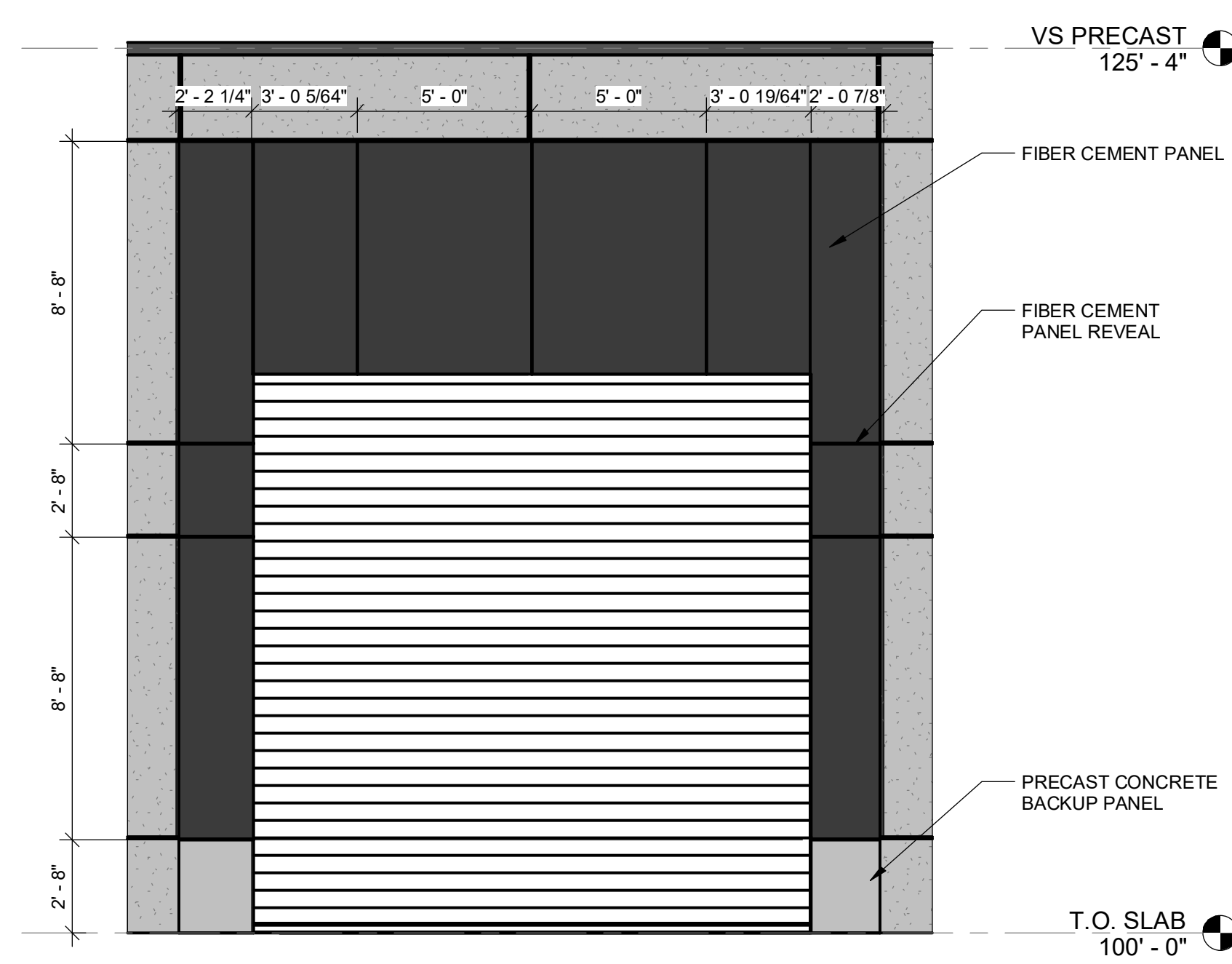
3 WEATHERING STEEL PANEL @ ENTRY
WSP-02 1/4" = 1'-0"



