



CITY COUNCIL AGENDA

Monday, April 27, 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. **Council Chambers (not televised)**

- A. Call to Order and Roll Call
- B. Setting the Agenda: Addition or Deletion of Agenda Items
- C. Utility Company Tree Trimming Project, Juila Nelson
- D. Review Regular Agenda
- E. 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

- A. *Oath of Police Service* - Police Officers Kayla McKinney, Colton Timmons and David Staigerwald

PUBLIC COMMENT

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

1. Consent Agenda

- A. Approval of Expenditures for April 27, 2026 (Check No. 124827 through 124913) in the Amount of \$623,638.35
- B. Approval of March 30, 2026, City Council Special Work Session Minutes

- C. Approval of April 13, 2026, City Council Work Session Minutes
- D. Approval of April 13, 2026, City Council Meeting Minutes
- E. Approval of Exempt Gambling Permit, Lino Lakes Lions
- F. Hiring of Part-Time Staff for the Rookery Activity Center
- G. Adopt Resolution No. 26-54, Approving Site Improvement Performance Agreement for O'Reilly Auto Parts at Java Lino Lakes 2nd Addition
- H. Approval of Resolution No. 26-62, Purchase of Mobile Post Lifts for Public Works Facility

2. Finance Department Report

- A. Approval of Resolution 26-59 Awarding the Sale of General Obligation Bonds, Series 2026A, in the Original Aggregate Principal Amount of \$8,355,000; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment, Tracy Thoma
- B. Approval of Resolution No. 26-63 Authorizing the Execution and Delivery of a Ground Lease, Lease-purchase agreement, and Related Documents with the Lino Lakes Economic Development Authority, 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. 26-55, Approving Grading Agreement for Peltier Ponds, Diane Hankee
- B. 24 Century Trail, Diane Hankee
 - i. Waive full reading, provide Second Reading and Adopt Ordinance No. 03-26, Vacating Drainage Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North
 - ii. Resolution No. 26-56, Approving Summary Publication of Ordinance No. 03-26
- C. Resolution No. 26-58, Accepting Quotes, and Awarding a Construction Contract, 2026 Seal Coat and Crack Fill Project, Diane Hankee
- D. Resolution No. 26-57, Authorize the Preparation of Plans and Specs, Production Well

No. 7, Justin Williams

E. Wilkinson Waters Addition, Katie Larsen

- i. Approval of Resolution No. 26-60 for PUD Final Plan/Final Plat
- ii. Approval of Resolution No. 26-61 for Development Agreement

8. Unfinished Business

9. New Business

10. Notices and Communications

- A. Economic Development Authority (EDA) Meeting, immediately following the Council Meeting this evening, in the Council Chambers.
- B. Park Board Meeting, Tuesday, April 28, 2026, at 6:30 p.m. at City Hall in the Police Workroom.

ADJOURNMENT



Expenditures

April 27, 2026

Check #124827 to #124913

\$623,638.35

Significant Disbursements this Period:

- Anoka County Property Records - \$102,921.00 – 2026 Assessment Contract

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 124827 - 124913

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
04/10/2026	124827	AFSCME COUNCIL #5	Remittance Check	505.76
04/10/2026	124828	INTERNATIONAL UNION OF OPERAT	Remittance Check	665.00
04/10/2026	124829	LAW ENFORCEMENT LABOR SERVICE	Remittance Check	1,606.00
04/16/2026	124830	CONNEXUS ENERGY	ELECTRICITY	7,071.77
04/16/2026	124831	MENARDS - FOREST LAKE	GORILLA GLUE	9.34
04/16/2026	124832	ROBERT & DENISE MCNEAL	RIGHT OF WAY ACQUISITION, OTTER LAKE RD	30,000.00
04/27/2026	124833	AARP	APRIL AARP CLASS 2026	130.00
04/27/2026	124834	AFLAC	APRIL 2026 INSURANCE PREMIUMS	322.68
04/27/2026	124835	AKER DOORS, INC.	SERVICE CALL REPAIR STREET SHED DOOR	209.00
			DOOR OPENER REPLACEMENT- STREETS SHED	1,535.00
				1,744.00
04/27/2026	124836	ALLIED OIL & TIRE COMPANY	55 GALLON DRUMS OF DEF FLUID (2)	456.50
04/27/2026	124837	ANOKA COUNTY PROPERTY RECORDS	2026 ASSESSMENT CONTRACT	102,921.00
04/27/2026	124838	ASPEN MILLS, INC.	UNIFORM ALLOWANCE - K. KRAEMER	140.93
			UNIFORM ALLOWANCE - G. STREATER	123.50
			DEPT EXP - REPATCHING	66.00
			DEPT EXP - NEW HIRE ISSUED UNIFORM	70.00
			DEPT EXP - NEW HIRE ISSUED UNIFORM	70.00
			DEPT EXP - NEW HIRE ISSUED UNIFORM	170.96
			UNIFORM ALLOWANCE - A. NG	177.94
				819.33
04/27/2026	124839	AVON BUSINESS FORMS & PROMOTI	#10 ENVELOPES	426.63
04/27/2026	124840	BENEFIT EXTRAS, INC.	MARCH 2026 COBRA ADMIN FEES	113.00
04/27/2026	124841	BUSINESS ESSENTIALS	KITCHEN TOWELS	45.15
04/27/2026	124842	CENTENNIAL SCHOOL DISTRICT 12	ADULT TRIPS GUYS & DOLLS AT CHANHASSEN,	990.00
04/27/2026	124843	CENTENNIAL UTILITIES	NATURAL GAS	8,132.61
			2ND QTR 2026 UTILITIES	618.94
				8,751.55
04/27/2026	124844	CENTURYLINK	TELEPHONE - ROOKERY POOL EMERGENCY PHON	146.96
			TELEPHONE - ROOKERY FIRE PROTECTION EQU	69.69
			TELEPHONE - CIVIC COMPLEX FIRE PROTECTI	70.78
				287.43
04/27/2026	124845	CENTURYLINK	TELEPHONE	106.84
04/27/2026	124846	CHRIST, ARIA	REIMBURSEMENT - NOTARY FEE	20.52
04/27/2026	124847	CITY OF BLAINE	2ND QTR 2026 UTILITIES	5,033.28
04/27/2026	124848	COLLINS ELECTRICAL CONSTRUCTI	TROUBLESHOOT PARKING LOT LIGHTS	361.00
04/27/2026	124849	COMCAST	APRIL INTERNET FIRE STATION 2	212.75
			PHONE & INTERNET SERVICES	77.35
				290.10

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04/27/2026	124850	CORE & MAIN LP	HYDRANT EXTENSIONS (4)	5,111.00
			WATER METERS	5,275.69
				<u>10,386.69</u>
04/27/2026	124851	CUSTOM FIRE APPARATUS, INC.	PTO WATER SEAL #629	419.26
04/27/2026	124852	DACOTAH PAPER CO.	COMPOSTABLE CAN LINERS	265.06
04/27/2026	124853	DAVID FEDT	UB refund for account: 011968-000	222.02
04/27/2026	124854	DELL MARKETING LP	LAPTOP - SCHLUETER	1,309.20
04/27/2026	124855	DEM-CON COMPANIES, LLC	PUBLIC WORKS DISPOSAL	419.64
04/27/2026	124856	EARL F. ANDERSEN	REPLACEMENT STREET NAME PLATES	216.37
04/27/2026	124857	EHLERS AND ASSOCIATES	MARCH HOURLY SERVICES - K. HORN	14,885.00
04/27/2026	124858	ELECTRO WATCHMAN, INC.	REPLACE MONITORING SYSTEM BATTERIES	285.30
04/27/2026	124859	EMERGENCY APPARATUS MAINTENAN	#620 ENGINE 4 MAINTENANCE	4,607.35
			#629 ENGINE 1 MAINTENANCE	8,043.51
			#630 ENGINE 2 MAINTENANCE	2,168.15
			NFPA PUMP TEST #630 ENGINE 2	325.00
			#630 ENGINE 2 MAINTENANCE	2,588.83
				<u>17,732.84</u>
04/27/2026	124860	EMERGENCY TECHNICAL DECON	TURNOUT GEAR CLEANING	604.50
04/27/2026	124861	ENDURANCE FITNESS OF MN, LLC	Q1 2026 REVENUE SHARE	3,573.75
04/27/2026	124862	FACTORY MOTOR PARTS COMPANY	FUEL FILTER #506	45.41
			WHEEL WEIGHTS (STOCK)	50.32
			CIVIL SIREN BATTERY- LILAC ST	88.62
			ULV TRANSMISSION FLUID	131.04
			STOCK FILTERS	101.83
			STOCK FILTERS	21.95
				<u>439.17</u>
04/27/2026	124863	FINANCE & COMMERCE, INC.	PUBLIC NOTICE - BIRCH ST SEWER XING BID	297.16
04/27/2026	124864	FITNESS MACHINE TECHNICIANS	TREADMILL REPAIR	237.50
04/27/2026	124865	GREAT LAKES SALT COMPANY	TREATED ROAD SALT	8,506.28
04/27/2026	124866	HAWKINS, INC.	POOL CHEMICALS	662.33
			CHLORINE CYLINDERS	150.00
			WATER TREATMENT CHEMICALS	12,144.97
				<u>12,957.30</u>
04/27/2026	124867	HKGI	LANDSCAPE CODE UPDATES	1,705.00
04/27/2026	124868	INTERSTATE POWER SYSTEMS, INC	GENERATOR INSPECTION - CITY HALL	947.96
			GENERATOR INSPECTION - FIRE STATION 1	638.23
			GENERATOR INSPECTION - LIFT STATION 2	420.00
			GENERATOR INSPECTION - LIFT STATION 14	635.00
			GENERATOR INSPECTION - PUBLIC WORKS	695.00
			GENERATOR INSPECTION - LIFT STATION 5	420.00
				<u>3,756.19</u>

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04/27/2026	124869	INTOXIMETERS, INC.	BREATH TESTING STRAWS	96.00
04/27/2026	124870	J & R LARSON	HYDRANT METER RENTAL REFUND	270.00
04/27/2026	124871	Jason Spitzer	2nd Qtr 2024 Stipend	150.00
04/27/2026	124872	KATIE LARSEN	MILEAGE REIMBURSEMENT - K. LARSEN	758.40
04/27/2026	124873	LAKE TO LAKE CONSTRUCTION	ST ESCROW CLOSURE - 2245 TELE DR PORCH	246.00
04/27/2026	124874	LANDFORM	MAIN ST CPA	625.25
04/27/2026	124875	LEAST SERVICES/COUNSELING, LL	MONTHLY RETAINER FEE	180.00
04/27/2026	124876	LRS	TOILET RENTAL - SUNRISE PARK	65.00
			TOILET RENTAL - LINO PARK	65.00
			TOILET RENTAL - TOWER PARK	18.58
			TOILET RENTAL - CITY HALL PARK	65.00
			TOILET RENTAL - BIRCH PARK	65.00
				278.58
04/27/2026	124877	LUNAS, CHAD	REIMBURSEMENT - NOTARY FEE	20.52
04/27/2026	124878	MACQUEEN EQUIPMENT, INC.	STREET SWEEPER RADIATOR & MAIN BROOM BE	3,448.97
			AC CONDENSOR #252	2,246.54
				5,695.51
04/27/2026	124879	MANSFIELD OIL COMPANY	1,999 GALLONS GASOLINE, 999 GALLONS DIE	11,843.62
04/27/2026	124880	MARIAM CHOHAN	TOBACCO LICENSE REFUND	250.00
04/27/2026	124881	MEG SAWYER	MILEAGE REIMBURSEMENT	124.70
04/27/2026	124882	MENARDS - BLAINE	TILE GROUT	56.55
04/27/2026	124883	MENARDS - FOREST LAKE	FLASHLIGHT	7.49
04/27/2026	124884	MET COUNCIL ENVIRONMENTAL SER	MAR 2026 SAC	54,123.30
04/27/2026	124885	METRO SALES INCORPORATED	CITY HALL WIDE COPIER	43.51
			ROOKERY COPIER	485.64
			PUBLIC WORKS COPIER	102.89
				632.04
04/27/2026	124886	MIDWAY FORD COMPANY	AIR INTAKE HOSE #307	69.94
04/27/2026	124887	MINNESOTA FIRE SERVICE CERTIF	HAZMAT TESTING FEES	150.00
04/27/2026	124888	MN DEPARTMENT OF HEALTH	1ST QTR 2026 WATER CONNECTION FEE	22,642.00
04/27/2026	124889	MNSPECT, LLC	MARCH PLAN REVIEW 2026	1,687.50
04/27/2026	124890	NORTHERN TOOL COMMERCIAL ACCO	IMPACT SOCKET SET	42.71
04/27/2026	124891	O'REILLY AUTOMOTIVE STORES	BATTERY WARRANTY AND UPGRADE # 307	39.81
			OIL FILTER #270	4.90
				44.71
04/27/2026	124892	PERFORMANCE PLUS LLC	PRE-EMPLOYMENT ASSESSMENT	471.00
04/27/2026	124893	PLUNKETT'S PEST CONTROL INC.	GENERAL PEST CONTROL FOR MARSHAN PARK B	755.14
04/27/2026	124894	PRESS PUBLICATIONS, INC.	PHN - LYNGBLOMSTEN PUD #4	67.80
			PHN 24 CENTURY TRL EASEMENT VACATION	108.48
			CAMP PACKAGE AD AND DIGITAL BOOST	350.00
			CAMP PACKAGE AD	100.00

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			CAMP PACKAGE AD	100.00
			ASSESSMENT & CLASSIFICATION OF PROPERTY	61.02
				<u>787.30</u>
04/27/2026	124895	PRIMARY PRODUCTS COMPANY	EMS GLOVES	62.50
04/27/2026	124896	QUADIENT FINANCE USA, INC.	POSTAGE MACHINE POSTAGE	1,000.00
04/27/2026	124897	QUADIENT LEASING USA, INC.	POSTAGE MACHINE LEASE	527.04
04/27/2026	124898	R.M. COTTON, LLC	BOILER REPLACEMENT - CIP	38,776.00
04/27/2026	124899	REHBEINS BLACK DIRT	BLACK DIRT	76.00
04/27/2026	124900	ROADKILL ANIMAL CONTROL	MARCH ROADKILL PICKUP SERVICES	129.00
04/27/2026	124901	SAFE-FAST, INC.	GLOVES	482.64
04/27/2026	124902	STREICHER'S, INC.	SHOULDER PATCHES, ROCKERS, ART WORK	3,205.00
			PATCHES, SERGEANT STRIPES	450.00
				<u>3,655.00</u>
04/27/2026	124903	SYMBOLARTS LLC	UNIFORM ALLOWANCE X5, BADGES	2,200.00
04/27/2026	124904	TRAUT COMPANIES	TEST WELL 7B - TESTING	1,220.00
04/27/2026	124905	TYME PROPERTIES LLC - TRUST A	LT ESCROW CLOSURE OTTER CROSSING SOUTH	50,000.00
			LT ESCROW CLOSURE OTTER CROSSING 2ND	23,591.71
				<u>73,591.71</u>
04/27/2026	124906	U.S. BANK	RIFLE CASE FOR PEPPERBALL	84.82
			LAPTOP STAND, WRIST REST, HAND SANITIZE	56.95
			WIRELESS KEYBOARD/MOUSE, FOOTREST	46.83
			TABLECLOTHS, TABLE PICS & RUNNERS	55.26
			PRINTER, TONER	428.28
			UNIFORM ALLOWANCE - A. HALVERSON	144.99
			DESK MAT, ADAPTER & HDMI CABLES	54.17
			PEPPERBALL PODS	11.93
			ADMINISTRATION MARCH CELL PHONE BILL	202.12
			COMM DEVELOPMENT MARCH CELL PHONE BILL	50.53
			CITY COUNCIL MARCH CELL PHONE BILL	193.01
			FIRE MARCH CELL PHONE BILL	486.66
			POLICE MARCH CELL PHONE BILL	2,097.50
			ROOKERY MARCH CELL PHONE BILL	45.48
			TUITION - M. SCHLUETER	150.00
			CAREER FAIR SUPPLIES, REFRESHMENTS FOR	171.80
			UNIFORM ALLOWANCE - I. SIMON	540.55
			GUN PERMIT CARDS	141.11
			CATCH POLE	169.90
			UNIFORM ALLOWANCE - I. SIMON	158.57
			DEPT MTG SUPPLIES	23.67
			POSTAGE-BADGE SAMPLES/ADAPTER	20.80
			DEPT MTG SUPPLIES	41.64
			EXTERIOR BULBS	89.09
			FAUCET SOLENOID	112.24

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			STAINLESS STEEL CLEANER	21.04
			SWIVEL BOLTS	15.34
			POOL VAC PART	59.95
			DOOR HANGERS	56.83
			FLASH DRIVE	11.69
			OFFICE CHAIR	124.80
			KNEE PADS (3)	74.07
			ENGINE COOLANT HEATER	159.87
			GATE OPENER (4)	99.80
			BIBS, GLOVES (5)	142.94
			TRAILER TAILGATE LIFT ASSIST SPRINGS (2	83.42
			HAND TOWELS (2)	104.72
			CAN LINERS (2)	95.98
			LABEL TAPE	10.89
			BROOM	16.14
			GLOVES	12.30
			ANT BAIT (3)	35.91
			OFFICE CHAIR	124.80
			SUPER GLUE, FLOOR PROTECTORS	40.95
			PENS (5), BINDER FOLDERS (2)	23.11
			WING CAMERA BRACKET #272	7.97
			HANGERS	21.24
			INDUSTRIAL V-BELT (2)	37.32
			LIGHT BULB CHANGER	67.99
			DISH SOAP	12.18
			GLOVES	17.98
			HAND SOAP	13.56
			BINDER	22.66
			TAYLOR TECHNOLOGIES POOL CHEMICAL	7.50
			CHARGER, KEYBOARD, MOUSE	27.48
			SIGN HOLDERS	33.18
			TOILET PAPER (2)	65.98
			WATER FOUNTAIN FILTERS, TAYLOR TECH POO	269.87
			LED LIGHTS	13.99
			COFFEE	37.29
			HYDRAULIC COUPLERS	123.90
			VEHICLE TABS #311	16.60
			TUITION - A. THORSON	540.00
			MONTHLY SUBSCRIPTION FOR COMMUNICATIONS	45.00
			TUITION - T. PAYNE	370.00
			ADULT AND PEDIATRIC FIRST AID CLASS	15.00
			BANDAGES	1.98
			CITY COUNCIL SPECIAL SESSION SUPPLIES	64.66
			CITY COUNCIL SPECIAL SESSION SUPPLIES	26.63
			FASTENING STRAPS	19.10
			OFFICE PAPER CUTTER	24.69
			EMS SUPPLIES	28.91
			MAGNETIC LATCHES	32.10
			APPARATUS CLEANING SUPPLIES	129.94
			TRAINING BOOKS	294.56

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			PRINTER PAPER	27.50
			FUEL FOR SMALL TOOLS	343.20
			NON-OXY FUEL	53.92
			MAINTENANCE SUPPLIES FOR MARSHAN BLDG	162.37
			WINDOW BLINDS FOR MARSHAN BLDG	46.48
			TUITION - M. REINEKE	300.00
			LODGING - M. REINEKE	150.33
			TUITION - A. HALVERSON	250.00
			TUITION -B. PETRIE	399.00
			TUITION - L. CLAYTON	161.60
			TUITION - C. TIMMONS	161.60
			TUITION - R. STRUB	161.60
			TUITION - I. SIMON	299.00
			5 GALLONS 5W40 ENGINE OIL #210	129.99
			INSECT SPRAY FOR CITY HALL	34.68
			PLUMBING PARTS FOR PRESSURE GAUGE	6.33
			DMT WALL BASE AND 3/8 IN BREAKER BAR	256.69
			BOILER LICENSE RENEWAL FEE - J. WILLIAM	20.00
			SEWER LICENSE RENEWAL - L. CHAPMAN	45.97
			SEWER LICENSE RENEWAL - J. WILLIAMS	45.97
			SEWER LICENSE FEE - L. RASKA	45.97
			FEBRUARY CAR WASHES	713.66
			SUPPLIES FOR EGG HUNT	300.82
			SUPPLIES FOR EGG HUNT	564.48
			CHILD WATCH CHECK-IN SOFTWARE MARCH FEE	129.00
			PROGRAM CHECK IN SOFTWARE MARCH FEE	129.00
			SUPPLIES FOR EGG HUNT	284.76
			SUPPLIES FOR EGG HUNT	74.78
			SUPPLIES FOR EGG HUNT	30.75
			MARCH UB STATEMENTS	1,282.69
			2026 MNGFOA MEMBERSHIP - T. THOMA	80.00
			IRS E-FILING	87.58
			PLAT RECORDING - ROW 4 OTTER LAKE RD	114.91
			PROPANE FOR FORKLIFT #809	68.53
			FUEL CARD HOLDERS	180.00
			BABYSITTER'S TRAINING CLASS (5)	210.00
			MONTHLY SUBSCRIPTION FEE	440.00
			EMS SUPPLIES	1,526.59
			EMS SUPPLIES	146.69
			EMS SUPPLIES	668.60
			EMS SUPPLIES	124.86
			FIREFIGHTER LICENSES	150.00
			FIREFIGHTER LICENSE	75.00
			NREMT LICENSES (3)	312.00
			COFFEE FOR EDAC MEETING	21.61
			REFUND FOR PROPANE #809	(3.29)
			MONITOR CABLE REFUND	(8.99)
			MONITOR CABLE REFUND	(8.99)
			SUPPLIES FOR ROYAL BALL - RETURNED	(104.33)
				<u>19,974.62</u>

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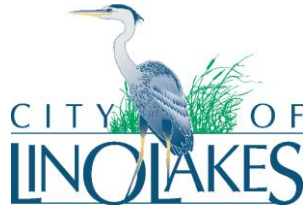
Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
04/27/2026	124907	U.S. BANK EQUIPMENT FINANCE	S1 & S2 COPIER/PRINTER	590.59
04/27/2026	124908	VERMONT SYSTEMS	SETUP/TRAINING TIME	31.25
04/27/2026	124909	WALTERS RECYCLING & REFUSE	DUMPSTER FOR PW CLEANUP	1,159.47
			TRASH & RECYCLING	301.70
			TRASH & RECYCLING	1,754.59
				3,215.76
04/27/2026	124910	WINNICK SUPPLY, INC.	STEEL FOR DUMPBOX REPAIR #627	28.73
04/27/2026	124911	WSB & ASSOCIATES, INC.	FEBRUARY HARVEST GRANGE PP	2,456.50
			FEBRUARY CHIPOTLE CLEARWATER COMMONS CU	292.75
			FEBRUARY JAVA LINO LAKES 2ND ADDITION	394.50
			FEBRUARY SHENANDOAH DRAINAGE FINAL DESI	3,662.50
			FEBRUARY 2026 REHAB PROJECT	3,598.25
			FEBRUARY 2026 PRIVATE UTILITY PERMITS	789.00
			FEBRUARY 2026 GENERAL ENGINEERING SERVI	8,290.58
			FEBRUARY 2026 PW UTILITY EXT	6,254.25
			FEBRUARY NW WATER SUPPLY FEASIBILITY ST	6,936.25
			FEBRUARY VALVOLUME CLEARWATER COMMONS S	2,429.25
			FEBRUARY PW FACILITY PLAN REVIEW	1,315.00
			FEBRUARY OTTER CROSSING SOUTH 2ND PP	1,458.00
			FEBRUARY TACO BELL OTTER CROSSING SOUTH	1,458.00
			FEBRUARY MARKET PL DR REALIGNMENT	3,533.50
			FEBRUARY WATER TREATMENT PLANT	32,204.25
			FEBRUARY 2025 STREET RECON & MUNICIPAL	11,023.50
			FEBRUARY NATURES REFUGE NORTH	263.00
			FEBRUARY WATERMARK 7TH ADDITION	131.50
			FEBRUARY 2025 BIRCH ST SANITARY SEWER	9,978.25
			FEBRUARY WATERMARK 8TH ADDITION	1,476.50
			FEBRUARY SLATER ADDITION	131.50
			FEBRUARY WILKINSON WATERS FP	3,579.25
			FEBRUARY JAVA PROPERTIES - LINO LAKES 2	131.50
			FEBRUARY OTTER LAKE RD EXT PROJ - ROW S	3,705.00
			FEBRUARY PELTIER PONDS PP	2,490.75
			FEBRUARY TEST WELL NO 7B	155.00
			FEBRUARY ALDI	131.50
			FEBRUARY OTTER CROSSING SOUTH	263.00
			FEBRUARY CLEARWATER COMMONS	526.00
			FEBRUARY WATERMARK PARK	342.00
			FEBRUARY GPS - GIS MISC	780.00
				110,180.83
04/27/2026	124912	XCEL ENERGY	ELECTRIC - STREET LIGHTS	4,933.89
			ELECTRIC	20,009.60
				24,943.49

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 124827 - 124913

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
04/27/2026	124913	ZIEGLER, INC.	FUEL FILTER #270	49.82
CKING TOTALS:				
Total of 87 Checks:				623,638.35
Less 0 Void Checks:				0.00
Total of 87 Disbursements:				623,638.35



Electronic Funds Transfer
MN Statute 471.38 Subd. 3

Council Meeting April 27, 2026

Transfer In/(Out)

4/3/2026 H.S.A. Employer Contribution	(6,499.84)
H.S.A. Employer Contribution	(208.33)
4/15/2026 Building Permit Surcharge	(3,595.67)
4/10/2026 Payroll #08	(222,272.71)
4/10/2026 Payroll #08 Federal Deposit	(63,408.30)
4/10/2026 Payroll #08 PERA	(34,710.82)
4/10/2026 Payroll #08 State	(14,522.84)
4/10/2026 Payroll #08 H.S.A. Bank Pretax	(4,372.44)
4/10/2026 Payroll #08 TASC Pretax	(2,080.58)
4/10/2026 Payroll #08 Mission Sq 457 Def. Comp #301596	(3,270.00)
4/10/2026 Payroll #08 Mission Sq Roth IRA #706155	(720.00)
4/10/2026 Payroll #08 MSRS HCSP #98946-01	(5,244.98)
4/10/2026 Payroll #08 MSRS Def. Comp #98945-01	(1,505.00)
4/10/2026 Payroll #08 MSRS Roth IRA #98945-01	(1,330.00)
4/14/2026 Transfer to FRB MM	500,000.00
4/20/2026 Sales & Use Tax	(6,183.00)

**Lino Lakes City Council
Special Work Session
Minutes**

DATE: March 30, 2026
TIME STARTED: 6:00 P.M.
TIME ENDED: 8:48 P.M.
LOCATION: Community Room
MEMBERS PRESENT: Mayor Rafferty Councilmembers Lyden, Nelson, Ruhland and Rennaker
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, Community Development Director Mike Grochala, Human Resources and Communications Manager Meg Sawyer, Public Services Director Rick DeGardner, Public Works Superintendent Justin Williams, Finance Director Tracy Thoma, Chief of Police Curt Boehme and Fire Chief Dan L'Allier.

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. Strategic Plan Review

The City Administrator reported that on March 2, 2026, the City Council received the results of the 2025 Polco National Community Survey. It is requested that the City Council review the results of the survey against the adopted Strategic Plan.

Facilitator Phil Kern led the discussion and update of the Strategic Plan including:

- Review of the Strategic Plan and Community Survey
- Prioritization Exercise
- Action Plan

4. Adjournment

Mayor Rafferty adjourned the meeting at 8:48 p.m.

These minutes were approved at the regular Council Meeting on April 27, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**Lino Lakes City Council
Work Session
Minutes**

DATE: April 13, 2026
TIME STARTED: 6:01 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 Administrator Karen Anderson, City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Environmental Specialist Thomas Hoffman, Public Works Superintendent Justin Williams, Finance Director Tracy Thoma, and Police Sergeant Nate Hamann.

1. Call to Order and Roll Call

Mayor Rafferty called the meeting to order at 6:01 p.m.

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

Council Member Nelson requested an opportunity to present a topic for future consideration.

The agenda was adopted as amended.

3. Review Regular Agenda

The City Council reviewed the regular meeting agenda for this evening.

The Environmental Specialist reported that as a Special Presentation, the Arbor Day Tree City USA Proclamation would be presented. This is the 37th year that Lino Lakes has been part of the Tree City program.

The Council discussed the street sweeper acquisition and acceptance of the RCWD grant scheduled for approval with the consent agenda.

Mayor Rafferty recognized Paul Kartman for his contributions to the City of Lino Lakes as a Paid On-Call Firefighter and member of the community.

The City Administrator stated that Mr. Kartman is being recommended for appointment to the Part-Time Firefighter position.

The City Council reviewed the Community Development items.

The City Engineer noted that the First Reading of Ordinance No. 03-26, Vacating Drainage Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North, would require a public hearing tonight.

4. **Future Agenda Item**

Council Member Nelson requested, and Council Member Rennaker seconded the request to add a discussion of the utility company tree trimming project in the Highland Meadows neighborhood.

This item will be scheduled for the next City Council Work Session on April 27, 2026.

5. **Adjournment**

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

These minutes were approved at the regular Council Meeting on April 27, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**LINO LAKES CITY COUNCIL
REGULAR MEETING
MINUTES**

DATE: April 13, 2026
TIME STARTED: 6:30 PM
TIME ENDED: 6:54 PM
LOCATION: City Council Chambers
MEMBERS PRESENT: Mayor Rafferty Councilmembers Lyden, Nelson, Ruhland and Rennaker
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Environmental Specialist Thomas Hoffman, Public Works Superintendent Justin Williams, Finance Director Tracy Thoma, and Police Sergeant Nate Hamann.
The meeting was called to order by Mayor Rafferty at 6:30 PM.

SETTING THE AGENDA

The agenda was approved as presented.

SPECIAL PRESENTATIONS

Mayor Rafferty issued the Arbor Day – Tree City USA Proclamation, declaring Friday, April 24, 2026, as Arobr Day in the City of Lino Lakes.

PUBLIC COMMENT

Mayor Rafferty opened the public comment period at 6:33 p.m.

No comments presented.

Mayor Rafferty closed the public comment period 6:33 p.m.

1. CONSENT AGENDA

- A. Approval of Expenditures for April 13, 2026 (Check No. 124696 through 124826) in the Amount of \$849,397.52
- B. Approval of March 23, 2026, City Council Work Session Minutes
- C. Approval of March 23, 2026, City Council Meeting Minutes
- D. Approval of April 6, 2026, Special City Council Meeting Minutes
- E. Approval of April 6, 2026, City Council Work Session Minutes

- F. Adopt Resolution No. 26-47, Approving Business Licenses for JP's Liquor, Wine, and Beer
- G. Adopt Resolution No. 26-52, Approving Acquisition of Certain Real Property, Parcel 5, Right of Way Plat No. 4, Otter Lake Road Improvement Project
- H. Approval of Resolution No. 26-53, Approval of CIP Amendment – Street Sweeper Acquisition and Acceptance of RCWD Grant

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

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

2. FINANCE DEPARTMENT REPORT

No Report

3. ADMINISTRATION DEPARTMENT REPORT

A. Appointment of Part-Time Firefighter

Motion to Approve the appointment of Paul Kartman to the Part-Time Firefighter position, at Step 3 of the wage scale for the Part-Time Firefighting position, with a start date of April 15, 2026.

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

4. POLICE DEPARTMENT REPORT

No Report

5. FIRE DEPARTMENT REPORT

No Report

6. PUBLIC SERVICES DEPARTMENT REPORT

No Report

7. COMMUNITY DEVELOPMENT REPORT

- A. Resolution No. 26-46 for Otter Crossing South 2nd Addition Preliminary Plat

Motion to Approve Resolution No. 26-46 for Otter Crossing South 2nd Addition Preliminary Plat.

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

- B. Ord. No. 03-26, Vacating Drainage Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North

Public Hearing

Mayor Rafferty opened the Public Hearing at 6:42 p.m.

No comments presented.

Mayor Rafferty closed the Public Hearing at 6:43 p.m.

Motion Waive Full Reading of Ordinance No. 03-26, Vacating Drainage Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North.

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

Motion to provide first reading for Ordinance No. 03-26, Vacating Drainage Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North.

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

- C. Resolution 26-50, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, Otter Lake Road Improvement Project

Motion to Approve Resolution 26-50, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, Otter Lake Road Improvement Project.

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

- D. Resolution No. 26-45, Authorizing Regional Solicitation Grant Application - Main Street Trail

Motion to Approve Resolution No. 26-45, Authorizing Regional Solicitation Grant Application - Main Street Trail.

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

8. UNFINISHED BUSINESS

No Report

9. NEW BUSINESS

No Report

10. NOTICES AND COMMUNICATIONS

- A. There is an Economic Development Authority (EDA) Meeting at 7:00 p.m., in the Council Chambers this evening.

ADJOURNMENT

Mayor Rafferty adjourned the meeting at 6:54 p.m.

