CITY COUNCIL AGENDA

Monday, June 8, 2026

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

Mayor Rafferty, Councilmembers Lyden, Nelson, Ruhland and Rennaker
City Administrator: Karen Anderson

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

A. Call to Order and Roll Call

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

C. Review Regular Agenda

D. City Administrator Update

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. American Legion Post 566 Presentation of Outstanding Police Officer and Firefighter of the Year Awards

- Police Officer of the Year presentation to Police Officer Alex Hallin
- Firefighter of the Year presentation to Former Firefighter Brett McReavy

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

1. Consent Agenda

A. Approval of Expenditures for June 8, 2026 (Check No. 125081 through 125152) in the Amount of $1,146,456.76

B. Hiring of Part-Time Staff for the Rookery Activity Center

C. Approve Not Waiving Monetary Limits on Municipal Tort Liability

D. Adopt Resolution No. 26-102 Approving Acquisition of Permanent Easement, 980 James Street, Public Works Utility Extension Project

E. Adopt Resolution No. 26-101, Approving Business Licenses for Chili Thai Cuisine, LLC

F. Adopt Resolution No.26-104, Authorizing the Issuance of a Solicitor License to Birch Tree Care

G. Adopt Resolution No. 26-67, Approving Site Improvement Performance Agreement for Taco Bell at Otter Crossing South 2nd Addition

H. Approval of May 26, 2026, City Council Work Session Minutes

I. Adopt Resolution No. 26-99, Approving Site Improvement Performance Agreement for Goodwill

J. Approval of May 26, 2026, City Council Meeting Minutes

K. Adopt Resolution No. 26-110, Approving Water Conservation Grant Agreement with Metropolitan Council

L. Approve Additional Expenditures in the Amount of $17,469.79

2. Finance Department Report

A. Consider Acceptance of the 2025 Audit Report, Tracy Thoma

3. Administration Department Report

4. Police Department Report

5. Fire Department Report

A. Resolution 26-90 Establishing Fairview Health Services as the Primary Ambulance Service for the City of Lino Lakes, Dan L'Allier

6. Public Services Department Report

7. Community Development Report

A. Harvest Grange, Katie Larsen

i. Approving 1st Reading of Ordinance No. 02-26 Rezoning Property from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential
ii. Approving Resolution No. 26-23 Approving Preliminary Plat

B. Otter Crossing South 2nd Addition, Katie Larsen

i. Consider Resolution No. 26-91 Approving Final Plat
ii. Consider Resolution No. 26-92 Approving Development Agreement

C. Consider Resolution No. 26-100 Approving Professional Services Agreement with Landform for 2050 Comprehensive Plan, Katie Larsen

D. Approval of Resolution No. 26-103, Authorizing Preparation of Plans and Specs, Otter Lake Road Roundabout, Otter Crossing South, Michael Grochala

E. Otter Lake Road Extension Project, Diane Hankee

i. Resolution No. 26-51, Approving Joint Powers Agreement with the City of Hugo for Improvement and Maintenance of 24th Avenue/Elmcrest Avenue
ii. Resolution No. 26-109, Approving Design Contract Amendment with WSB Inc. for 24th Avenue/Elmcrest Avenue and Rosemary Way Improvements

F. Public Works Building, Grant of Easements and Approving Agreements, Michael Grochala

i. Resolution No. 26-106, Approving Buffer Maintenance Agreement and Grant of Wetland Easement to the Rice Creek Watershed District
ii. Resolution No. 26-107, Approving Easement Encroachment Agreement with Minnesota Pipe Line Company, LLC

G. Consider Resolution No. 26-105, Accepting bids and Awarding Construction and Professional Services Contracts, Public Works Bid Package 2, Rebid Quote Categories, Michael Grochala

8. Unfinished Business

9. New Business

10. Notices and Communications

A. Planning and Zoning Board Meeting, June 10, 2026, at 6:30 p.m. at City Hall

ADJOURNMENT

Expenditures

June 8, 2026

Check #125081 to #125152

$1,146,456.76

Significant Disbursements this Period:

- Bernier Family Farm LLC - $398,500.00 – Acquisition of Parcel 3 Fee-Otter Lake Rd Extension
- CM Properties 14, LLC - $440,000.00 – Acquisition Parcel 2 & 2A-Otter Lake Rd Extension

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 125081 - 125152

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
05/22/2026	125081	CENTRAL PENSION FUND	Remittance Check	6,873.60
05/22/2026	125082	METROPOLITAN LIFE INSURANCE C	Remittance Check	5,629.48
05/22/2026	125083	NCPERS GROUP LIFE INSURANCE	Remittance Check	304.00
06/08/2026	125084	ENDURANCE FITNESS OF MN, LLC	Q1 2026 REVENUE SHARE	3,573.75
06/08/2026	125085	AFLAC	MAY 2026 INSURANCE PREMIUMS	322.68
06/08/2026	125086	AIMEE WIMBERLY	SMART IRRIGATION CONTROLLER REFUND	48.66
06/08/2026	125087	ALLIED OIL & TIRE COMPANY	55 GALLONS 0W20 ENGINE OIL	1,090.10
06/08/2026	125088	ANOKA COUNTY TREASURY OFFICE	MAY 2026 CAC FIBER	825.00
			CROSSWALK FLASHER REPAIR BIRCH & TOMAHA	1,385.24
			APX MICROPHONES (2), APX BATTERY (1)	298.02
				2,508.26
06/08/2026	125089	ASCENTEK, INC	WASTE OIL DISPOSAL - 285 GALLONS	75.00
06/08/2026	125090	ASPEN MILLS, INC.	DEPT EXP - CSO REPATCHING	36.00
			UNIFORM ALLOWANCE - A. HALLIN	99.00
			UNIFORM ALLOWANCE - N. HAMANN	37.35
			UNIFORM ALLOWANCE - C. SCHIRMERS	184.45
			DEPT EXP - CSO REPATCHING	14.00
			DEPT EXP - NEW HIRE, CALHOUN	2,345.94
			DEPT EXP - POC LIEUTENANT WORK UNIFORM	60.18
			DEPT EXP - POC DISTRICT CHIEF WORK UNIF	64.95
			DEPT EXP - REPATCHING AND NAMETAG ID	108.00
			DEPT EXP - POC LIEUTENANT WORK UNIFORM	839.37
			DEPT EXP - POC LIEUTENANT WORK UNIFORM	876.58
			DEPT EXP - POC LIEUTENANT WORK UNIFORM	898.45
			DEPT EXP - POC LIEUTENANT WORK UNIFORM	993.63
			DEPT EXP - POC DISTRICT CHIEF EVENS	1,058.73
			DEPT EXP - POC DISTRICT CHIEF GUSTAFSON	1,084.08
			UNIFORM ALLOWANCE - S. BERGERON	92.50
			UNIFORM ALLOWANCE - M. PAULSON	348.40
			UNIFORM ALLOWANCE - K. KRAEMER	48.00
			UNIFORM ALLOWANCE - E. HEU	44.00
			UNIFORM ALLOWANCE - E. HEU	34.95
				9,268.56
06/08/2026	125091	B&B COMMERCIAL COATING LLC	HYDRANT SANDBLASTING & PAINTING (185)	26,825.00
06/08/2026	125092	BERNIER FAMILY FARM LLC	ACQUISITION OF PARCEL 3 FEE - OTTER LAK	398,500.00
06/08/2026	125093	BRIAN FINKE	TUITION REIMBURSEMENT	507.15
06/08/2026	125094	BUREAU OF CRIMINAL APPREHENSI	PREEMPLOYMENT FINGERPRINTING	32.00
06/08/2026	125095	BUREAU OF CRIMINAL APPREHENSI	PREEMPLOYMENT FINGERPRINTING	32.00
06/08/2026	125096	BUREAU OF CRIMINAL APPREHENSI	PREEMPLOYMENT FINGERPRINTING	32.00
06/08/2026	125097	BUREAU OF CRIMINAL APPREHENSI	EMPLOYEE FINGERPRINTING - C. FOLLETT	32.00
06/08/2026	125098	CENTERPOINT ENERGY	NATURAL GAS	1,270.57
06/08/2026	125099	CENTURYLINK	TELEPHONE - ROOKERY FIRE PROTECTION EQU	69.69
06/08/2026	125100	CENTURYLINK	TELEPHONE	106.84
06/08/2026	125101	CLIMB THEATRE, INC.	CLIMB THEATRE EARTH DAY	1,600.00
06/08/2026	125102	CM PROPERTIES 14, LLC	ACQUISITION PARCEL 2 & 2A-OTTER LAKE RD	440,000.00
06/08/2026	125103	COLLINS ELECTRICAL CONSTRUCTI	TROUBLE WITH CHLORINE PUMP AND EXHAUST	440.07
06/08/2026	125104	CONNEXUS ENERGY	WATERMARK PARK PAVILION ELECTRICITY	19.92