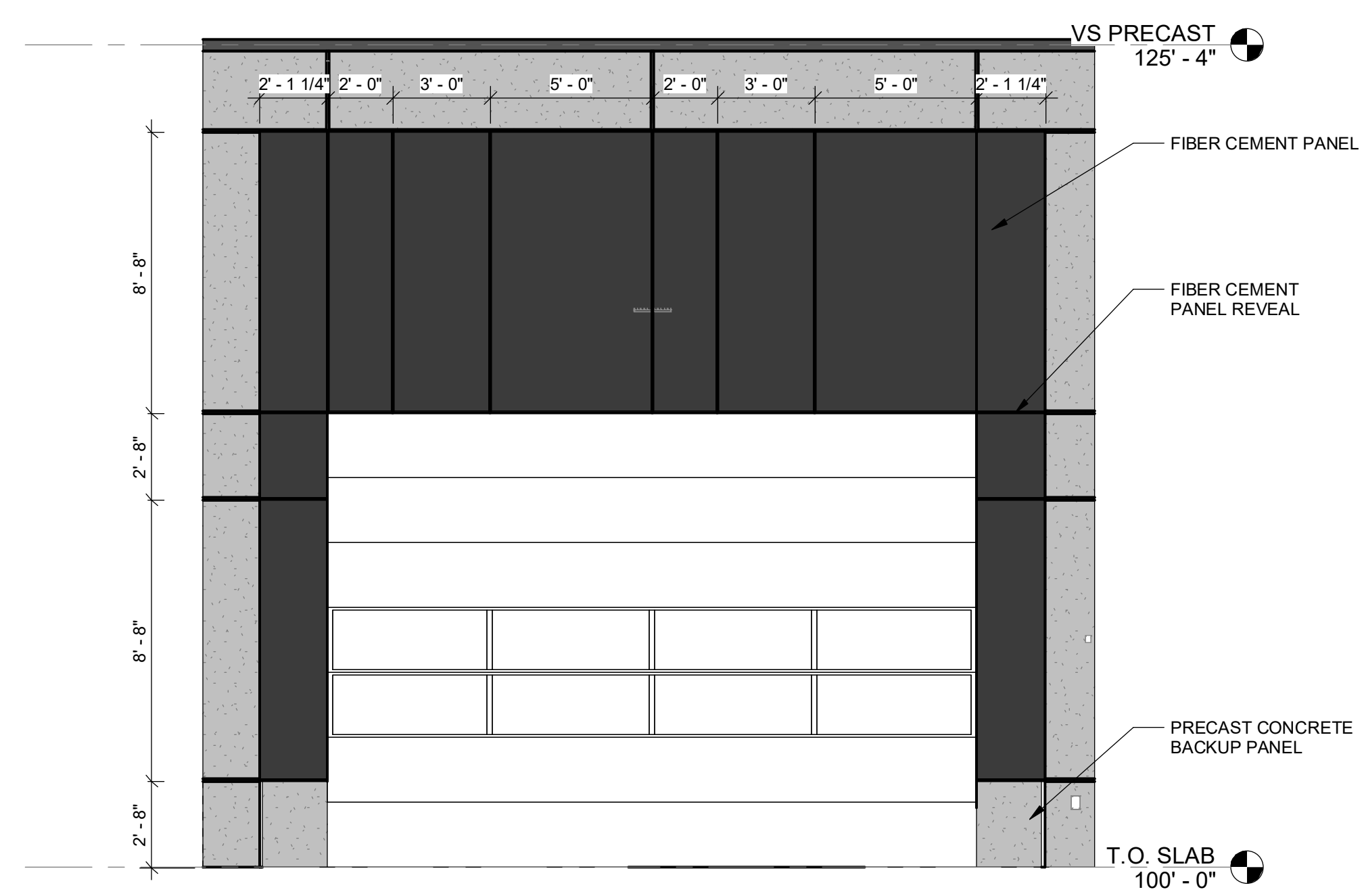
4 WEATHERING STEEL PANELS @ COMMUNITY ROOM
1/4" = 1'-0"



5 WEATHERING STEEL PANEL @ MULTIPURPOSE ROOM
1/4" = 1'-0"



6 FIBER CEMENT PANELS @ OH DOORS
1/4" = 1'-0"



7 FIBER CEMENT PANELS @ OH DOORS
1/4" = 1'-0"