These minutes were approved at the City Council Meeting on April 27, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

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

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE April 27, 2026

AGENDA ITEM: Approval of Exempt Gambling Permit, Lino Lakes Lions

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 applications:

- Raffle for the Lino Lakes Lions event on October 10, 2026.
- Raffle for the Lino Lakes Lions event on October 19, 2026.

RECOMMENDATION

Motion to acknowledge and approve the applications for an Exempt and Excluded Gambling Permit for the Lino Lakes Lions 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 April 27, 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
Avelina	Staack	Lifeguard
Brian	Leonard	Custodial Maintenance Worker
Abigail	Thill	Child Watch Attendant

Start dates vary based on position and training schedule.

ATTACHMENTS

None

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 1G**

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: April 27, 2026

TOPIC: Resolution No. 26-54, Approving Site Improvement Performance Agreement for O'Reilly Auto Parts at Java Lino Lakes 2nd Addition

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting that City Council approve the site improvement performance agreement for the O'Reilly Auto Parts at Java Lino Lakes 2nd Addition.

BACKGROUND

The City reviewed a land use application site and building plan for an O'Reilly Auto Parts at Java Lino Lakes 2nd Addition located on a commercial lot north of Marketplace Drive and west of Lake Drive. The proposed commercial plans meet ordinance and performance standards and staff recommends approval of the project.

City Code Section 1007.020(5)(d) requires the execution of a site performance agreement prior to issuance of a building permit.

RECOMMENDATION

Staff is recommending the City Council approve Resolution 26-54 approving the site improvement performance agreement for the O'Reilly Auto Parts at Java Lino Lakes 2nd Addition.

ATTACHMENTS

1. Resolution No. 26-54
2. Site Improvement Performance Agreement

**CITY OF LINO LAKES
RESOLUTION NO. 26-54**

**APPROVING SITE IMPROVEMENT PERFORMANCE AGREEMENT WITH O'REILLY
AUTO PARTS AT JAVA LINO LAKES 2ND ADDITION**

WHEREAS, the City has completed review of the site and building plans for a O'Reilly Auto Parts; and

WHEREAS, the legal description of the property is Lot 1, Block 1, Java Lino Lakes 2nd Addition; and

WHEREAS, City Code Section 1007.020(5)(d) requires the execution of a site performance agreement prior to issuance of a building permit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lino Lakes that the Site Improvement Performance Agreement between the City of Lino Lakes and O'Reilly Auto Enterprises, LLC. is hereby approved and the Mayor and City Clerk are authorized to execute such agreements on behalf of the City.

Adopted by the Council of the City of Lino Lakes this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

**CITY OF LINO LAKES, MINNESOTA
SITE IMPROVEMENT PERFORMANCE AGREEMENT**

THIS AGREEMENT made this _____ day of _____, 2026, is by and between the **City of Lino Lakes**, a municipal corporation organized under the laws of the State of Minnesota, and, O'Reilly Auto Enterprises, LLC a Delaware limited liability company ("Developer").

WHEREAS, the Developer has received approval of Site Development Plans, hereinafter called the "Plans", by the City of Lino Lakes on the 27 day of April, 2026, and in accordance with the Plans all of which are made a part hereof by reference. In consideration of such approval, the Developer, its successors and assigns, does covenant and agree to perform the work as set forth in the Plans, in the aforesaid approval, and as hereinafter set forth upon the real estate (hereinafter referred to as "Property") described as follows:

Lot 1 Block 1, Java Lino Lakes 2nd Addition

NOW, THEREFORE, in consideration of the mutual promises of the parties made herein,

IT IS AGREED BY AND BETWEEN THE PARTIES HERETO:

I. DESIGNATION OF IMPROVEMENTS.

- A. Improvements on the project site to be installed at the Developer's expense by the Developer as hereinafter provided are hereinafter referred to as "On-site Work".
- B. "Off-Site Work" not applicable.
- C. Declaration for Maintenance of Stormwater Facilities by Developer.

II. ON-SITE WORK.

- A. On-Site Work. The On-Site Work shall consist of the improvements described in the approved Plans, to include any approved subsequent amendments, and shall be in compliance with all applicable statutes, codes and ordinances of the City. The On-Site Work includes all on-site exterior amenities as shown on the approved Plans and as required by the plan approval, such as, but not limited to: landscaping, private driveways, parking areas, sanitary sewer extension, water system extension, storm drainage systems, curbing, lighting, fencing, fire lanes, sidewalks, exterior building architectural design and building elements, site grading and erosion control measures.

Such improvements shall be completed in accordance with as outlined herein.

- B. Cost Estimates. The Developer shall provide the City with a written estimate of all applicable costs of the On-Site Work, itemized by type; the estimates shall be based upon the actual estimates provided by the contractors who are to do the Work. Said cost estimates shall be reviewed by the City, and the City shall establish the actual amount of the financial guarantee. The description and estimated cost of Developer's On-Site Work are as follows:

	Description of Improvements	Estimated Costs
1.	Lighting	\$ 5,000.00
2.	Fences / Screen Structures	\$ 0.00
3.	Trash Disposal Structures	\$ 10,000.00
4.	Curbing / Islands / Delineators	\$ 10,000.00
5.	Storm Drainage Systems / Sewers / Catch Basins / Culverts / Swales	\$ 35,000.00
6.	Public Trails and / or Sidewalk	\$ 0.00
7.	Private Trails and / or Sidewalk	\$ 0.00
8.	Driveway / Curb cut / Parking Lot / Fire Lane	\$ 80,000.00
9.	Water mains / Hydrants / Sanitary Sewers	\$ 70,000.00
10.	Landscaping	\$ 40,000.00
11.	Site Grading	\$ 20,000.00
12.	Erosion Control	\$ 2,000.00
	Total Estimated Cost of Developer Improvements	\$ 272,000.00
	Security Requirement (Total * 35%)	\$ 95,200.00

III. OFF-SITE WORK - Not applicable.

IV. EASEMENTS/RIGHT OF WAY

- A. The Developer is party to easements of record and Restated and Amended Declaration of Easements.

V. DEVELOPER FEES.

- A. Trunk Sanitary Sewer Connection Fees

The City established trunk utility connection fees to uniformly distribute the costs of public trunk sanitary sewer infrastructure. The Trunk Utility Connection Fee consists of two components; a Trunk Charge and an Availability Charge.

Trunk Charge

Previously paid at the time of subdivision.

Availability Charge

Commercial/Industrial/Institutional availability charges shall be paid at the time of building permit. Fees are based on the number of sanitary access charge (SAC) units assigned by Metropolitan Council Environmental Services (MCES).

City Sewer (CSAC)	\$1,737.00 Per SAC Unit
-------------------	-------------------------

Trunk sewer unit charges addressed under this paragraph are in addition to any SAC charges imposed by Metropolitan Council Environmental Services.

B. Trunk Water Connection Fees

The City established trunk utility connection fees to uniformly distribute the costs of public trunk water infrastructure. The Trunk Utility Connection Fee consists of two components; a Trunk Charge and an Availability Charge.

Trunk Charge

Previously paid at the time of subdivision.

Availability Charge

Commercial/Industrial/Institutional availability charges shall be paid at the time of building permit. Fees are based on the number of sanitary access charge (SAC) units assigned by Metropolitan Council Environmental Services (MCES).

City Water (CWAC)	\$1,677.00 Per SAC Unit
-------------------	-------------------------

C. Surface Water Management Area Charges

Previously paid at the time of subdivision.

		Acre	Fee
1.	Sanitary Sewer Trunk Unit Fee (\$1,855/unit; 2.92 units/Acre)		Paid Previously
2.	City Sewer Availability Fee (\$1,737/SAC Unit)		To be Paid w/Building Permit
3.	Water Trunk Unit Fee (\$2,666/unit; 2.92 units/Acre)		Paid Previously
4.	City Water Availability Fee (\$1,677/SAC Unit)		To be Paid w/Building Permit
5.	City Surface Water Management Fee (\$/Acre)		Paid Previously
	Total Estimated (Budget) Developer Fees		w/Building Permit

- D. Metropolitan Council Environmental Services (MCES) Sewer Availability Charges (SAC) are in addition to the fees referenced above and shall be determined by MCES, and shall be paid with the Building Permit.

VI. RECORD DRAWINGS.

- A. Upon project completion, Developer shall submit record drawings, in electronic format, of all public and private infrastructure improvements, including grading, sanitary sewer, water main, storm sewer facilities, and roads, constructed by Developer. The as-built survey must include, but is not limited to, proposed and final contours with adequate elevation shots to show conformance, property irons (to be exposed in field), low floor and low opening elevations, and the 100-Year High Water Level (HWL) of all ponds, lakes, and wetland areas. The files shall be drawn in Anoka County NAD 83 Coordinate system and provided in both AutoCAD .dwg and Adobe .pdf file formats. The plans shall include accurate locations, dimensions, elevations, grades, slopes and all other pertinent information concerning the complete work. The Developer shall also submit certified compaction testing results for the site grading operations.
- B. A summary of the record plan attribute data for the storm sewer, water main, and sanitary sewer structures and pipes shall be submitted in the form of an Excel Spreadsheet as provided by the City Engineer.
- C. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.

VII. COMPLETION DATE.

If the activities authorized by site and building plan approval are not initiated within twelve (12) months from the final execution of this agreement, then Developer will need to start the site and building plan approval process from the beginning. If after twenty-four (24) months from the final execution of this agreement the Developer has not completed the project the City reserves the right to use securities to address site issues to ensure compliance with City Codes.

VIII. GUARANTEE.

- A. The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer. Concurrently with the execution hereof by the Developer, the Developer will furnish to, and at all times thereafter maintain with the City, a cash deposit, certified check, or Irrevocable Letter of Credit, based on thirty-five (35%) percent of the total estimated cost of Developer's On-site Work. An Irrevocable Letter of Credit shall be for the exclusive use and benefit of the City of Lino Lakes and shall state thereon that the same is issued to guarantee and assure performance by the Developer of all the terms and conditions of this Development Contract, construction of all required improvements in accordance with the ordinances and specifications of the City and guarantees the workmanship and materials for the landscape improvements for a period of one year following the City's acceptance of the landscape improvements. The City reserves the right to draw, in whole or in part, on any portion of the Irrevocable Letter of Credit for the purpose of guaranteeing the terms and conditions of this contract, if Developer has been found to be in default of this agreement and only after providing Developer with written notice and opportunity to cure any default. The Irrevocable Letter of Credit shall be automatically extended for additional periods of one year from present or future expiration dates unless sixty (60) days prior to such the City Clerk or Administrator is notified in writing by certified mail or overnight mail that the Letter of Credit will not be renewed.
- B. Upon written request, The City will grant a reduction of the Letter of Credit, or cash deposit based on prepayment or the value of the completed improvements at the time of the requested reduction. The Developer may make such requests three times throughout the life of this agreement, with the third and/or final request being at the completion of the project. The City will respond to such request within 30 days time. Prior to the final acceptance of the Developer's Improvements the City shall require a Letter of Credit

or Cash Escrow to cover the warranty provisions of the agreement. The amount shall be agreed to by the City Engineer and Developer and Developer may use the Letter of Credit discussed in Section VI.A above.

VII. REIMBURSEMENT OF COSTS.

- A. The Developer agrees to establish a non-interest bearing escrow account with the City in an amount established by the City Engineer or his designee for the payment of all City fees and costs incurred by the City related to the On-site Work, including, but not limited to, the following:

1.	Site Plan Review Fee	\$2,500.00
2.	Administration (Legal, Engineering, Planning and Contract Administration)	\$16,500.00
3.	Negative Short Term Escrow Balance	\$0.00
	Total Estimated (Budget) Costs for Escrow Account	\$19,000.00

- B. If it appears that the actual costs incurred will exceed the estimate or that the actual costs incurred will be less than the estimate, then Developer and City shall review the costs required to complete the project. In such case, if the actual costs exceed the estimate, then Developer shall promptly pay the additional sums to the City to pay for the agreed upon increase. However, in such case where the actual costs are less than the estimate, the City shall promptly reimburse to Developer any amounts overpaid by the Developer. The Developer may request a statement of the account each month for review.
- C. Intentionally Deleted.

VIII. REMEDIES FOR BREACH.

- A. The City shall give prior written notice to the Developer of any default hereunder before proceeding to enforce such financial guarantee or before the City undertakes any work for which the City will be reimbursed through the financial guarantee. If within twenty (20) days after receipt of such written notice to it, the Developer has not notified the City by stating in writing the manner in which the default will be cured and the time within which such default will be cured, the City will proceed with the remedy it deems reasonably appropriate.
- B. At any time after the completion date and any extensions thereof, if any of the work is deemed incomplete, the City may proceed in any

one or more of the following ways to enforce the undertakings herein set forth, and to collect any and all expenses reasonably incurred by the City in connection therewith, including, but not limited to, engineering, legal, planning and litigation costs and expense. The enumeration of the remedies hereunder shall be in addition to any other remedies available to the City.

1. Specific Performance. The City may in writing direct the surety or the Developer to cause the Work to be undertaken and completed within a specified reasonable time. If the Developer fails to cause the Work to be done and completed in a manner and time reasonably acceptable to the City, the City may proceed to bring an action for specific performance to require work to be undertaken.
2. Completion by the City. The City, after written notice, may enter the premises and proceed to have the Work done either by contract, by day labor or by regular City forces. The Developer may not question the manner of doing such work or the letting of any such contracts for the doing of any such work; provided that all such work is performed in a reasonable manner, the costs are reasonable and the work is completed in a good and workman-like manner and in accordance with the approved plans and specifications. Upon completion of such work, the Developer shall promptly pay the City the full cost thereof as aforesaid.
3. Deposit of Financial Guarantee. In the event the financial guarantee has been submitted in the form of a Letter of Credit, the City may draw on the Letter of Credit the sum equal to the reasonably estimated cost of completing the Work, plus the City's reasonably estimated expenses as defined herein, including any other reasonable costs, expenses, and damages for which the surety may be liable hereunder, but not exceeding the amount set forth on the Letter of Credit. The money shall be deemed to be held by the City for the purpose of reimbursing the City for any reasonable costs incurred in completing the Work as hereinafter specified. Any funds remaining after completion of the project shall be promptly returned to the Developer.

IX. OCCUPATION OF PREMISES.

The Developer agrees that it will not cause to be occupied any portion of the building or improvements to be constructed upon the premises until completion of the building and site improvements as more fully described

in the approved plans and following issuance of a Certificate of Occupancy.

X. INSURANCE.

Developer or its general contractor shall take out and maintain until one year after the City accepted the Developer Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of the Developer's or general contractor's work, as the case may be, or the work of its subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than Five Hundred Thousand and no/100 (\$500,000.00) Dollars for one person and One Million and no/100 (\$1,000,000.00) Dollars for each occurrence; limits for property damage shall be not less than One Million and no/100 (\$1,000,000.00) Dollars for each occurrence; or a combination single limit policy of Two Million and no/100 (\$2,000,000.00) Dollars or more. The City, its employees, its agents and assigns shall be named as an additional insured on the policy, and the Developer or its general contractor shall file with the City a certificate evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given ten days advance written notice of the cancellation of the insurance. The certificate may not contain any disclaimer for failure to give the required notice.

XI. REIMBURSEMENT FOR LITIGATION EXPENSES.

The City and Developer agree that the prevailing party in any litigation pertaining to the enforcement of this Agreement shall be entitled to reimbursement from the non-prevailing party for all reasonable costs incurred by said prevailing party including court costs and reasonable engineering and attorneys' fees.

XII. VALIDITY.

If a portion, section, subsection, sentence, clause, paragraph or phrase in this Agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of the Site Improvement Performance Agreement.

XIII. GENERAL.

A. Binding Effect. The terms and provisions hereof shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding

upon all future owners of all or any part of the Property and shall be deemed covenants running with the land.

- B. Notices. Whenever in this Agreement it shall be required or permitted that notice or demand be given or served by either party to this Agreement to or on the other party, such notice or demand shall be delivered personally or (i) mailed by United States mail by certified mail (return receipt requested) or (ii) sent by nationally recognized overnight carrier to the addresses hereinbefore set forth on Page 1. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail or the overnight carrier in accordance with the above. The addresses of the parties hereto are as set forth on Page 1 until changed by notices given as above.
- C. Incorporation by Reference. All plans, special provisions, proposals, specifications and contracts for the improvements furnished and let pursuant to this Agreement shall be and hereby are made a part of this Agreement by reference as fully as if set out herein in full.
- D. Hours of Construction Activity. Construction activity shall be limited to the hours set out as follows:

Monday through Friday	7:00 a.m. to 7:00 p.m.
Saturday	9:00 a.m. to 5:00 p.m.
Sunday and Holidays	No working hours allowed

XIV. VIOLATIONS/BUILDING PERMITS.

In the event that Developer violates any of the covenants and agreements contained in this Site Improvement Performance Agreement and to be performed by the Developer, the City, at its option, and after providing written notice and opportunity to cure to Developer in addition to the rights and remedies as set out hereunder may refuse to issue building permits to any property within the development and/or stop building construction within the development until such time as such default has been corrected to the satisfaction of the City.

CITY OF LINO LAKES

By _____
Mayor

ATTEST:

By _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2026 by Rob Rafferty as Mayor of the City of Lino Lakes on behalf of said City.

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2026 by Roberta Colotti as City Clerk of the City of Lino Lakes on behalf of said City.

Notary Public

DEVELOPER

By _____
[Name/Owner of Developer]

[illegible]

On this _____ day of _____, 2026, before me, a Notary Public within and for said County, personally appeared, _____, who executed the foregoing instrument.

Notary Public

This instrument was drafted by:

City of Lino Lakes
600 Town Center Parkway
Lino Lakes, Minnesota 55014

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

STAFF ORIGINATOR: Justin Williams, Public Services Superintendent

MEETING DATE April 27, 2026

AGENDA ITEM: Approval of Resolution No. 26-62, Purchase of Mobile Post Lifts for Public Works Facility

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting approval to purchase six (6) mobile post lifts utilizing funds allocated within the Public Works Facility construction budget under the equipment allowance for lifts. Funding for the lifts is included in the overall project budget and is financed, in part, through Lease/Revenue bonds, area and unit funds, and building facility funds.

BACKGROUND

As part of the planning and construction of the new Public Works Facility, an equipment allowance was established to support the procurement of essential shop equipment. Mobile post lifts are a critical component of fleet maintenance operations, allowing staff to safely and efficiently lift a wide range of City vehicles, including heavy duty trucks and specialty equipment.

The use of mobile lifts provides operational flexibility within the facility, allowing lifts to be repositioned as needed to accommodate varying vehicle sizes and maintenance activities. This supports the City's goal of improving efficiency, enhancing safety, and ensuring long term functionality within the new facility.

In addition, four (4) of the lifts will be utilized during construction of the new facility to maintain continuity of fleet operations. These lifts provide the flexibility needed for mechanic staff to continue performing maintenance activities as operations are temporarily relocated during construction.

Staff is proposing to purchase four (4) lifts prior to the start of construction to support ongoing operations, with the remaining two (2) lifts to be purchased upon completion of the new facility.

To further enhance the functionality and versatility of the equipment, staff is also proposing the purchase of compatible attachments designed to support a wider range of vehicle types and

maintenance activities.

Staff has identified a set of six (6) mobile post lifts and associated attachments that meet operational needs and industry standards. The purchase is consistent with the intended use of the construction allowance and does not require any additional budget appropriation.

RECOMMENDATION

Staff recommends approval of the purchase of six (6) mobile post lifts using funds from the Public Works Facility construction budget equipment allowance for lifts.

ATTACHMENTS

1. Resolution No. 26-62
2. Mobile Post Lift and Accessories Quote

**CITY OF LINO LAKES
RESOLUTION NO. 26-62**

**APPROVING THE PURCHASE OF MOBILE POST LIFTS AND ASSOCIATED
ATTACHMENTS FOR THE PUBLIC WORKS FACILITY**

WHEREAS, the City of Lino Lakes is in the process of constructing a new Public Works Facility; and

WHEREAS, the project budget includes an equipment allowance for the procurement of essential shop equipment, including mobile post lifts; and

WHEREAS, four (4) mobile post lifts will be purchased in advance of construction to support ongoing fleet maintenance operations, with the remaining two (2) lifts to be purchased upon completion of the facility; and

WHEREAS, staff has also identified the need for compatible attachments to enhance the versatility and functionality of the mobile post lifts; and

WHEREAS, funding for the purchase of the mobile post lifts and associated attachments is included in the Public Works Facility construction budget and is financed, in part, through Lease/Revenue bonds, area and unit funds, and building facility funds; and

WHEREAS, the proposed purchase is consistent with the approved project budget and does not require additional appropriation;

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

1. The City Council hereby approves the purchase of six (6) mobile post lifts and associated attachments for the Public Works Facility.
2. The purchase shall be funded through the Public Works Facility construction budget equipment allowance for lifts.
3. City staff is authorized to proceed with procurement in accordance with City policies and applicable purchasing requirements.

Adopted by the City Council of the City of Lino Lakes this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

Rotary Lift GSA Quotation

Quote # : 2026356
 Date: 4/22/2026
 Requested By: Brett Orlander
 Quote Expires: 8/20/2026
 Payment Terms: NET 60
 Warranty: 1yr. Parts & Labor

Prepared By: Tammy Boldery

"If completion of installation is delayed more than one month due to governmental entity delays (i.e. electrical, etc.), Rotary can request partial payment for work completed. (both equipment and installation).



Note: Quote for Equipment

Project Name: City of Lino Lakes

Pull from stock not allowed

Model No.	Description	Unit Price Ea.	Qty.	Extended Price
MCHA619U100BK	Portable (6) Column Lift , 18,800 lb Capacity per Column, 112,800lb Total Capacity	\$ 66,895.52	1	\$ 66,895.52
M140168YL	Fore and Aft Frame Engaging Kit	\$ 2,138.23	1	\$ 2,138.23
M110108BK	Fore and Aft Kit Cart	\$ 700.04	1	\$ 700.04
FD2448KITL	Drive-On Ramp Style Beam Kit	\$ 3,605.91	1	\$ 3,605.91
XXX01CTT	Installation	\$ 1,320.00	1	\$ 1,320.00
Freight	Prepaid by Rotary			
	**Does not include any applicable fees or taxes, bonds or insurance			

Total Quote \$ 74,659.70

ADDITIONAL TERMS AND CONDITIONS: By submitting a purchase order to Vehicle Service Group, LLC. (VSG), customer accepts and agrees to these terms and conditions as additional terms to the existing agreement between the parties referenced on the face of this quotation (Existing Agreement), notwithstanding anything to the contrary contained therein. All additional or different terms and conditions contained in Customer's purchase order are hereby rejected. No additional or different terms or conditions, or any modifications, changes, or amendments to these terms of the existing agreement shall be binding on VSG, unless expressly accepted by VSG in writing.

DISCLAIMER: Notwithstanding anything to the contrary in the Existing Agreement, VSG shall not be liable for any loss, damage or additional costs arising from unforeseen conditions affecting installation, including but not limited to contaminated soil, bed rock, in-floor heating system, high water conditions, or any othertype of in-ground conditions. Customer acknowledges and agrees that Customer shall be responsible for any additional costs due to such conditions, in addition to the installation price set forth herein.

DELAY: Notwithstanding anything to the contrary in the Existing Agreement, if delivery of the equipment or completion of the work is delayed by more than thirty (30) days due to the acts or omission of Customer or any third party other than VSG or its sub-contractors, VSG may require Customer to render payment for equipment manufactured or delivered, and portions of the work completed, within thirty (30) days from the date of VSG's invoice, in the amounts set forth in such invoice.

*Cancelled orders or returned goods are subject to 20% restocking fee

GSA Contract #	GS07F294AA	Vehicle Service Group, LLC
CAGE #:	7K311	2700 Lanier Dr.
Tax ID #:	90-0501347	Madison, IN 47250
DUNS #:	831536169	Tammy Boldery, Government Sales Leader
		800-445-5438 x 5655
		tboldery@rotarysolutions.com

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE April 27, 2026

AGENDA ITEM: Approval of Resolution 26-59 Awarding the Sale of General Obligation Bonds, Series 2026A, in the Original Aggregate Principal Amount of \$8,355,000; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff requests Council approval awarding the sale of general obligation bonds to finance public infrastructure improvements and utility system improvements in connection with the Otter Lake Road extension project.

BACKGROUND

At the March 23, 2026, meeting, Council authorized the sale of \$8,355,000 General Obligation Bonds, Series 2026A. The bond proceeds will be used to finance the Otter Lake Road extension project that was part of the 2026-2030 Capital Improvement Plan (CIP).

The City's Municipal Advisor, Keith Dahl, will be at the meeting to discuss the bidding results and the award of the sale.

RECOMMENDATION

Adopt Resolution 26-59, Awarding the Sale of General Obligation Bonds, Series 2026A, in the Original Aggregate Principal Amount of \$8,355,000; Fixing Their Form and Specifications; Directing Their Execution and Delivery; and Providing for Their Payment.

ATTACHMENTS

1. Res. No. 26-59, Awarding Sale of GO 2026A Bonds
2. Proposal Form - UW Signed GO
3. SaleDayReport_GO Bond
4. Rating Report - Lino Lakes City
5. Lino Lakes_Bond Sale Results

CITY OF LINO LAKES, MINNESOTA

RESOLUTION NO. 26-59

A RESOLUTION AWARDING THE SALE OF GENERAL OBLIGATION BONDS, SERIES 2026A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$8,355,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT

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

Section 1. Sale of Bonds.

1.01. Authorization.

(a) Pursuant to a resolution adopted by the City Council on March 23, 2026 (the “Authorizing Resolution”), the City authorized the sale of its General Obligation Bonds, Series 2026A (the “Bonds”), in the proposed aggregate principal amount of \$8,355,000, to finance the extension and improvement of Otter Lake Road in the City including utility improvements (the “Project”), including associated public infrastructure improvements (the “Abatement Project”) pursuant to Minnesota Statutes, Chapter 475, as amended, and Sections 469.1812 through 469.1815, as amended (the “Abatement Act”), and improvements to the municipal water and sewer systems (the “Utility Improvements”) pursuant to Minnesota Statutes, Chapters 444 and 475, as amended (the “Utility Revenue Act”). The Abatement Act and the Utility Revenue Act are referred to collectively herein as the “Act.”

(b) In connection with the Abatement Project, the City Council approved a resolution, following a duly noticed public hearing, on March 23, 2026, 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 the Abatement Project in a maximum amount of \$5,000,000

(c) Pursuant to the Authorizing Resolution, 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.

1.02. Award to the Purchaser and Interest Rates. A tabulation of the bids received for the purchase of the Bonds is attached hereto as EXHIBIT A. The proposal of Brownstone Investment Group, LLC, New York, New York (the “Purchaser”), to purchase the Bonds is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bonds at a price of \$9,225,379.70 (par amount of \$8,355,000.00, plus original issue premium of \$924,687.20, less underwriter’s discount of \$54,307.50), plus accrued interest, if any, to the date of delivery for Bonds bearing interest as follows:

<u>Year of Maturity</u>	<u>Interest Rate</u>	<u>Year of Maturity</u>	<u>Interest Rate</u>
2028	5.000%	2036	5.000%
2029	5.000	2037	5.000
2030	5.000	2038	5.000
2031	5.000	2039	4.000
2032	5.000	2040	4.000
2033	5.000	2041	4.000
2034	5.000	2042	4.000
2035	5.000		

True interest cost: 3.2070100%

1.03. Purchase Contract. The amount proposed by the Purchaser in excess of the minimum bid shall be credited to the accounts in the Debt Service Fund hereinafter created or deposited in the accounts of the Construction Fund hereinafter created, as determined by the Finance Director of the City in consultation with the City's municipal advisor. The good faith deposit of the Purchaser shall be retained and deposited until the Bonds have been delivered and shall be deducted from the purchase price paid at settlement. The Mayor and City Administrator are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amounts of the Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act, in the original aggregate principal amount of \$8,355,000, originally dated the date of delivery (which is expected to be May 18, 2026), in the denomination of \$5,000 each or any integral multiple thereof, being in fully registered form, numbered No. R-1, upward, bearing interest as above set forth, and maturing serially on February 1 in the years and amounts as follows:

<u>Year of Maturity</u>	<u>Amount</u>	<u>Year of Maturity</u>	<u>Amount</u>
2028	\$550,000	2036	\$810,000
2029	575,000	2037	850,000
2030	605,000	2038	265,000
2031	640,000	2039	280,000
2032	665,000	2040	290,000
2033	700,000	2041	300,000
2034	740,000	2042	310,000
2035	775,000		

(a) \$4,870,000 in principal amount of the Bonds (the "Abatement Bonds"), maturing on February 1 in the years and in the amounts set forth below, will be used to finance the construction of the Abatement Project:

<u>Year of Maturity</u>	<u>Amount</u>	<u>Year of Maturity</u>	<u>Amount</u>
2028	\$390,000	2033	\$495,000
2029	405,000	2034	520,000
2030	425,000	2035	545,000

2031	450,000	2036	570,000
2032	470,000	2037	600,000

(b) The remainder of the Bonds in the principal amount of \$3,485,000 (the “Utility Revenue Bonds”), maturing on February 1 in the years and in the amounts set forth below, will be used to finance the construction of the Utility Improvements:

<u>Year of Maturity</u>	<u>Amount</u>	<u>Year of Maturity</u>	<u>Amount</u>
2028	\$160,000	2036	\$240,000
2029	170,000	2037	250,000
2030	180,000	2038	265,000
2031	190,000	2039	280,000
2032	195,000	2040	290,000
2033	205,000	2041	300,000
2034	220,000	2042	310,000
2035	230,000		

1.05. Optional Redemption. The City may elect on February 1, 2036, and on any day thereafter to prepay Bonds maturing on or after February 1, 2037. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing February 1, 2027, to the registered owners of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not such day is a business day.

2.03. Registration. The City will appoint a bond registrar, transfer agent, authenticating agent and paying agent (the “Registrar” and “Paying Agent”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. When Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. Bonds surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds

so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, notice thereof identifying the Bonds to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first class mail (postage prepaid) to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Minneapolis, Minnesota, as the initial Registrar. The Mayor and the City Administrator are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty (30) days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of the City Council, the Finance Director must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the Finance Director and executed on behalf of the City by the signatures of the Mayor and the City Administrator, provided that those signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of a Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bonds have been so prepared, executed and authenticated, the City Administrator will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

Section 3. Form of Bond.

3.01. Execution of the Bonds. The Bonds will be printed or typewritten in substantially the form set forth in EXHIBIT B.

3.02. Approving Legal Opinion. The City Administrator is authorized and directed to obtain a copy of the proposed approving legal opinion of Kutak Rock LLP, Minneapolis, Minnesota, and cause the opinion to be printed on or accompany each Bond.

Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. For the convenience and proper administration of the moneys to be borrowed and repaid on the Bonds, and to provide adequate and specific security for the Purchaser and holders from time to time of the Bonds, there is hereby created a special fund to be designated the General Obligation Bonds, Series 2026A Debt Service Fund (the “Debt Service Fund”) hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The City will maintain the following accounts in the Debt Service Fund: the “Abatement Project Account” and the “Utility Improvements Account.” Amounts in the Abatement Project Account are irrevocably pledged to the Abatement Bonds, and amounts in the Utility Improvements Account are irrevocably pledged to the Utility Revenue Bonds.

(a) Abatement Project Account. Abatements from the Abatement Parcels and ad valorem taxes levied for the Abatement Project are hereby pledged to the Abatement Account of the Debt Service Fund. There is appropriated to the Abatement Account a pro rata portion of any amounts over the minimum purchase price paid by the Purchaser, to the extent designated for deposit in the Abatement Account of the Debt Service Fund in accordance with Section 1.03 hereof. There also shall be deposited to the Abatement Project Account of the Debt Service Fund all investment earnings on amounts in the Abatement Project Account of the Debt Service Fund and any other funds appropriated for the payment of principal of or interest on the Abatement Bonds.

(b) Utility Improvements Account. The City will continue to maintain and operate its Water Fund and Sewer Fund to which will be credited all gross revenues of the water system and sewer system, respectively, and out of which will be paid all normal and reasonable expenses of current operations of such systems. Any balances therein are deemed net revenues (the “Net Revenues”) and will be transferred, from time to time, to the Utility Improvements Account of the Debt Service Fund, which Utility Improvements Account will be used only to pay principal of and interest on the Utility Revenue Bonds and any other bonds similarly authorized. There will always be retained in the Utility Improvements Account of the Debt Service Fund a sufficient amount to pay principal of and interest on all the Utility Revenue Bonds, and the Finance Director must report any current or anticipated deficiency in the Utility Improvements Account of the Debt Service Fund to the City Council. There is also appropriated to the Utility Improvements Account of the Debt Service Fund (i) any collections of taxes hereafter levied for the payment of the Utility Revenue Bonds and interest thereon; and (ii) a pro rata portion of any amounts over the minimum purchase price paid by the Purchaser, to the extent designated for deposit in the Utility Improvements Account of the Debt Service Fund in accordance with Section 1.03 hereof. There also shall be deposited to the Utility Improvements Account of the Debt Service Fund all investment earnings on amounts in the Utility Improvements Account of the Debt Service Fund and any other funds appropriated for the payment of principal of or interest on the Utility Revenue Bonds.