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
06/08/2026	125105	CORE & MAIN LP	3" FLANGE AND BOLTS (3 SETS)	483.72
			HYDRANT EXTENSION KIT	682.34
				1,166.06
06/08/2026	125106	CRAFCO, INC.	25200 LBS MASTIC	19,200.00
06/08/2026	125107	CROSS NURSERIES, INC.	2026 TREE SALE TREES	5,060.05
06/08/2026	125108	DREAMSCAPES LANDSCAPING & DES	35W & 35E MEDIAN DESIGN	1,500.00
06/08/2026	125109	ENDURANCE FITNESS OF MN, LLC	MONTHLY FEE JUNE 2026	11,665.00
06/08/2026	125110	FIDELITY SECURITY LIFE INSURA	JUNE 2026 VISION INSURANCE PREMIUMS	206.06
06/08/2026	125111	GDO LAW	JUNE PROSECUTOR CONTRACT	8,750.00
06/08/2026	125112	GOLDSTREET DESIGN AGENCY, INC	WATER QUALITY REPORT	1,671.00
06/08/2026	125113	HALLBERG ENGINEERING	APRIL HVAC COMMISSIONING ROOKERY/CH	9,223.00
06/08/2026	125114	HENRICKSEN & COMPANY, INC	GYM FLOOR REPAIR	5,500.00
06/08/2026	125115	IMAGE PRINTING & GRAPHICS, IN	BUSINESS CARDS - R. COLOTTI	27.22
			BUSINESS CARDS - A. MOZ	27.22
				54.44
06/08/2026	125116	IMPERIAL DADE	JANITORIAL SUPPLIES	352.68
06/08/2026	125117	INNOVATIVE OFFICE SOLUTIONS L	PENS, SCREEN WIPES, POST-IT NOTES	105.86
06/08/2026	125118	INTERSTATE POWER SYSTEMS, INC	GENERATOR INSPECTION - UNIT #513	958.67
06/08/2026	125119	J.P. COOKE COMPANY, INC.	DOG LICENSE TAGS & RINGS	94.95
06/08/2026	125120	LENNAR MN DIVISION	ESCROW RELEASE - 2122 KORONIS CIR	5,400.00
			ESCROW RELEASE - 2130 KORONIS CIR	5,400.00
			ESCROW RELEASE - 2150 KORONIS CIR	4,400.00
			ESCROW RELEASE - 2154 KORONIS CIR	5,400.00
			ESCROW RELEASE - 7553 NORWAY LN	5,400.00
			ESCROW RELEASE - 7565 NORWAY LN	5,900.00
			ESCROW RELEASE - 7569 NORWAY LN	5,900.00
			ESCROW RELEASE - 2153 KORONIS CIR	5,400.00
				43,200.00
06/08/2026	125121	LMS PRODUCTIONS LLC	LEADERSHIP WORKSHOP 06/16/2026	4,500.00
06/08/2026	125122	LRS	TOILET RENTAL - WATERMARK PARK	65.00
			TOILET RENTAL - BIRCH PARK	65.00
			TOILET RENTAL - CITY HALL PARK	65.00
			TOILET RENTAL - CLEARWATER CREEK PARK	65.00
			TOILET RENTAL - HIGHLAND MEADOWS PARK	65.00
			TOILET RENTAL - LINO PARK	65.00
			TOLIET RENTAL - MARSHAN PARK	65.00
			TOILET RENTAL - SUNRISE PARK (3)	195.00
			TOILET RENTAL - SUNSET OAKS PARK	65.00
			TOILET RENTAL - TOWER PARK	60.18
				775.18
06/08/2026	125123	MACQUEEN EQUIPMENT, INC.	STRUCTURE FIRE TURNOUT GEAR (6)	33,515.99
06/08/2026	125124	MANSFIELD OIL COMPANY	279.6 GALLONS - CITY HALL/PD GENERATOR	1,627.57

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
06/08/2026	125125	MENARDS - FOREST LAKE	LITTLE FREE LIBRARY SUPPLIES	37.27
			LITTLE FREE LIBRARY POST SLEEVE	39.99
			BLACK CABLE TIES	29.99
			CAULKING	7.99
				115.24
06/08/2026	125126	METRO SALES INCORPORATED	PD COPIER CONTRACT	36.00
			CITY HALL CD COPIER	206.36
			CITY HALL COPY ROOM COPIER	446.20
				688.56
06/08/2026	125127	METRO-INET	JUNE IT SERVICES	33,282.00
06/08/2026	125128	MN METRO NORTH TOURISM BOARD	APRIL 2026 TOURISM TAX	5,882.00
06/08/2026	125129	MNSPECT, LLC	FIELD INSPECTIONS & PLAN REVIEW MAY 202	1,650.00
06/08/2026	125130	NAC MECHANICAL & ELECTRICAL	FIRE 1 A/C REPAIR	1,711.88
			REPAIR RTU1, RTU3, ICE UNIT	2,959.00
			DECTRON ADJUSTMENTS	1,166.00
			DECTRON AC ADJUSTMENT	1,093.00
			RTU 1 REPAIR	1,354.62
				8,284.50
06/08/2026	125131	PEPPERBALL	PEPPERBALL MAG (3)	105.29
06/08/2026	125132	PIONEER MANUFACTURING COMPANY	FIELD PAINT AND BASE PLUGS	499.97
06/08/2026	125133	PRECISE MRM LLC	GPS SERVICE FOR PACE CONTROLS	180.00
06/08/2026	125134	PREMIUM WATERS, INC.	KANDIYOHI WATER	91.91
06/08/2026	125135	PRESS PUBLICATIONS, INC.	AD FOR BID OTTER LAKE RD 5/28	379.68
06/08/2026	125136	SAFETY-KLEEN SYSTEMS, INC.	SOLVENT	50.42
06/08/2026	125137	STAPLES INC.	NOTEBOOKS, CHAIR MAT, PENS, POST-IT	90.91
06/08/2026	125138	STAR TRIBUNE	NEWSPAPER SUBSCRIPTION STOP SERVICE - P	41.14
06/08/2026	125139	STATE SUPPLY COMPANY	GASKET, INDUCER ASSEMBLY	693.19
06/08/2026	125140	STREICHER'S, INC.	DEPT EXP - NEW HIRE PATCH, R. CALHOUN	45.97
06/08/2026	125141	STRYKER SALES, LLC	AED REPAIR/SERVICE	611.00
			AED REPAIR/SERVICE	514.00
			AED REPAIR/SERVICE	514.00
			AED REPAIR/SERVICE	988.00
			AED REPAIR/SERVICE	611.00
			AED REPAIR/SERVICE	988.00
			AED REPAIR/SERVICE	611.00
			AED REPAIR/SERVICE	514.00
			AED REPAIR/SERVICE	514.00
			AED REPAIR/SERVICE	514.00
				6,379.00
06/08/2026	125142	T-MOBILE USA INC	CELL PHONES & WI-FI	1,955.57
06/08/2026	125143	TAHO SPORTSWEAR, INC.	HIGH VIS T-SHIRTS SEASONAL STAFF	193.20
06/08/2026	125144	TANIA HERIOT	EASEMENT ACQUISITION 980 JAMES ST - PW	10,200.00

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
06/08/2026	125145	ULINE	STACKABLE CHAIR DOLLY	109.14
06/08/2026	125146	UPPER CUT TREE SERVICE	TREE REMOVAL - 133 WILDFLOWER BLVD	745.00
06/08/2026	125147	VIKING ELECTRIC SUPPLY, INC.	EXIT LIGHT	37.48
			EXIT LIGHT	37.48
				74.96
06/08/2026	125148	WHEELER HARDWARE COMPANY	DONGLE MONTHLY LICENSE & SERVICE FEE	75.00
06/08/2026	125149	WM CORPORATE SERVICES, INC.	UNSCREENED SWEEPINGS DISPOSAL	383.12
06/08/2026	125150	XCEL ENERGY	STREET LIGHT REPLACEMENT 7128 MOURNING	2,694.82
			ELECTRIC	23,067.41
				25,762.23
06/08/2026	125151	XTREME CUSTOM APPAREL & PROMO	DEPT EXP - RECORDS TECH SHIRTS (2)	172.00
06/08/2026	125152	ZIEGLER, INC.	COUPLING REPAIR	38.92
CKING TOTALS:				
Total of 72 Checks:				1,146,456.76
Less 0 Void Checks:				0.00
Total of 72 Disbursements:				1,146,456.76

Electronic Funds Transfer
MN Statute 471.38 Subd. 3

Council Meeting June 8, 2026

		Transfer In/(Out)
5/22/2026	Payroll #11	(236,604.20)
5/22/2026	Payroll #11 Federal Deposit	(67,486.03)
5/22/2026	Payroll #11 PERA	(65,516.82)
5/22/2026	Payroll #11 State	(15,432.56)
5/22/2026	Payroll #11 H.S.A. Bank Pretax	(3,976.87)
5/22/2026	Payroll #11 TASC Pretax	(1,648.06)
5/22/2026	Payroll #11 Mission Sq 457 Def. Comp #301596	(3,270.00)
5/22/2026	Payroll #11 Mission Sq Roth IRA #706155	(720.00)
5/22/2026	Payroll #11 MSRS HCSP #98946-01	(5,493.04)
5/22/2026	Payroll #11MSRS Def. Comp #98945-01	(1,505.00)
5/22/2026	Payroll #11 MSRS Roth IRA #98945-01	(1,330.00)
6/5/2026	Council Payroll #06	(4,135.89)
6/5/2026	Council Payroll #06 Federal Deposit	(170.76)
6/5/2026	Council Payroll #06 PERA	(450.78)
6/5/2026	Council Payroll #06 State	(23.19)

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.B.

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE June 8, 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
Gabriella	Joseph	Child Watch Attendant
Ivy	Sullivan	Child Watch Attendant
Chase	Sundseth	Lifeguard
David	Walker	Lifeguard
Grant	Page	Lifeguard
Kira	Tamura	Child Watch Attendant
Jordan	Smit	Child Watch Attendant
Emma	Delf	Child Watch Attendant
Amelia	Patterson	Child Watch Attendant

George	Hartman	Child Watch Attendant
Peyton	Hermes	Lifeguard

Start dates vary based on position and training schedule.

ATTACHMENTS

None

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.C.

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE June 8, 2026

AGENDA ITEM: Approve Not Waiving Monetary Limits on Municipal Tort Liability

VOTE REQUIRED: Simple Majority

INTRODUCTION

As a part of the annual insurance renewal process, the City Council is being asked by the League of Minnesota Cities Insurance Trust to update the Liability Coverage Waiver Form.

BACKGROUND

The City of Lino Lakes has never waived its monetary limits on tort liability.

The decision to waive or not waive must be made annually by the City Council. The decision has the following effects:

1. *If the city does not waive the statutory tort limits,* an individual claimant would be able to recover no more than $500,000 on any claim to which the statutory tort limits apply. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory tort limits would apply regardless of whether or not the city purchases the optional excess liability coverage.
2. *If the member waives the statutory tort limits and does not purchase excess liability coverage,* a single claimant could potentially recover up to $2,000,000 for a single occurrence. (Under this option, the tort cap liability limits are waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is $2 million.) The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.
3. *If the city waives the statutory tort limits and purchases excess liability coverage,* a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total which all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

RECOMMENDATION

Approve the City of Lino Lakes does not waive the monetary limits on municipal tort liability established by Minnesota Statute 466.04.

ATTACHMENTS

1. Liability Coverage Waiver Form

LEAGUE of MINNESOTA CITIES

League of Minnesota Cities Insurance Trust
Liability Coverage Waiver Form

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Use the submit button below, otherwise, print and email to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than $500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to $1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to $2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is $2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to $2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

Select one of the options below.

(●) The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by Minn. Stat. § 466.04

( ) The member **WAIVES** monetary limits on municipal tort liability established by Minn. Stat. § 466.04, to the extent of the limits of the liability coverage obtained from LMCIT

LMCIT Member Name: City of Lino Lakes

Date of member's governing body meeting: 06/08/2026

Name and title of person completing this form: Rob Rafferty, Mayor

Signature of person completing this form: _____

SUBMIT

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 1D

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: June 8, 2026

TOPIC: Resolution No. 26-102, Approving Acquisition of Permanent Easement, 980 James Street, Public Works Utility Extension

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council approval to acquire a Permanent Easement on property located at 980 Jame Street for the Public Works Utility Extension Project.

BACKGROUND

The City Council authorized the preparation of plans and specifications for the Public Works Utility Extension project on February 23, 2026. The project requires the acquisition of a Drainage and Utility easement on one parcel.

The easement is 2,792 Square Feet in area. Right of Way staff from WSB prepared a Minimum Damage Acquisition report and the property owner has agreed to the purchase amount of $10,200.00 and including the following provisions:

1) The City will install sanitary sewer and water service stubs to serve the property. Property owner is responsible for all costs associated with any future connection.
2) The City agrees to remove an existing Cottonwood tree at City's expense if the tree dies within two years after construction. The City is using direction drilling to avoid impact.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-102.

ATTACHMENTS

1. Resolution No. 26-102
2. Exhibit A, PE Legal Description
3. Exhibit B, PE Depiction

CITY OF LINO LAKES
RESOLUTION NO. 26-102

APPROVING ACQUISITION OF PERMANENT EASEMENT, 980 JAMES STREET (PID 09-31-22-21-0019) PUBLIC WORKS UTILITY EXTENSION PROJECT

WHEREAS, the City Council authorized preparation of plans and specifications for the construction of the Public Works Utility Extension Project on February 23, 2026, and

WHEREAS, the construction of the Project requires the acquisition of certain permanent easements on land within the City; and

WHEREAS, it is necessary that the City have title and possession of land interests for the Project before the construction contracts may be let, which is planned to occur in the summer of 2026; and

WHEREAS, WSB, LLC, the City's Engineer prepared a Minimum Damage Acquisition report for acquisition of the easement on property located at 980 James Street (Anoka County Tax Identification No. 09-31-22-21-0019) and legally described as Lot 8, Block 2, Sunset Estates, Anoka County, Minnesota; and

WHEREAS, the City and Owner of the Property have reached agreement on just compensation due for the acquisition of the permanent easements shown as legally described on Exhibit A and depicted on Exhibit B, attached hereto;

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

That the purchase of the permanent easement in the amount of $10,200.00 and as documented in a Memorandum of Agreement (the "MOA") is hereby approved.

BE IT FURTHER RESOLVED, that the City staff are authorized to complete all steps necessary to record the conveyance documents.

Adopted by the Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

Location: City of Lino Lakes

Address: 980 James St

PID No: 09-31-22-21-0019

WSB Project No: 032059-000

Date: March 31, 2026

Description of Permanent Drainage and Utility Easement

A permanent easement for drainage and utility purposes over, under, and across part of the following described tract:

Lot 8, Block 2, Sunset Estates, Anoka County, Minnesota.

Said permanent easement lies within the East 25.00 feet of said Lot 8.

EXCEPT that part which lies within the drainage and utility easements dedicated by the plat of said Sunset Estates.

AND

Said permanent easement lies southeasterly of the following described line:

Beginning at a point on the south line of said Lot 8, distant 62.50 feet westerly, along said south line, from the southeast corner of said Lot 8; thence northeasterly to a point on the east line of said Lot 8, distant 50.00 feet northerly, along said east line, from said southeast corner and there terminating.

EXCEPT that part which lies within the East 25.00 feet of said Lot 8.

EXCEPT that part which lies within the drainage and utility easements dedicated by the plat of said Sunset Estates.

PERMANENT DRAINAGE AND UTILITY EASEMENT AREA = 2,792 SQ. FT.

PARCEL LINE

N

Graphic Scale (feet)

0 60

1 inch = 60 feet

Prepared by:

wsb

Drainage & Utility Easement Exhibit

PID: 09-31-22-21-0019
Address: 980 James St
City of Lino Lakes, Minnesota

WSB Project No. 032059-000 Date: 03/31/2026

CITY OF LINO LAKES

C:\ACC\ACCDocs\WSB\032059-000\Project Files\05_Discipline\Survey\Drawings\Easement\032059-000-V-ESMT-980 James St.dwg, 3/31/2026 6:53:00 PM

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.E.

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE June 8, 2026

AGENDA ITEM: Adopt Resolution No. 26-101, Approving Business Licenses for Chili Thai Cuisine, LLC

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to consider Resolution No. 26-101, Approving Business Licenses for Chili Thai Cuisine, LLC.

BACKGROUND

The restaurant, Chili Thai Cuisine, located at 730 Apollo Drive, Unit 10, Lino Lakes, MN, is being sold to a new owner that intends to keep the same DBA business name. The original owner held a 3.2 On-Sale and Wine License, with a Sunday Sales provision. The applicant, Bee Thao, has applied for an On-Sale liquor license with a Sunday Sales provision, and submitted all the necessary forms.

RECOMMENDATION

Motion to Adopt Resolution No. 26-101, Approving Business Licenses for Chili Thai Cuisine, LLC.

ATTACHMENTS

1. 26-101 - Resolution - Business Lic for Chili Thai Cuisine LLC

CITY OF LINO LAKES
RESOLUTION NO. 26-101

APPROVING BUSINESS LICENSES FOR CHILI THAI CUISINE, LLC

WHEREAS, Chili Thai Cuisine, LLC, located at 730 Apollo Drive, Unit 10, Lino Lakes, MN is being sold to a new owner that intends to keep the same DBA business name; and,

WHEREAS, the original owner held a 3.2 On-Sale and Wine License, with a Sunday Sales provision; and,

WHEREAS, the applicant, Bee Thao, has applied for an On-Sale liquor license with a Sunday Sales provision, and submitted all the necessary forms.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lino Lakes, Minnesota, that the City Council authorizes issuance of an On-Sale Liquor License with Sunday Sales to the new business owner, conditioned on all licensing requirements being met including a successful background check and payment of all fees.

Adopted by the Lino Lakes City Council on the 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC
City Clerk

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.F.

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE June 8, 2026

AGENDA ITEM: Adopt Resolution No.26-104, Authorizing the Issuance of a Solicitor License to Birch Tree Care

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to approve Resolution No.26-104, Authorizing the Issuance of a Solicitor License to Birch Tree Care

BACKGROUND

The attached resolution outlines the conditions and requirements for the issuance of a solicitor's permit to the applicant. All conditions must be met prior to the permit being finalized and as a condition of continued maintenance of the permit. The list of salespeople is included in the resolution. All salespeople are required to complete a successful background check as a condition of approval.

RECOMMENDATION

Motion to adopt Resolution No.26-104, Authorizing the Issuance of a Solicitor License to Birch Tree Care

ATTACHMENTS

1. 26-104- Solicitor License Birch Tree Care

CITY OF LINO LAKES
RESOLUTION NO. 26-104

AUTHORIZING THE ISSUANCE OF A SOLICITOR LICENSE TO BIRCH TREE CARE

WHEREAS, Birch Tree Care, 4343 White Bear Parkway, Vadnais Heights, MN 55110, has applied for a solicitor license to allow the following salespeople to solicit within the City of Lino Lakes:

1. Kris Birch

WHEREAS, Birch Tree Care will be required to comply with the provisions of Chapter 613 of the Lino Lakes City Code for obtaining the necessary license as a condition of issuance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Lino Lakes, Minnesota hereby approves the request of Birch Tree Care to solicit throughout Lino Lakes for a period of six (6) months, for a license term beginning within the year 2026, contingent upon successful completion of all conditions of the license.

Adopted by the City Council of the City of Lino Lakes on June 8, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC
City Clerk

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 1G

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: June 8, 2026

TOPIC: Resolution No. 26-67, Approving Site Improvement Performance Agreement for Taco Bell at Otter Crossing South 2nd Addition

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting that City Council approve the site improvement performance agreement for the Taco Bell at Otter Crossing South 2nd Addition.

BACKGROUND

The City reviewed a land use application site and building plan for a Taco Bell at Otter Crossing South 2nd Addition located on a commercial lot south of Main Street and west of Otter Lake Road. 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 26-67 approving the site improvement performance agreement for the Taco Bell at Otter Crossing South 2nd Addition.

ATTACHMENTS

1. Resolution No. 26-67
2. Site Improvement Performance Agreement

CITY OF LINO LAKES
RESOLUTION NO. 26-67

APPROVING SITE IMPROVEMENT PERFORMANCE AGREEMENT WITH BORDER FOODS, LLC AT OTTER CROSSING SOUTH 2ND ADDITION

WHEREAS, the City has completed review of the site and building plans for a Taco Bell; and

WHEREAS, the legal description of the property is Lot 1, Block 1, Otter Crossing South 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 Border Foods, 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 8th day of June, 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, Border Foods, LLC ("Developer").

WHEREAS, the Developer has received approval of Site Development Plans, hereinafter called the "Plans", by the City of Lino Lakes on the 26 day of May, 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, Otter Crossing South 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	$ 9,000.00
2.	Fences / Screen Structures	$ 1,500.00
3.	Trash Disposal Structures	$ 6,000.00
4.	Curbing / Islands / Delineators	$ 35,000.00
5.	Storm Drainage Systems / Sewers / Catch Basins / Culverts / Swales	$ 45,000.00
6.	Public Trails and / or Sidewalk	$ 2,800.00
7.	Private Trails and / or Sidewalk	$ 28,000.00
8.	Driveway / Curb cut / Parking Lot / Fire Lane	$ 85,000.00
9.	Water mains / Hydrants / Sanitary Sewers	$ 34,975.00
10.	Landscaping	$ 27,000.00
11.	Site Grading	$ 38,000.00
12.	Erosion Control	$ 3,500.00
	Total Estimated Cost of Developer Improvements	$ 312,975.00
	Security Requirement (Total * 35%)	**$ 109,541.00**

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]

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

Lino Lakes City Council
Work Session
Minutes

DATE: **May 26, 2026**
TIME STARTED: **6:00 P.M.**
TIME ENDED: **6:27 P.M.**
LOCATION: **Community Room**
MEMBERS PRESENT: **Acting Mayor Ruhland, Councilmembers Lyden, Nelson and Rennaker**
EXCUSED ABSENT: **Mayor Rafferty**

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Engineer Diane Hankee and Chief of Police Curt Boehme.