4.02. Construction Fund. The City hereby creates the General Obligation Bonds, Series 2026A Construction Fund (the "Construction Fund") to be administered and maintained by the City as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The City will maintain the following accounts in the Construction Fund: the "Abatement Project Account" and the "Utility Improvements Account." Amounts in the Abatement Project Account are irrevocably pledged to the Abatement Bonds, and amounts in the Utility Improvements Account are irrevocably pledged to the Utility Revenue Bonds.

(a) Abatement Project Account. Proceeds of the Abatement Bonds, less the appropriations made in Section 4.01(a) hereof, together with any other funds appropriated for the Abatement Project, will be deposited in the Abatement Project Account of the Construction Fund to be used solely to defray expenses of the Abatement Project. When the Abatement Project is completed and the cost thereof paid, the Abatement Project Account of the Construction Fund is to be closed and any funds remaining may be deposited in the Abatement Project Account of the Debt Service Fund or may be used as provided in Section 475.65 of the Act, under the direction of the City Council.

(b) Utility Improvements Account. Proceeds of the Utility Revenue Bonds, less the appropriations made in Section 4.01(b) hereof, together with any other funds appropriated for the Utility Improvements will be deposited in the Utility Improvements Account of the Construction Fund to be used solely to defray expenses of the Utility Improvements. When the Utility Improvements are completed and the cost thereof paid, the Utility Improvements Account of the Construction Fund is to be closed and any funds remaining may be deposited in the Utility Improvements Account of the Debt Service Fund or may be used as provided in Section 475.65 of the Act, under the direction of the City Council.

4.03. City Covenants with Respect to the Utility Revenue Bonds. The City Council covenants and agrees with the holders of the Bonds that so long as any of the Bonds remain outstanding and unpaid, it will keep and enforce the following covenants and agreements:

(a) The City will continue to maintain and efficiently operate the water system and the sewer system as public utilities and conveniences free from competition of other like municipal utilities and will cause all revenues therefrom to be deposited in bank accounts and credited to the Water Fund and the Sewer Fund, as hereinabove provided, and will make no expenditures from those accounts except for a duly authorized purpose and in accordance with this resolution.

(b) The City will also maintain the Utility Improvements Account of the Debt Service Fund as a separate account and will cause money to be credited thereto from time to time, out of Net Revenues from the water system and the sewer system in sums sufficient to pay principal of and interest on the Utility Revenue Bonds when due.

(c) The City will keep and maintain proper and adequate books of records and accounts separate from all other records of the City in which will be complete and correct entries as to all transactions relating to the water system and the sewer system and which will be open to inspection and copying by any bondholder, or the bondholder's agent or attorney, at any reasonable time, and it will furnish certified transcripts therefrom upon request and upon payment of a reasonable fee therefor, and said account will be audited at

least annually by a qualified public accountant and statements of such audit and report will be furnished to all bondholders upon request.

(d) The City Council will cause persons handling revenues of the water system and the sewer system to be bonded in reasonable amounts for the protection of the City and the bondholders and will cause the funds collected on account of the operations of such system to be deposited in a bank whose deposits are guaranteed under the Federal Deposit Insurance Law.

(e) The City Council will keep the water system and the sewer system insured at all times against loss by fire, tornado and other risks customarily insured against with an insurer or insurers in good standing, in such amounts as are customary for like plants, to protect the holders, from time to time, of the Bonds and the City from any loss due to any such casualty and will apply the proceeds of such insurance to make good any such loss.

(f) The City and each and all of its officers will punctually perform all duties with reference to the water system and the sewer system as required by law.

(g) The City will impose and collect charges of the nature authorized by Section 444.075 of the Utility Revenue Act, at the times and in the amounts required to produce Net Revenues adequate to pay all principal and interest when due on the Utility Revenue Bonds, and to create and maintain such reserves securing said payments as may be provided in this resolution.

(h) The City Council will levy general ad valorem taxes on all taxable property in the City when required to meet any deficiency in Net Revenues.

(i) The City hereby determined that the estimated collection of Net Revenues herein pledged for the payment of principal and interest on the Utility Revenue Bonds will produce at least five percent (5%) in excess of the amount needed to meet, when due, the principal and interest payments on the Utility Revenue Bonds.

4.04. General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City will be and are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency will be promptly paid out of monies in the general fund of the City which are available for such purpose, and such general fund may be reimbursed with or without interest from the Debt Service Fund when a sufficient balance is available therein.

4.05. Pledge of Tax Levy. For the purpose of paying the principal of and interest on the Abatement Bonds and the Equipment Certificates, there is levied a direct annual irrepealable ad valorem tax upon all of the taxable property in the City (the "Taxes"), which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The Taxes will be credited to the Abatement Project Account of the Debt Service Fund above provided and will be in the years and amounts as attached hereto as EXHIBIT C.

4.06. Debt Service Coverage. It is hereby determined that (i) the estimated collection of the foregoing Abatements and Taxes will produce at least five percent (5%) in excess of the amount needed to pay when due, the principal and interest payments on the Abatement Bonds; and (ii) the Net Revenues herein pledged will produce at least five percent (5%) in excess of the amount needed to pay when due the principal and interest payments on the Utility Revenue Bonds. The tax levy herein provided is irrevocable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the Finance Director may certify to the Manager of Property Records and Taxation of Anoka County, Minnesota (the "Manager of Property Records and Taxation") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the Manager of Property Records and Taxation will thereupon reduce the levy collectible during such year by the amount so certified.

4.07. Registration of Resolution. The City Administrator is authorized and directed to file a certified copy of this resolution with the Manager of Property Records and Taxation and to obtain the certificate required by Section 475.63 of the Act.

Section 5. Authentication of Transcript.

5.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds, certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, will be deemed representations of the City as to the facts stated therein.

5.02. Certification as to Official Statement. The Mayor, the City Administrator, and/or the Finance Director are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement.

5.03. Other Certificates. The Mayor, the City Administrator, and/or the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Administrator, and/or the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

5.04. Electronic Signatures. The electronic signatures of the Mayor, the City Administrator, the Finance Director, and/or the City Clerk to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) "electronic signature" means a manually signed original signature that is then transmitted by electronic means; and (ii) "transmitted by electronic means" means sent in the form of a facsimile or sent via the internet as a portable document format ("pdf") or other replicating image attached to an electronic mail or internet message.

5.05. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses in accordance with the closing memorandum to be prepared and distributed by Ehlers and Associates, Inc., the municipal advisor to the City, on the date of closing.

Section 6. Tax Covenants.

6.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any action which would cause the interest on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the “Code”), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds. To that end, the City will comply with all requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, and limitations on amounts invested at a yield greater than the yield on the Bonds.

6.02. Rebate. The City will comply with requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States (unless the City qualifies for any exception from the rebate requirements based on timely expenditure of proceeds of the Bonds, in accordance with the Code and applicable Treasury Regulations).

6.03. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds or the Abatement Project or the Utility Improvements financed with the proceeds of the Bonds or to cause or permit them or any of them to be used, in such a manner as to cause the Bonds to be “private activity bonds” within the meaning of Sections 103 and 141 through 150 of the Code.

6.04. Not Qualified Tax-Exempt Obligations. The Bonds are not designated as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code.

6.05. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this section.

Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar), of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City’s obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Administrator of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words “Cede & Co.” will refer to such new nominee of DTC; and upon receipt of such a notice, the City Administrator will promptly deliver a copy of the same to the Registrar and Paying Agent.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the “Representation Letter”) which will govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond

will be made and given, respectively in the manner provided in DTC's Operational Arrangements, as set forth in the Representation Letter.

Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Administrator and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 9. Defeasance. When all Bonds and all interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds will remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

(The remainder of this page is intentionally left blank.)

The motion for the adoption of the foregoing resolution was introduced by Member _____ and was duly seconded by Member _____ and upon the vote being taken thereon, the following voted in favor thereof:

The following voted against the same:

Adopted by the City Council of the City of Lino Lakes, Minnesota this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

EXHIBIT A
PROPOSALS



BID TABULATION

\$8,355,000 General Obligation Bonds, Series 2026A

City of Lino Lakes, Minnesota

SALE: April 27, 2026

AWARD: BROWNSTONE INVESTMENT GROUP, LLC

Rating: S&P Global Ratings "AA+" / Stable

Tax Exempt - Non-Bank Qualified

NAME OF INSTITUTION	MATURITY (February 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
BROWNSTONE INVESTMENT GROUP, LLC				\$9,218,061.60	3.1895%
New York, New York	2028	5.000%	2.480%		
	2029	5.000%	2.480%		
	2030	5.000%	2.550%		
	2031	5.000%	2.620%		
	2032	5.000%	2.690%		
	2033	5.000%	2.760%		
	2034	5.000%	2.830%		
	2035	5.000%	2.920%		
	2036	5.000%	3.030%		
	2037	5.000%	3.150%		
	2038	5.000%	3.230%		
	2039	4.000%	3.500%		
	2040	4.000%	3.610%		
	2041	4.000%	3.700%		
	2042	4.000%	3.790%		
OPPENHEIMER & CO. INC.					3.2241%
Philadelphia, Pennsylvania					
BAIRD					3.2277%
Milwaukee, Wisconsin					
TD FINANCIAL PRODUCTS LLC					3.2455%
New York, New York					

* Subsequent to bid opening the individual maturity amounts were adjusted.
Adjusted Price: \$9,225,379.70 Adjusted Net Interest Cost: \$2,238,362.94 Adjusted TIC: 3.2070%

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NAME OF INSTITUTION	TRUE INTEREST RATE
HILLTOPSECURITIES Dallas, Texas	3.2972%
MESIROW FINANCIAL, INC. Chicago, Illinois	3.3183%

Bid Tabulation
 City of Lino Lakes, Minnesota
 \$8,355,000 General Obligation Bonds, Series 2026A

April 27, 2026
 Page 2

EXHIBIT B

FORM OF BOND

No. R-_____ UNITED STATES OF AMERICA \$_____
STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF LINO LAKES

**GENERAL OBLIGATION BOND
SERIES 2026A**

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
	February 1, 20__	May 18, 2026	

Registered Owner: Cede & Co.

The City of Lino Lakes, Minnesota, a duly organized and existing municipal corporation in Anoka County, Minnesota (the “City”), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum of \$_____ on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360-day year of twelve 30-day months), payable February 1 and August 1 in each year, commencing February 1, 2027, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Minneapolis, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2036, and on any day thereafter to prepay Bonds due on or after February 1, 2037. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify The Depository Trust Company (“DTC”) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

This Bond is one of an issue in the aggregate principal amount of \$8,355,000 all of like original issue date and tenor, except as to number, maturity date, redemption privilege, and interest rate, all issued pursuant to a resolution adopted by the City Council on April 27, 2026 (the “Resolution”), for

the purpose of providing money to defray the expenses incurred and to be incurred in undertaking public infrastructure improvements and making improvements to the City's water system and sewer system, pursuant to and in full conformity with the Charter of the City and the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 444, and 475, as amended, and Sections 469.1812 through 469.1815, as amended. The principal hereof and interest hereon are payable from tax abatement revenues, from net revenues of the water system and the sewer system of the City, and from ad valorem taxes, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property in the City in the event of any deficiency in tax abatement revenues, net revenues, and ad valorem taxes pledged, which additional ad valorem taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of \$5,000 or any integral multiple thereof of single maturities.

This Bond is not a "qualified tax-exempt obligation" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that in and by the Resolution, the City has covenanted and agreed that it will continue to own and operate the water system and the sewer system free from competition by other like municipal utilities; that adequate insurance on said systems and suitable fidelity bonds on employees will be carried; that proper and adequate books of account will be kept showing all receipts and disbursements relating to the Water Fund and the Sewer Fund, into which it will pay all of the gross revenues from the water system and the sewer system; that it will also create and maintain a Utility Improvements Account within the General Obligation Bonds, Series 2026A Debt Service Fund, into which it will pay, out of the net revenues from the water system and the sewer system a sum sufficient to pay principal of the Utility Revenue Bonds (all as defined in the Resolution) and interest thereon when due; and that it will provide, by ad valorem tax levies, for any deficiency in required net revenues of the water system and the sewer system.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the City and the Charter and the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond

in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional, charter or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Lino Lakes, Anoka County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Administrator and has caused this Bond to be dated as of the date set forth below.

Dated: May 18, 2026

CITY OF LINO LAKES, MINNESOTA

(Facsimile)
Mayor

(Facsimile)
City Administrator

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

BOND TRUST SERVICES CORPORATION

By _____
Authorized Representative

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM – as tenants in common

UNIF GIFT MIN ACT

_____ Custodian _____

(Cust) (Minor)

TEN ENT – as tenants by entireties

under Uniform Gifts or Transfers to Minors
Act, State of _____

JT TEN – as joint tenants with right of
survivorship and not as tenants in common

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: _____

(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying
number of assignee

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the
books of the Registrar in the name of the person last noted below.

Date of Registration

Registered Owner

Signature of
Officer of Registrar

Cede & Co.
Federal ID #13-2555119

EXHIBIT C

TAX LEVY SCHEDULE

Tax Levy Schedule

Tax Levy Year	Tax Collect Year	Bond Pay Year	Total P+I	Funds on Hand	Net New D/S	P & I @105%	Tax Abatement Revenue	Net Levy
2025	2026	2027	171,126.39	(171,126.39)	-	-	-	-
2026	2027	2028	633,500.00	-	633,500.00	665,175.00	390,000.00	275,175.00
2027	2028	2029	629,000.00	-	629,000.00	660,450.00	405,000.00	255,450.00
2028	2029	2030	628,750.00	-	628,750.00	660,187.50	425,000.00	235,187.50
2029	2030	2031	632,500.00	-	632,500.00	664,125.00	450,000.00	214,125.00
2030	2031	2032	630,000.00	-	630,000.00	661,500.00	470,000.00	191,500.00
2031	2032	2033	631,500.00	-	631,500.00	663,075.00	495,000.00	168,075.00
2032	2033	2034	631,750.00	-	631,750.00	663,337.50	520,000.00	143,337.50
2033	2034	2035	630,750.00	-	630,750.00	662,287.50	545,000.00	117,287.50
2034	2035	2036	628,500.00	-	628,500.00	659,925.00	570,000.00	89,925.00
2035	2036	2037	630,000.00	-	630,000.00	661,500.00	600,000.00	61,500.00
Total	-	-	\$6,477,376.39	(171,126.39)	\$6,306,250.00	\$6,621,562.50	\$4,870,000.00	\$1,751,562.50

Bond Data

Dated Date	5/18/2026
Call Date	2/01/2036

PROPOSAL FORM

The City Council
City of Lino Lakes, Minnesota (the "City")

April 27, 2026

RE: \$8,355,000* General Obligation Bonds, Series 2026A (the "Bonds")
DATED: May 18, 2026

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$ 9,218,061.60 (not less than \$8,254,740) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

5.00	% due	2028	5.00	% due	2033	5.00	% due	2038
5.00	% due	2029	5.00	% due	2034	4.00	% due	2039
5.00	% due	2030	5.00	% due	2035	4.00	% due	2040
5.00	% due	2031	5.00	% due	2036	4.00	% due	2041
5.00	% due	2032	5.00	% due	2037	4.00	% due	2042

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2028 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.) All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of \$167,100 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about May 18, 2026.

This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Underwriter (Syndicate Manager), we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: X NO: .

If the competitive sale requirements are not met, we elect to use either the: 10% test, or the hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: Brownstone Investment Group, LLC By: David Dietche
Account Members: Alone David Dietche Senior Managing Director

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from May 18, 2026 of the above proposal is \$ 2,158,248.68 and the true interest cost (TIC) is 3.189571 %.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Lino Lakes, Minnesota, on April 27, 2026.
By: By:
Title: Title:

April 27, 2026

SALE DAY REPORT FOR:

City of Lino Lakes, Minnesota

\$8,355,000 General Obligation Bonds, Series 2026A



Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, MN 55413

Keith Dahl,
Senior Municipal Advisor

Jason Aarsvold,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE:	To finance public infrastructure improvements and utility system improvements in connection with the Otter Lake Road extension project.
RATING:	S&P Global Ratings "AA+" / Stable
NUMBER OF BIDS:	6
LOW BIDDER:	Brownstone Investment Group, LLC, New York, New York

COMPARISON FROM LOWEST TO HIGHEST BID: (TIC as bid)

LOW BID:*	3.1895%
HIGH BID:	3.3183%

Summary of Sale Results:	
Principal Amount*:	\$8,355,000
Underwriter's Discount:	\$54,308
Reoffering Premium:	\$924,687
True Interest Cost:	3.2070%
Costs of Issuance:	\$77,162.40
Yield:	2.48%-3.79%
Total Net P&I	\$11,463,743

NOTES:	Bond Trust Services Corporation, Minneapolis, Minnesota will serve as Paying Agent on the Bonds.
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The Bonds maturing February 1, 2037 and thereafter are callable February 1, 2036 or any date thereafter.

CLOSING DATE:	May 18, 2026
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CITY COUNCIL ACTION:	Adopt a resolution awarding the sale of \$8,355,000 General Obligation Bonds, Series 2026A.
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SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Sources and Uses of Funds & Updated Debt Service Schedules
- Rating Report

BID TABULATION

\$8,355,000 General Obligation Bonds, Series 2026A

City of Lino Lakes, Minnesota

SALE: April 27, 2026

AWARD: BROWNSTONE INVESTMENT GROUP, LLC

Rating: S&P Global Ratings "AA+" / Stable

Tax Exempt - Non-Bank Qualified

NAME OF INSTITUTION	MATURITY (February 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
BROWNSTONE INVESTMENT GROUP, LLC New York, New York	2028	5.000%	2.480%	\$9,218,061.60	3.1895%
	2029	5.000%	2.480%		
	2030	5.000%	2.550%		
	2031	5.000%	2.620%		
	2032	5.000%	2.690%		
	2033	5.000%	2.760%		
	2034	5.000%	2.830%		
	2035	5.000%	2.920%		
	2036	5.000%	3.030%		
	2037	5.000%	3.150%		
	2038	5.000%	3.230%		
	2039	4.000%	3.500%		
	2040	4.000%	3.610%		
	2041	4.000%	3.700%		
	2042	4.000%	3.790%		
OPPENHEIMER & CO. INC. Philadelphia, Pennsylvania					3.2241%
BAIRD Milwaukee, Wisconsin					3.2277%
TD FINANCIAL PRODUCTS LLC New York, New York					3.2455%

* Subsequent to bid opening the individual maturity amounts were adjusted.

Adjusted Price: \$9,225,379.70

Adjusted Net Interest Cost: \$2,238,362.94

Adjusted TIC: 3.2070%

NAME OF INSTITUTION	TRUE INTEREST RATE
HILLTOPSECURITIES Dallas, Texas	3.2972%
MESIROW FINANCIAL, INC. Chicago, Illinois	3.3183%

City of Lino Lakes, Minnesota

\$8,355,000 General Obligation Bonds, Series 2026A

Issue Summary

Otter Tail Road Extension

Total Issue Sources And Uses

Dated 05/18/2026 | Delivered 05/18/2026

	Tax Abatement - Streets & Storm	Utility	Issue Summary
Sources Of Funds			
Par Amount of Bonds	\$4,870,000.00	\$3,485,000.00	\$8,355,000.00
Reoffering Premium	600,858.65	323,828.55	924,687.20
Planned Issuer Equity contribution	5,172,766.00	1,607,234.00	6,780,000.00
Total Sources	\$10,643,624.65	\$5,416,062.55	\$16,059,687.20
Uses Of Funds			
Total Underwriter's Discount (0.650%)	31,655.00	22,652.50	54,307.50
Costs of Issuance	44,976.78	32,185.62	77,162.40
Deposit to Project Construction Fund	10,566,992.87	5,361,224.43	15,928,217.30
Total Uses	\$10,643,624.65	\$5,416,062.55	\$16,059,687.20

City of Lino Lakes, Minnesota

\$8,355,000 General Obligation Bonds, Series 2026A

Issue Summary

Otter Tail Road Extension

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/18/2026	-	-	-	-	-
02/01/2027	-	-	285,292.64	285,292.64	285,292.64
08/01/2027	-	-	202,975.00	202,975.00	-
02/01/2028	550,000.00	5.000%	202,975.00	752,975.00	955,950.00
08/01/2028	-	-	189,225.00	189,225.00	-
02/01/2029	575,000.00	5.000%	189,225.00	764,225.00	953,450.00
08/01/2029	-	-	174,850.00	174,850.00	-
02/01/2030	605,000.00	5.000%	174,850.00	779,850.00	954,700.00
08/01/2030	-	-	159,725.00	159,725.00	-
02/01/2031	640,000.00	5.000%	159,725.00	799,725.00	959,450.00
08/01/2031	-	-	143,725.00	143,725.00	-
02/01/2032	665,000.00	5.000%	143,725.00	808,725.00	952,450.00
08/01/2032	-	-	127,100.00	127,100.00	-
02/01/2033	700,000.00	5.000%	127,100.00	827,100.00	954,200.00
08/01/2033	-	-	109,600.00	109,600.00	-
02/01/2034	740,000.00	5.000%	109,600.00	849,600.00	959,200.00
08/01/2034	-	-	91,100.00	91,100.00	-
02/01/2035	775,000.00	5.000%	91,100.00	866,100.00	957,200.00
08/01/2035	-	-	71,725.00	71,725.00	-
02/01/2036	810,000.00	5.000%	71,725.00	881,725.00	953,450.00
08/01/2036	-	-	51,475.00	51,475.00	-
02/01/2037	850,000.00	5.000%	51,475.00	901,475.00	952,950.00
08/01/2037	-	-	30,225.00	30,225.00	-
02/01/2038	265,000.00	5.000%	30,225.00	295,225.00	325,450.00
08/01/2038	-	-	23,600.00	23,600.00	-
02/01/2039	280,000.00	4.000%	23,600.00	303,600.00	327,200.00
08/01/2039	-	-	18,000.00	18,000.00	-
02/01/2040	290,000.00	4.000%	18,000.00	308,000.00	326,000.00
08/01/2040	-	-	12,200.00	12,200.00	-
02/01/2041	300,000.00	4.000%	12,200.00	312,200.00	324,400.00
08/01/2041	-	-	6,200.00	6,200.00	-
02/01/2042	310,000.00	4.000%	6,200.00	316,200.00	322,400.00
Total	\$8,355,000.00	-	\$3,108,742.64	\$11,463,742.64	-

Yield Statistics

Bond Year Dollars	\$65,536.71
Average Life	7.844 Years
Average Coupon	4.7435135%
Net Interest Cost (NIC)	3.4154339%
True Interest Cost (TIC)	3.2070100%
Bond Yield for Arbitrage Purposes	3.0460493%
All Inclusive Cost (AIC)	3.3366749%

IRS Form 8038

Net Interest Cost	2.9997035%
Weighted Average Maturity	7.846 Years

City of Lino Lakes, Minnesota

\$8,355,000 General Obligation Bonds, Series 2026A

Issue Summary

Otter Tail Road Extension

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% of Total	Tax Abatement Revenue	Utility Revenue	Levy/(Surplus)
02/01/2027	-	-	285,292.64	285,292.64	299,557.27	-	119,874.56	179,682.71
02/01/2028	550,000.00	5.000%	405,950.00	955,950.00	1,003,747.50	390,000.00	338,572.50	275,175.00
02/01/2029	575,000.00	5.000%	378,450.00	953,450.00	1,001,122.50	405,000.00	340,672.50	255,450.00
02/01/2030	605,000.00	5.000%	349,700.00	954,700.00	1,002,435.00	425,000.00	342,247.50	235,187.50
02/01/2031	640,000.00	5.000%	319,450.00	959,450.00	1,007,422.50	450,000.00	343,297.50	214,125.00
02/01/2032	665,000.00	5.000%	287,450.00	952,450.00	1,000,072.50	470,000.00	338,572.50	191,500.00
02/01/2033	700,000.00	5.000%	254,200.00	954,200.00	1,001,910.00	495,000.00	338,835.00	168,075.00
02/01/2034	740,000.00	5.000%	219,200.00	959,200.00	1,007,160.00	520,000.00	343,822.50	143,337.50
02/01/2035	775,000.00	5.000%	182,200.00	957,200.00	1,005,060.00	545,000.00	342,772.50	117,287.50
02/01/2036	810,000.00	5.000%	143,450.00	953,450.00	1,001,122.50	570,000.00	341,197.50	89,925.00
02/01/2037	850,000.00	5.000%	102,950.00	952,950.00	1,000,597.50	600,000.00	339,097.50	61,500.00
02/01/2038	265,000.00	5.000%	60,450.00	325,450.00	341,722.50	-	341,722.50	-
02/01/2039	280,000.00	4.000%	47,200.00	327,200.00	343,560.00	-	343,560.00	-
02/01/2040	290,000.00	4.000%	36,000.00	326,000.00	342,300.00	-	342,300.00	-
02/01/2041	300,000.00	4.000%	24,400.00	324,400.00	340,620.00	-	340,620.00	-
02/01/2042	310,000.00	4.000%	12,400.00	322,400.00	338,520.00	-	338,520.00	-
Total	\$8,355,000.00	-	\$3,108,742.64	\$11,463,742.64	\$12,036,929.77	\$4,870,000.00	\$5,235,684.56	\$1,931,245.21

Significant Dates

Dated	5/18/2026
First Coupon Date	2/01/2027

Yield Statistics

Bond Year Dollars	\$65,536.71
Average Life	7.844 Years
Average Coupon	4.7435135%
Net Interest Cost (NIC)	3.4154339%
True Interest Cost (TIC)	3.2070100%
Bond Yield for Arbitrage Purposes	3.0460493%
All Inclusive Cost (AIC)	3.3366749%

City of Lino Lakes, Minnesota

\$4,870,000 General Obligation Bonds, Series 2026A

Tax Abatement - Streets & Storm

Otter Tail Road Extension

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/18/2026	-	-	-	-	-
02/01/2027	-	-	171,126.39	171,126.39	171,126.39
08/01/2027	-	-	121,750.00	121,750.00	-
02/01/2028	390,000.00	5.000%	121,750.00	511,750.00	633,500.00
08/01/2028	-	-	112,000.00	112,000.00	-
02/01/2029	405,000.00	5.000%	112,000.00	517,000.00	629,000.00
08/01/2029	-	-	101,875.00	101,875.00	-
02/01/2030	425,000.00	5.000%	101,875.00	526,875.00	628,750.00
08/01/2030	-	-	91,250.00	91,250.00	-
02/01/2031	450,000.00	5.000%	91,250.00	541,250.00	632,500.00
08/01/2031	-	-	80,000.00	80,000.00	-
02/01/2032	470,000.00	5.000%	80,000.00	550,000.00	630,000.00
08/01/2032	-	-	68,250.00	68,250.00	-
02/01/2033	495,000.00	5.000%	68,250.00	563,250.00	631,500.00
08/01/2033	-	-	55,875.00	55,875.00	-
02/01/2034	520,000.00	5.000%	55,875.00	575,875.00	631,750.00
08/01/2034	-	-	42,875.00	42,875.00	-
02/01/2035	545,000.00	5.000%	42,875.00	587,875.00	630,750.00
08/01/2035	-	-	29,250.00	29,250.00	-
02/01/2036	570,000.00	5.000%	29,250.00	599,250.00	628,500.00
08/01/2036	-	-	15,000.00	15,000.00	-
02/01/2037	600,000.00	5.000%	15,000.00	615,000.00	630,000.00
Total	\$4,870,000.00	-	\$1,607,376.39	\$6,477,376.39	-

Yield Statistics

Bond Year Dollars	\$32,147.53
Average Life	6.601 Years
Average Coupon	5.0000000%
Net Interest Cost (NIC)	3.2294015%
True Interest Cost (TIC)	2.9998698%
Bond Yield for Arbitrage Purposes	3.0460493%
All Inclusive Cost (AIC)	3.1470903%

IRS Form 8038

Net Interest Cost	2.7480007%
Weighted Average Maturity	6.695 Years

City of Lino Lakes, Minnesota

\$4,870,000 General Obligation Bonds, Series 2026A
Tax Abatement - Streets & Storm
Otter Tail Road Extension

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Funds on Hand	Net Debt Service	105% of Total	Tax	Levy/(Surplus)
								Abatement Revenue	
02/01/2027	-	-	171,126.39	171,126.39	(171,126.39)	-	-	-	-
02/01/2028	390,000.00	5.000%	243,500.00	633,500.00	-	633,500.00	665,175.00	390,000.00	275,175.00
02/01/2029	405,000.00	5.000%	224,000.00	629,000.00	-	629,000.00	660,450.00	405,000.00	255,450.00
02/01/2030	425,000.00	5.000%	203,750.00	628,750.00	-	628,750.00	660,187.50	425,000.00	235,187.50
02/01/2031	450,000.00	5.000%	182,500.00	632,500.00	-	632,500.00	664,125.00	450,000.00	214,125.00
02/01/2032	470,000.00	5.000%	160,000.00	630,000.00	-	630,000.00	661,500.00	470,000.00	191,500.00
02/01/2033	495,000.00	5.000%	136,500.00	631,500.00	-	631,500.00	663,075.00	495,000.00	168,075.00
02/01/2034	520,000.00	5.000%	111,750.00	631,750.00	-	631,750.00	663,337.50	520,000.00	143,337.50
02/01/2035	545,000.00	5.000%	85,750.00	630,750.00	-	630,750.00	662,287.50	545,000.00	117,287.50
02/01/2036	570,000.00	5.000%	58,500.00	628,500.00	-	628,500.00	659,925.00	570,000.00	89,925.00
02/01/2037	600,000.00	5.000%	30,000.00	630,000.00	-	630,000.00	661,500.00	600,000.00	61,500.00
Total	\$4,870,000.00	-	\$1,607,376.39	\$6,477,376.39	(171,126.39)	\$6,306,250.00	\$6,621,562.50	\$4,870,000.00	\$1,751,562.50

Significant Dates

Dated	5/18/2026
First Coupon Date	2/01/2027

Yield Statistics

Bond Year Dollars	\$32,147.53
Average Life	6.601 Years
Average Coupon	5.00000000%
Net Interest Cost (NIC)	3.2294015%
True Interest Cost (TIC)	2.9998698%
Bond Yield for Arbitrage Purposes	3.0460493%
All Inclusive Cost (AIC)	3.1470903%



City of Lino Lakes, Minnesota

\$3,485,000 General Obligation Bonds, Series 2026A

Utility

Otter Tail Road Extension

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/18/2026	-	-	-	-	-
02/01/2027	-	-	114,166.25	114,166.25	114,166.25
08/01/2027	-	-	81,225.00	81,225.00	-
02/01/2028	160,000.00	5.000%	81,225.00	241,225.00	322,450.00
08/01/2028	-	-	77,225.00	77,225.00	-
02/01/2029	170,000.00	5.000%	77,225.00	247,225.00	324,450.00
08/01/2029	-	-	72,975.00	72,975.00	-
02/01/2030	180,000.00	5.000%	72,975.00	252,975.00	325,950.00
08/01/2030	-	-	68,475.00	68,475.00	-
02/01/2031	190,000.00	5.000%	68,475.00	258,475.00	326,950.00
08/01/2031	-	-	63,725.00	63,725.00	-
02/01/2032	195,000.00	5.000%	63,725.00	258,725.00	322,450.00
08/01/2032	-	-	58,850.00	58,850.00	-
02/01/2033	205,000.00	5.000%	58,850.00	263,850.00	322,700.00
08/01/2033	-	-	53,725.00	53,725.00	-
02/01/2034	220,000.00	5.000%	53,725.00	273,725.00	327,450.00
08/01/2034	-	-	48,225.00	48,225.00	-
02/01/2035	230,000.00	5.000%	48,225.00	278,225.00	326,450.00
08/01/2035	-	-	42,475.00	42,475.00	-
02/01/2036	240,000.00	5.000%	42,475.00	282,475.00	324,950.00
08/01/2036	-	-	36,475.00	36,475.00	-
02/01/2037	250,000.00	5.000%	36,475.00	286,475.00	322,950.00
08/01/2037	-	-	30,225.00	30,225.00	-
02/01/2038	265,000.00	5.000%	30,225.00	295,225.00	325,450.00
08/01/2038	-	-	23,600.00	23,600.00	-
02/01/2039	280,000.00	4.000%	23,600.00	303,600.00	327,200.00
08/01/2039	-	-	18,000.00	18,000.00	-
02/01/2040	290,000.00	4.000%	18,000.00	308,000.00	326,000.00
08/01/2040	-	-	12,200.00	12,200.00	-
02/01/2041	300,000.00	4.000%	12,200.00	312,200.00	324,400.00
08/01/2041	-	-	6,200.00	6,200.00	-
02/01/2042	310,000.00	4.000%	6,200.00	316,200.00	322,400.00
Total	\$3,485,000.00	-	\$1,501,366.25	\$4,986,366.25	-

Yield Statistics

Bond Year Dollars	\$33,389.18
Average Life	9.581 Years
Average Coupon	4.4965651%
Net Interest Cost (NIC)	3.5945482%
True Interest Cost (TIC)	3.4226058%
Bond Yield for Arbitrage Purposes	3.0460493%
All Inclusive Cost (AIC)	3.5344418%

IRS Form 8038

Net Interest Cost	3.2545056%
Weighted Average Maturity	9.499 Years

City of Lino Lakes, Minnesota

\$3,485,000 General Obligation Bonds, Series 2026A

Utility

Otter Tail Road Extension

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Utility
					Revenue 105% Overlevy
02/01/2027	-	-	114,166.25	114,166.25	119,874.56
02/01/2028	160,000.00	5.000%	162,450.00	322,450.00	338,572.50
02/01/2029	170,000.00	5.000%	154,450.00	324,450.00	340,672.50
02/01/2030	180,000.00	5.000%	145,950.00	325,950.00	342,247.50
02/01/2031	190,000.00	5.000%	136,950.00	326,950.00	343,297.50
02/01/2032	195,000.00	5.000%	127,450.00	322,450.00	338,572.50
02/01/2033	205,000.00	5.000%	117,700.00	322,700.00	338,835.00
02/01/2034	220,000.00	5.000%	107,450.00	327,450.00	343,822.50
02/01/2035	230,000.00	5.000%	96,450.00	326,450.00	342,772.50
02/01/2036	240,000.00	5.000%	84,950.00	324,950.00	341,197.50
02/01/2037	250,000.00	5.000%	72,950.00	322,950.00	339,097.50
02/01/2038	265,000.00	5.000%	60,450.00	325,450.00	341,722.50
02/01/2039	280,000.00	4.000%	47,200.00	327,200.00	343,560.00
02/01/2040	290,000.00	4.000%	36,000.00	326,000.00	342,300.00
02/01/2041	300,000.00	4.000%	24,400.00	324,400.00	340,620.00
02/01/2042	310,000.00	4.000%	12,400.00	322,400.00	338,520.00
Total	\$3,485,000.00	-	\$1,501,366.25	\$4,986,366.25	\$5,235,684.56

Significant Dates

Dated	5/18/2026
First Coupon Date	2/01/2027

Yield Statistics

Bond Year Dollars	\$33,389.18
Average Life	9.581 Years
Average Coupon	4.4965651%
Net Interest Cost (NIC)	3.5945482%
True Interest Cost (TIC)	3.4226058%
Bond Yield for Arbitrage Purposes	3.0460493%
All Inclusive Cost (AIC)	3.5344418%

IRS Form 8038

Net Interest Cost	3.2545056%
Weighted Average Maturity	9.499 Years

City of Lino Lakes, Minnesota

\$8,355,000 General Obligation Bonds, Series 2026A

Issue Summary

Otter Tail Road Extension

Detail Costs Of Issuance

Dated 05/18/2026 | Delivered 05/18/2026

COSTS OF ISSUANCE DETAIL

Municipal Advisor	\$43,567.00
Bond Counsel (Kutak Rock LLP)	\$13,000.00
Rating Agency Fee (S&P)	\$19,260.00
Paying Agent (Bond Trust Services)	\$925.00
Anoka County Fee	\$410.40
TOTAL	\$77,162.40

Research Update:

Lino Lakes, MN Series 2026A GO Bonds Assigned 'AA+' Rating, Series 2026A Lease Revenue Bonds Assigned 'AA' Rating

April 20, 2026

Overview

- S&P Global Ratings assigned its 'AA+' long-term rating to the city of Lino Lakes, Minn.'s anticipated \$8.355 million series 2026A general obligation (GO) bonds and its 'AA' long-term rating to the city's anticipated \$27.44 million series 2026A lease revenue bonds, subject to appropriation.
- At the same time, S&P Global Ratings affirmed its 'AA+' rating on the city's GO debt outstanding and its 'AA' rating on the city's appropriation debt.
- The outlook is stable.