1. **Call to Order and Roll Call**
   Acting Mayor Ruhland called the meeting to order at 6:00 p.m.

2. **Setting the Agenda: Addition or Deletion of Agenda Items**
   The agenda was adopted as presented.

3. **Review Regular Agenda**
   The City Council reviewed the regular agenda for this evening.

4. **City Administrator Update**
   The City Administrator reported that there are two employee engagement events planned for this year, one in the summer and one in the fall. Past practice has been to close city hall during the event times, and she requested authorization to close city hall during the 2026 event times.

   Council Consensus
   It was the consensus of the City Council to close city hall during the two employee engagement events planned for 2026.

   Councilmember Nelson asked about the City's position on data centers, given the recent news coverage of the development of data centers across Minnesota.

   The Community Development Director stated that within our zoning districts, the area along 35E is designated as a tech center area.

5. **Adjournment**
   Acting Mayor Ruhland adjourned the meeting at 6:27 p.m.

These minutes were approved at the regular Council Meeting on June 8, 2026.

_____
Roberta Colotti, CMC
City Clerk

_____
Rob Rafferty,
Mayor

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 1I

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: June 8, 2026

TOPIC: Resolution No. 26-99, Approving Site Improvement Performance Agreement for Goodwill

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting that City Council approve the site improvement performance agreement for Goodwill.

BACKGROUND

The City reviewed a land use application site and building plan for a Goodwill on a vacant, unplatted commercial property located south of Lilac Street, west of Lake Drive, and north of the I35W on ramp. 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 26-99 approving the site improvement performance agreement for Goodwill.

ATTACHMENTS

1. Resolution No. 26-99
2. Site Improvement Performance Agreement

CITY OF LINO LAKES
RESOLUTION NO. 26-99

APPROVING SITE IMPROVEMENT PERFORMANCE AGREEMENT WITH GOODWILL EASTER SEALS REAL ESTATE LLC

WHEREAS, the City has completed review of the site and building plans for Goodwill; and

WHEREAS, the Property is legally described in Exhibit A attached hereto and incorporated herein by reference; 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 Goodwill Easter Seals Real Estate 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 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

Exhibit A
Legal Description

Parcel 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 31, Range 22, Anoka County, Minnesota, described as follows: Beginning at the northeast corner of said Northeast Quarter of Northwest Quarter, thence South along the east line thereof 495 feet, thence North 70 degrees 22 minutes West 577.5 feet, thence North 17 degrees West 6.76 feet, thence East parallel with the north line thereof 7.55 feet, thence Northwesterly to a point on said north line 630 feet west of said Northeast corner, thence Easterly along said north line to the point of beginning, except road.

Parcel 2:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 31, Range 22, Anoka County, Minnesota, described as follows: Commencing at the Northeast corner of said Quarter Quarter, then South along the East line thereof 495 feet, thence North 70 degrees, 22 Minutes West 577.5 feet, thence North 17 degrees West 330 feet more or less to the north line of said Quarter Quarter and point of beginning, then East along said north line 8.08 feet more or less to a point 630 feet west of the Northeast corner of said Quarter Quarter, then Southeasterly at an angle of 72 degrees 28 minutes 30 seconds, as measured from East to South 315 feet, thence Westerly parallel with the North line of said Quarter Quarter 7.55 feet more or less to intersect with a line bearing South 17 degrees East from the point of beginning, then North 17 degrees West along said line to the point of beginning. Except road.

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 Goodwill Easter Seals Real Estate LLC (“Developer”).

WHEREAS, the Developer has received approval of certain Site Development Plans, dated May 22, 2026 (the "Plans"), by the City on the 8th day of June, 2026, and in accordance with the Plans all of which are made a part hereof by reference. The Developer Plans may be revised after entering into this Agreement but must be approved by the City before commencement of any work. In consideration of such approval, 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:

Parcel 1:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 31, Range 22, Anoka County,
Minnesota, described as follows: Beginning at the northeast corner of said Northeast Quarter of Northwest Quarter, thence South along the east line thereof 495 feet, thence North 70 degrees 22 minutes West 577.5 feet, thence North 17 degrees West 6.76 feet, thence East parallel with the north line thereof 7.55 feet, thence Northwesterly to a point on said north line 630 feet west of said Northeast corner, thence Easterly along said north line to the point of beginning, except road.

Parcel 2:

That part of the Northeast Quarter of the Northwest Quarter of Section 17, Township 31, Range 22, Anoka County,
Minnesota, described as follows: Commencing at the Northeast corner of said Quarter Quarter, then South along the East line thereof 495 feet, thence North 70 degrees, 22 Minutes West 577.5 feet, thence North 17 degrees West 330 feet more or less to the north line of said Quarter Quarter and point of beginning, then East along said north line 8.08 feet more or less to a point 630 feet west of the Northeast corner of said Quarter Quarter, then Southeasterly at an angle of 72 degrees 28 minutes 30 seconds, as measured from East to South 315 feet, thence Westerly parallel with the North line of said Quarter Quarter 7.55 feet more or less to intersect with a line bearing South 17 degrees East from the point of beginning, then North 17 degrees West along said line to the point of beginning. Except road.

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 Property set forth in the Plans and Specifications to be installed at Developer's expense by Developer as hereinafter provided are hereinafter referred to as "On-Site Work".

B. Improvements off the Property set forth in the Plans and Specifications to be installed at Developer's expense, if any, by Developer as hereinafter provided are hereinafter referred to as "Off-Site Work".

C. The On-Site Work and the Off-Site Work are collectively referred to herein as the "Improvements".

D. Developer shall enter into a Declaration for Maintenance of Stormwater Facilities.

II. ON-SITE WORK.

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

Such improvements shall be completed in accordance with Section VII 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 On-Site Work. Said cost estimates shall be reviewed by the City, and the City shall establish the actual amount of the financial guarantee based on

such estimates. The description and estimated cost of Developer's On-Site Work are as follows:

	Description of Improvements	Estimated Costs
1.	Lighting	$ 40,000.00
2.	Fences / Screen Structures	$ 0.00
3.	Trash Disposal Structures	$ 0.00
4.	Curbing / Islands / Delineators	$ 53,000.00
5.	Storm Drainage Systems / Sewers / Catch Basins / Culverts / Swales	$ 300,000.00
6.	Public Trails and / or Sidewalk	$ 0.00
7.	Private Trails and / or Sidewalk	$ 25,000.00
8.	Driveway / Curb cut / Parking Lot / Fire Lane	$ 170,000.00
9.	Water mains / Hydrants / Sanitary Sewers	$ 76,800.00
10.	Landscaping	$ 50,000.00
11.	Site Grading	$ 286,300.00
12.	Erosion Control	$ 5,000.00
	Total Estimated Cost of Developer Improvements	$ 1,006,100.00
	Security Requirement (Total * 35%)	**$ 352,135.00**

III. OFF-SITE WORK

A. Off-Site Work. Developer shall design and install municipal sanitary sewer and watermain and roadway work in compliance with applicable codes and ordinances of the City, and the City Standard Specifications for Construction April 2026.

Such improvements shall be completed in accordance with Section VII., set forth herein.

C. Plans & Specifications. Developer shall prepare plans and specifications for the making of such improvements. Said plans and specifications shall be subject to review and approval by the City of Lino Lakes and Anoka County, Minnesota (the “County”).

D. Construction Observation. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved City and County standards as a condition of City/County

acceptance of same. In addition, the City and/or County shall have one or more inspectors inspect the work on a full or part-time basis.

Developer, its contractors and subcontractors, shall follow all reasonable instructions received from the City's/County inspectors.

Prior to construction, the Developer or its engineer shall schedule a preconstruction meeting at a mutually agreeable time at the Lino Lakes City Hall, located at 600 Town Center Parkway, Lino Lakes, Minnesota with contractors, subcontractors, the City staff, and other parties specified by the City to review the program for the Improvements.

E. Cost Estimates. The Developer shall provide the City with a written estimate of all applicable costs of the Off-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 of and estimated Costs of Developer's Off-Site Work is as follows:

	Description of Improvements	Estimated Costs
1.	Lighting	$ 0.00
2.	Fences / Screen Structures	$ 0.00
3.	Trash Disposal Structures	$ 0.00
4.	Curbing / Islands / Delineators	$ 15,000.00
5.	Storm Drainage Systems / Sewers / Catch Basins / Culverts / Swales	$ 0.00
6.	Public Trails and / or Sidewalk	$ 0.00
7.	Private Trails and / or Sidewalk	$ 0.00
8.	Driveway / Curb cut / Parking Lot / Fire Lane	$ 40,000.00
9.	Water mains / Hydrants / Sanitary Sewers	$ 85,000.00
10.	Landscaping	$ 2,500.00
11.	Site Grading	$ 0.00
12.	Erosion Control	$ 1,500.00
	Total Estimated Cost of Developer Improvements	$ 144,000.00
	Security Requirement (Total * 125%)	**$ 180,000.00**

IV. EASEMENTS/RIGHT OF WAY

A. Developer shall be responsible for acquiring any right-of-way, permanent easements or temporary easements necessary for the making of such Off-Site Work. .

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

The trunk charge shall be paid at the time of subdivision approval or at the time of hook-up, whichever is first. The Sanitary Sewer Trunk Charge is $1,855.00 per unit. Commercial/Industrial/Institutional (CII) trunk charges are based on a factor of 2.92 units per acre.

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

The trunk charge shall be paid at the time of subdivision approval or at the time of hook-up, whichever is first. The Water Trunk Charge is $2,666.00 per unit. Commercial/Industrial/Institutional (CII) trunk charges are based on a factor of 2.92 units per acre.

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

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 C.

		Acres	Fee
1.	Sanitary Sewer Trunk Unit Fee ($1,855unit; 2.92 units/Acre)	3.6	$19,500.00
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)	3.6	$21,979.00
4.	City Water Availability Fee ($1,677/SAC Unit)		To be Paid w/Building Permit
5.	City Surface Water Management Fee ($/Acre)	3.6	$45,389.00
	Total Estimated (Budget) Developer Fees		**$86,868.00**

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. Within thirty (30) days after the completion of the Improvements, 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 and one hundred and twenty-five (125%) percent of Developer’s Off-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 Improvements for a period of one year following the City’s acceptance of the of the On-Site Work and Off-Site Work. 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 final completion of the project. The City will respond to such request within 30 days time after delivery of such request. 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 this agreement. The amount shall be agreed to by the City Engineer and Developer and Developer may use the Letter of Credit described in Section VIII.A above.

VII. REIMBURSEMENT OF COSTS.

A. 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	$1,500.00
2.	Administration (Legal, Engineering, Planning and Contract Administration)	$34,510.00
3.	Negative Short Term Escrow Balance	$_____
	Total Estimated (Budget) Costs for Escrow Account	$36,010.00

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 Improvements. 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.

VIII. REMEDIES FOR BREACH.

A. Developer shall not be deemed to be in default under this Agreement unless and until: (i) the City shall give prior written notice to the Developer of any default and/or breach hereunder; and (ii) Developer has not, within twenty (20) days after receipt of such default notice from City, 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 (each an "Event of Default"). In the Event of Default the City shall proceed to enforce such financial guarantee or undertake any work for which the City will be reimbursed through the financial guarantee, or otherwise exercise any other 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. Following an Event of Default, the City may in writing direct the surety or the Developer to cause the Improvements to be undertaken and completed within a specified reasonable time. If the Developer fails to cause the Improvements 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 completion of any incomplete improvements.

2. Completion by the City. Following an Event of Default, the City, after written notice, may enter the Property and proceed to have the Improvements completed either by contract, by day labor or by regular City forces. The Developer may not question the manner of doing such Improvements or the letting of any such contracts for the doing of any such Improvements; provided that all such work is performed in a reasonable manner, the costs are reasonable and the Improvements are 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, following an Event of Default, draw on the Letter of Credit the sum equal to the reasonably estimated cost of completing the Improvements, 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 Improvements as hereinafter specified. Any funds remaining after completion of theImprovements 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 accepts the 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 this 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.

C. 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
GOODWILL EASTER SEALS REAL ESTATE, LLC

By: _____
Print Name: _____
Title: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ___ day of _____, 2026, before me, a Notary Public within and for said County, personally appeared _____, the _____ of Goodwill Easter Seals Real Estate, LLC, a Minnesota limited liability company, who executed the foregoing instrument on behalf of said company.

_____
Notary Public

This instrument was drafted by:

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

LINO LAKES CITY COUNCIL
REGULAR MEETING
MINUTES

DATE: **May 26, 2026**
TIME STARTED: **6:30 PM**
TIME ENDED: **6:56 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 Engineer Diane Hankee, Chief of Police Curt Boehme, Sergeant Nate Hamann and Sergeant Robert Strub.

CALL TO ORDER
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 adminsitered the Oath of Office to Sergeants Nate Hamann and Robert Strub.

PUBLIC COMMENT
Mayor Rafferty opened the public comment period at 6:42 p.m.

Teresa O'Connell, 1000 Main Street, Lino Lakes, reported that she spoke with the Community Development Director and City Engineer about the Public Works Building construction following her public comments at prior Council meetings, however the answers received were not responsive to her concerns. She stated that it is important to recognize this time of economic hardship. She stated that regarding the impact of the building construction on the current park facilities, there are two other sites that could be considered for the building location that have less park amenities.

Motion to Close the Public Comment period at 6:45 p.m.

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

1. CONSENT AGENDA

A. Approval of Expenditures for May 26, 2026 (Check No. 124995 through 125080) in the Amount of $1,421,999.86

B. Approval of April 27, 2026/May 4, 2026, Local Board of Appeal & Equalization Meeting Minutes

C. Approval of May 1, 2026, Special City Council Meeting Minutes

D. Approval of May 11, 2026, City Council Work Session Minutes

E. Approval of May 11, 2026, City Council Meeting Minutes

F. Adopt Resolution No. 26-49, Appointing Election Judges

G. Adopt Resolution No. 26-84, Establishing Absentee Voting Locations

H. Adopt Resolution No. 26-69, Establishing an Absentee Ballot Board

I. Adopt Resolution No.26-85, Authorizing Gambling Permit for the Centennial Football Boosters

J. Adopt Resolution No. 26-86, Solicitor License — EcoShield

K. Adopt Resolution No. 26-87, Authorizing the Issuance of a Special Event Permit: Eagle Brook Church Summer Events

L. Hiring of Part-Time Staff for the Rookery Activity Center

M. Adopt Resolution No. 26-94, Authorizing the Issuance of a Special Event Permit: LLVIPS Firehouse Family Splash Down Event

N. Adopt Resolution No. 26-95, Authorizing the Issuance of a Temporary Liquor License to the 4th Congressional Dist. MN Republican Party

O. Approve Amendment to Allina Health Systems Lease Agreement

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

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

2. FINANCE DEPARTMENT REPORT

No Report

3. ADMINISTRATION DEPARTMENT REPORT

No Report .

4. POLICE DEPARTMENT REPORT

No Report

5. FIRE DEPARTMENT REPORT

No Report

6. PUBLIC SERVICES DEPARTMENT REPORT

No Report

7. COMMUNITY DEVELOPMENT REPORT

A. 6030 Blanchard Blvd & Outlot C

Motion Waive Full Reading of Ordinance No. 04-26, Vacating Drainage & Utility Easement, 6030 Blanchard Blvd, Lot 2, Block 2, & Outlot C, Lyngblomsten at Lino Lakes Addition.

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

Motion to provide Second Reading and Adopt Ordinance No. 04-26, Vacating Drainage & Utility Easement, 6030 Blanchard Blvd, Lot 2, Block 2, & Outlot C, Lyngblomsten at Lino Lakes Addition.

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

Motion to Approve Resolution No. 26-77, Approving Summary Publication of Ordinance No. 04-26.

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

B. Resolution 26-89, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2025 Street Reconstruction Water Service Connection Project

Motion to Approve Resolution No. 26-89, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2025 Street Reconstruction Water Service Connection Project.

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

C. Resolution No. 26-88, Approving Professional Services Agreement with WSB for Preparation of West Relief Sewer Feasibility Study

Motion to Approve Resolution No. 26-88, Approving Professional Services Agreement with WSB for Preparation of West Relief Sewer Feasibility Study.

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

8. UNFINISHED BUSINESS

No Report

9. NEW BUSINESS

No Report

10. NOTICES AND COMMUNICATIONS

A. Environmental Board Meeting, May 27th at 6:30 p.m. at City Hall.

ADJOURNMENT

Mayor Rafferty adjourned the meeting at 6:56 p.m.

These minutes were approved at the City Council Meeting on June 8, 2026.

_____	_____
Roberta Colotti, CMC	Rob Rafferty,
City Clerk	Mayor

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 1K

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

MEETING DATE: June 8, 2026

TOPIC: Consideration of Resolution No. 26-110, Approving Water Conservation Grant Agreement with Metropolitan Council

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City of Lino Lakes has been promoting water conservation strategies in an effort to provide for reasonable use while recognizing that there is increased demand on finite water supplies. Utilizing water-saving devices is one important and effective strategy residents can utilize to reduce water consumption. The Metropolitan Council is once again offering Water Efficiency Grant funds to help residents purchase United States Environmental Protection Agency (US EPA) WaterSense certified products to enhance water conservation efforts in individual homes.

BACKGROUND

The State of Minnesota has made Legacy Amendment Clean Water Funds available to the Metropolitan Council to continue a water demand reduction grant program. This program is intended to encourage municipalities in the metropolitan area to implement measures to reduce water demand to ensure the reliability and protection of drinking water supplies.

The city was awarded a grant in 2024 for water conservation that runs through June 30th, 2026. The city applied for additional grant funding for the 2026-2028 Clean Water Fund and was awarded $26,250 (includes $5,250 local match) to be used from July 1, 2026 – June 30th, 2028.

The city launched a Water Efficiency Grant Rebate Program in January of 2026 and was authorized by City Council to offer discounted smart irrigation controllers, dishwashers, washing machines, and toilets.

Staff is looking to continue the Watter Efficiency Grant Rebate Program with the new round of funding from the Metropolitan Council. Initial response to the program has been well received from residents and have collected 44 applications since March.

RECOMMENDATION

Staff recommends approval of Resolution No. 26-110, approving the Water Conservation Grant Agreement.

ATTACHMENTS

1. Resolution 26-110
2. Metropolitan Council Clean Water Fund Grant Agreement

CITY OF LINO LAKES
RESOLUTION NO. 26-110

APPROVING WATER CONSERVATION GRANT AGREEMENT WITH METROPOLITIAN COUNCIL

WHEREAS, the City of Lino Lakes has been promoting water conservation efforts, partially through implementation of a smart irrigation controller program that began in 2021; and

WHEREAS, the Metropolitan Council offers a Water Efficiency Grant under the Legacy Amendment Clean Water Fund for use in municipal water efficiency programs to offer rebates or grants to customers of the municipal water supply system to replace specified water using devices with approved devices that use substantially less water; and

WHEREAS, the City of Lino Lakes was selected as part of the Clean Water Fund Grant and awarded $21,000 to be used by June 30, 2028 for eligible water efficiency devices, such as US EPA WaterSense labelled smart irrigation controllers, dishwashers, washing machines, toilets; and

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

That the City enter into a grant agreement with the Metropolitan Council, and directs staff to coordinate the water conservation rebate program and reimbursement process.

Adopted by the City Council of the City of Lino Lakes this 8th day of June 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, City Clerk

METROPOLITAN COUNCIL
CLEAN WATER FUND GRANT AGREEMENT

Recipient: City of Lino Lakes

Grant No: SG-26E-03-16

Met Council Action: 2026-95 SW

Maximum Grant Amount: $ 21000

Recipient Match (20% of total program excluding low-income option): $ 5250

Recipient's Authorized Representative:

Name: Tom Hoffman

Mailing Address: 600 Town Center Parkway, Lino Lakes, MN 55014

Phone: 651-982-2465

Email Address: thoffman@linolakes.us

This Clean Water Fund Grant Agreement ("Grant Agreement") is entered into between the Metropolitan Council, a public corporation and political subdivision of the State of Minnesota ("Met Council") and the Recipient named above.