Rationale

Security

The series 2026A GO bonds and GO debt outstanding are GOs of Lino Lakes, secured by the city's full faith and credit and power to levy unlimited ad valorem taxes. The city has also pledged the abatement of taxes levied against benefitted properties and utility revenue for repayment of a portion of the series 2026A bonds, but we rate to the city's GO pledge as we have insufficient information to rate to the alternative pledges under our criteria. Management intends to use the series 2026A bond proceeds to partially finance a street extension project.

The series 2026A lease revenue bonds are special, limited obligations of the authority payable from lease-rental payments made by the city, as lessee, to the authority, as lessor. We rate this obligation, as well as the outstanding series 2015 bonds, one notch lower than Lino Lakes' general creditworthiness to account for the appropriation risk associated with lease payments. We considered the affordability and likelihood of the lease payment, which are reflected in the appropriation rating and in our view of Lino Lakes' general creditworthiness. In our opinion, the lease features and terms are standard, with no unusual risks regarding timely payment of debt. Proceeds will finance the construction of a public works facility.

Credit highlights

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The 'AA+' long-term rating reflects our view of the city's healthy reserve position, which is supported by consistent financial performance and well-embedded management practices and policies, as well as its historically growing tax base trends. Tempering these strengths are its low gross county product (GCP) per capita compared with that of higher-rated peers and its growing debt burden relative to budget.

Lino Lakes is 20 miles north of St. Paul and its tax base is diverse and largely residential, with ongoing economic development and housing demand supporting stable property tax revenue streams, which make up the majority of the budget. Several years of balanced-to-surplus results driven by higher investment returns and local governmental aid, alongside police staff vacancies, drove a \$972,000 surplus in fiscal 2024 and an expected \$670,000 surplus in fiscal 2025. To combat police vacancies, the city recently conducted an operational study and is taking steps to make police benefits and wages more attractive. The city offset additional salary costs in fiscal 2026 with a 15% levy increase incorporated into budget, and expects a surplus in the current fiscal year. Based on management's expectation of a surplus in fiscal 2026, we believe the city's strong financial performance will continue.

The city plans to sustain reserves around current levels but might decrease its tax rate in out-years while maintaining reserves in compliance with its policy of 40%-50% of operating expenditures.

The 'AA+' long-term rating further reflects our view of the city's:

- Historically growing local economy, with ongoing residential, commercial, and industrial development given its proximity to the Twin Cities metropolitan area. Local effective buying incomes are stronger than those of the U.S. and Anoka County, reflecting ample employment opportunities.
- Stable reserve and liquidity position, supported by balanced operations in most years after routine transfers to the capital projects funds while maintaining compliance with management's policy of 40%-50% of operating expenditures in reserve for cash-flow needs.
- Sophisticated management team, with line-item details, historical trend analysis, and economic data inputs supporting budget development, comprehensive long-term and financial planning, and well-defined policies that are tracked and adhered to, although with no debt policy outside of complying with state statutes. Cyber-security practices align with those of peers.
- Manageable debt-and-liability profile, with about half of its direct debt supported by self-supporting enterprise debt, with healthy operations and no additional debt plans within the near term. We anticipate debt costs will rise to around 28% of total governmental fund revenue with the current issuance, but view pledged revenues from utilities and tax abatements for debt service as offsetting factors to its high cost.
- For more information on our institutional framework assessment for Minnesota cities, see ["Institutional Framework Assessment: Minnesota Local Governments,"](#) Sept. 10, 2024.

Environmental, social, and governance

We assessed the city's environmental, social, and governance factors relative to its economy, management, financial measures, and debt and contingent liability profile and view them as neutral in our credit rating analysis.

Outlook

The stable outlook reflects our expectation that the city will maintain robust reserves and liquidity, aided by its well-embedded financial management practices and policies and at least stable local economic trends.

Downside scenario

We could take a negative rating action if the city's budgetary performance weakens, resulting in dramatically lower reserves, or if its debt profile materially weakens.

Upside scenario

We could take a positive rating action if the city's economic or debt metrics improve, particularly GCP per capita and costs relative to budget, so that they are commensurate with those of higher-rated peers.

Lino Lakes, Minnesota--Credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	1.71
Economy	2.5
Financial performance	1
Reserves and liquidity	1
Management	1.30
Debt and liabilities	2.75

Lino Lakes, Minnesota--Key credit metrics

	Most recent	2024	2023	2022
Economy				
Real GCP per capita % of U.S.	61	61	62	64
County PCPI % of U.S.	89	89	89	91
Market value (\$000s)	3,984,774	3,807,792	3,562,658	3,053,305
Market value per capita (\$)	181,970	173,888	162,612	131,246
Top 10 taxpayers % of taxable value	7.7	7.8	6.4	--
County unemployment rate (%)	3.4	3.0	2.7	2.4
Local median household EBI % of U.S.	148	148	150	159
Local per capita EBI % of U.S.	116	116	119	119
Local population	21,898	21,898	21,909	23,264
Financial performance				
Operating fund revenues (\$000s)	--	13,726	12,583	11,322
Operating fund expenditures (\$000s)	--	12,489	11,639	11,102
Net transfers and other adjustments (\$000s)	--	(265)	(447)	(282)
Operating result (\$000s)	--	972	497	(62)
Operating result % of revenues	--	7.1	3.9	(0.5)
Operating result three-year average %	--	3.5	2.9	3.9
Reserves and liquidity				
Available reserves % of operating revenues	--	65.1	63.1	66.3

Lino Lakes, Minnesota--Key credit metrics

	Most recent	2024	2023	2022
Available reserves (\$000s)	--	8,932	7,940	7,510
Debt and liabilities				
Debt service cost % of revenues	--	9.3	12.9	13.5
Net direct debt per capita (\$)	3,263	744	784	844
Net direct debt (\$000s)	71,462	16,286	17,185	19,625
Direct debt 10-year amortization (%)	53	94	--	--
Pension and OPEB cost % of revenues	--	3.0	4.0	4.0
NPLs per capita (\$)	--	218	310	588
Combined NPLs (\$000s)	--	4,772	6,801	13,690

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

Ratings List**New Issue Ratings**

US\$27.44 mil lse rev bnds (Lino Lakes City) ser 2026A dtd 05/18/2026 due 02/01/2047

Long Term Rating AA/Stable

US\$8.355 mil GO bnds ser 2026A dtd 05/18/2026 due 02/01/2042

Long Term Rating AA+/Stable

New Rating**Local Government**

Lino Lakes, MN Unlimited Tax General Obligation with Water and Sewer System Revenues and Tax Abatement Revenues AA+/Stable

Ratings Affirmed**Local Government**

Lino Lakes City, MN Lease Appropriation AA/Stable

Lino Lakes City, MN Unlimited Tax General Obligation AA+/Stable

Lino Lakes City, MN Unlimited Tax General Obligation and Tax Abatement Revenues AA+/Stable

Lino Lakes City, MN Unlimited Tax General Obligation and Water System AA+/Stable

Lino Lakes City, MN Unlimited Tax General Obligation and Water and Sewer System AA+/Stable

Lino Lakes City, MN Unlimited Tax General Obligation, Water System, and Special Assessments AA+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352>. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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Lino Lakes, MN

Series 2026A Bond Sale Results

April 27, 2026

General Obligation Bonds, Series 2026A

Proposed City Bonding: \$8,355,000

- Tax Abatement: \$4,870,000
 - ✓ Debt Issuance will be paid from property taxes – City intends to writedown the annual abatement and state aid funds
- Utility Revenue: \$3,485,000
 - ✓ Debt Service will be paid from utility revenues
- Council provided preliminary authorization to proceed on March 23

Process to Date

- Credit Rating discussion with Standard and Poor's
 - ✓ Rating affirmed at AA+ level, assigned a “stable outlook”
 - ✓ Reflects consistent financial performance, very strong management practices and policies, and continued tax base growth
- Offering documents circulated to the municipal bond marketplace
- Competitive bids due 10:30 am April 27
- Bids reviewed by Ehlers and City staff

Bids Received

Bidder	Indicated Rate	
Brownstone Investment Group, LLC	3.1895%	
Oppenheimer & Co. Inc.	3.2241%	
Baird	3.2277%	
TD Financial Products LLC	3.2455%	
Hilltop Securities	3.2972%	<u>Spread</u>
Mesirow Financial, Inc.	3.3183%	0.1288%

Final Results

- Low bid from Brownstone Investment Group, LLC, New York, New York
- Principal Amount: \$8,355,000
 - ✓ Reoffering Premium: \$924,687
 - ✓ Staff elected to retain the Premium for potential increased project costs
- 2026A Bonds Final True Interest Cost calculation: 3.2070%
 - ✓ Rate is right at what was anticipated in the pre-sale report
 - ✓ Rate is below the TIC on the 2025A Bonds – 3.6885%

General Obligation Bonds, Series 2026A

- Final Council Action: affirm and ratify approval of sale results
- Consider the Award Resolution prepared by the City's bond attorneys at Kutak Rock
- Scheduled closing on or before May 18, 2026

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE April 27, 2026

AGENDA ITEM: Approval of Resolution No. 26-63 Authorizing the Execution and Delivery of a Ground Lease, Lease-purchase agreement, and Related Documents with the Lino Lakes Economic Development Authority

VOTE REQUIRED: Simple Majority

INTRODUCTION

At the March 23, 2026, meeting, the EDA authorized the sale of \$27,440,000 Lease Revenue Bonds, Series 2026A. The bond proceeds will be used to acquire, construct and equip the Public Works Facility on property leased from the City to the EDA pursuant to a Ground Lease between the City, as lessor, and the EDA, as lessee. This includes a Lease-Purchase Agreement between the EDA, as lessor, and the City, as lessee.

BACKGROUND

The Public Works Facility will be financed with lease revenue bonds issued through the Lino Lakes Economic Development Authority (EDA). In order for the EDA to finance the project, the City must provide a ground lease to the EDA. The EDA will also enter into a lease purchase agreement with the City.

The City will include in its annual budget moneys sufficient to pay lease payments during the term of the lease.

RECOMMENDATION

Approve Resolution 26-63 Authorizing the Execution and Delivery of a Ground Lease, Lease-purchase agreement, and Related Documents with the Lino Lakes Economic Development Authority

ATTACHMENTS

1. Res. No. 26-63, Authorizing Ground Lease with EDA

CITY OF LINO LAKES, MINNESOTA

RESOLUTION NO. 26-63

**RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A
GROUND LEASE, LEASE-PURCHASE AGREEMENT, AND RELATED
DOCUMENTS WITH THE LINO LAKES ECONOMIC DEVELOPMENT
AUTHORITY**

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

1. Background.

(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 “Act”). The City is authorized by Minnesota Statutes, Section 465.71, as amended, to acquire real and personal property under lease-purchase agreements.

(b) Pursuant to the Act, the EDA has formed Economic Development District No. 2 (the “Development District”) and has adopted an Economic Development Program (the “Development Plan”) for the Development District which sets forth development objectives for the Development District. A major objective of the Development District is to foster the development of adequate public facilities necessary to serve the Development District.

(c) 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 “Site”).

(d) The Authority has proposed to finance the Facilities 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 original aggregate principal amount of \$26,185,000, pursuant to the Act. On March 23, 2026, the City Council approved the issuance of the Bonds by the Authority in accordance with the terms to be approved by the Board of Commissioners of the Authority in a resolution to be considered on the date hereof.

(e) Forms of the following documents have been presented before the City Council: (i) a Ground Lease(the “Ground Lease”) between the City, as lessor, and the Authority, as lessee, pursuant to which the Authority will lease the Site from the City; and (ii) a Lease-Purchase Agreement (the “Lease”) between the Authority, as lessor, and the City,

as lessee, pursuant to which the City will lease the Site and the Facilities to be constructed thereon from the Authority.

2. Findings. The Facilities described in the Lease constitute government property necessary or desirable as a public facility, and the City presently intends to appropriate all Lease Payments under the Lease for the term of the Lease; however, the obligations of the City under the Lease are not to be payable from nor charged upon any funds of the City other than the funds appropriated annually to the payment thereof, and the Lease shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property of the City except its interest in the Lease and in the Site and the Facilities under the Lease.

3. Payment of Lease Payments. The City will pay to the registrar for the Bonds, promptly when due, all of the lease payments due under the Lease (the “Lease Payments”) and other amounts required by the Lease. To provide moneys to make such payments, the City will include in its annual budget, for each fiscal year (the “Fiscal Year”) during the term of the Lease, commencing with the Fiscal Year ending on December 31, 2026, moneys sufficient to pay and for the purpose of paying all Lease Payments, a reasonable estimate of additional Lease Payments, and other amounts payable under the Lease. The agreement of the City in this section is subject to the City’s right to terminate the Lease at the end of any Fiscal Year, as set forth in Section 5.6 of the Lease.

4. Continuing Disclosure.

(a) “Continuing Disclosure Certificate” means that certain Continuing Disclosure Certificate to be executed by the Mayor and City Administrator of the City and dated as of the date of issuance of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

(b) The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate substantially in the form on file with the City. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

5. Official Statement. The Official Statement, as completed and supplemented, and its distribution to potential purchasers of the Bonds, is hereby approved. The Mayor and City Administrator are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement.

6. Authorization of Documents.

(a) It is desirable and in the best interest of the City to enter into the Ground Lease, the Lease and the Continuing Disclosure Certificate. The Mayor and the City Administrator are authorized and directed to execute and deliver the Ground Lease, the Lease, and the Continuing Disclosure Certificate on behalf of the City, substantially in the forms on

file with the City, but with all such changes therein as shall be approved by the officers executing the same, which approval shall be conclusively evidenced by the execution thereof. Copies of all of the transaction documents shall be delivered, filed and recorded as provided therein. The Mayor, the City Administrator, and other City officers are also authorized and directed to execute such other instruments as may be required to give effect to the transactions herein contemplated.

(b) The officers of the City are authorized and directed to prepare and furnish to the original purchaser of the Bonds, and to the attorneys approving the Bonds, certified copies of all proceedings and records of the City relating to the power and authority of the City to enter into the Ground Lease, the Lease, and the Continuing Disclosure Certificate within their knowledge or as shown by the books and records in their custody and control, and such certified copies and certificates shall be deemed representations of the City as to the facts stated therein.

7. Issuance of Bonds. The issuance and sale by the Authority of the Bonds at the price, par amount, and interest rates to be determined Authority are hereby approved in all respects. In accordance with the Lease, the City will pay, from proceeds of the Bonds or from other City funds, the costs of construction of the Facilities and the costs of issuance of the Bonds. The City hereby authorizes and requests that the Authority issue the Bonds in accordance with the terms of a resolution of the Board of Commissioners of the Authority.

8. Not Arbitrage Bonds. The City covenants and agrees with the holders from time to time of the Bonds that the investment of proceeds of the Bonds, including the investment of any revenues pledged to the Lease Payments which are considered proceeds under applicable regulations, and accumulated sinking funds, if any, shall be limited as to amount and yield in such manner that the Bonds shall not be “arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”), and applicable regulations thereunder (the “Regulations”), and that the City shall comply with all other applicable requirements of Section 148. On the basis of the existing facts, estimates and circumstances, including the foregoing findings and covenants, the City hereby certifies that it is not expected that the proceeds of the Bonds will be used in such manner as to cause the Bonds to be “arbitrage bonds” under Section 148 and any regulations thereunder.

9. Not Private Activity Bonds. No action shall be taken or authorized to be taken in connection with the application or investment of the proceeds of the Bonds which would cause the Bonds to be or become “private activity bonds” within the meaning of Section 141 of the Code and the applicable Regulations. The City shall take all such actions as may be required under the Code and applicable Regulations to ensure that interest on the Bonds is not includable in gross income for federal income tax purposes. The Site, the Facilities, and the proceeds of the Bonds will likewise be used in such manner that the Bonds will not be “private activity bonds” under Section 141 of the Code and the Regulations.

Adopted by the City Council of the City of Lino Lakes, Minnesota this 27th day of April, 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: April 27, 2026

TOPIC: Resolution No. 26-55, Approving Grading Agreement for Peltier Ponds

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council approve a Grading Agreement for the commencement of site work on the project area.

BACKGROUND

The applicant, U.S. Home, LLC., is proposing the Peltier Ponds residential development located west of CSAH 54 (20th Ave N) across from Watermark, east of Peltier Lake, and north of the City of Centerville border. The development contains four (4) parcels totaling approximately 125 gross acres and 282 housing units.

The City Council approved the 1st Reading of the rezoning ordinance and the PUD preliminary plan and preliminary plat on February 23, 2026.

The applicant is requesting to commence grading on the site. City Code section 1001.145 (2) allows for site grading, wetland mitigation and installation of stormwater management facilities after preliminary plat approval, following approval of a Grading Agreement and submittal of financial securities.

The applicant is required to submit a cash escrow to cover City Costs in the amount of \$65,707 along with a letter of credit in the amount of \$671,667 to secure completion of the improvements.

RECOMMENDATION

Staff recommends approval of Resolution No. 26-55.

ATTACHMENTS

1. Resolution No. 26-55
2. Grading Agreement

**CITY OF LINO LAKES
RESOLUTION NO. 26-55**

**RESOLUTION APPROVING THE GRADING AGREEMENT
FOR PELTIER PONDS**

WHEREAS, the City Council approved the Planned Unit Development (PUD) Preliminary Plan/Preliminary Plat for the Peltier Ponds on February 23, 2026, and

WHEREAS, the City has reviewed the grading plan and found them to be in conformance with the zoning and subdivision ordinance, and

WHEREAS, City Code section City Code section 1001.145 (2) allows for site grading, wetland mitigation and installation of stormwater management facilities after preliminary plat approval, following approval of a Grading Agreement and the submittal of required financial securities.

NOW, THEREFORE BE IT RESOLVED by the City Council of Lino Lakes that the Grading Agreement between U.S. Home, LLC. and the City of Lino Lakes for the Peltier Ponds PUD is hereby approved.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized to execute such agreement on behalf of the City.

Adopted by the Lino Lakes City Council this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

GRADING AGREEMENT

Peltier Ponds

THIS AGREEMENT is made this ____ day of _____, 2026, by and between the City of Lino Lakes ("City"), a Minnesota municipal corporation, and U.S. Home, LLC, a Delaware limited liability company ("Developer").

1. **Subdivision.** Developer received preliminary plat approval from the City by Resolution No. 26-06 for a plat known as Peltier Ponds ("Subdivision"). Unless otherwise stated, all terms and conditions of this Agreement relate to work within the Subdivision.
2. **Legal Description of Property.** The Legal Description is attached hereto as Exhibit A.
3. **Developer Plans.**
 - a. The Subdivision shall be developed in accordance with the following Developer Plans, original copies of which are on file with the City Engineer. The Developer Plans may be prepared and revised after entering into this Agreement but must be approved by the City before commencement of any work. If the plans vary from the written terms of this Agreement, this Agreement shall control.
 - b. The Developer Plans as of the date of this Agreement are Peltier Ponds preliminary plat plan set containing 72 sheets, prepared by Hill Inc., revision date April 2, 2026.
4. **Grading prior to Final Plat Approval.** The Developer may grade the site at its sole cost in conformance with the Developer Plans. In the event these improvements need to be modified due to changes in the approved plans, Developer shall do so at its own expense. Developer expressly acknowledges that grading the site prior to receiving full project approvals is done at the Developer's risk.
5. **Permits.** The Developer shall be responsible for securing all site grading and development approvals and all other required permits from all appropriate Federal, State, Regional and Local jurisdictions prior to the commencement of site grading or construction.
6. **Grading Improvements.** The Developer shall secure a contractor to perform the improvements described in this paragraph, or otherwise required herein to be performed by Developer, hereinafter referred to as the "Grading Improvements," which contractor shall be approved by the City in its absolute and sole discretion. The Grading Improvements shall be performed per the City Standard Specifications for Construction January 2026, current version.

The cost of Grading Improvements is as shown on Exhibit B attached hereto. All Grading Improvements shall require City inspection and approval and, where appropriate, the approval of any other governmental agency having jurisdiction. The Developer shall grade and perform at the Developer's expense the following according to the following terms and conditions:

a. Site Grading

- i. No grading shall commence until all requirements of the Rice Creek Watershed District (RCWD) have been satisfied.
- ii. All site grading shall be conducted in accordance with the grading plan as approved by the City and in accordance with NPDES and RCWD requirements. The Developer shall perform the work in accordance with a Storm Water Pollution Prevention Plan (SWPPP) pursuant to Minnesota Pollution Control Agency (MPCA) requirements.

b. Grading and Erosion Control

- i. The Developer shall grade the site to within 0.2 foot of the grades shown on the approved grading plan. No deviations will be allowed unless a revised plan is submitted and approved in writing by the City and all other regulatory agencies.
- ii. The street right-of-way, storm water storage ponds, and surface water drainage ways shall be graded. Four inches of topsoil and a City approved seed mix shall be installed within disturbed areas, and seed mix information shall be provided to the City. Surface water management systems shall be maintained by the Developer until they are accepted by the City.
- iii. The Developer shall be responsible for ascertaining that site geotechnical and groundwater conditions are adequate and conforming with the grading and site improvement as proposed. The Developer shall provide testing from an approved testing company.
- iv. The Developer's engineer shall certify in writing, with an as-built survey, that all grading complies with the approved grading plan prior to issuance of any building permits.
- v. The Developer shall promptly clear dirt and debris within public rights-of-way and drainage and utility easements resulting from construction by the Developer, its purchasers, builders and contractors within five (5) days after notification by the City. The Developer shall be responsible for

all necessary street and surface water maintenance, including street sweeping, unless otherwise released by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on them, including detour signs if necessary. If and when the streets become impassable, such streets shall be barricaded and closed.

7. **Time of Performance.** The Developer shall perform all required items enumerated in Paragraph 6 by November 30, 2027. The Developer may request a reasonable extension of time from the City. If the extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.
8. **City Improvements.** No City installed improvements are proposed to be constructed.
9. **Record Drawings.**
 - a. Upon project completion, Developer shall submit record drawings, in electronic format, of grading performed by Developer. The files shall be drawn in Anoka County NAD 83 Coordinate system and provided in both AutoCAD .dwg and Adobe .pdf file formats. The plans shall include accurate locations, dimensions, elevations, grades, slopes and all other pertinent information concerning the complete work.
 - b. The Developer shall submit certified compaction testing results for the site grading operations that certify that grading work meets pertinent compaction requirements for the project.
 - c. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.
10. **Faithful Performance of Construction Contracts and Security.**
 - a. The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer for the performance of all Grading Improvements. Concurrent with the execution hereof by the Developer, the Developer will furnish to, and at all times thereafter maintain with the City, a cash deposit, certified check, or Irrevocable Letter of Credit, based on thirty-five (35%) percent of the total estimated cost of Grading Improvements as determined by the City Engineer.
 - b. Irrevocable Letter of Credit. If an Irrevocable Letter of Credit is utilized, it shall be for the exclusive use and benefit of the City of Lino Lakes and shall state that it is issued to guarantee and assure performance by the Developer of all the terms and conditions of this Grading Agreement and performance of all required items referenced therein in accordance with the ordinances and specifications of the City.

The letter shall be in a form, and from a bank, as approved by the City. The City reserves the right to draw, in whole or in part, on any portion of the Irrevocable Letter of Credit for the purpose of guaranteeing the terms and conditions of this agreement. The Irrevocable Letter of Credit shall be automatically extended for additional periods of one year from present or future expiration dates on an annual basis, unless at least sixty (60) days prior to the expiration date, the Community Development Director and City Engineer, are notified by certified mail or overnight courier, that the Letter of Credit will not be extended.

- c. Alternatively, the Developer may enter into a Public Improvement Surety Agreement, subject to City approval.
 - d. Reduction of Security. The Developer may request reduction of the Letter of Credit or cash deposit based on prepayment or the value of the completed grading at the time of the requested reduction.
11. **Warranty.** Restoration, grass shall be warranted to be alive, of good quality and disease free for 12 months after planting.
12. **Ownership of Improvements.** Not Applicable.
13. **Recording and Release.** The Developer agrees that the City shall have the right to record a copy of this Grading Agreement with the Anoka County Recorder to give notice to future purchasers and owners. This shall be recorded against the Subdivision described on Page 1.
14. **Escrow for City's Costs.**
- a. The Developer agrees to establish a non-interest bearing escrow account with the City in an amount determined by the City Administrator or their designee for the payment of all costs incurred by the City related to the development of the Subdivision including, but not limited to, the following (See Exhibit B for breakdown of costs):
 - i. Administration - 3% of Grading Improvement Costs
 - ii. City Engineering and Legal
 - b. If the above escrow amounts are insufficient, the Developer shall make such additional deposits as required by the City. The City shall have a right to reimburse itself from the Escrow with suitable documentation supporting the charges.
15. **Developer Fees.** Not Applicable.

16. **Assessment of Charges and Waiver of Rights.** Not Applicable.

17. **Building Permits.** Not Applicable.

18. **Special Provisions.** Construction will result in grading within the power line easement and the RCWD maintained ACD system. The Developer shall have permitting and approvals for work prior to construction.

19. **Hours of Construction Activity.**

All construction activity shall be limited to the hours as follows:

Monday through Friday 7:00 a.m. to 7:00 p.m.

Saturday 9:00 a.m. to 5:00 p.m.

Sunday and Holidays No working hours allowed

20. **Insurance.** Developer or its general contractor shall take out and maintain until one year after the City accepted the Grading Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of the Developer's or general contractor's work, as the case may be, or the work of its subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than Five Hundred Thousand and no/100 (\$500,000.00) Dollars for one person and Two Million and no/100 (\$2,000,000.00) Dollars for each occurrence; limits for property damage shall be not less than One Million and no/100 (\$1,000,000.00) Dollars for each occurrence; or a combination single limit policy of Two Million and no/100 (\$2,000,000.00) Dollars or more. The City, its employees, its agents and assigns shall be named as an additional insured on the policy, and the Developer or its general contractor shall file with the City a certificate evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given ten days advance written notice of the cancellation of the insurance. The certificate may not contain any disclaimer for failure to give the required notice.

21. **Developer's Default.** In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, including but not limited to attorney and engineering fees, provided the Developer is first given notice of the work in default, not less than 48 hours in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, levy the cost in whole or in part as a special assessment against the Subject Property. Developer waives its rights to notice of hearing and hearing on such assessments and its right to appeal such assessments pursuant to Minnesota Statutes, chapter 429.

22. General.

a. Binding Effect

The terms and provisions hereof shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Subdivision and shall be deemed covenants running with the land, unless otherwise released pursuant to section 14 of this Agreement.

b. Validity.

If a portion, section, subsection, sentence, clause, paragraph or phrase in this agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of the Grading Agreement.

c. Notices

Whenever in this Agreement it shall be required or permitted that notice or demand be given or served by either party to this Agreement to or on the other party, such notice or demand shall be delivered personally, or mailed by United States mail to the addresses below, or sent by email to the email address below. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above or when emailed. The addresses of the parties are as set forth until changed by notice given as above.

U.S. Home, LLC
16355 36th Avenue N, Suite 100
Plymouth, MN 55446
Joe.Jablonski@Lennar.com

Community Development Director
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014
mgrochala@linolakes.us

IN WITNESS WHEREOF, the City and the Developer have caused this Development Agreement to be executed in their respective corporate names by their duly authorized officers, all as of the date and year first written above.

CITY OF LINO LAKES

By _____
Mayor

ATTEST

By _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2026,
by Rob Rafferty as Mayor of the City of Lino Lakes on behalf of said City.

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2026,
by Roberta Colotti as City Clerk of the City of Lino Lakes on behalf of said City.

Notary Public

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Execution page of the Developer to the Development Agreement, dated as of the date and year first written above.

DEVELOPER

By _____

Its _____

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026, before me, a Notary Public within and for said County, personally appeared _____, _____ of U.S. Home, LLC, a Delaware limited liability company (Developer), who executed the foregoing instrument on behalf of the company.

Notary Public

This instrument was drafted by:

City of Lino Lakes
600 Town Center Parkway
Lino Lakes, Minnesota 55014

EXHIBIT A

Legal Description of Property

Parcel 1

The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

AND

The North Half of Lot 1, AUDITOR'S SUBDIVISION NUMBER 47 REVISED, Anoka County, Minnesota, EXCEPT the following described real property: That part of the North Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota described as follows: Commencing at the North Quarter corner of said Section 14; thence North 89 degrees 35 minutes 06 seconds West along the North line of said Section 14 a distance of 148.88 feet to the Meander corner and the centerline of Town Road; thence South 5 degrees 57 minutes 00 seconds West along said centerline of Town Road a distance of 331.55 feet to the actual point of beginning of the tract to be hereby described; thence continuing South 5 degrees 57 minutes 00 seconds West a distance of 84.40 feet; thence South 15 degrees 18 minutes 48 seconds West along said centerline a distance of 251.26 feet to its intersection with the South line of said North Half of Government Lot 1 as monumented; thence South 88 degrees 58 minutes 52 seconds East along said South line a distance of 354.76 feet; thence North 0 degrees 24 minutes 54 seconds East a distance of 330.56 feet; thence North 89 degrees 35 minutes 06 seconds West a distance of 282.00 feet to the actual point of beginning. Also known as a part of Lot 1, AUDITOR'S SUBDIVISION NO. 47 REVISED, Anoka County, Minnesota.

Abstract Property.

Parcel 2

The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as follows: Beginning at the North Quarter Corner of said Section 14, as the same is marked by a stone monument; thence West along the Section line for 156 feet to a point near the centerline of a public road; thence South 6 degrees West, following the general line of said public road, for 662.95 feet to the centerline of said Government Lot 1, and the point of beginning of the tract hereby described; thence East, along said Government Lot centerline for 200.29 feet; thence South, at right angles for 180 feet; thence West at right angles for 261.71 feet, more or less, to the centerline of aforesaid public road; thence North 12 degrees 21 minutes East, along said road centerline, to aforesaid centerline of Government Lot 1; thence East along said Government Lot centerline for 22 feet to the point of beginning.

Abstract Property

EXHIBIT B

Securities, Escrows & Fees

EXHIBIT B
Securities, Escrows & Fees

PROJECT: Peltier Ponds	NUMBER OF REU's:	0
APPLICANT: U.S. Home, LLC	NO. OF LOT FRONTAGE:	0
	AREA (ACRES):	0

IMPROVEMENTS	COST
<u>DEVELOPER IMPROVEMENT COSTS (Private)</u>	
SITE GRADING	\$1,796,268
EROSION CONTROL	\$55,280
LANDSCAPING	\$67,500
PARKING LOT	\$0
STORM SEWER CONST.	\$0
SANITARY SEWER CONST.	\$0
WATERMAIN CONST.	\$0
LIGHTING	\$0
Total	\$1,919,048
Letter of Credit Amount X 35%	\$671,667

<u>ESCROW for CITY'S COSTS</u>	
PLANNING/ REVIEW	\$16,826
ADMINISTRATION	\$38,381
ENGINEER PLAN REVIEW	\$1,500
ENGINEER CONSTRUCTION SERVICES	\$5,000
PROJECT FINAL DOCUMENTS & CITY ENGINEER	\$1,500
STREET LIGHT INSTALLATION	\$0
STREET & STORMWATER MAINTENANCE	\$2,500
PROPERTY TAXES	\$0
BOULEVARD TREE PLANTING	\$0
Total	\$65,707

<u>DEVELOPMENT FEES</u>	
PARK DEDICATION	\$0
PARK DEDICATION CREDIT	\$0
Subtotal Park Dedication Fee	\$0
AUAR	\$0
GIS MAPPING FEE	\$0
STREET LIGHTING OPERATION	\$0
Total	\$0

TRUNK SANITARY SEWER	
TRUNK CHARGE PER (ACRE OR UNIT)	\$0
AVAILABILITY CHARGE PER SAC UNIT	\$0
TRUNK SANITARY SEWER CREDIT	\$0
TRUNK WATERMAIN	
TRUNK CHARGE PER (ACRE OR UNIT)	\$0
AVAILABILITY CHARGE PER SAC UNIT	\$0
TRUNK WATERMAIN CREDIT	\$0
TOTAL TRUNK SEWER & WATER FEES	\$0
SURFACE WATER MANAGEMENT	\$0
SURFACE WATER MANAGEMENT CREDIT	\$0
TOTAL SURFACE WATER MANAGEMENT FEES	\$0
Total	\$0
Letter of Credit Amount X 35%	\$0

<u>SUMMARY OF SECURITIES, ESCROW & FEES</u>	
SECURITY: DEVELOPER IMP'MENT COSTS	\$671,667
ESCROW FOR CITY COSTS	\$65,707
DEVELOPMENT FEES	\$0
SECURITY: TRUNK FEES	\$0

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

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: April 27, 2026

TOPIC: 24 Century Trail

- i. 2nd Reading of Ordinance No. 03-26, Vacating Drainage Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North
- ii. Resolution No. 26-56, Approving Summary Publication of Ordinance No. 03-26

VOTE REQUIRED: Super Majority

INTRODUCTION

Staff is requesting City Council hold the 2nd Reading of Ordinance No. 03-26 Vacating Drainage Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North.

BACKGROUND

The property at 24 Century Trail is a residential parcel owned by Mylissa Bringgold. The property owner submitted a land use application requesting the vacation of a drainage easement on their property. The easement is to perpetuate surface water from the west to a drainage structure “catch basin” on the east property line. The property owner would like to move the 10 foot wide easement south of where it exists today. The applicant has submitted a grading plan to adjust the surface water flow through the new easement.

The easement adjustment also provides the property owner with the opportunity to construct a deck. Any deck would have protruded into the easement and City Ordinances do not allow for decks in drainage easements. The vacation is contingent upon them providing a new perpetual drainage easement south.

The Drainage and Utility Easement Vacation Description Sketch prepared by E.G Rud and Sons, Inc. received on March 3, 2026, details the proposed drainage area to be vacated.

RECOMMENDATION

Staff is recommending approval of the 2nd Reading of Ordinance No. 03-26 Vacating Drainage & Utility Easement, 24 Century Trail, Lot 2, Block 1, Century Farm North and Resolution 26-56 Approving Summary Publication of Ordinance 03-26.

ATTACHMENTS

1. Ordinance No. 03-26
2. Drainage and Utility Easement Vacation Description Sketch
3. Resolution 26-56

Public Hearing: April 13, 2026	Adoption: April 27, 2026
1 st Reading: April 13, 2026	Publication: May 5, 2026
Website Notice: April 14, 2026	Effective: June 4, 2026
2 nd Reading: April 27, 2026	

**CITY OF LINO LAKES
ORDINANCE NO. 03-26**

**VACATING DRAINAGE EASEMENT
24 CENTURY TRAIL, LOT 2, BLOCK 1 CENTURY FARM NORTH, ANOKA COUNTY,
MINNESOTA**

The City Council of Lino Lakes ordains:

Section 1: Findings of Fact

1. The City Council of Lino Lakes has determined to vacate a drainage easement ("Easement").
2. The area of the vacated Easement is legally described as follows and shown in Attachment A-Vacation Exhibit.

A strip of land 10.00 feet in width over Lot 2, Block 1, CENTURY FARM NORTH, according to said plat on file and of record in the office of the County Recorder, Anoka County, Minnesota, the centerline of which is described as follows:

Beginning at a point on the West line of said Lot 2, distant 90.00 feet South of the Northwest corner of said Lot 2; thence East, a distance of 80.00 feet to a point on the East line of said Lot 2, distant 90.00 feet South of the Northeast corner of said Lot 2 and said centerline there terminating.

Said strip of land is to extend by its full width from said West line of Lot 2 to said East line of Lot

3. Except that part which lies within any perpetual easement of record for drainage and utility purposes. A public hearing was held on April 13, 2026 before the City Council in the City Hall Council Chambers after due published and posted notice had been given and reasonable attempts were made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard; and
4. It appears to be in the best interest of the City to vacate such Easement; and
5. This ordinance shall be recorded with Anoka County; and

6. Four-fifths of all members of the City Council concur with this ordinance.

Section 2: Easement Vacated

The Easement described herein is hereby vacated.

Section 3: Effect

This ordinance shall be in force and effect from and after its passage and publication according to the Lino Lakes City Charter and upon filing of the ordinance.

Section 4: The vacation provided for by this ordinance is contingent on the recording of a new drainage easement. Should the new easement not be recorded, the vacation provided by this ordinance shall be null and void.

Adopted by the Lino Lakes City Council this 27th day of April, 2026.

BY: _____
Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

ATTACHMENT A
Vacation Exhibit

VACATION SKETCH

~for~ MYLISSA BRINGGOLD
~of~ 24 CENTURY TRAIL
LINO LAKES, MN

Lot 2, Block 1, CENTURY FARM NORTH,
Anoka County, Minnesota.

LEGEND



DENOTES EASEMENT VACATION AREA

EASEMENT VACATION:

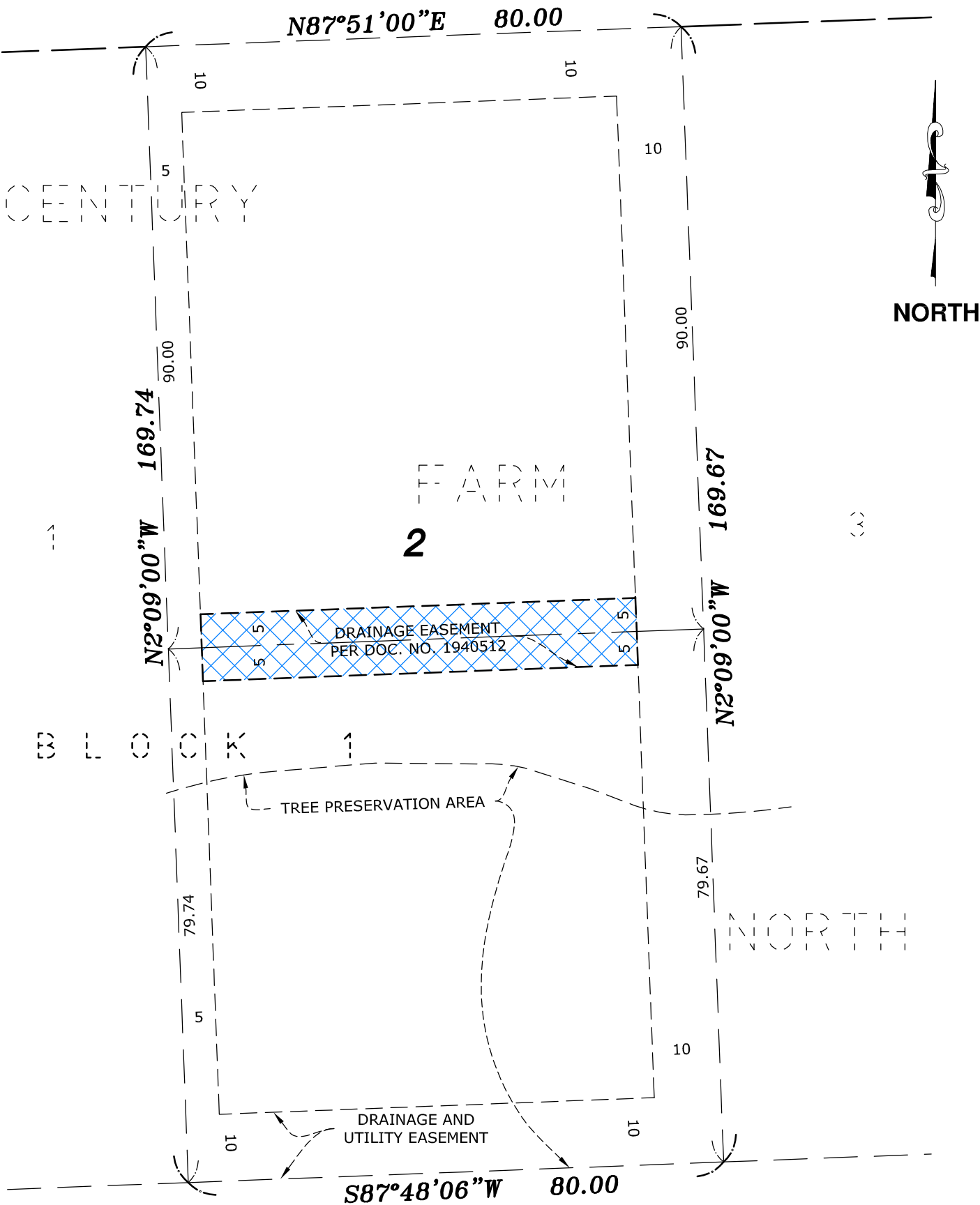
A strip of land 10.00 feet in width over Lot 2, Block 1, CENTURY FARM NORTH, according to said plat on file and of record in the office of the County Recorder, Anoka County, Minnesota, the centerline of which is described as follows:

Beginning at a point on the West line of said Lot 2, distant 90.00 feet South of the Northwest corner of said Lot 2; thence East, a distance of 80.00 feet to a point on the East line of said Lot 2, distant 90.00 feet South of the Northeast corner of said Lot 2 and said centerline there terminating.

Said strip of land is to extend by its full width from said West line of Lot 2 to said East line of Lot 2.

Except that part which lies within any perpetual easement of record for drainage and utility purposes.

CENTURY TRAIL



SCALE: 1" = 20 '

BEARING DATUM: Assumed

JOB NO. 251028AB

DRAWN BY: RAF

CREW: JH

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: [Signature]
Minnesota License No. 52140

Dated 29th day of October 2021.

DATE: 10/29/2025

REVISIONS

#	DATE	DESCRIPTION	BY
1			
2			
3			
4			



E. G. RUD & SONS, INC
PROFESSIONAL LAND SURVEYORS
6776 LAKE DRIVE NE, SUITE 110
LINO LAKES, MINNESOTA 55014
TEL. (651) 361-8200
FAX (651) 361-8701
www.egrud.com

L-B

**CITY OF LINO LAKES
RESOLUTION NO. 26-56**

APPROVING A SUMMARY OF ORDINANCE NO. 03-26 FOR PUBLICATION

WHEREAS, the City Council approved Ordinance No. 03-26, vacating a drainage & utility easement on 24 Century Trail, Lot 2, Block 1, Century Farm North; and

WHEREAS, the City Council approved the first reading on April 13, 2026, and the second reading and final passage on April 27, 2026; and

WHEREAS, Ordinance No. 03-26 is lengthy and MN statute 412.191 allows the city to publish a summary of an ordinance, and

WHEREAS, the City Council has determined that the summary clearly informs the public of the intent and effect of the ordinance, and

WHEREAS, the publication in the official newspaper will include a notice that a full printed copy of the ordinance is available at City Hall.

NOW, THEREFORE, BE IT FURTHER RESOLVED by The City Council of The City of Lino Lakes, Minnesota that the City Council approves the summary in Attachment A for publication according to state law and the City Charter.

Adopted by the City Council of the City of Lino Lakes this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

ATTACHMENT A

CITY OF LINO LAKES SUMMARY OF ORDINANCE NO. 03-26

AN ORDINANCE VACATING DRAINAGE AND UTILITY EASEMENT

Section 1: Findings

The City Council of Lino Lakes has determined to vacate a portion of the drainage and utility easement dedicated over, under, and across 24 Century Trail, Lot 2, Block 1, Century Farm North; and

A public hearing was held on April 13, 2026 before the City Council in the City Hall Council Chambers after due published and posted notice had been given and a reasonable attempts were made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard; and

Section 3: Effect

This ordinance shall be in force and effect from and after its passage and publication according to the Lino Lakes City Charter and upon recording of the Drainage and Utility Easement Vacation.

Passed by the Lino Lakes City Council on April 27, 2026.

This is a summary of the adopted ordinance. A full printed copy of the ordinance is available at City Hall.

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

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: April 27, 2026

TOPIC: Resolution No. 26-58, Accepting Quotes and Awarding a Construction Contract, 2026 Seal Coat and Crack Fill Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting authorization to accept quotes and award the construction contract for the 2026 Seal Coat and Crack Fill Project.

BACKGROUND

The 2026 Seal Coat and Crack Fill Project includes seal coating and crack filling approximately 3.3 miles of streets in the Stoneybrook Neighborhood, the Rohavic Oaks Neighborhood. The City is no longer seal coating newly paved roadways. However roadways that have been previously seal coated are scheduled for their second seal coat. A location map is enclosed. The project is funded through the Pavement Management fund. The overall budget is \$140,000.

Quotes for the project were received on April 20, 2026.

CONTRACTOR	TOTAL QUOTE
Asphalt Concrete Solutions	Did Not Quote
Allied Blacktop Company	\$118,786.64
Astech	Did Not Quote
Bituminous Roadways Inc.	Did Not Quote
Pearson Bros, Inc.	\$112,477.76
SealTech	Did Not Quote

The low quote was submitted by Pearson Brothers Inc. of Hanover, Minnesota, in the amount of \$112,477.76. Pearson Brothers Inc. has adequately completed projects in the City of Lino Lakes in the past. The completion date for this project is August 31, 2026.

RECOMMENDATION

Staff recommends adoption of Resolution No. 26-58 accepting quotes and awarding a construction contract for the 2026 Seal Coat and Crack Fill Project, in the amount of \$112,477.76 to Pearson Brothers Inc.

ATTACHMENTS

1. Resolution No. 26-58
2. Location Map

**CITY OF LINO LAKES
RESOLUTION NO. 26-58**

**RESOLUTION ACCEPTING QUOTES, AND AWARDING A CONSTRUCTION
CONTRACT, 2026 SEAL COAT AND CRACK FILL PROJECT**

WHEREAS, pursuant to a request for quotes for the construction of the 2026 Seal Coat and Crack Fill Project, quotes were received, and tabulated:

CONTRACTOR	TOTAL QUOTE
Asphalt Concrete Solutions	Did Not Quote
Allied Blacktop Company	\$118,786.64
Astech	Did Not Quote
Bituminous Roadways Inc.	Did Not Quote
Pearson Bros, Inc.	\$112,477.76
SealTech	Did Not Quote

WHEREAS, it appears that Pearson Brothers Inc. of Hanover, Minnesota, is the lowest responsible bidder; and

WHEREAS, the funding for the project is from the Pavement Management funds in the amount of \$140,000; and

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

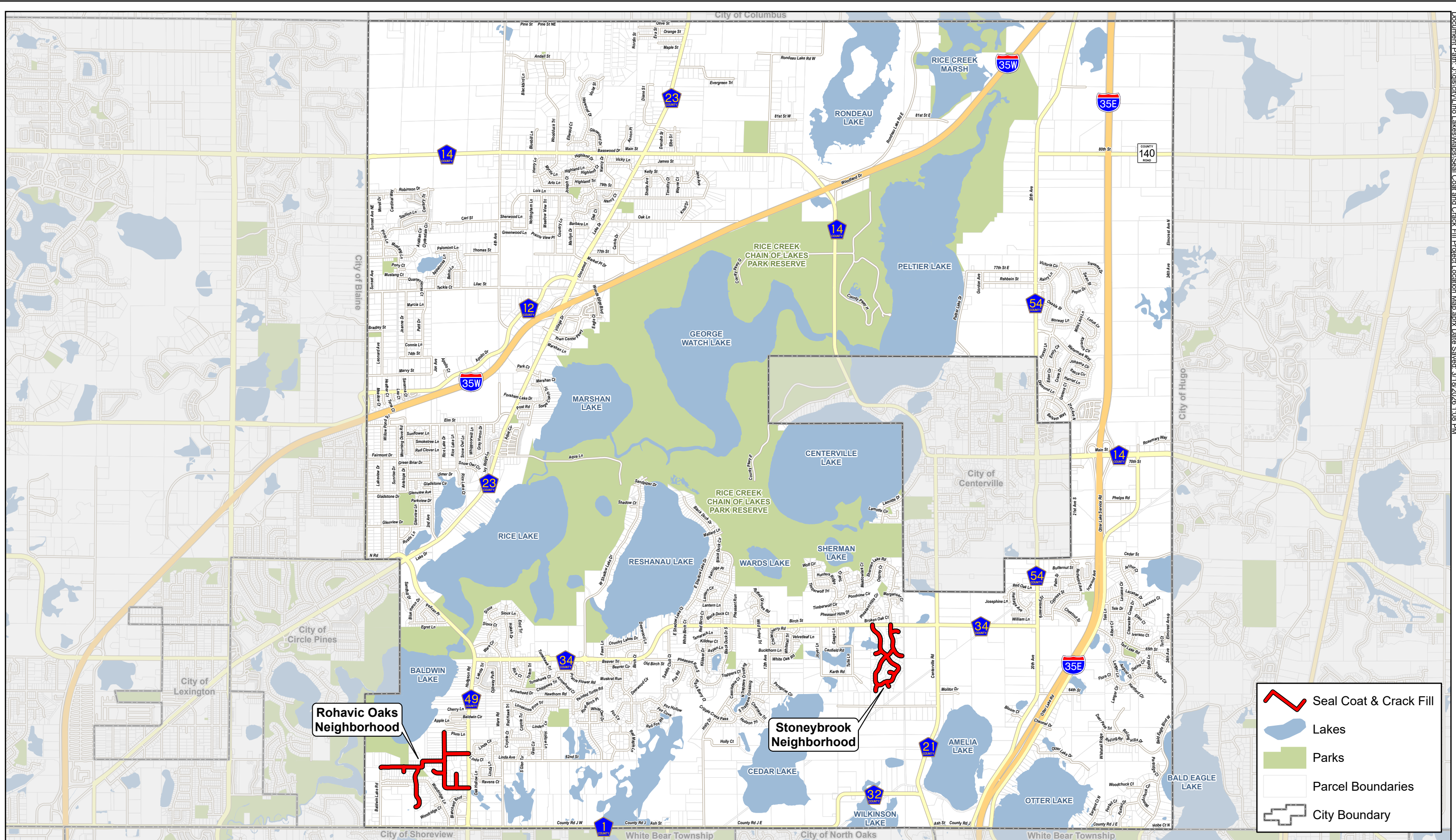
1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Pearson Brothers Inc in the amount of \$112,477.76 by the name of the City of Lino Lakes for the construction of the 2026 Seal Coat and Crack Fill Project according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.

Adopted by the Council of the City of Lino Lakes this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk



2026 Seal Coat & Crack Fill Project Location Map
Pavement Management
City of Lino Lakes, Minnesota



0 3,500
Feet
1 inch = 3,500 Ft



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

STAFF ORIGINATOR: Justin Williams, Public Works Superintendent

MEETING DATE: April 27, 2026

TOPIC: Resolution Number No. 26-57, Authorize the Preparation of Plans and Specs, Production Well No. 7

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council authorization to prepare plans and specifications for the Production Well No. 7 Project.

BACKGROUND

The City has six water production wells to meet the domestic water supply needs of the community. Well No. 2 has not been used since 2019 due to its poor water quality. Well No. 7 is being constructed to replace Well No. 2. Well No. 7 is planned to be constructed at the Water Treatment Plant site for direct connection to the new plant.

WSB LLC has submitted a proposal to complete the engineering design, bid documents, and construction services for the Well No. 7 Project for a total not to exceed the amount of \$150,255.00.

The estimated total project cost is \$1,100,000.00. Funding for the project is from the Trunk Area and Unit Fund.

The project schedule:

Description	Date
Authorization to Proceed	April 27, 2026
Design	May-July 2026
Bidding	August 2026
Construction	November 2026- June 2027

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-57, Authorizing the Preparation of Plans and Specifications, Production Well No. 7 Project.

ATTACHMENTS

1. Resolution No. 26-57
2. WSB Engineering Proposal
3. Project Location Map

**CITY OF LINO LAKES
RESOLUTION NO. 26-57**

**AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS
FOR THE PRODUCTION WELL NO. 7 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 Production Well No. 7 Project.

WHEREAS, WSB, the City Engineer, has submitted a proposal to prepare plans and specifications for said improvements.

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

1. Authorizes the Preparation of the Plans and Specifications for the Production Well No. 7 Project.
2. WSB is designated as the engineer for this improvement and directed to prepare plans and specifications for the Production Well No. 7 Project for an amount not to exceed \$150,255.00.

Adopted by the Council of the City of Lino Lakes this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

April 15, 2026

Michael Grochala
Community Development Director
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

Re: Proposal for Professional Engineering Design, Bidding, and Construction Services
Production Well No. 7, Pitless Unit, and Raw Watermain

Dear Mr. Grochala:

We appreciate the opportunity to submit this proposal to the City of Lino Lakes to provide professional engineering design, bidding, and construction services for municipal production Well No. 7, pump, pitless adapter unit, instrumentation and controls, raw watermain, and regrading.

Project Understanding

The construction of municipal production Well No. 7 is necessary to meet the City's projected water demands amid water quality and regional water supply constraints. Well No. 7 will be located in the southeast corner of the City's Water Treatment Plant (WTP) site at 6590 12th Ave S alongside the test well that was drilled to evaluate capacity, water quality, and interference. The results of the test well are summarized in the technical memorandum dated Jan. 6, 2026 and revised April 10, 2026.

The design will generally consist of the following:

- Production Well No. 7 designed and constructed as an open hole well that is drilled approximately 295 ft into the Jordan formation.
- Submersible well pump and motor.
- Pitless adaptor unit with prefabricated controls enclosure, concrete pad, and driveway. The pitless adaptor will save the City the cost of a new pump house for this well.
- Treatment and chemical feed of the raw well water will be provided at the WTP scheduled for startup in Fall 2026.
- Pad-mounted control panel containing VFD for pump, air conditioner, pump controls, and connections to SCADA at WTP and Public Works. Submersible pump wellhead will include well water level sensor and security cover with intrusion switches. Additional water level sensor in adjacent test well.
- Electrical service to new Well No. 7 control panel, including standby power from the WTP generator.
- PLC programming and HMI screen modifications at the WTP SCADA master to incorporate the new Well No. 7.

- Raw watermain mostly directionally drilled between Well No. 7 and the existing raw watermain stub north of the WTP.
- Regrading of the well site to blend with the adjacent WTP site and in accordance with City and RCWD slope requirements.
- The construction work will be bid under up to three separate contracts: one for the well, one for the pitless unit and electrical, and one for the raw watermain. It is assumed that the raw watermain work will first be quoted by the WTP contractor to maintain a sole source of responsibility within the WTP construction limits. If additional quotes become necessary, WSB can provide a proposal for additional engineering fees to prepare and administer the request for quotations process.

Scope

WSB will provide the following services:

Design

1. Coordinate one design kick-off meeting with City staff.
2. Coordinate one meeting with the MN Department of Natural Resources (DNR), including discussion of the fate of Well No. 2 to be sealed or converted to monitoring.
3. Perform topographic survey of the Well No. 7 and raw watermain site.
4. Prepare engineering design, drawings, and specifications. Drawings will include a site plan, grading plan, site details, well cross section, pitless unit cross section detail, raw watermain, electrical site plan, electrical one-line diagrams and schematics, process instrumentation and control system schematics, and electrical details and schedules. Specifications will include written functional descriptions of SCADA system programming requirements for programming by the integrator.
5. Begin correspondence for electric service to the new Well No. 7 with Xcel Energy, for the contractor to coordinate during construction.
6. Coordinate one design review meeting with City staff.
7. Prepare Project Manual Plans and Specifications. This proposal does not include temporary traffic control plans, which will instead be the Contractor's responsibility during the submittal phase.
8. Prepare final construction cost estimate.
9. Prepare and submit Preliminary Wellhead Protection Area Delineation and final plans and specifications to MDH for review and site inspection.
10. Prepare and submit Rice Creek Watershed District (RCWD) stormwater modeling and permit.
11. Prepare and submit watermain permits to Anoka County Highway Department and MDH.

Bidding

12. Prepare and publish advertisement for bids.
13. Answer questions from contractors during bidding and issue addenda.
14. Administer the bid opening and evaluate the bids.
15. Provide a recommendation to the City regarding award of the construction contract.

Construction

16. Prepare and distribute construction contracts.
17. Organize and conduct preconstruction conference with contractor and City staff.
18. Perform construction staking of the well site.
19. Review all shop drawing submittals from contractor.
20. Provide critical point construction observation for the following construction activities:
 - a. Drilling of well (one trip)
 - b. Installation of well casing (one trip)
 - c. Grouting of well (one trip)
 - d. Plumbness and alignment tests (one trip)
 - e. Well pumping-aquifer test (one trip)
 - f. Development of well (one trip)
 - g. Attend startup (one trip)
 - h. Final punch list inspection (one trip)
21. Review and make recommendations for contractor payment applications.
22. Prepare and administer contract modifications as necessary.
23. Provide construction administration as needed.
24. Review all test pumping data and water quality testing results.
25. Prepare and distribute contractor punch lists and issue Certificate of Substantial Completion when appropriate.
26. Process final pay request and project closeout documentation.

Schedule

WSB will complete the scope of work outlined above based on the following preliminary schedule:

Description	Date
Authorization to Proceed	Apr. 2026
Design	May - July 2026
Bidding	Aug. 2026
Construction	Nov. 2026 - June 2027

Estimated Fee

WSB proposes to complete the scope of services outlined within this proposal for an hourly, not-to-exceed fee of \$150,255. Permit fees are *not* included in this estimated fee and can either be paid by the City directly or paid by WSB and reimbursed by the City. Upon request, additional services not identified herein can be provided on an hourly basis.

It is assumed that the raw watermain work will first be quoted by the WTP contractor to maintain a sole source of responsibility within the WTP construction limits. If additional quotes become necessary, WSB can provide a proposal for additional engineering fees to prepare and administer the request for quotations process.

This letter represents our understanding of the project scope. All work under this letter proposal will be governed by the Professional Services Agreement entered into between the City of Lino Lakes and WSB on January 1, 2014. If you are in agreement, please sign on the space provided below and return one original signed copy to us for our records.

If you have any questions about this proposal, please feel free to call me at (612) 437-7967. We look forward to working with you and greatly appreciate the opportunity to assist the City of Lino Lakes in the completion of this project.

Sincerely,

WSB



Jon Christensen
Project Manager



Steve Nelson
Director of Water/Wastewater

Acceptance

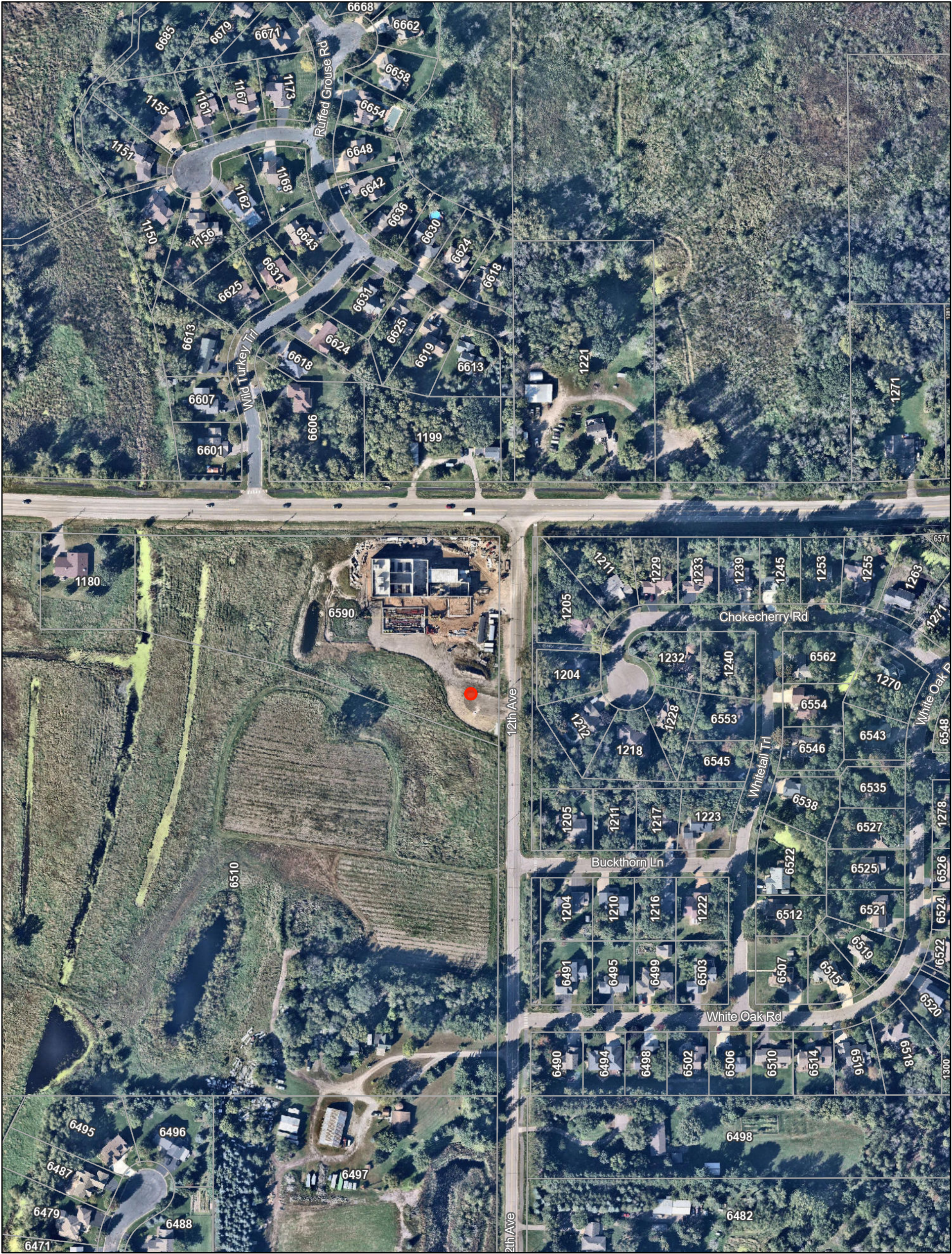
I hereby authorize WSB to proceed with the above-referenced work under the terms and conditions of the Professional Services Agreement entered into between the City of Lino Lakes and WSB on January 1, 2014.

Name _____

Title _____

Date _____

Well 7



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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: April 27, 2026

TOPIC: Wilkinson Waters Addition

- i. Approval of Resolution No. 26-60 for PUD Final Plan/Final Plat
- ii. Approval of Resolution No. 26-61 for Development Agreement

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Anoka Holdings, LLC., submitted a land use application for Wilkinson Waters PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat is for Phase 1A-200 unit multi-family apartment development.