RECITALS

1. Minnesota Session Laws 2025, Chapter 36, Article 2, Section 8(b), appropriated to the Met Council $1,400,000 in funds from the Legacy Amendment's Clean Water Fund ("Clean Water Fund") for State fiscal years 2026 and 2027, for water demand reduction grants to assist municipalities in the metropolitan area with implementing water demand reduction measures to ensure the reliability and protection of drinking water supplies.

2. The Met Council is authorized by Minnesota Statutes sections 473.129, subdivision 4 to apply for and use grants from the State for any Metropolitan Council purpose and may dispose of the money in accordance with the terms of the appropriation.

3. The Recipient is authorized to receive grants from the Clean Water Fund for a water demand reduction program to implement measures to reduce water demand to ensure the reliability and protection of drinking water supplies.

4. On May 13, 2026, the Met Council authorized the granting $1,399,000 of the appropriation to the Recipients participating in the grant program.

5. The Recipient is authorized to receive grants from the Clean Water Fund for a water demand reduction program to implement measures to reduce water demand to ensure the reliability and protection of drinking water supplies.

6. The Recipient represents that it is duly qualified and agrees to perform all services described in this Grant Agreement to the reasonable satisfaction of the Met Council.

GRANT AGREEMENT

1. Term of Grant Agreement.

1.1. Effective Date. The Effective Date of this Grant Agreement is the date this agreement is fully executed, provided the Grant Agreement is fully executed on or after July 1, 2026. If the Grant Agreement is fully executed prior to July 1, 2026, the effective date shall be July 1, 2026.

1.2. Grant Activity Period. The Grant Activity Period runs from the Effective Date through the Expiration Date.

1.3. Expiration Date. The Expiration Date is the earlier of Recipient's satisfactory fulfillment of obligations or June 30, 2028.

1.4. Survival of Terms. The following clauses survive the expiration, termination or cancellation of this Grant Agreement:

- 9. Liability and Insurance;
- 10. Audits;
- 11. Government Data Practices;
- 13. Data Availability;
- 14. Governing Law, Jurisdiction, and Venue;
- 16. Data Disclosure; and
- 18.7 Future Eligibility.

2. Duties, Representations and Warranties of Recipient and Use of Grant Funds.

2.1. The Recipient will conduct, administer and complete in a satisfactory manner and in accordance with the terms of this Grant Agreement the program ("Recipient Program") which is described in Recipient's application to the Met Council for assistance under the Met Council's Clean Water Fund grant program. The Recipient's application is incorporated into this Grant Agreement as Exhibit A. Recipient will perform the Recipient Program in accordance with the timeline in Exhibit B of this Grant Agreement and to undertake the financial responsibilities described in Exhibit B which is incorporated into this Grant Agreement. The Recipient must complete the Recipient Program as described in Exhibits A and B. The Met Council makes no representation or warranties with respect to the success and effectiveness of the Recipient Program. The Met Council acknowledges that Recipient Program work may be limited to soliciting participation by its residents and businesses in the Recipient Program and requires additional work by the Recipient only to the extent that residents and businesses choose to participate in the Recipient Program, as described in Exhibit B.

The Grant Funds must be entirely passed through and can only be used for authorized rebates or grants for qualifying activities.

2.2. Recipient Representations and Warranties. The Recipient represents and warrants to Met Council, as follows:

A. It has the legal authority to enter into this Grant Agreement and to conduct and administer the Recipient Program and use the Grant Funds for the purpose or purposes described in this Agreement.

B. It has taken all actions necessary for its execution of the Agreement and has provided to Met Council a copy of the resolution by its governing body authorizing Recipient to enter into this Agreement, if required. If a resolution is not required by the Recipient, Recipient shall provide the Met

Council documents acceptable to the Council indicating that the appropriate person(s) has authority to enter into this agreement on behalf of the Recipient, such as a city policy or city ordinance.

C. It has the legal authority to undertake the Recipient Program, including the Recipient's financial responsibilities in Exhibit B.

D. Only its Authorized Representative may provide certifications required in this Grant Agreement and submit pay claims for reimbursement of Recipient Program costs.

E. It will comply with all the terms of this Grant Agreement.

F. It will comply with all requirements of Clean Water Funding legislation and appropriations, except for requirements that this Grant Agreement explicitly states will be handled by the Met Council.

G. It has made no material false statement or misstatement of fact in connection with the Grant Funds, and all of the information it has submitted or will submit to the Met Council relating to the Grant Funds or the disbursement of any of the Grant Funds is and will be true and correct. It agrees that all representations contained in its application for the Clean Water Fund Grant are material representations of fact upon which the Met Council relied in awarding this Grant and are incorporated into this Agreement by reference.

H. It is not in violation of any provisions of its charter or of the laws of the State of Minnesota, and there are no material actions, suits, or proceedings pending, or to its knowledge threatened, before any judicial body or governmental authority against or affecting it and is not in default with respect to any order, writ, injunction, decree, or demand of any court or any governmental authority which would impair its ability to enter into this Grant Agreement, or to perform any of the acts required of it in the Agreement.

I. Compliance with the requirements of this Grant Agreement is not prevented by, is a breach of, or will result in a breach of, any term, condition, or provision of any agreement to which it is bound.

J. The Recipient Program will not violate any applicable zoning or use statute, ordinance, building code, rule or regulation, or any covenant or agreement of record relating thereto.

K. The Recipient Program will be conducted in full compliance with all applicable laws, statutes, rules, ordinances, and regulations issued by any federal, state, or political subdivisions having jurisdiction over the Recipient Program.

L. It will comply with the financial responsibility requirements contained in Exhibit B.

M. It will furnish satisfactory evidence regarding these representations if requested by the Met Council.

3. Time.

Recipient must comply with all time requirements described in this Grant Agreement. In the performance of this Grant Agreement, time is of the essence.

4. Eligible Costs.

Eligible costs are those costs incurred by parties within the jurisdiction of the Recipient for 80% of rebate or grant payments as defined in Exhibit B (and not including low-income cost assistance grant

activities). The Met Council will not reimburse Recipient for non-eligible costs. Any cost not defined as an eligible cost or not included in the Recipient Program or approved in writing by the Met Council is a non-eligible cost.

5. Consideration and Payment.

5.1 Consideration. The Met Council will reimburse the Recipient for eligible costs performed by the Recipient during the Grant Activity Period up to the Maximum Grant Amount as specified in this agreement. The Met Council bears no responsibility for any cost overruns that may be incurred by the Recipient or any sub-recipients. The Recipient may be eligible to receive additional grant amounts or an adjustment of the Maximum Grant Amount in accordance with the procedure in the Grant Amendment Form attached and incorporated as Exhibit C. A fully executed Exhibit C will amend this Grant by the amount in Exhibit C.

5.2. **Advance.** The Met Council will make no advance of the Grant Amount to Recipient.

5.3. **Payment.** To receive payment, the Recipient must submit a Reimbursement Request on forms provided by the Met Council, including electronically scanned receipts to verify the cost of eligible devices reported for each reporting period. Reimbursement Request must be submitted quarterly, even if there are no eligible costs to report. The Recipient must describe its compliance with its the financial requirements, work completed including specific addresses where work was done, and provide sufficient documentation of grant eligible expenditures and any other information the Met Council reasonably requests. The Met Council will promptly pay the Recipient after the Recipient presents to the Met Council a Reimbursement Request and scanned copies of all receipts verifying the cost for all eligible devices reported and the Met Council's Authorized Representative accepts the invoiced services.

6. Conditions of Payment.

6.1. For each approved grant activity for which Recipient requests payment, Recipient must certify the following to the Met Council:

(1) the device or other grant activity has been purchased or paid for during the Grant Activity Period;
(2) Recipient has determined the device, grant activity, or resident (in cases of the low-income cost assistance option), is eligible;
(3) Recipient received receipts for the device, installation cost, or other grant activity; and
(4) the purchase was not performed in violation of federal, state, or local law, or regulation.

6.2. Conditions Precedent to Any Reimbursement Request. The obligation of the Met Council to make reimbursement payments is subject to the following conditions precedent:

A. The Met Council's receipt of a Reimbursement Request/Progress Report for the funds requested, and electronic copies of receipts verifying the cost for all eligible devices for that reporting period;

B. If requested by the Met Council (in form and substance acceptable to the Met Council), evidence that (i) the Recipient has legal authority to and has taken all actions necessary to enter into this Agreement and (ii) this Agreement is binding and enforceable against the Recipient;

C. There is no Event of Default under this Grant Agreement or event which would constitute an Event of Default but for the requirement that notice be given or that a period of grace or time elapse; and

D. The Recipient has supplied to the Met Council all other items that the Met Council may reasonably require to assure good fiscal oversight of state's funding through the Clean Water Fund.

7. **Authorized Representative.**

The Met Council's Authorized Representative is**:**

Name:	Henry McCarthy or successor
Title:	Senior Environmental Scientist
Mailing Address:	390 North Robert Street St. Paul, MN 55101
Phone:	(651) 602-1946
E-Mail Address:	henry.mccarthy@metc.state.mn.us

The Met Council's Authorized Representative has the responsibility to monitor the Recipient's performance and the authority to accept the services provided under this Grant Agreement. If the services are satisfactory, the Met Council's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Recipient's Authorized Representative is noted on the first page of this Grant Agreement. If the Recipient's Authorized Representative changes at any time during this Grant Agreement, the Recipient must immediately notify the Met Council and within 30 days provide a new City resolution (if such resolution is necessary) specifying the new Representative. If a resolution is not required by the City, the City's notification to the Met Council must be in writing.

8. Assignment, Amendments, Waiver, Grant Agreement Complete, and Order of Precedence.

8.1 Assignment. The Recipient may neither assign nor transfer any rights or obligations under this Grant Agreement without the prior written consent of the Met Council and a fully executed Assignment Agreement.