Tentative Review Schedule:

Complete Application Date:	July 18, 2025
60-Day Deadline:	September 16, 2025
60-Day Extension:	November 15, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 10, 2025
City Council Work Session:	April 27, 2026
City Council Meeting:	April 27, 2026

This staff report is based on the following information:

- Wilkinson Waters Preliminary Plat Plan prepared by ISG revision date November 3, 2025
- Wilkinson Waters Apartments 90% Plan Review prepared by ISG dated January 30, 2026
- Wilkinson Waters Major Infrastructure 90% Plan Review prepared by ISG dated April 14, 2026
- Wilkinson Waters Addition Final Plat prepared by ISG received April 15, 2026

- Title Commitment dated March 20, 2026

BACKGROUND

On May 27, 2025, the City Council passed Resolution No. 25-65 approving the Wilkinson Waters PUD Preliminary Plan/Preliminary Plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan provides a mix of residential and commercial lots and blocks. The residential component consists of the following:

	PUD Preliminary Plan
Housing Type	# Units
4-plex Townhomes = (10 buildings x 4 units)	40
Market Rate Multi-Family = (2 buildings x 100 units)	200
Senior Living Multi-Family =	100
	340

Preliminary Plat

The revised preliminary plat consists of the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lots 1-5, Block 1	Townhomes	Private
Lot 6, Block 1	Future senior living building	Private
Lots 1-5, Block 2	Townhomes	Private
Lot 6, Block 2	2 multifamily buildings	Private
Lot 7, Block 2	Future commercial	Private
Outlot A	Open space, wetlands, buffer, lake, trail corridor	Private
Outlot B	Public Park	City
Outlot C	Public Park	City

Outlot D	Open space, stormwater pond, trail corridor	Private
----------	--	---------

PUD Final Plan

The PUD Final Plan related to the final plat is for the following phase:

Housing Type	# Units
Phase 1A: Market Rate Multi-Family = (2 buildings x 100 units)	200

Final Plat

The final plat contains the following lots and outlots:

Lot or Outlot	Purpose	Ownership
Lot 1, Block 1	2 multifamily buildings	Private
Outlot A	Open space, wetlands, buffer, lake, trail corridor	Private
Outlot B	Public Park	City
Outlot C	Public Park	City
Outlot D	Open space, stormwater pond, trail corridor	Private
Outlot E	Future senior living building	Private
Outlot F	Future commercial	Private
Outlot G	Future Townhomes	Private
Outlot H	Future Townhomes	Private

Phasing Plan

The development is proposed to be built out in 4 phases: the 2 multiple family buildings, the townhome buildings, senior building, and commercial. See attached Phasing Plan.

Public Land Dedication

As allowed per City Code Section 1001.115(10), the City will combine land dedication and cash in lieu of land. Credit will be given for land dedication and trail construction costs. The following is a summary:

Total # of Lots/Units =	200
x 2026 Park Dedication fee	\$3,800
= Cash in Lieu Value	\$760,000
Acres of land dedication	3.4
x per acre market value	\$24,394 ¹
= Value of Land Dedication	\$82,940
Cash in lieu total	\$760,000
-Value of Land Dedication	(\$82,940)
= Cash in lieu balance	\$677,060
Cash in lieu balance	\$677,060
- Park Trail Costs	(\$443,296)
Final Cash lieu balance =	\$233,764

¹The land dedication of Outlot B and Outlot C, with an area of 3.4 acres shall be provided by Warranty Deed to the City. The fair market value of the land is estimated to be \$82,940. The value of said land shall be applied as a credit to the Payment in Lieu in the amount of \$82,940 pending receipt of fair market appraisal verifying the amount.

The City and Developer agree that following receipt of the fair market appraisal verification for the land dedication the parties will true up the final cash in lieu balance. If the City owes developer any additional money the parties agree that the City may apply any balance as a credit on future development phases. The Developer shall remit any additional money to the City within 30 days of receipt of the appraisal.

Wetland Buffer Declaration and Conservation Easements

A wetland buffer declaration shall be recorded over the wetlands and buffers. A conservation easement shall be recorded over the wetlands and open space areas.

Title Commitment

The City Attorney reviewed the title commitment and final plat and notes that the legal descriptions shall be corrected.

Common Area Management

A private entity shall maintain the outlots containing open space, wetlands, buffer, and lake. This private entity shall also maintain the landscaped road medians and stormwater re-use system.

Additional Agency Comments

Ramsey County Public Works and Anoka County Highway Department reviewed the final plat and had no additional comments.

Agreements

Stormwater Maintenance Agreement

Private stormwater facilities will be maintained privately through a Declaration for Maintenance of Stormwater Facilities.

Development Agreement

A Development Agreement has been prepared by the City and shall be executed.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement will be drafted by the City and shall be executed prior to construction of the market rate multi-family buildings.

Planning & Zoning Board

The Planning & Zoning Board reviewed the final plat on September 10, 2025 and recommended approval.

Findings of Fact

City Code Section 1001.057(2) details requirements that shall be met before consideration of the final plat by the City Council. The attached Resolution No. 26-60 details these findings of fact.

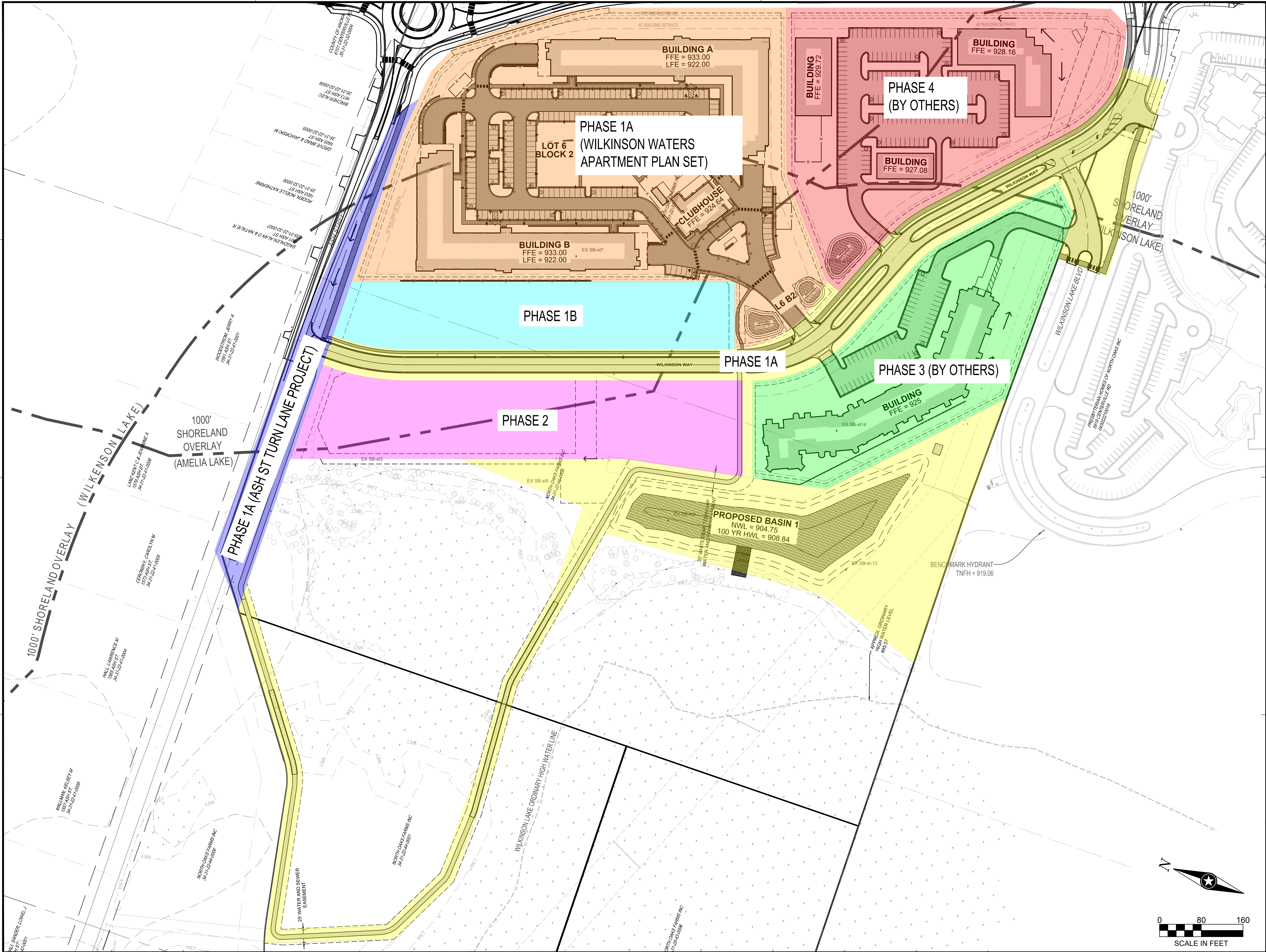
RECOMMENDATION

Staff and the Planning & Zoning Board recommend approval of the Wilkinson Waters Addition PUD Final Plan/Final Plat.

ATTACHMENTS

1. Phasing Plan
2. Preliminary Plat
3. Resolution No. 26-60
4. Final Plat
5. Resolution No. 26-61
6. Development Agreement

7. City Engineer Memo dated April 22, 2026



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.

JERREMY D. FOSS, PE

Jeremy D. Foss

DATE: 12/04/25 LIC. NO.: 55871

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

ANOKA HOLDINGS, LLC
WILKINSON WATERS MAJOR INFRASTRUCTURE

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
01/30/2026	CITY COMMENTS 01	DWG
02/26/2026	CITY COMMENTS 02	DWG
04/14/2026	CITY COMMENTS 03	DWG

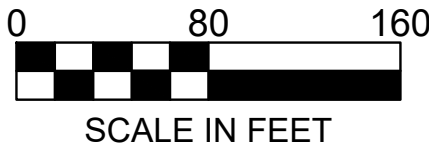
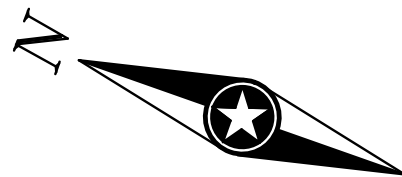
PROJECT NO.	24-30671
FILE NAME	30671 CO-PHASING
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	12/04/25
CLIENT PROJECT NO.	-

TITLE

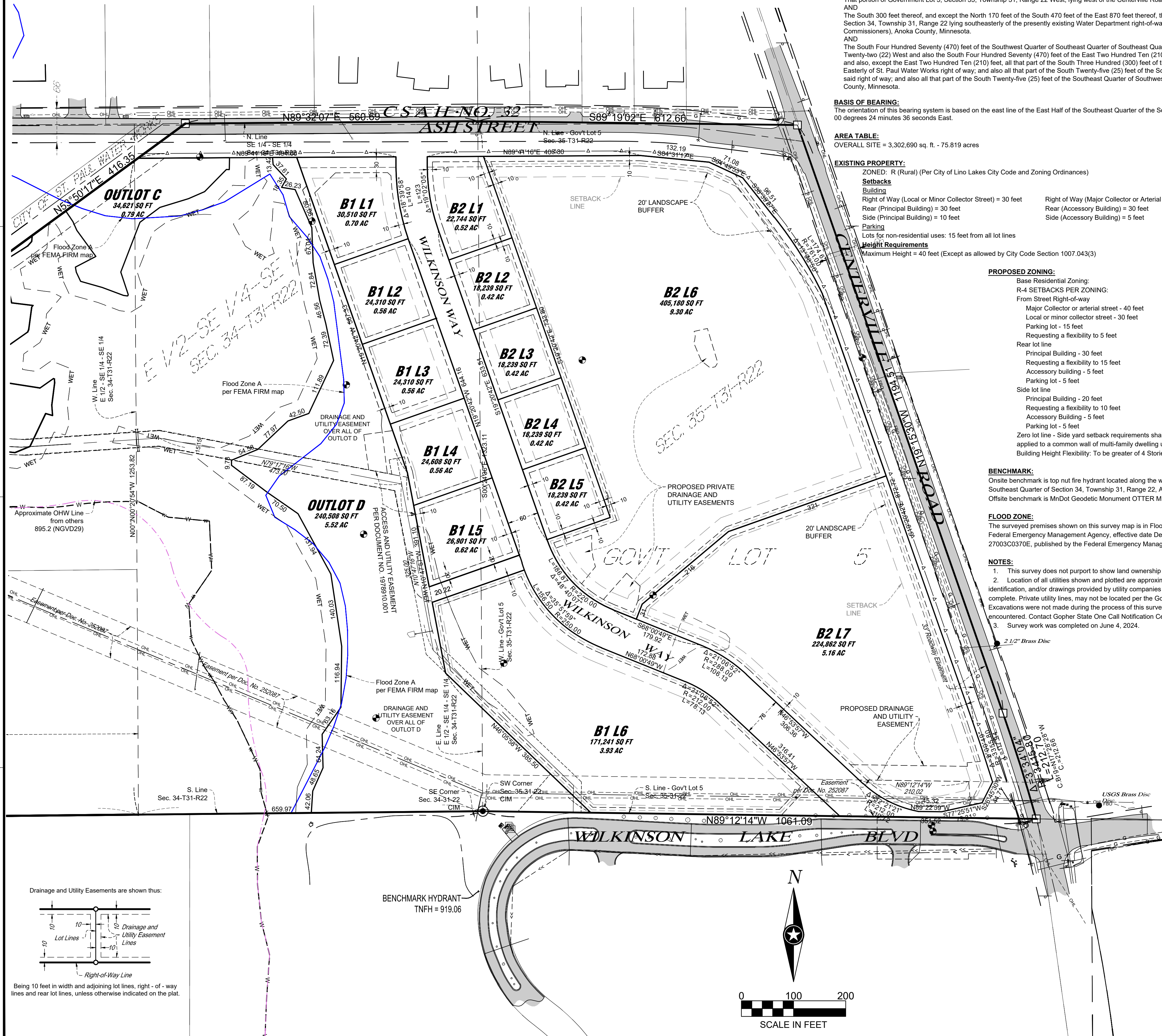
PHASING PLAN

SHEET

C0-12



WILKINSON WATERS ADDITION



EXISTING LEGAL DESCRIPTION:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE 1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.
AND
That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.
AND
The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.
AND
The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way; and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way; and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

BASIS OF BEARING:

The orientation of this bearing system is based on the east line of the East Half of the Southeast Quarter of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota. Said line bears South 00 degrees 24 minutes 36 seconds East.

AREA TABLE:

OVERALL SITE = 3,302,690 sq. ft. - 75.819 acres

EXISTING PROPERTY:

ZONED: R (Rural) (Per City of Lino Lakes City Code and Zoning Ordinances)

Setbacks

Building

Right of Way (Local or Minor Collector Street) = 30 feet Right of Way (Major Collector or Arterial Street) = 40 feet
Rear (Principal Building) = 30 feet Rear (Accessory Building) = 30 feet
Side (Principal Building) = 10 feet Side (Accessory Building) = 5 feet

Parking

Lots for non-residential uses: 15 feet from all lot lines

Height Requirements

Maximum Height = 40 feet (Except as allowed by City Code Section 1007.043(3))

PROPOSED ZONING:

Base Residential Zoning:

R-4 SETBACKS PER ZONING:

From Street Right-of-way

Major Collector or arterial street - 40 feet

Local or minor collector street - 30 feet

Parking lot - 15 feet

Requesting a flexibility to 5 feet

Rear lot line

Principal Building - 30 feet

Requesting a flexibility to 15 feet

Accessory building - 5 feet

Parking lot - 5 feet

Side lot line

Principal Building - 20 feet

Requesting a flexibility to 10 feet

Accessory Building - 5 feet

Parking lot - 5 feet

Zero lot line - Side yard setback requirements shall not be

applied to a common wall of multi-family dwelling units

Building Height Flexibility: To be greater of 4 Stories or 55' from grade to mid-rake.

Base Commercial Zoning:

General Business Setbacks per Zoning

From Street Right-of-way

Major Collector or arterial street - 40 feet

Local or minor collector street - 30 feet

Parking lot - 15 feet

Requesting a flexibility to 5 feet

Rear lot line

Principal Building - 30 feet

Requesting a flexibility to 15 feet

Accessory building - 5 feet

Parking lot - 10 feet

Side lot line

Principal Building - 30 feet

Requesting a flexibility to 15 feet

Accessory Building - 10 feet

Parking lot - 10 feet

BENCHMARK:

Onsite benchmark is top nut fire hydrant located along the westerly side of Wilkinson Lake Boulevard approximately 154 feet south of the southeast corner of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota - Elev = 919.06 feet.

Offsite benchmark is MnDot Geodetic Monument OTTER MNDT RESET - Elev = 941.081 feet.

FLOOD ZONE:

The surveyed premises shown on this survey map is in Flood Zone A, according to Flood Insurance Rate Map Community Panel No. 27003C0365E, published by the Federal Emergency Management Agency, effective date December 16, 2015 and Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27003C0370E, published by the Federal Emergency Management Agency, effective date December 16, 2015.

NOTES:

- This survey does not purport to show land ownership or all easements or encumbrances that affect the described property.
- Location of all utilities shown and plotted are approximate, based on Gopher State One Call. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by the Gopher State One Call. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per the Gopher State One Call, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center for verification of utility type and field location, prior to excavation.
- Survey work was completed on June 4, 2024.

LEGEND	
Bituminous Surface	Iron Monument Found
Concrete Surface	Indicates Mag Nail Found
Gravel Surface	Indicates Cast Iron Monument Found
Sanitary Sewer Line	Indicates Concrete Stone "X" Found
Sanitary Line from others	Electric Meter
Storm Sewer Line	Utility Vault
Storm Line from others	Gas Meter
Water Line	Ground Light
Water Line from others	Light Pole
Forcemain line from others	Transformer
Wetland line from others	Utility Pedestal
Underground Gas Line	Utility Pole/Guy Wire
Underground Electric Line	Curb Stop
Underground Utility Line	Hydrant
Underground Fiber Optic Line	Water Valve
Overhead Utility Line	Benchmark
Landscaping Edge	Cleanout
Field Edge	Drop Intake
Water's Edge	Manhole/Catch Basin
Tree Line	Lift Station
Deciduous Tree	Mailbox
Utility Marker	Post
Soil Boring	Sign
	Street Sign
	Coniferous Tree



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK A. SCHWANZ

Mark A. Schwanz

DATE 2/10/25 LIC. NO. 45817

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PROJECT

**ANOKA
HOLDINGS, LLC**

**WILKINSON
WATERS**

LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	PROJ. NO.
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	1-1-25
CLIENT PROJECT NO.	-

TITLE

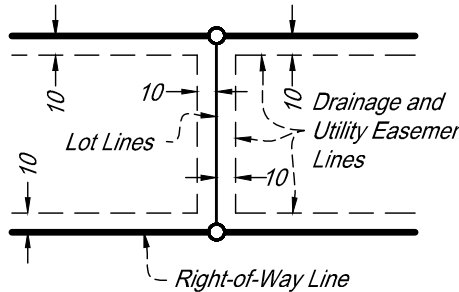
**PRELIMINARY
PLAT**

SHEET

1

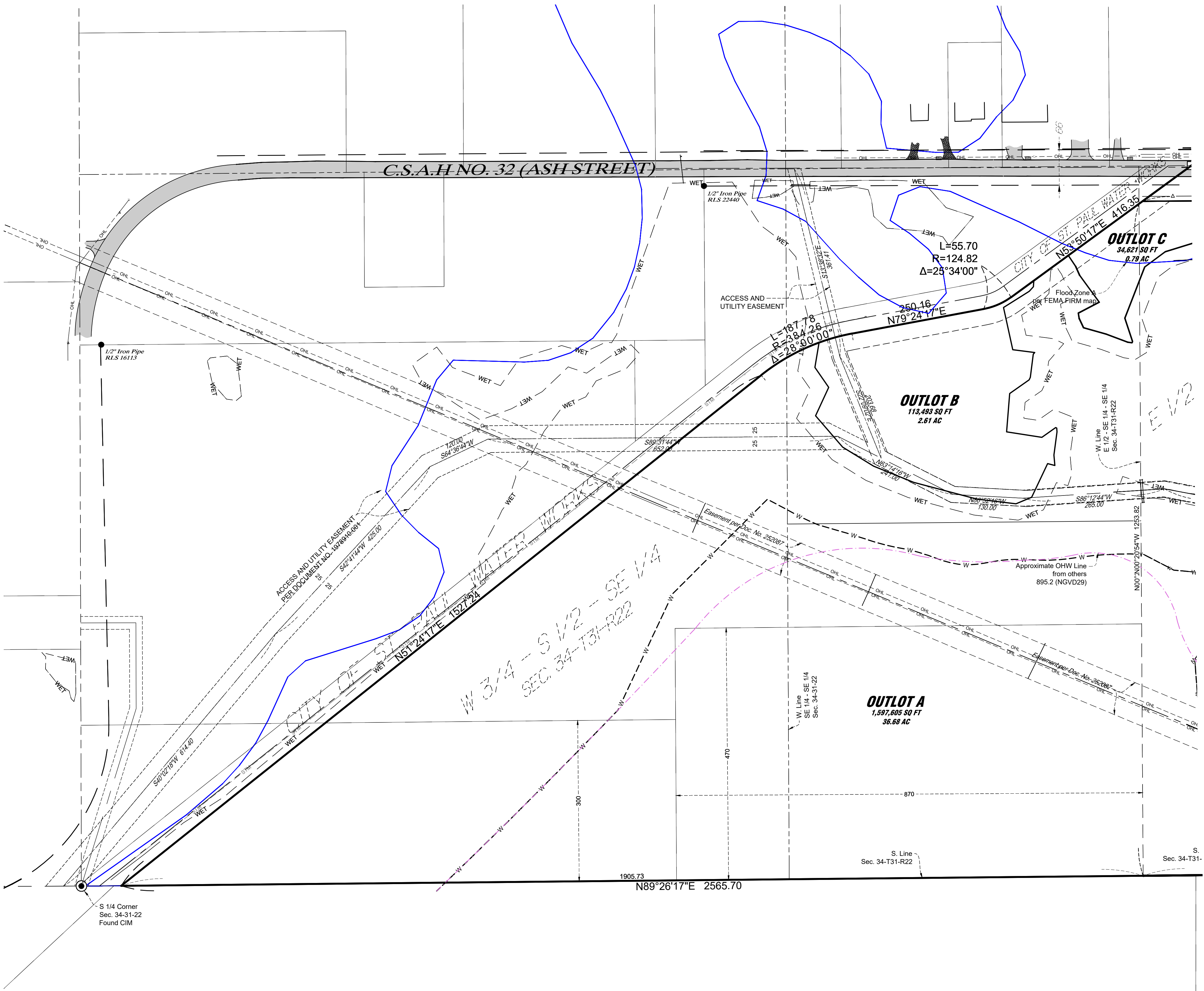
OF 2

Drainage and Utility Easements are shown thus:



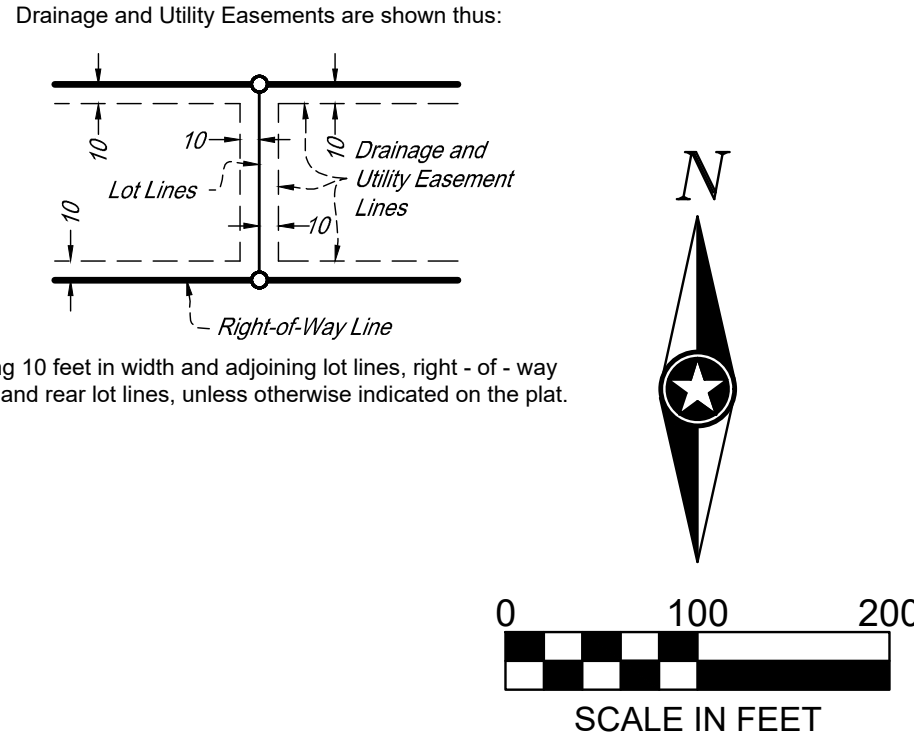
Being 10 feet in width and adjoining lot lines, right- of - way lines and rear lot lines, unless otherwise indicated on the plat.

WILKINSON WATERS ADDITION



- LEGEND**
- Bituminous Surface
 - Concrete Surface
 - Gravel Surface
 - Sanitary Sewer Line
 - Sanitary Line from others
 - Storm Sewer Line
 - Storm Line from others
 - Water Line
 - Water Line from others
 - Forcemain line from others
 - Wetland line from others
 - Underground Gas Line
 - Underground Electric Line
 - Underground Utility Line
 - Underground Fiber Optic Line
 - Overhead Utility Line
 - Landscaping Edge
 - Field Edge
 - Water's Edge
 - Tree Line

- Iron Monument Found
- Indicates Mag Nail Found
- Indicates Cast Iron Monument Found
- Indicates Concrete Stone "X" Found
- Electric Meter
- Utility Vault
- Gas Meter
- Ground Light
- Light Pole
- Transformer
- Utility Pedestal
- Utility Pole/Guy Wire
- Curb Stop
- Hydrant
- Water Valve
- Benchmark
- Cleanout
- Drop Intake
- Manhole/Catch Basin
- Lift Station
- Mailbox
- Post
- Sign
- Street Sign
- Coniferous Tree
- Deciduous Tree
- Utility Marker
- Soil Boring



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK A. SCHWANZ
Mark A. Schwanz
DATE 2/10/25 LIC. NO. 45817

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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. PROJ. NO
FILE NAME 30671 PPLAT
DRAWN BY ---
DESIGNED BY ---
REVIEWED BY ---
ORIGINAL ISSUE DATE --/--
CLIENT PROJECT NO. -

TITLE
PRELIMINARY PLAT
SHEET
1 OF 2

**CITY OF LINO LAKES
RESOLUTION NO. 26-60**

APPROVING WILKINSON WATERS PUD FINAL PLAN/FINAL PLAT

WHEREAS, on July 18, 2025, the City received a complete land use application for Wilkinson Waters PUD Final Plan/Final Plat hereafter referred to as Development; and

WHEREAS, City staff completed review of the Development based on the following plans and information:

- Wilkinson Waters Preliminary Plat Plan prepared by ISG revision date November 3, 2025
- Wilkinson Waters Apartments 90% Plan Review prepared by ISG dated January 30, 2026
- Wilkinson Waters Major Infrastructure 90% Plan Review prepared by ISG dated April 14, 2026
- Wilkinson Waters Addition Final Plat prepared by ISG received April 15, 2026
- Title Commitment dated March 20, 2026; and

WHEREAS, on May 27, 2025, the City Council approved the preliminary plat with Resolution No. 25-65; and

WHEREAS, on September 10, 2025, the Planning & Zoning Board reviewed and recommended approval of the Development; and

WHEREAS, the proposed Development is not considered premature and meets the performance standards of the subdivision and zoning ordinance; and

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

FINDINGS OF FACT

Per City Code Section 1001.057 Review, Approval or Denial:

(2) The following requirements shall be met before consideration of the final plat by the City Council:

- (a) The final plat shall substantially conform to the approved preliminary plat and phasing plan.

The final plat substantially conforms to the approved preliminary plat and phasing plan.

- (b) For plats that consist solely of individual single family residential lots, final plat

applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots.

NA. This is a mixed use development consisting of townhomes, multi-family, and commercial. The development is proposed to be constructed in four (4) phases.

- (c) City attorney approval of the status of title/property ownership related to the final plat.

The City Attorney reviewed the title commitment and final plat and notes that the legal descriptions shall be corrected.

- (d) Completed development contract.

A Development Agreement has been completed and shall be executed.

- (e) Conditions attached to approval of the preliminary plat shall be fulfilled or secured by the development agreement, as appropriate; and

The conditions of the preliminary plat have been substantially fulfilled. Securities will be required with a Development Agreement.

- (f) All fees, charges and escrow related to the preliminary or final plat shall be paid in full.

All fees, charges and escrow related to the preliminary or final plat shall be paid in full prior to release of the final plat mylars.

BE IT FURTHER RESOLVED the Wilkinson Waters PUD Final Plan/Final Plat is approved subject to the following conditions:

1. The underlying conventional zoning districts shall be R-4, High Density Residential for the townhomes, apartments, and senior living building and GB, General Business for the commercial.
2. Architecture and building design standards shall meet the requirements of the noise study prepared by ESI Engineering dated April 3, 2025.
3. The Design Guidelines & Statement of Intent-Wilkinson Waters shall provide additional development guidance.
4. The Developer shall provide to the City recorded copies of the following documents:
 - a. Final plat
 - b. Development Agreement
 - c. Stormwater Re-Use Agreement
 - d. Trail and Sidewalk Easement over Outlots A and D.

- a. This shall be provided after trail construction.
- e. Conservation easement and exhibit
- f. Wetland buffer declaration and exhibit
- g. Access Easement from Presbyterian Homes of North Oaks in favor of the City of Lino Lakes
- h. Drainage and Utility, Trail and Sidewalk Easement (NE corner of Lot 1, Blk 1)
- i. Easement across Outlot E in favor of Presbyterian Homes of North Oaks for Wilkinson Lake Boulevard
- j. Deeds
 - a. Outlots B and C to City
- k. Common Area Management Documents
 - a. Apartment Management Agreement
 - b. Declaration of Covenants and Restrictions
- 5. A Site Improvement Performance Agreement for the market rate multi-family buildings shall be executed prior to issuance of a building permit on Lot 1, Block 1.
- 6. A Joint Powers Agreement between the City of Lino Lakes and the City of North Oaks regarding maintenance of Wilkinson Way shall be executed.

BE IT FURTHER RESOLVED the following item shall be addressed prior to the City releasing the final plat for recording:

- 1. The legal description on the title commitment and the final plat shall be corrected and reviewed and approved by the City Attorney.

BE IT FURTHER RESOLVED the following items shall be addressed prior to issuing any building permits:

- 1. All comments from the City Engineer memo dated April 22, 2026.
- 2. Recorded copies of the above noted documents.

Adopted by the City Council of the City of Lino Lakes this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

FINAL PLAT FOR REVIEW

WILKINSON WATERS ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Anoka Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.

AND

That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.

AND

The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.

AND

The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way; and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way; and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILKINSON WATERS ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highways 21 and 32 as shown on this plat.

In witness whereof said Anoka Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: Anoka Holdings, LLC

Joshua Allard, Manager

State of _____
County of _____

This instrument was acknowledged before me on _____, by Joshua Allard, Manager of Anoka Holdings, LLC, a Minnesota limited liability company.

SURVEYOR'S CERTIFICATE

I, Mark A. Schwanz, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or, will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

Mark A. Schwanz, Licensed Land Surveyor
Minnesota License No. 45817

State of Minnesota
County of _____

This instrument was acknowledged before me on _____, 20____ by Mark A. Schwanz, Licensed Land Surveyor.

Notary Public _____

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of **WILKINSON WATERS ADDITION**, was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
Mayor

By: _____
Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021 Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Chapter 505.021, Subd. 9, taxes payable for the year 20____ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

Property Tax Administrator

By: _____, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES

I hereby certify that this plat of **WILKINSON WATERS ADDITION** was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy

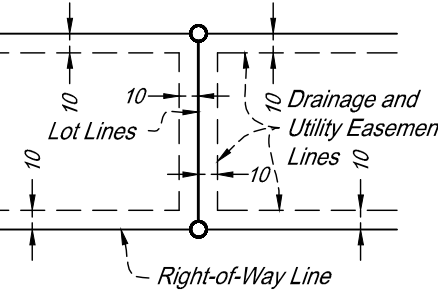
AREA TABLE			
LOT	GROSS AREA (SQ FT)	AREA (AC)	NET AREA (SQ FT)
B1 L1	405,180	9.30	369,816
OUTLOT A	1,597,605	36.68	1,463,515
OUTLOT B	113,493	2.61	80,006
OUTLOT C	34,621	0.79	28,838
OUTLOT D	240,446	5.52	172,887
OUTLOT E	174,032	4.00	154,516
OUTLOT F	224,862	5.16	191,595
OUTLOT G	127,910	2.94	109,990
OUTLOT H	95,702	2.20	94,406
OVERALL PLAT	3,302,690	75.82	-

LEGEND

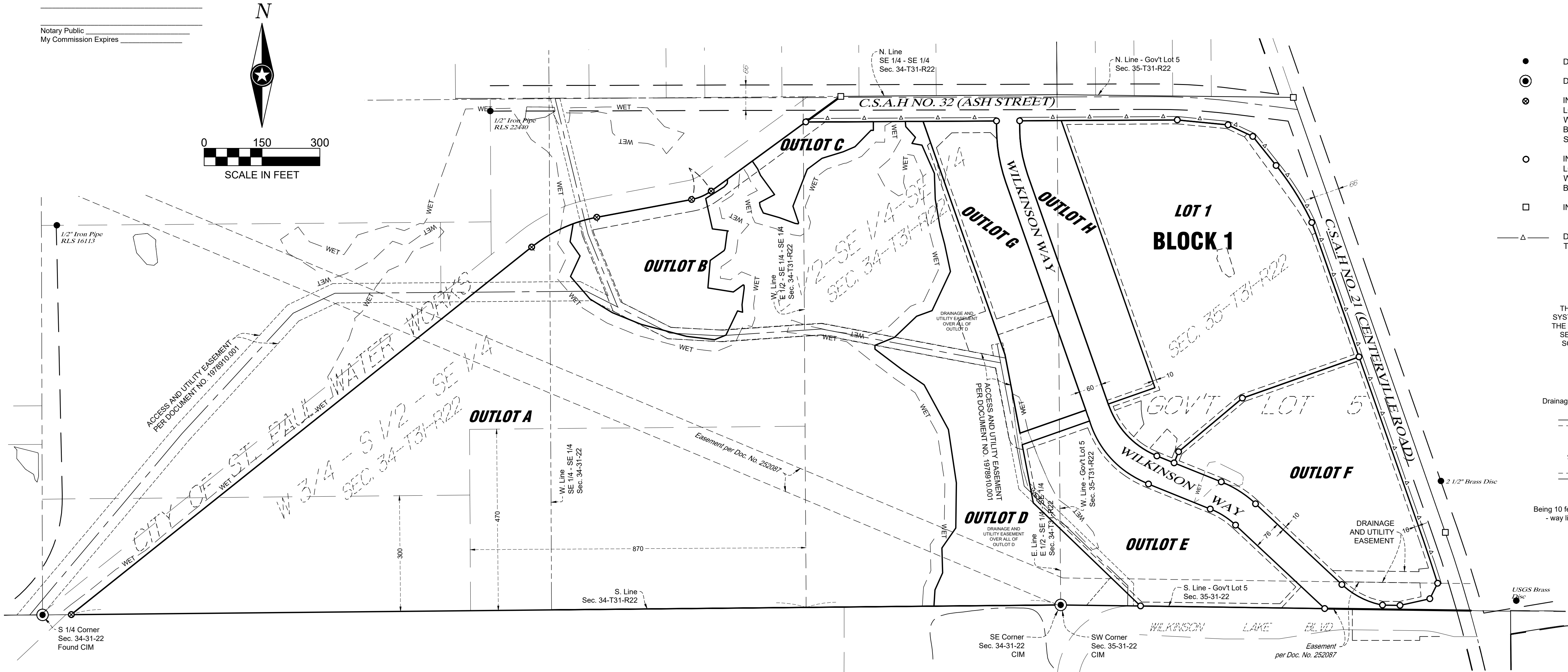
- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- ⊗ INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817 TO BE SET BEFORE TIME OF RECORDING
- INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817
- INDICATES MAG NAIL SET
- △— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE EAST HALF OF SE 1/4 OF THE SE 1/4, SEC. 35 - T31 - R22. SAID LINE BEARS SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right - of - way lines and rear lot lines, unless otherwise indicated on the plat.



WILKINSON WATERS ADDITION

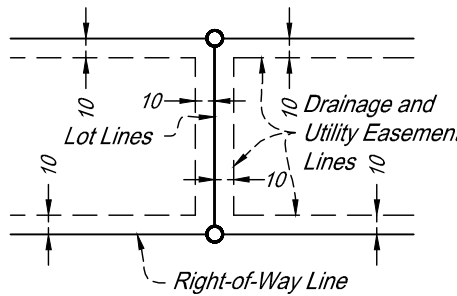
CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

LEGEND

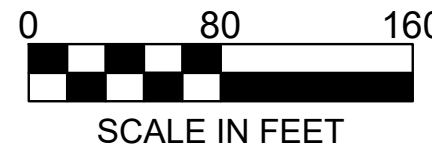
- DENOTES IRON MONUMENT FOUND
- ⊙ DENOTES CAST IRON MONUMENT FOUND
- ⊗ INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 45817 TO BE SET BEFORE TIME OF RECORDING
- INDICATES MAG NAIL SET
- DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER THE DAKOTA COUNTY CONTIGUOUS PLAT ORDINANCE

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE EAST HALF OF SE 1/4 OF THE SE 1/4, SEC. 35 - T31 - R22. SAID LINE BEARS SOUTH 00 DEGREES 24 MINUTES 36 SECONDS EAST.

Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right - of - way lines and rear lot lines, unless otherwise indicated on the plat.



WILKINSON WATERS ADDITION

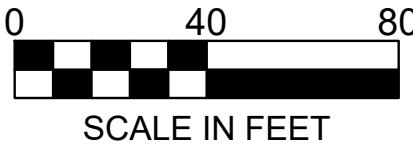
CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32

LEGEND

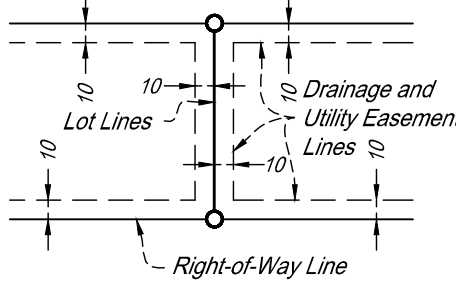
- Iron Monument Found
- ⊙ Indicates Cast Iron Monument Found
- ⊙ Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817 to be set before time of recording
- Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 45817
- Indicates Mag Nail Set

BEARING NOTE:

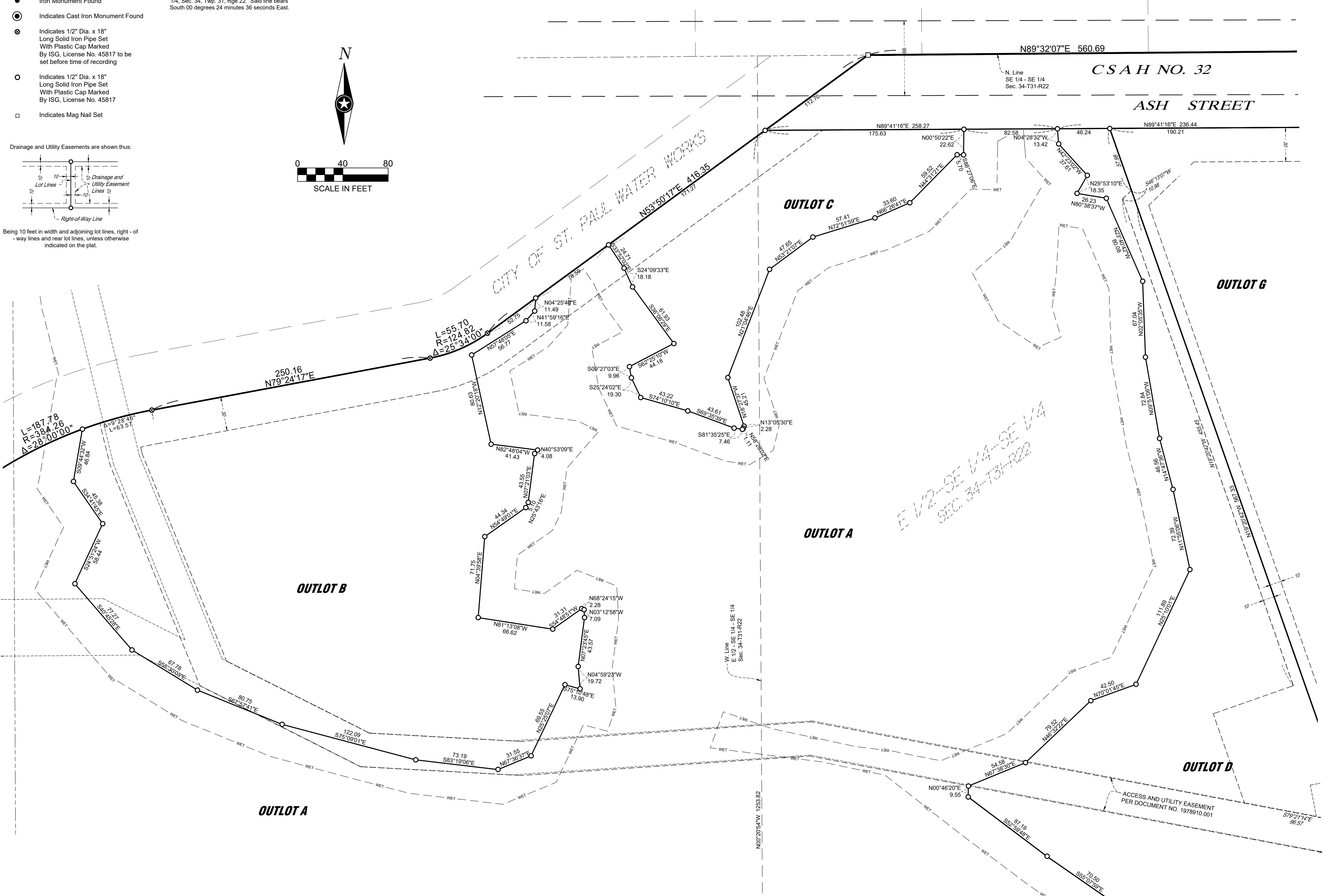
The orientation of this bearing system is based on the east line of East Half of SE 1/4 of the SE 1/4, Sec. 34, Twp. 31, Rge. 22. Said line bears South 00 degrees 24 minutes 36 seconds East.



Drainage and Utility Easements are shown thus:



Being 10 feet in width and adjoining lot lines, right - of - way lines and rear lot lines, unless otherwise indicated on the plat.



**CITY OF LINO LAKES
RESOLUTION NO. 26-61**

APPROVING WILKINSON WATERS ADDITION PLANNED UNIT DEVELOPMENT AGREEMENT

WHEREAS, on April 27, 2026 the City Council passed Resolution No. 26-60 approving Wilkinson Waters Addition PUD Final Plan/Final Plat; and

WHEREAS, the City's subdivision ordinance and conditions of approval require the execution of a development agreement between the Developer and the City of Lino Lakes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the Planned Unit Development Agreement between Anoka Holdings, LLC and the City of Lino Lakes is approved and authorizes the Mayor and City Clerk to execute such agreement on behalf of the City

Adopted by the City Council of the City of Lino Lakes this 27th day of April, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

PLANNED UNIT DEVELOPMENT AGREEMENT

Wilkinson Waters Addition

THIS AGREEMENT is made this ____ day of _____, 2026, by and between the City of Lino Lakes ("City"), a Minnesota municipal corporation, and Anoka Holdings LLC. ("Developer").

1. **Subdivision.** Developer received preliminary plat approval from the City by Resolution No. 25-65 for a plat known as Wilkinson Waters Addition ("Subdivision"). The Developer has subsequently received approval for Wilkinson Waters Addition Grading Agreement by Resolution No. 25-80. Unless otherwise stated, all terms and conditions of this Agreement relate to work within the Subdivision and prior approved agreements.
2. **Final Plat Approval.** The City's approval of the final plat of Wilkinson Waters Addition is contingent upon execution and delivery of this agreement, all required petitions, bonds, security, and other documents required by the City, and satisfaction of all conditions of approval required by Resolution No. 26-142. The Final Plat is attached hereto as Exhibit A.
3. **Phased Development.** The City may refuse to approve final plats of subsequent additions of the plat if the Developer has breached this Agreement and the breach has not been remedied. Development of subsequent phases may not proceed until Development Agreements for such phases are approved by the City and are fully executed.
4. **Developer Plans.**
 - a. The Subdivision shall be developed in accordance with the following Developer Plans, original copies of which are on file with the City Engineer. The Developer Plans may be prepared and revised after entering into this Agreement but must be approved by the City before commencement of any work. If the plans vary from the written terms of this Agreement, this Agreement shall control.
 - b. The Developer Plans as of the date of this Agreement are:
 - i. Wilkinson Waters Addition final plat set containing 3 sheets, prepared by ISG, received April 14, 2026.
 - ii. Wilkinson Waters Major Infrastructure Final Plan containing 55 pages, prepared by ISG revision date April 14, 2026.
 - iii. Ash Street Turn Lane Final Plat Plan containing 11 pages, prepared by ISG revision date December 4, 2025.

5. **Permits.** The Developer shall be responsible for securing all site grading and development approvals and all other required permits from all appropriate Federal, State, Regional and Local jurisdictions prior to the commencement of site grading or construction and prior to the City awarding construction contracts for public improvements.
6. **Developer Improvements.** The Developer shall secure a contractor to install the improvements described in this paragraph, or otherwise required herein to be installed by Developer, hereinafter referred to as the “Developer Improvements,” which contractor shall be approved by the City in its absolute and sole discretion. The Developer Improvements shall be constructed per the City Standard Specifications for Construction, January 2024, or current version.

The cost of Developer Improvements is as shown on Exhibit B attached hereto. All Developer Improvements shall require City inspection and approval and, where appropriate, the approval of any other governmental agency having jurisdiction. The Developer shall construct and install at the Developer's expense the following improvements according to the following terms and conditions:

- a. Site Grading
 - i. Grading has commenced subject to the Wilkinson Waters Addition Grading Agreement. The Development has received concurrence from Vadnais Lakes Water Management Organization (VLAWMO) and the City of Lino Lakes.
 - ii. All site grading shall be conducted in accordance with the grading plan as approved by the City and in accordance with NPDES and VLAWMO requirements. The Developer shall perform the work in accordance with a Storm Water Pollution Prevention Plan (SWPPP) pursuant to Minnesota Pollution Control Agency (MPCA) requirements.
- b. Grading and Erosion Control
 - i. The Developer shall grade the site to within 0.2 foot of the grades shown on the approved grading plan. No deviations will be allowed unless a revised plan is submitted and approved in writing by the City and all other regulatory agencies.
 - ii. The street right-of-way, storm water storage ponds, and surface water drainage ways shall be graded prior to commencement of utility construction. Four inches of topsoil and a City approved seed mix shall be installed within disturbed areas, and seed mix information shall be

provided to the City. Surface water management systems shall be maintained by the Developer until they are accepted by the City.

- iii. The Developer shall be responsible for ascertaining that site geotechnical and groundwater conditions are adequate and conforming with the grading and site improvement as proposed. The Developer shall provide testing from an approved testing company.
 - iv. The Developer's engineer shall certify in writing, with an as-built survey, that all grading, excluding Lot 1, Block 1, complies with the approved grading plan prior to issuance of any building permits. Grading for Lot 1, Block 1 shall be reviewed as part of the Building Permit application for said lot.
 - v. The Developer shall promptly clear dirt and debris within public rights-of-way and drainage and utility easements resulting from construction by the Developer, its purchasers, builders and contractors within five (5) days after notification by the City. The Developer shall be responsible for all necessary street and storm sewer maintenance, including street sweeping, until all home construction is completed, unless otherwise released by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on them, including detour signs if necessary. If and when the streets become impassable, such streets shall be barricaded and closed. The Developer shall maintain a smooth, hard driving surface and adequate drainage on all temporary streets. If the Developer chooses to have the City snow plow the streets before the wear course is installed and in order to provide access to the Development area, the Developer shall be responsible for damage such as curb and gutter replacement caused by the City's snow removal process.
- c. Final street grading, subbase, gravel base, concrete curb and gutter, and bituminous base and wear course, street signs and striping shall be furnished and installed.
 - d. Sidewalks, trails and street lighting shall be installed within 6 months of the bituminous base course. Extensions may be approved by the City Engineer, due to weather conditions, upon receipt of a written request in writing by the Developer to the City. In no case shall such extension extend beyond one year from the date of installation of bituminous base course. The Developer shall be responsible for sidewalk damage until the project is accepted by the City and escrow balances are returned.

- e. Storm sewers, when determined to be necessary by the City Engineer, including all necessary laterals, catch basins, inlets and other appurtenances, shall be furnished and installed.
- f. Sanitary sewer mains, meter manholes, meters and appurtenances, laterals or extensions, including all necessary building services and other appurtenances, shall be furnished and installed.
- g. Water mains, meter manholes, meters and appurtenances, laterals or extensions, including all necessary building services, hydrants, valves and other appurtenances, shall be furnished and installed.
- h. The Developer shall place iron monuments at all lot, block, and outlot corners and at all other angle points on boundary lines consistent with the final plat. Iron monuments shall be placed after all street and lawn grading has been completed in order to preserve the lot markers for future property owners. Lot corner irons on the back property line shall be installed so that the top of the iron corresponds to the finished ground elevation in accordance with the approved grading plan. Guard stakes shall be appropriately installed to mark these irons.
- i. Landscaping shall be furnished and installed in accordance with the approved plans. The landscaping shall be maintained by the Developer until accepted by the City's Environmental Coordinator.

Developer shall be responsible for vegetative restoration of ponding areas, outlots, wetland mitigation areas, and other native planting areas identified on the plans in accordance with City Standard Specifications for Construction. Developer shall provide a contract with a qualified firm for the establishment and maintenance of all open space / native plant areas. Said contract shall cover a minimum of the 3-year establishment period, from the date of planting.

- j. The Developer shall arrange for all gas, telecommunications, cable, internet, electric, and other necessary private utility services to the Subdivision in accordance with City Code and State law. The utilities are required to be located within a joint trench. Street light installations shall be initiated by the Developer with City Engineer approval. The Developer is solely responsible for the cost of private utility and internet installation.
- k. The Developer shall install mailboxes in accordance with Federal and Postal Service regulations.
- l. The Developer shall install wetland buffer signs per City standard detail plates prior to the issuance of building permits.

7. **Time of Performance.** The Developer shall install all required improvements enumerated in Paragraph 6 by July 31, 2027. The Developer may request a reasonable extension of time from the City. If the extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

8. **City Improvements.**

No City installed improvements are proposed to be constructed for this subdivision.

9. **Record Drawings.**

- a. Upon project completion, Developer shall submit record drawings, in electronic format, of all public and private infrastructure improvements, including grading, sanitary sewer, watermain, storm sewer facilities, and roads, constructed by Developer. The files shall be drawn in Anoka County NAD 83 Coordinate system and provided in both AutoCAD .dwg and Adobe .pdf file formats. The plans shall include accurate locations, dimensions, elevations, grades, slopes and all other pertinent information concerning the complete work.
- b. The Developer shall submit certified compaction testing results for the site grading operations that certify that grading work meets pertinent compaction requirements for the project.
- c. A summary of the record plan attribute data for the storm sewer, watermain, and sanitary sewer structures and pipes shall be submitted in the form of an Excel Spreadsheet as provided by the City Engineer.
- d. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.

10. **Faithful Performance of Construction Contracts and Security.**

- a. The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer for the installation and construction of all Developer Improvements. Concurrent with the execution hereof by the Developer, the Developer will furnish to, and at all times thereafter maintain with the City, a cash deposit, certified check, or Irrevocable Letter of Credit, based on one hundred twenty-five (125%) percent of the total estimated cost of Developer's Improvements as determined by the City Engineer.
- b. Irrevocable Letter of Credit. If an Irrevocable Letter of Credit is utilized, it shall be for the exclusive use and benefit of the City of Lino Lakes and shall state that it is issued to guarantee and assure performance by the Developer of all the terms and conditions of this Development Agreement and construction of all required

improvements referenced therein in accordance with the ordinances and specifications of the City. The letter shall be in a form, and from a bank, as approved by the City. The City reserves the right to draw, in whole or in part, on any portion of the Irrevocable Letter of Credit for the purpose of guaranteeing the terms and conditions of this agreement. The Irrevocable Letter of Credit shall be automatically extended for additional periods of one year from present or future expiration dates on an annual basis, unless at least sixty (60) days prior to the expiration date, the Community Development Director and City Engineer, are notified by certified mail or overnight courier, that the Letter of Credit will not be extended.

- c. Alternatively, the Developer may enter into a Public Improvement Surety Agreement, subject to City approval.
 - d. Reduction of Security. The Developer may request reduction of the Letter of Credit or cash deposit based on prepayment or the value of the completed improvements at the time of the requested reduction.
11. **Warranty.** The Developer warrants all utility work required to be performed by it against poor material and faulty workmanship for a period of two years after its completion and acceptance by the City. All new streets shall be warranted by the developer for a period of one year from the time the final inspection of the street is completed and accepted by the City Council. All trees, grass and sod shall be warranted to be alive, of good quality and disease free for 12 months after planting. Prior to final acceptance of the Developer Improvements the City shall require a Surety Bond or Cash Escrow to cover the warranty provisions of this Agreement. The amount shall be 20 % of the original cost of construction identified in Exhibit B.
12. **Dedication.** The Developer shall dedicate to the City, at no cost to the City, any permanent or temporary easements that may be necessary for the construction and installation of the Developer Improvements. All such easements required by the City shall be in writing, in recordable form, containing such terms and conditions as the City shall determine.
13. **Ownership of Improvements.** Upon completion and City acceptance of the work and construction required by this Agreement, the public improvements lying within public rights-of-way and easements shall become City property without further notice or action unless the improvements are to be deemed private infrastructure.
14. **Recording and Release.** The Developer agrees that the terms of this Development Agreement shall be a covenant on any and all property included in the Subdivision. The Developer agrees that the City shall have the right to record a copy of this Development Agreement with the Anoka County Recorder to give notice to future purchasers and owners. This shall be recorded against the Subdivision described on Page 1.

15. Escrow for City's Costs.

- a. The Developer agrees to establish a non-interest bearing escrow account with the City in an amount determined by the City Administrator or their designee for the payment of all costs incurred by the City related to the development of the Subdivision including, but not limited to, the following (See Exhibit B for breakdown of costs):
 - i. Planning/ Review
 - ii. Administration - 3% of Developer Improvement Costs
 - iii. City Engineering and Legal
 - iv. Street lighting installation (by utility company, developer to initiate)
 - v. Boulevard tree planting
 - vi. Street, storm sewer and pond maintenance
 - vii. Property Taxes. Should the recording of the Final Plat occur after July 1st, any and all property taxes on any public property dedicated as a part of this plat shall be the responsibility of the Developer.
- b. If the above escrow amounts are insufficient, the Developer shall make such additional deposits as required by the City. The City shall have a right to reimburse itself from the Escrow with suitable documentation supporting the charges.

16. Developer Fees. At the time of execution of this Agreement, the Developer shall pay the following fees related to the development of the Subdivision (See Exhibit B for breakdown of costs):

- a. Park Dedication
 - i. Park Dedication for the development shall be a combination of land, trail improvements and payment in lieu of dedication.
 - ii. The Park Dedication Fee outlined below is for Lot 1, Block 1. There will be Park Dedication fees due in the future for Outlots E and F, G and H. The Park Dedication for this phase is calculated as follows:

Total # of Lots/Units =	200
x Park Dedication fee	\$3,800.00
= Cash in Lieu Value	\$760,000.00

Acres of land dedication	3.4
x per acre market value	24,394.00
= Value of Land Dedication	82,940.00
Cash in lieu total	760,000.00
Less Value of Land Dedication	\$82,940.00
= Cash in lieu balance	\$677,060.00
Cash in lieu balance	\$677,060.00
Less Park Trail Costs	(\$443,296.00)
Final Cash in lieu balance	\$233,764.00

- iii. The land dedication of Outlot B and Outlot C, with an area of 3.4 acres shall be provided by Warranty Deed to the City. The fair market value of the land is estimated to be \$82,940. The value of said land shall be applied as a credit to the Payment in Lieu in the amount of \$82,940 pending receipt of fair market appraisal verifying the amount.
 - iv. The City and Developer agree that following receipt of the fair market appraisal verification for the land dedication the parties will true up the final cash in lieu balance. If the City owes developer any additional money the parties agree that the City may apply any balance as a credit on future development phases. The Developer shall remit any additional money to the City within 30 days of receipt of the appraisal.
- b. The Developer shall pay 15 months of maintenance and energy costs for street lights installed within the Subject Property at the rate of \$8/month/light. After that the City will assume the costs.
 - c. GIS Mapping Fees
 - d. Utility Trunk Fees; Joint Powers Agreement Charges

The Development is subject to utility trunk and connection charges imposed by the City of Lino Lakes ("City") and by White Bear Township pursuant to the Joint Powers Agreement ("JPA") among the City of Lino Lakes, the City of North Oaks, and White Bear Township. The current rate for charges from White Bear Township is shown as Exhibit E (Water and Sewer Fees and Rates) of the JPA.

Except as expressly limited herein, the Developer shall be responsible for payment of all sanitary sewer and water trunk, connection, and availability

charges imposed on the Development, whether imposed directly by the City or imposed on the City by White Bear Township under the JPA. The Trunk Sewer and Water Fees imposed under this Development Agreement have been calculated and determined solely for the Apartment sites located on Lot 1, Block 1 of the Development. Charges for future phases of the Development shall be calculated at the time of that portion of the Development.

i. Sanitary Sewer Trunk Fees

Sanitary sewer trunk fees applicable to this phase of the Development, based on Metropolitan Council ("MCES") Sewer Availability Charge ("SAC") unit determination, consist of the following charges imposed pursuant to the JPA and the City fee schedules:

- City of Lino Lakes Sanitary Sewer Trunk Connection Charge, currently \$1,855 per unit.
- White Bear Township Local Sewer Availability Charge ("Local SAC"), currently established under the JPA at \$600.00 per unit.

No sanitary sewer availability charge separately imposed by the City of Lino Lakes shall be due or collected under this Agreement.

Credits for Developer-installed sanitary sewer trunk improvements shall be applied as set forth in Exhibit B.

ii. Water Trunk Fees

Water trunk fees applicable to this phase of the Development, based on the MCES SAC determination, consist of the following charges imposed pursuant to the JPA and City fee schedules:

- City of Lino Lakes Water Trunk Connection Charge, currently \$2,660 per unit.
- White Bear Township Water Extension Charge, currently \$1,300.00 per unit.
- White Bear Township Water Tower Charge, currently \$50.00 per unit.
- White Bear Township Water Availability Charge (WAC), currently \$2,440.00 per unit.

No water availability charge separately imposed by the City of Lino Lakes shall be due or collected under this Agreement.

Credits for Developer-installed trunk watermain improvements shall be applied as set forth in Exhibit B.

iii. Payment and Administration

Charges imposed by White Bear Township pursuant to the JPA shall be paid by the City from utility trunk fees collected under this Agreement, in accordance with the JPA. The Developer acknowledges that the City acts solely as the collecting entity for JPA-imposed charges and does not assume responsibility for such charges.

iv. Future Phases; Fee Schedule Applicability

Utility trunk, connection, and availability charges for future phases of the Development shall be calculated and imposed based on the fee schedules in effect at the time of final plat approval for each respective phase, as adopted by the City, White Bear Township, MCES, or applicable governing authority. No vested right to current fee rates is created by this Agreement.

- v. Trunk Sewer and Water Connection fees collected under this section are in addition to any SAC charges imposed by MCES and collected by the City at time of building permit issuance.

e. Surface Water Management Area Charges

The City established a trunk area charge to uniformly distribute the costs of public trunk surface water infrastructure and water quality improvements. The Surface Water Management Charge shall be based on developable acreage, in the amount specified in Exhibit B. The Surface Water Management Area Charge includes Outlot E and F. The charge shall be paid at the time of subdivision approval.

17. Assessment of Charges and Waiver of Rights.

- a. In consideration of the construction of City Improvements listed in Section 7 and /or provision of sewer, water and storm water services, the Developer agrees that the costs of City Improvements together with Trunk Sewer Unit Charge, Trunk Water Unit Charge and the Surface Water Management Area Charge (collectively, "the Charges") may be assessed against the Subdivision parcels. The Developer hereby waives any and all procedural and substantive objections

to the special assessments, including notice and hearing requirements, any claim that the assessments exceed the benefit to the properties, and any right to appeal.

- b. Unless the Developer pays the entire balance owed for the Charges contemporaneously with the execution of this Agreement, the Developer shall provide to the City a cash escrow or irrevocable letter of credit in an amount equal to 35% of the total assessments for the Charges as estimated by the City Engineer (see Exhibit B). The letter of credit shall be in a form, and from a bank, as approved by the City. The letter of credit or cash escrow may be used by the City upon default by Developer in the payment of special assessments. The cash escrow or letter of credit shall remain in place throughout the term of the special assessments. The letter of credit may not be terminated without the City's written consent.
- c. Developer, its heirs, successors or assigns, agrees that within 30 days after the date of sale of a lot, the Developer, its heirs, successors or assigns, at its own cost and expense, shall pay the entire unpaid charges assessed or to be assessed under this Agreement against such property.
- d. If a certificate of occupancy is issued before the special assessments have been levied, the Developer, its heirs, successors or assigns shall pay the City the sum of cash equal to 120% of the Engineer's estimate of the special assessments for such Charges that would be levied against the property. Upon such payment the City shall issue a certificate showing the assessments are paid in full. Notwithstanding the issuance of said certificate, the Developer shall be liable to the City for any deficiency and the City shall pay the Developer any surplus arising from the payment based upon such estimate.
- e. Acceleration of Special Assessments upon Default. In the event the Developer violates any of the covenants, conditions or agreements herein, violates any ordinance, rule or regulation of the City, County of Anoka, State of Minnesota or other governmental entity having jurisdiction over the plat or development, or fails to pay when due any installment of any special assessment levied pursuant to this agreement, or any interest thereon, the City at its option, in addition to its rights and remedies hereunder, after 10 days written notice to the Developer, may declare all of the unpaid special assessments which are then estimated or levied pursuant to this agreement due and payable in full, with interest. The City may seek recovery of such special assessments due and payable from the security provided herein. In the event that such security is insufficient to pay the outstanding amount of such special assessments plus accrued interest the City may certify such outstanding special assessments in full to the County Auditor pursuant to Minnesota Statutes section 429.061, subdivision 3, for collection the

following year. The City, at its option, may commence legal action against the Developer to collect the entire unpaid balance of the special assessments then estimated or levied pursuant hereto, with interest, including reasonable attorney's fees, and Developer shall be liable for such special assessments and, if more than one, such liability shall be joint and several. In addition to any other rights and remedies upon Developer's default, the City may refuse to issue building permits and/or Certificates of Occupancy for any property within the Subdivision until such time as such default has been corrected to the satisfaction of the City. The Developer agrees to reimburse the City for all costs incurred by the City in the enforcement of this agreement, or any portion thereof, including court costs and reasonable engineering and attorneys' fees, if the City prevails in any enforcement action.

18. **Building Permits.** A building permit for Lot 1, Block 1 may be issued prior to the completion of Wilkinson Waters Addition public improvements, subject to the following:

- a. the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, the Developer, its contractors, subcontractors, material men, employees, agents or third parties. Any such costs shall be reimbursed from Developer's escrow.
- b. All applicable building permit requirements have been satisfied.

19. **Special Provisions.**

- a. The Developer shall obtain from Presbyterian Homes of North Oaks in favor of the City of Lino Lakes a public street, drainage and utility easement for that portion of the proposed Wilkinson Way lying within the City of North Oaks. The easement shall be recorded in conjunction with the final plat.
- b. The Developer shall provide Presbyterian Homes of North Oaks, or assigns, a private street, drainage & utility easement for that portion of Wilkinson Lake Boulevard proposed to be constructed across Outlot E.
- c. A Joint Powers Agreement between the City of North Oaks and the City of Lino Lakes for the construction and maintenance of Wilkinson Way shall be executed prior to construction of street improvements.
- d. The Developer shall provide to the City a permanent drainage, utility, trail, and sidewalk easement abutting CSAH 21.
- e. A permanent easement for trail and sidewalk purposes shall be deeded to the city within 60 days of completion of the proposed trail improvements over

Outlots A and D. The easement shall provide a legal description based on the centerline of the trail as constructed and be no less than 30' in width.