8.2 Amendments. Except as provided in this Section 8.2, any amendment to this Grant Agreement must be in writing and will not be effective until it has been executed and approved by the appropriate parties. If requested by the Recipient in writing, the Met Council may, at its sole discretion, authorize in writing a minor change (administrative, compliance, or operational adjustments that do not alter the core scope, objectives, or funding level of the award) to the Recipient Program in Exhibit A, without a formal executed amendment to this Grant Agreement. Met Council further reserves the right to amend grant agreements, in collaboration with grantee municipality, if quarterly reporting indicates rebate or grant programs will not fully utilize grant awards within the grant period or for other documented purposes that will advance the legislative objectives of the pilot program.

8.3 Waiver. If the Met Council fails to enforce any provision of this Grant Agreement, that failure does not waive the provision or its right to enforce it.

8.4 Grant Agreement Complete. This Grant Agreement contains all negotiations and agreements between the Met Council and the Recipient. No other understanding regarding this Grant Agreement, whether written or oral, may be used to bind either party.

8.5 Order of Precedence. This Grant Agreement will be interpreted in the following order of precedence:

(1) Grant Agreement excluding exhibits;

(2) Exhibit B; and

(3) Exhibit A.

9. Liability and Insurance.

9.1 Liability. The Recipient and the Met Council are each responsible for their own acts and the acts of their employees and the results thereof. To the extent authorized by law, a party is not responsible for the acts of the other party and the results thereof. The liability of the Parties is governed by Minnesota Statutes Chapter 466 and other applicable laws. Neither Party waives any applicable limits on liability or immunities.

9.2 Relationship of the Parties. Nothing contained in this Grant Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners or a joint venture between the Recipient and the Met Council, nor will the Recipient be considered or deemed to be an agent, representative, or employee of the Met Council in the performance of this Grant Agreement, or the Recipient Program.

The Recipient represents that it has already or will secure or cause to be secured all personnel required for the performance of this Grant Agreement and the Recipient Program. All personnel of the Recipient or other persons while engaging in the performance of this Grant Agreement or the Recipient Program will not have any contractual relationship with the Met Council related to the work of the Recipient Program and will not be considered employees of the Met Council. In addition, all claims that may arise on behalf of said personnel or other persons out of employment or alleged employment including, but not limited to, claims under the Workers' Compensation Act of the State of Minnesota, claims of discrimination against the Recipient, its officers, agents, contractors, or employees will in no way be the responsibility of the Met Council. Such personnel or other persons may not require nor be entitled to any compensation, rights or benefits of any kind whatsoever from the Met Council, including but not limited to, tenure rights, medical and hospital care, sick and vacation leave, disability benefits, severance pay and retirement benefits.

10. Audits.

Under Minn. Stat. § 16C.05, subd. 5, the Recipient's books, records, documents, and accounting procedures and practices relevant to this Grant Agreement are subject to examination by the Met Council and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the termination date of this Grant Agreement.

11. Government Data Practices.

The Recipient and Met Council must comply with the Minnesota Government Data Practices Act, Minn. Stat. Chapter 13, as it applies to all data provided by the Met Council under this grant contract, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Recipient under this Grant Agreement. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data referred to in this clause by either the Recipient or the Met Council. If the Recipient receives a request to release the data referred to in this Clause, the Recipient must immediately notify the Met Council.

12. Workers' Compensation.

The Recipient certifies that it is in compliance with Minn. Stat. § 176.181, subd. 2, pertaining to workers' compensation insurance coverage. The Recipient's employees and agents will not be

considered Met Council employees. Any claims that may arise under the Minnesota Workers Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way the Met Council's obligation or responsibility.

13. Data Availability.

To the extent and as requested by the Met Council, Recipient agrees to comply with Minn. Stat. § 114D.50, subd. 5 requirements for data collected by the Recipient Programs funded with money from the Clean Water Fund that have value for planning and management of natural resources, emergency preparedness and infrastructure investments, including but not limited to the requirement that to the extent practicable, summary data and results of Recipient Programs funded with money from the Clean Water Fund should be readily accessible on the internet and identified as a Clean Water Fund Recipient Program. The Met Council will put overall summary information on the internet and will encourage the Recipient put its municipality information on the web. Recipient understands and agrees that Met Council may list its name and summary information on the internet or in any other Grantor reporting.

Data collected by the Recipient Program, if any, funded with money from the Clean Water Fund that have value for planning and management of natural resources, emergency preparedness, and infrastructure investments must conform to the enterprise information architecture developed by the Department of Information Technology Services. Spatial data must conform to geographic information system guidelines and standards outlined in that architecture and adopted by the Minnesota Geographic Data Clearinghouse at the Minnesota Geospatial Information Office. A description of these data that adheres to the Department of Information Technology Services geographic metadata standards must be submitted to the Minnesota Geospatial Information Office to be made available online through the clearinghouse and the data must be accessible and free to the public unless made private under chapter 13. To the extent practicable, summary data and results of projects funded with money from the clean water fund should be readily accessible on the Internet and identified as a clean water fund project.

14. Governing Law, Jurisdiction, and Venue.

This Grant Agreement will be construed and enforced under the laws of the State of Minnesota without regard to its conflict of law provisions. The venue for any legal proceedings arising out of this Grant Agreement will be the appropriate state or federal court in Ramsey County, Minnesota.

15. Termination.

The Met Council may cancel this Grant Agreement at any time, with or without cause, upon 30 days' written notice to the Recipient. Upon termination, the Recipient will be entitled to payment for services prequalified and satisfactorily performed before the termination notice.

16. Data Disclosure.

Under Minn. Stat. § 270C.65, subd. 3, and other applicable law, the Recipient consents to disclosure of its federal employer tax identification number, and/or Minnesota tax identification number, already provided to the Met Council, to federal and state tax agencies and Met Council personnel involved in the payment of Met Council obligations. Recipient will require compliance with this Section 16 by Recipient's subrecipient of Grant funds and shall submit evidence of such compliance to Met Council as requested.

17. Notices.

In addition to any notice required under applicable law to be given in another manner, any notices required hereunder must be in writing and must be personally served or sent by email or United States mail, to the Authorized Representative of the party to whom it is directed.

18. Miscellaneous.

18.1 Report to Legislature. As provided in Minn. Stat. § 3.195, the Met Council must submit a report on the expenditure and use of money appropriated under the Clean Water Fund to the legislature by January 15 of each year. The report must detail the outcomes in terms of additional use of Clean Water Fund resources, user satisfaction surveys, and other appropriate outcomes. The Recipient agrees to provide to the Met Council by January 1 of each year a report on any user satisfaction surveys it has related to this Recipient Program, and other appropriate outcomes of the Recipient Program as prescribed in Section 18.3 of this Agreement.

18.2 Supplement. The funds granted under this agreement are to supplement and shall not substitute for traditional sources of funding. Recipient certifies to the Met Council that there was and is no traditional Recipient sources of funding for the grant work, as described in Exhibit A.

18.3 Measurable Outcomes. A Recipient Program or program receiving funding from the Clean Water Fund must meet or exceed the constitutional requirement to protect, enhance, and restore water quality in lakes, rivers and streams and to protect groundwater and drinking water from degradation. A Recipient Program or program receiving funding from the Clean Water Fund must include measurable outcomes, as defined in Minn. Stat. § 3.303, subdivision 10, and a plan for measuring and evaluating the results. A Recipient Program or program must be consistent with current science and incorporate state-of-the-art technology. All information for funded Recipient Program work, including the proposed measurable outcomes, must be made available for publication on the web site required under Minn. Stat. § 3.303, subdivision 10, as soon as practicable and forwarded to the Met Council and the Legislative Coordinating Commission under the provisions of Minn. Stat. § 3.303, subd. 10. The Recipient must compile and submit all information for funded Recipient Programs or programs, including the proposed measurable outcomes and all other items required under Minn. Stat. § 3.303, subdivision 10, to the Met Council and, if requested by the Met Council, the Legislative Coordinating Commission as soon as practicable or by January 15 of the applicable fiscal year, whichever comes first.

18.4 Minn. Stat. § 16B.98. Grants funded by the Clean Water Fund must be implemented according to section 16B.98 and must account for all expenditures.

18.5 Benefit to Minnesota Waters. Money from the Clean Water Fund may only be spent on Recipient Programs that benefit Minnesota waters.

18.6 Website. If the Recipient has information on its website about the water efficiency grant program under Minn. Stat. § 114D.50, the Recipient will when practicable in accordance with Minn. Stat. § 114D.50, subd. 4(f) prominently display on the Recipient's website home page the Legacy logo accompanied by the phrase "Click here for more information." When a person clicks on the Legacy logo image, the website must direct the person to a web page that includes both the contact information that a person may use to obtain additional information, as well as a link to the Met Council's and Legislative Coordinating Commission Website required under section 3.303, subdivision 10.

18.7 Future Eligibility. Future eligibility for money from the Clean Water Fund is contingent upon the Recipient satisfying all application requirements related to Met Council's fulfillment of Minn. Stat. § 114D.50 as well as any additional requirements contained in Minnesota Session Laws 2025, Chapter 36, Article 2, Section 8(b).

18.8 Prevailing Wages. The Recipient agrees to comply with all of the applicable provisions contained in chapter 177 of the Minnesota Statutes, and specifically those provisions contained in Minn. Stat. §§ 177.41 through 177.50, as they may be amended, modified or replaced from time to time with respect to the Recipient Program. By agreeing to this provision, the Recipient is not acknowledging or agreeing that the cited provisions apply to the Recipient Program.

18.9 Disability Access. Where appropriate, Recipient of clean water funds, in consultation with the Council on Disability and other appropriate governor-appointed disability councils, boards, committees, and commissions, should make progress toward providing greater access to programs, print publications, and digital media for people with disabilities related to the programs the recipient funds using appropriations made in this agreement.

18.10. General Provisions.

(i) Lawsuit. This Grant shall be canceled if a court determines that the appropriation illegally substitutes for a traditional source of funding.

(ii) Termination Due to Lack of Funds. Recipient recognizes that Met Council's obligation to reimburse Recipient for eligible Recipient Program costs is dependent upon Met Council's receipt of funds from the State of Minnesota appropriated to Met Council under 2025 Session Law, Chapter 40, Article 2, Section 8(b). Should the State of Minnesota terminate such appropriation or should such funds become unavailable to Met Council for any reason, Met Council shall, upon written notice to Recipient of termination or unavailability of such funds, have no further obligations for reimbursement or otherwise under this Grant Agreement. In the event of such written notice, Recipient has no further obligation to complete the Recipient Program as required by this Grant Agreement.