- f. The Developer shall submit to the City Attorney for review and approval an Apartment Management Agreement and a Declaration of Covenants and Restrictions ("Covenants"). The Apartment Management Agreement and Covenants shall be in recordable form and recorded against the Subject Property. The Apartment Management Agreement and Covenants shall, at a minimum:
- i. provide for funding by the Developer or assigns, for all maintenance obligations listed herein and for each phase of the Development, together with reasonable reserves to ensure performance of such obligations;
 - ii. assign responsibility for all maintenance obligations described in this Agreement, including but not limited to those responsibilities in section 19.g below;
 - iii. grant the City the right, but not the obligation, upon failure of the Developer or its assigns to perform any required maintenance obligations in this Agreement, after written notice and a reasonable opportunity to cure (except in the event of an emergency affecting public health, safety, or environmental compliance, in which case no cure period shall be required), to enter the property, perform such work, and take all actions the City deems reasonably necessary to bring the Development into compliance;
 - iv. authorize the City to recover all costs incurred in connection with such work, including by assessing a lien or a Minn. Stat. Ch. 429 special assessment against all properties within the Development for work which was to be paid for in accordance with the Agreement;
 - v. provide that the obligations contained therein shall run with the land and be binding on all successors, assigns, purchasers, mortgagees, and transferees; and
 - vi. provide that any amendments to the Apartment Management Agreement or Covenants affecting the City's rights or remedies shall not be effective without the prior written approval of the City Attorney and the City Council. The Developer and Owners hereby waive, on their own behalves and on behalf of future owners, any procedural or substantive challenge to assessments under this section. All Covenants for the Project shall include language consistent with this section.

- g. The Developer shall be responsible for the following:
- i. Stormwater maintenance in accordance with the Declaration of Maintenance for Stormwater Facilities.
 - ii. Operation and maintenance of the stormwater reuse irrigation system. Use of municipal water for irrigation purposes is prohibited without the expressed written permission of the City Engineer which permission shall only be granted if no irrigation ban is in effect and it can be demonstrated that the reuse system cannot temporarily meet the system needs and that there would be a loss of plant viability under extended draught conditions. Said use shall be subject to a limited time period established by the city engineer and accompanied with an irrigation plan developed between the City and Declarant for such temporary use. The water use shall be metered and subject to the City's commercial irrigation rates in effect at the time.
 - iii. Vegetative management of all Outlots containing open space, wetlands, buffer, and lake in accordance with the approved Vegetative Management Plan.
 - iv. Management of landscaped street medians.
 - v. Covenants and Restrictions recorded against the property.

20. Hours of Construction Activity.

All construction activity shall be limited to the hours as follows:

Monday through Friday	7:00 a.m. to 7:00 p.m.
Saturday	9:00 a.m. to 5:00 p.m.
Sunday and Holidays	No working hours allowed

- 21. Insurance.** Developer or its general contractor shall take out and maintain until one year after the City accepted the Developer Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of the Developer's or general contractor's work, as the case may be, or the work of its subcontractors or by one directly or indirectly employed by any of them. Limits for bodily injury and death shall be not less than Five Hundred Thousand and no/100 (\$500,000.00) Dollars for one person and Two Million and no/100 (\$2,000,000.00) Dollars for each occurrence; limits for property damage shall be not less than One Million and no/100 (\$1,000,000.00) Dollars for each occurrence; or a combination single limit policy of Two Million and no/100 (\$2,000,000.00) Dollars or more. The City, its employees, its agents and assigns shall be named as an additional insured on the policy, and the Developer or its general contractor shall file with the City

a certificate evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given ten days advance written notice of the cancellation of the insurance. The certificate may not contain any disclaimer for failure to give the required notice.

22. **Developer's Default.** In the event of default by the Developer as to any of the work to be performed by it hereunder, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City, including but not limited to attorney and engineering fees, provided the Developer is first given notice of the work in default, not less than 48 hours in advance. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek a court order for permission to enter the land. When the City does any such work, the City may, in addition to its other remedies, levy the cost in whole or in part as a special assessment against the Subject Property. Developer waives its rights to notice of hearing and hearing on such assessments and its right to appeal such assessments pursuant to Minnesota Statutes, chapter 429.

23. **General.**

a. Binding Effect

The terms and provisions hereof shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Subdivision and shall be deemed covenants running with the land, unless otherwise released pursuant to section 14 of this Agreement.

b. Validity.

If a portion, section, subsection, sentence, clause, paragraph or phrase in this agreement is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect or void any of the other provisions of the Development Agreement.

c. Notices

Whenever in this Agreement it shall be required or permitted that notice or demand be given or served by either party to this Agreement to or on the other party, such notice or demand shall be delivered personally or mailed by United States mail to the addresses below, or sent by email to the email address below. Such notice or demand shall be deemed timely given when delivered personally or when deposited in the mail in accordance with the above or when emailed.

The addresses of the parties are as set forth until changed by notice given as above.

Anoka Holdings LLC
Attn: Mark Houge
5959 Centerville Road, Suite 200
North Oaks, MN 55127
mark@northoaks.com

Community Development Director
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014
mgrochala@linolakes.us

24. **Land Use Controls - Planned Unit Development.**

- a. Wilkinson Water Addition is a Planned Unit Development (PUD) as approved by the City Council by Ordinance No. 10-25, and Resolution No. 25-65.

IN WITNESS WHEREOF, the City and the Developer have caused this Development Agreement to be executed in their respective corporate names by their duly authorized officers, all as of the date and year first written above.

CITY OF LINO LAKES

By _____
Mayor

ATTEST

By _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2026,
by Rob Rafferty as Mayor of the City of Lino Lakes on behalf of said City.

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

This instrument was acknowledged before me on _____ day of _____, 2026,
by Roberta Colotti as City Clerk of the City of Lino Lakes on behalf of said City.

Notary Public

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Execution page of the Developer to the Development Agreement, dated as of the date and year first written above.

DEVELOPER

By _____

Its _____

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026, before me, a Notary Public within and for said County, personally appeared _____, _____ of _____ (Developer), who executed the foregoing instrument.

Notary Public

This instrument was drafted by:

City of Lino Lakes
600 Town Center Parkway
Lino Lakes, Minnesota 55014

CONSENT AND SUBORDINATION

_____, the holder of a mortgage dated _____, filed for record with the County Recorder, Anoka County, Minnesota, on _____, as Document No. _____, hereby consents to the recording of this Development Agreement and agrees that its rights in the property affected by the Development Agreement shall be subordinated thereto.

IN WITNESS WHEREOF, _____, has caused this Consent and Subordination to be executed this ____ day of _____, 2026.

By:

Its:

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026, before me, a Notary Public within and for said County, personally appeared _____, who executed the foregoing instrument.

Notary Public

EXHIBIT A

Final Plat

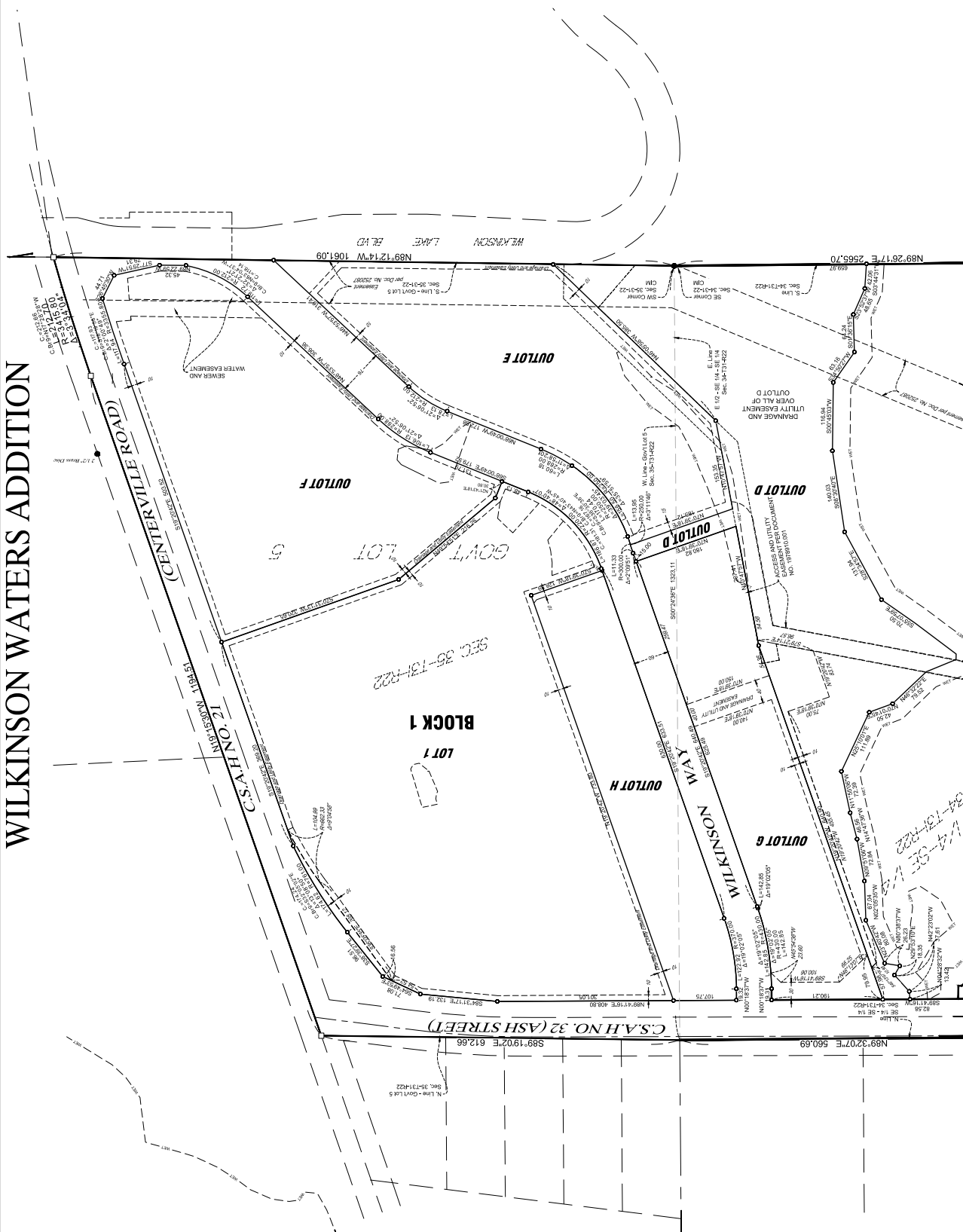
Legal Description for Recording Purposes

All lots, blocks, and outlots contained in Wilkinson Waters Addition
according to the recorded plat thereof.

FINAL PLAT FOR REVIEW

WILKINSON WATERS ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 35, TOWNSHIP 31, RANGE 32



LEGEND

● DENOTES CAST IRON MONUMENT FOUND

● INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY I.S.G. LICENSE NO. 45817 TO BE SET BEFORE TIME OF RECORDING

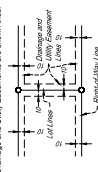
● INDICATES 1/2" DIA. x 18" LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY I.S.G. LICENSE NO. 45817

● INDICATES MAG NAIL SET

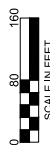
● DENOTES RESTRICTED ACCESS TO DAKOTA COUNTY PER CONTIGUOUS PLAT ORDINANCE

BEARING NOTE:
THE ORIENTATION OF THIS BEARING
SYSTEM IS BASED ON THE EAST LINE OF
E EAST HALF OF SE 1/4 OF THE SE 1/4.
SEC. 35 - T31 - R22. SAID LINE BEARS
SOUTH 00 DEGREES 24 MINUTES 36
SECONDS EAST.

Drainage and Utility Easements are shown thus:



--- 10 feet in width and adjoining lot lines, right-of-way lines and rear lot lines, unless otherwise indicated on the plat.



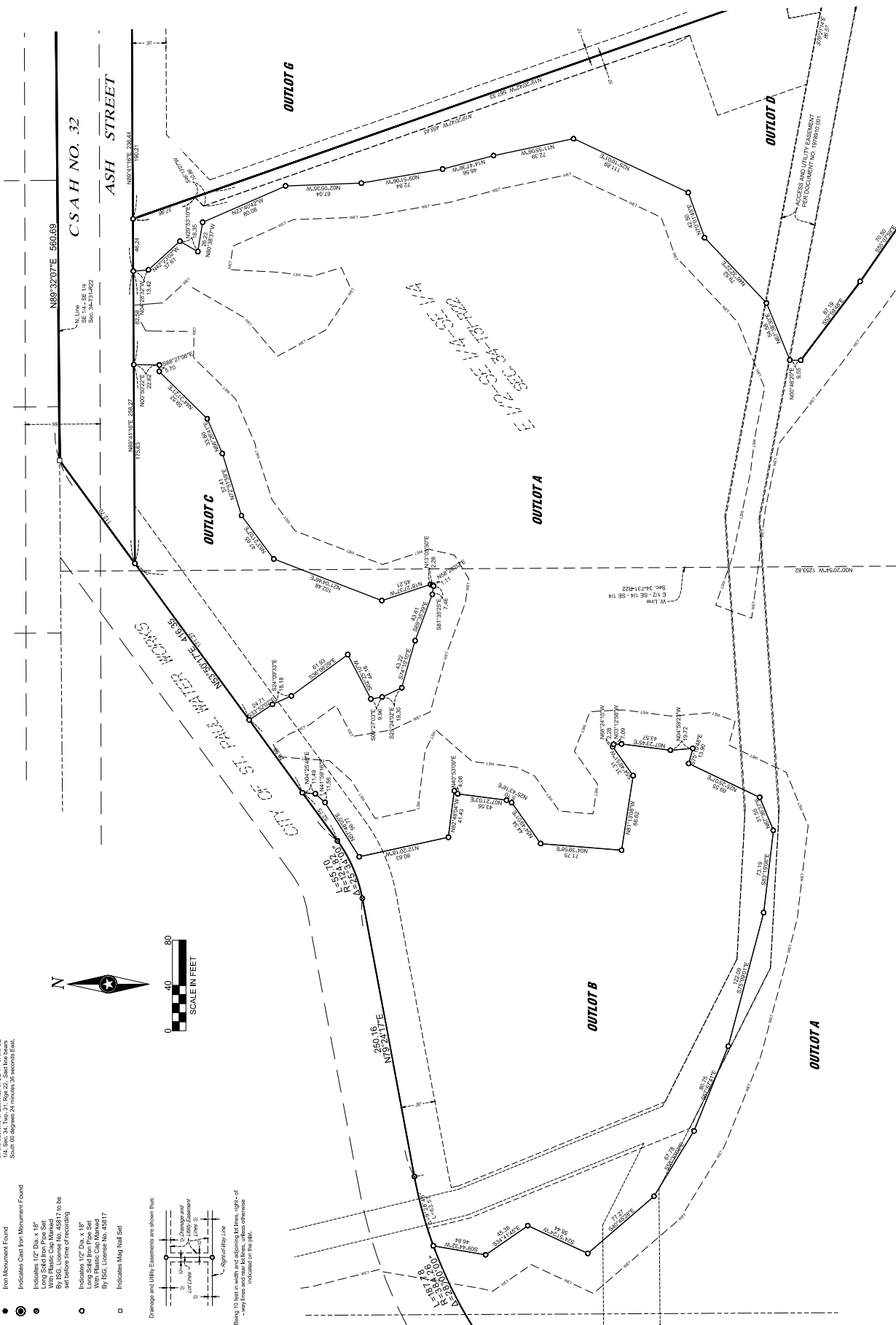
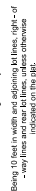
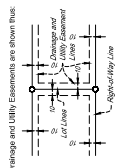
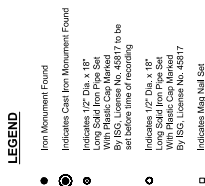


EXHIBIT B

Securities, Escrows & Fees

EXHIBIT B
Securities, Escrows & Fees

PROJECT: WILKINSON WATERS ADDITION	NUMBER OF REU's:	213
APPLICANT: ANOKA HOLDINGS LLC	NO. OF LOT FRONTAGE:	0
	AREA (ACRES):	35.1
	NO.OF HOUSING UNITS	200

IMPROVEMENTS**COST**DEVELOPER IMPROVEMENT COSTS (Public)

SITE GRADING	\$0
EROSION CONTROL	\$0
LANDSCAPING	\$50,000
STREETS & TRAIL	\$1,322,070
STORM SEWER CONST.	\$648,813
SANITARY SEWER CONST.	\$395,531
WATERMAIN CONST.	\$585,198
ENGINEERING & SURVEYING	\$50,000
Total	<u>\$3,051,612</u>
Letter of Credit Amount X 125%	\$3,814,515

ESCROW for CITY'S COSTS

PLANNING/ REVIEW DEFICIT	\$23,225
GRADING AGREEMENT CREDIT	(\$23,988)
ADMINISTRATION	\$91,550
ENGINEER PLAN REVIEW	\$3,300
ENGINEER CONSTRUCTION SERVICES	\$106,806
PROJECT FINAL DOCUMENTS & CITY ENGINEER	\$3,500
STREET LIGHT INSTALLATION	\$12,000
STREET & STORMWATER MAINTENANCE	\$3,000
PROPERTY TAXES	\$1,000
BOULEVARD TREE PLANTING	\$0
Total	<u>\$220,393</u>

DEVELOPMENT FEES

PARK DEDICATION	\$760,000
PARK DEDICATION CREDIT	(\$526,236)
Subtotal Park Dedication Fee	<u>\$233,764</u>

AUAR	\$0
GIS MAPPING FEE	\$720
STREET LIGHTING OPERATION	\$480
Total	<u>\$234,964</u>

TRUNK SANITARY SEWER	
TRUNK CHARGE PER UNIT	\$395,115
AVAILABILITY CHARGE PER SAC UNIT (WBT)	\$127,800
TRUNK SANITARY SEWER CREDIT	(\$140,770)
TRUNK WATERMAIN	
TRUNK CHARGE PER UNIT	\$567,858
AVAILABILITY CHARGE PER SAC UNIT (WBT)	\$807,270
TRUNK WATERMAIN CREDIT	(\$133,309)
TOTAL TRUNK SEWER & WATER FEES	<u>\$1,623,964</u>

SURFACE WATER MANAGEMENT	\$411,108
SURFACE WATER MANAGEMENT CREDIT	\$0
TOTAL SURFACE WATER MANAGEMENT FEES	<u>\$411,108</u>

Total	<u>\$2,035,072</u>
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SUMMARY OF SECURITIES, ESCROW & FEES

SECURITY: DEVELOPER IMP'MENT COSTS	\$3,814,515
ESCROW FOR CITY COSTS	\$220,393
DEVELOPMENT FEES	\$234,964
SECURITY: TRUNK FEES	\$2,035,072

Memorandum

To: Katie Larsen, Lino Lakes City Planner

From: Kris Keller PE, WSB
Diane Hankee PE, Lino Lakes City Engineer

Date: April 22, 2026

Re: Wilkinson Waters
Final Plat Review
026515-000

WSB's review of the Final Plat for the Wilkinson Waters development in Lino Lakes, MN, prepared by ISG and received March 16, 2026. Our comments were made on the following documents:

- Wilkinson Waters Apartments 90% Plan Review prepared by ISG, dated January 30, 2026.
- Wilkinson Waters Major Infrastructure 90% Plan Review prepared by ISG, dated January 30, 2026.

The following review comments should be responded to in writing by the applicant. This review is only concerned with elements pertaining to City approval in its permitting authority on behalf of VLAWMO, these comments are highlighted. Other comments will be reviewed with future complete submittals, there may be additional comments generated at that time.

ISG Response (01/16/26)
WSB Response/Comment (2/13/2026)
ISG Response (02/27/26)
WSB Response/Comment (3/23/2026)
ISG Response (04/15/26)
WSB Response/Comment (4/22/2026)

Engineering

- **General**

The Wilkinson Waters Development includes 76 acres south of Ash Street/County Road 32, West of Centerville Road/County Road 21 and north of Wilkinson Lake Boulevard, the border with the City of North Oaks. The current conceptual project proposes 40 Townhome units, two (2) 100-unit apartments, one (1) 100-unit senior living facility and 33,000 square feet of commercial retail space.

Comments:

1. ~~Update Public and Private construction plans and/or Final PUD plans such that they match. Currently the Final PUD plans match the approved preliminary PUD plans but differ from the Public and Private construction plans. (see included overlay pages).~~
~~ISG Response (01/16/26) — Per phone call we will not submit a Final PUD plan and the Final Construction Plans will serve as the Final PUD plans as well.~~

~~WSB Response/Comment (2/13/2026) Complete~~

2. WSB Response/Comment (3/23/2026) A proposal has been made to shift the property lines between L5B1 and the Commercial lot to the south, 15 feet to the north.
 - a. Shift the storm sewer to the center of the revised easement and revise all adjacent utilities (water reuse, etc.) and surface features (castings, trails, ped ramps, etc.) to verify feasibility.
 - b. Show revised property lines between Lots 3 and 4 Block 1 with the 15' shift north from the south
 - i. Revise all adjacent utilities (water reuse, etc.) and surface features (castings, trails, ped ramps, etc.)
 - ii. Maintain minimum 1:1 separation distance from building structures/easement to invert of utilities

ISG Response (04/15/26) – Revised property lines are shown on plans. Trail was revised to reflect updates per the lot line changes. Utilities were updated per the lot line change, and the easements were updated for the utilities.

WSB Response/Comment (4/22/2026) The building pads have been removed and the grading plan drainage between the lots has not been updated so the drainage swale is not centered between lots. With the final plat, the grading plan will have to be updated for the lot lines and the services updated to match the units of the buildings

- **Grading**

The Wilkinson Waters Development includes site grading for the townhomes, apartments, and retail space as well as the connecting roads, driveways, and parking areas.

Comments:

1. ~~See redline plan sheets for Public, Private, and Turn Lane plans~~
~~ISG Response (01/16/26) – Noted.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) – Noted.~~
~~WSB Response/Comment (3/23/2026) Complete~~
2. WSB Response/Comment (2/13/2026) Existing culvert under Ash St near the proposed roundabout is no longer needed
 - a. Coordinate drainage with Anoka CountyISG Response (02/27/26) – Will coordinate with Anoka County and update callouts and language in Turn Lane Plan Set.
WSB Response/Comment (3/23/2026) To be submitted with Turn Lane Plan Set
ISG Response (04/15/26) – Noted, received Anoka County comments 04/14 and will resubmit after comments are addressed.
WSB Response/Comment (4/22/2026) Revised turn lane plans to be submitted

- **Stormwater Management**

Stormwater management for the Wilkinson Waters site consists of a large sedimentation basin and various smaller BMPs to provide additional treatment. There is a stormwater

reuse system being constructed with this project. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	24.12	55.09	125.90	Needed if basins landlocked
Currently Proposed	12.18	33.87	85.71	Needed if basins landlocked

Comments:

- ~~The site continues to be compliant with City stormwater requirements.~~
ISG Response (01/16/26) – Noted.
WSB Response/Comment (2/13/2026) Complete
- Stormwater reuse agreement needed
ISG Response (01/16/26) – Will be supplied and a part of the Development Agreement.
WSB Response/Comment (2/13/2026) To be included with the Development Agreement
ISG Response (04/15/26) - Acknowledged

• Water Supply

The Wilkinson Waters Development proposes two connections with their design. A 12" connection at the south end on the west side of the proposed roundabout which will be extended along Wilkinson Way north to the north end for a future connection to Ash Street (CR 32). The second connection will utilize the existing 8" stub as part of the existing assumed White Bear Lake Township infrastructure that is located across the Rapp farmland in Lino Lakes. With the connection to the White Bear Lake Township infrastructure, bidirectional meters will be installed to measure the amount of water consumed from the system. These meters will be replaced with interconnections when City water is extend to the area in the future.

Otherwise, the development will include a water system with 8- inch diameter water main and various stub sizes being extended to each lot depending on its use.

The City is still evaluating the ownership and future maintenance of the existing and proposed utility infrastructure and will be clarified between the developer North Oaks Farms, White Bear Lake Township, and the Cities of North Oaks and Lino Lakes.

Comments:

- ~~See attached water meter manual for water meter information.~~
ISG Response (01/16/26) – Noted.
WSB Response/Comment (2/13/2026) Complete
- The applicant shall verify fire flow requirements are being met for the project.
ISG Response (01/16/26) – Fire flow verification will be completed after construction of the water main and in conjunction with building permit approval. Fire Hydrant Flow

test will be completed once watermain constructed. Currently no City of Lino Lakes waterlines are adjacent to the site.

WSB Response/Comment (2/13/2026) Complete following construction

ISG Response (02/27/26) – Noted.

3. See redline plan sheets for Public and Private plans.

ISG Response (01/16/26) – Noted, responses added to redline plan sheets.

WSB Response/Comment (2/13/2026) See updated redline comments

ISG Response (02/27/26) – Noted.

WSB Response/Comment (3/23/2026) See updated redline comments

ISG Response (04/15/26) – Noted, responses added to reline plan sheets.

- **Sanitary Sewer**

There is an existing 18-inch sanitary sewer line located at the intersection of Wilkinson Lake Blvd/CR J (81)/CSAH 21 that is owned and maintained by White Bear Township. The 18-inch sanitary sewer line receives flow from North Oaks Lift Station #8 and ultimately Lino Lakes sewer district 4 which includes the Wilkinson Waters Development. The City would be open to extending the 18 inch through the site to serve as much of the development as possible. However, due to depth, the site would still need to be connected to the deeper 8 inch line as proposed. Sanitary sewer collection for the Wilkinson Waters Development is proposed to connect to the existing sewer line that runs from Rapp Farm Lift Station, located westerly from the site, to the North Oaks Lift Station #8 just south of the site.

The project requires a Joint Powers Agreements between the developer North Oaks Farms, White Bear Lake Township, and the Cities of North Oaks and Lino Lakes. Per the Centerville Road Sanitary Sewer memo updated 4/22/21, the City of Lino Lakes service district 4 has 354 GPM capacity reserved in the Centerville Road trunk line.

The developer completed an analysis of the existing North Oaks Lift Station #8 that will receive flow from the Wilkinson Waters development and future flow from Lino Lakes sewer District 4 western portion. It was determined that the North Oaks Lift Station #8 would need to be upgraded to meet the future capacity. As a result, the developer has identified a future lift station site and the forcemain in Wilkinson Way is upsized to a 10 inch. The lift station near Rapp Farm should have capacity to serve the Lino Lakes area District 4 western portion in the future.

There is an additional lift station planned in the future to serve the northern portion of sewer District 4 that will pump into the 18" line located at the intersection of Wilkinson Lake Blvd/CR J (81)/CSAH 21. There is an 8-inch forcemain being installed along the new Wilkinson Waters road alignment for this future lift station. As mentioned above the 8-inch forcemain gets upsized to 10inch.

The site will otherwise be served by 8- inch diameter main along with various sized service pipes being extended to each lot depending on its use. An additional sanitary sewer stub will be extended to the north at Ash Street (CR 32) for future connections.

The future lift station site is located within a drainage and utility easement. The HOA documents should include allowance for a future city lift station within the Outlot owned by the HOA.

Comments:

1. ~~The new lift station site will need to be larger to accommodate an 80-foot radius for installation.~~
~~ISG Response (01/16/26) – Lift station site grading has been updated to be 80'~~
~~WSB Response/Comment (2/13/2026) Complete~~
2. ~~Upsize the forcemain to 10 inch diameter where the two combine.~~
~~ISG Response (01/16/26) – Downstream Forcemain that was already constructed was 8" in diameter and existing under the roundabout at Wilkinson Lakes Blvd and Centerville Road.~~
~~WSB Response/Comment (2/13/2026) Complete~~
3. The HOA documents should include language for a future city lift station within the Outlot owned by the HOA.
ISG Response (01/16/26) – Noted, these will be included in the HOA documents and a part of the development agreement.
WSB Response/Comment (2/13/2026) to be included with development agreement
ISG Response (04/15/26) – acknowledged
4. ~~See redline plan sheets for Public and Private plans.~~
~~ISG Response (01/16/26) – Noted, responses added to redline plan sheets.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) – Noted.~~
~~WSB Response/Comment (3/23/2026) Complete~~
5. ~~WSB Response/Comment (2/13/2026) Sanitary meter manhole can be removed following discussions with MCES~~
 - a. ~~Flows will be measured using different methods~~
~~ISG Response (02/27/26) – Noted, sanitary meter was removed from plans.~~
~~WSB Response/Comment (3/23/2026) Complete~~
6. WSB Response/Comment (4/22/2026) Developer to provide a lift station generator. Coordinate specifications with Lino Lakes and North Oaks public works.

- **Transportation**

A traffic study was submitted and reviewed for conformance with City Ordinance Sections 1001.013 and 1007.0202. Adjacent intersections of Wilkinson Lake Blvd/CR J (81)/CSAH 21 and CSAH 32/CSAH 21 were included in a Traffic Study for the Ramsey County SP6281-53 (TH 35E and CR J) project and the ICE Report for Wilkinson Lake Blvd/CR J (81)/CSAH 21. There are no additional transportation comments. Turning movement exhibits for the proposed design vehicle are to be provided at the site accesses.

Comments:

1. The Turn Lane plans should be reviewed by Anoka County.
ISG Response (01/16/26) – Plans have been submitted to Anoka County and will be approved by Anoka County as well.

WSB Response/Comment (2/13/2026) Provide response letter to City

- ~~2. The applicant should consider a traffic calming bump out at the trail crossing.~~
~~ISG Response (01/16/26) — Bumpout was added to the trail crossing.~~
~~WSB Response/Comment (2/13/2026) Complete~~
- ~~3. Show all accessible parking spaces on the site plan, a minimum of six are required for a parking lot with 151-200 spaces.~~
~~ISG Response (01/16/26) — An additional accessible parking stall has been provided on the site plan.~~
~~WSB Response/Comment (2/13/2026) Complete~~
- ~~4. Verify poles are not shown in the sidewalk or on retaining walls in the photometric plan.~~
~~ISG Response (01/16/26) — Pole locations have been updated.~~
~~WSB Response/Comment (2/13/2026) Complete~~
- ~~5. Install and pave trail between the Ash Street roundabout and Wilkinson Way with Phase 1~~
~~ISG Response (01/16/26) — Noted, will be installed with Phase 1~~
~~WSB Response/Comment (2/13/2026) Complete~~
6. WSB Response/Comment (4/22/2026) Move the boardwalk alignment so it is not on top of the existing utilities

- **Wetlands and Mitigation Plan**

The Vadnais Lake Area WMO (VLAWMO) (WCA LGU) issued a Notice of Decision (NOD) (LGU No. 14.2021) approving the wetland boundaries on March 17, 2022 (Appendix A). The decision is valid for 5 years. The WCA NOD also confirmed that Wetland 7 is an incidental wetland and therefore not regulated under WCA.

The USACE issued an Approved Jurisdictional Determination (AJD) on April 6, 2022 for Wetlands 8, 9 and 10 (File No. MVP-2015-03940-SSC) (Appendix A). The AJD is valid for 5 years.

A map of the site location is provided in Figure 1. Three wetlands (Wetlands 1, 7, and 10) were delineated within the current project area in September 2021 by KES (Figure 2). Previously submitted information discussed the delineation in more detail and included the National Wetland Inventory (NWI) and soil survey mapping. A copy of the previously submitted delineation report (Hawkins-Rogalla Lino Lakes Wetland Delineation Report) is available upon request.

A wetland replacement plan and no loss request (for incidental wetland) was submitted, reviewed, and approved through VLAWMO and the City. The TEP in its WCA Notice of Decision agreed that WL7 is incidental per WCA rules, WL10 is wetland based on new guidance and the WL5 boundary was extended to the northwest. Per aerial photos in 3-9-2022 addendum, WL9 and WL8 are wetland. No other changes were directed to all other delineated wetland boundaries in the project area. Approved wetland boundaries are shown in the 3-10-2022 Rogalla and Hawkins surveys from Kurth Surveying, Inc.

The proposed WCA-regulated 0.13 ac of impact to Wetland 10 will be replaced at a 2:1 ratio via the debiting of wetland bank credits from the Rapp Farm and Anderson Slough wetland bank (#170) located within major watershed 20 and Bank Service Area 7, which is the same major watershed and Bank Service Area as the project location. This bank is owned by the project applicant. A draft Standard Credit Withdrawal Form is included. Compensatory mitigation is not proposed for USACE-regulated Wetland 7.

Wetland buffers meeting The Vadnais Lake Area WMO (VLAWMO) minimum and average requirements will be required around all wetland areas following construction.

- **Landscaping**

A Landscape Plan for Wilkinson Waters Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

No current outstanding comments.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

The plan shows White Bear Lake Township easements (30' and 50') with the existing sanitary sewer and watermain crossing the site. White Bear Lake Township has commented that the Township has no easement and that the lines were installed and owned by the North Oaks Company. Please update the linework or provide a record showing the easements.

Comments:

1. Easements are being reviewed by City staff
[ISG Response \(01/16/26\) – Noted.](#)
[WSB Response/Comment \(2/13/2026\) Complete](#)

- **Development Agreement**

A development agreement will be required with the final plat.

[ISG Response \(01/16/26\) – Noted, Development Agreement will be established.](#)
[WSB Response/Comment \(2/13/2026\) In-process](#)

- **Grading Agreement**

Grading is in place.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. City Engineer has provided a template.

ISG Response (01/16/26) – Noted, and will be a part of the Development Agreement.

WSB Response/Comment (2/13/2026) In-process

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Vadnais Lake Area Water Management Organization Permit
6. US Army Corps of Engineers Section 404 Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or kkeller@wsbeng.com. You may also contact Diane Hankee at (651) 982-2430 or dhankee@linolakes.us.