18.11. Counterparts and Electronic Signatures. This Grant Agreement may be executed in any number of counterparts, each of which when executed will be deemed to be an original and the counterparts will together constitute one agreement. A copy of this Grant Agreement, including its signature pages, will be binding and deemed to be an original. Electronic signatures using Adobe Sign or a similar program will be deemed an original signature.

19. Default and Remedies.

19.1 Defaults. The Recipient's failure to fully comply with any of the provisions contained in this Grant Agreement constitute an event of default ("Event of Default").

19.2. Remedies. Upon an event of default, the Met Council may exercise any one or more of the following remedies:

a. Refrain from disbursing the Grant;

b. Demand that all or any portion of the Grant already disbursed be repaid to it, and upon such demand the Recipient shall repay such amount to the Met Council; and

c. Enforce any additional remedies the Met Council may have at law or in equity.

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives.

METROPOLITAN COUNCIL

By: _____

Regional Administrator, successor, or delegate

Date: _____

RECIPIENT:

The Recipient certifies that the appropriate person(s) have executed the this agreement on behalf of the Recipient as required by applicable articles, bylaws, resolutions, or ordinances.

By: _____

_____

Printed Name and Title

Date: _____

EXHIBIT A: Application from community

2026 – 2028

METROPOLITAN COUNCIL WATER EFFICIENCY GRANT PROGRAM

APPLICATION FORM

updated 02 / 25 / 2026

1. Applicant information:

MUNICIPALITY:	City of Lino Lakes
MUNICIPAL UTILITY:	
MAILING ADDRESS:	600 Town Center Parkway, Lino Lakes, MN 55014

2. Primary contact information:

Municipality primary authorized representative (all correspondence regarding the Water Efficiency Grant Program should be addressed to individual named below):

Name:	Tom Hoffman
Title:	Environmental Coordinator
Phone:	651 982 2465
Email:	thoffman@linolakes.us
Mailing Address:	600 Town Center Parkway, Lino Lakes, MN 55014

3. Secondary contact information:

Municipality secondary authorized representative:

Name:	Michael Grochala
Title:	Community Development Director
Phone:	651 982 2427
Email:	mgrochala@linolakes.us
Mailing Address:	600 Town Center Parkway, Lino Lakes, MN 55014

4. Water use information:

Municipal Total Per Capita Water Use, in gallons per person-day (2025):	86
Municipal Residential Per Capita Water Use, in gallons per person-day (2025):	68
Municipal Ratio of Peak Month to Winter Month Water Use (2025):	2.54

Program design

The following questions help describe the type of program your municipality is proposing, including planned grant activities and optional program elements. For more information about the low-income cost assistance option and grant activities on municipal properties, see the Guidelines document.

5. Will your proposed program be a rebate or grant program?

Rebate

6. Will your proposed program include a low-income cost assistance option?

No

7. Will your proposed program include approved grant activities on municipal properties (for example, device replacements or turfgrass conversion)**?**

No

8. If your proposed program includes approved grant activities on municipal properties, does the funding supplement and not supplant? (Additional documentation may be requested.)

N/A

9. Approximately what portion of your requested grant amount will be used for approved grant activities on municipal properties?

N/A

10. Planned grant activities

Which eligible grant activities will your program include? Please provide an estimated number of device replacements/other grant activities for each category you plan to include in your program.

	Grant activity	Property type		
		Residential	Commercial	Municipal
Indoor water use	Toilet replacement	90	10	
	Clothes washer replacement	50		
	Dishwasher replacement	51		
	Showerhead replacement			
	Faucet replacement or faucet accessory			
Outdoor water use	Irrigation system audit*			
	Irrigation controller replacement*	25		
	Irrigation spray sprinkler body replacement*			
	Turfgrass conversion/replacement			

** Please note, the Met Council strongly encourages an irrigation system audit be conducted before the replacement of an irrigation controller or spray sprinkler bodies. An initial audit ensures the user has information for proper set-up and operation of their irrigation system.*

11. Estimated water savings per device from WaterSense and Energy Star (if available) will auto-populate in quarterly reporting forms to establish baseline consistency in estimates. Some municipalities may have developed (or plan to develop) specific water savings calculations based on household size, age of device being replaced, and other factors. Municipalities are welcome to submit water savings estimates other than those provided by the WaterSense and Energy Star programs. **If your municipality has plans to calculate estimated water savings in-house or using an external resource, please describe below.**

The City will use the estimated water savings per device that is provided. The City will also attempt to collect additional information about the device being replaced to have a exact total of the water savings per device, EX confirming existing toliet flush volume. We will use supplemental information on our end, and can provide to Met Council if information varies from the estimated numbers provided.

12. If your proposed program includes grant activities at municipal properties, please walk through your plans for device replacements and/or turfgrass conversion. In the case of turfgrass conversion, please describe where the work will occur, area removed, species removed, area replaced, species replaced, watering and maintenance needs, and estimated annual gallons of water saved (with explanation of estimate).

N/A

Program budget and administration

13. Please outline the amount of funding your municipality is requesting, including – if applicable – an estimate of funds that will be used for low-income cost assistance (no municipality match required).

Grants will be made available in amounts with a minimum of $5,000 and a maximum of $75,000. In the event that there are unused or returned funds, municipalities may apply for a grant amendment to increase their award beyond $75,000 (at the discretion of Met Council). Additionally, if a municipality offers low-income cost assistance, it can apply for an additional $10,000 (max grant of $85,000).

A	**Requested grant amount** (must be 80% of row C):	24,000
B	**Required municipality matching amount** (must be 20% of row C):	6,000
C	**Traditional grant program subtotal** (row A + row B):	30,000

D	*(OPTIONAL)* **Low-income cost assistance requested amount** (100% covered by Met Council funds):	

E	**Total program budget** (row C + row D):	30,000

Example calculation:

A	***Requested grant amount*** *(must be 80% of row C):*	***$16,000***
B	***Required municipality matching amount*** *(must be 20% of row C):*	***$4,000***
C	***Traditional grant program subtotal*** *(row A + row B):*	***$20,000***

D	*(OPTIONAL)* ***Low-income cost assistance requested amount*** *(100% covered by Met Council funds):*	***$5,000***

E	***Total program budget*** *(row C + row D):*	***$25,000***

14. Please outline what cost coverage your municipality plans to offer for each of the selected grant activities.

*For example: **70%** of the cost of a **toilet**, up to a maximum of **$200**. Limited to **2** per household.*

Washing machine- Amount of the device up to $200, 1 Per Household Dishwasher- Amount of device up to $150, 1 Per Household Toilet- Amount of device up to $100 (per device), 2 Per Household Smart Irrigation Controller- Amount of device up to $115, 1 Per Household

15. Please indicate ways in which you will advertise your program and water conservation.

(Examples to be provided in program work plan.)

Newsletter	✔
Flyer in water bill	✔
Email	✔
Tabling at events	✔
Municipality website	✔
Billboard / physical display	✔

Radio	
Television	
Newspaper	
TikTok	
Instagram	
Facebook	✔
Nextdoor	

Other	

16. Work plan

In your application submission, please attach a work plan that details the municipality's schedule, strategy for promoting the program and communications with potential participants – including example communications, program administration, and spending down the requested grant amount by 6/30/28.

Example work plan structure:

Task description	Responsible person	Start date	Completion date

Task Description	Responsible Person	Start Date	Completion Date
Prepare grant documentation and present to City Council for approval at the June 8th, 2026 meeting	Tom Hoffman, Environmental Coordinator	4/17/2026	6/10/2026
Social media posts and updates to the city website. Update current grant program information	Tom Hoffman, Environmental Coordinator Andrea Turner, Communications Specialist	6/25/2026	6/30/2028
Utility billing insert to be sent out with quarterly utility bills to all sewer and water customers	Tom Hoffman, Environmental Coordinator Andrea Turner, Communications Specialist	7/30/2026	9/30/2026
Newsletter articles and update	Tom Hoffman, Environmental Coordinator Andrea Turner, Communications Specialist	6/30/2026	6/30/2028
Receive application materials, payment processing, and customer information	Tom Hoffman, Environmental Coordinator Jennifer Alderink, Office Specialist	7/1/2026	6/30/2028
Quarterly and final submittal of reporting documents for reimbursement	Tom Hoffman, Environmental Coordinator	7/1/2026	6/30/2028
Continuing education, outreach, and information posts on the program and water conservation benefits	Tom Hoffman, Environmental Coordinator Andrea Turner, Communications Specialist	7/1/2026	6/30/2028

Lino Lakes is a community so rich with natural water resources that it can be easy to forget that water is a finite resource. This year's drought has highlighted how crucial water is to the functioning of our community and everyday lives, and the importance of taking steps to decrease water usage. Conserving water starts at home where small changes can have large effects. Shaving just 1 minute off your daily shower can save more than 900 gallons a year. That is over 6,547,500 gallons of water that could be saved every year if one person in every household in Lino lakes took this step. Follow more of the tips below to start making an impact today:

- Do not flush items that can easily be thrown out
- Make sure dishwasher and laundry machine loads are full
- Use cold water for laundry loads
- Keep a container of cold water in the fridge instead or running water for a cool drink
- Check for and fix all leaks
- Buy products with the WaterSense label

Find products with the WaterSense label and calculate savings at:

https://lookforwatersense.epa.gov/products/ and

https://www.epa.gov/watersense/watersense-calculator

Calculate your water usage at:

https://home-water-works.org/calculator

Help conserve water with a reduced-price smart irrigation controller!

Fresh water is a finite resource. Fresh water used for irrigation picks up pollutants, such as fertilizer and pet waste, during its journey back to the groundwater supply.

Locally, up to 30% of water usage for a typical home is used for outdoor irrigation during the growing season. Of that water use, roughly 50% is wasted on overwatering, evaporation, and non-target watering. Wasted fresh water could easily reach 150 gallons per house per day. One of the most effective and easy to implement solutions to improve our water conservation efforts in the City is to increase the efficiency of outdoor irrigation.

EPA-certified WaterSense smart irrigation controllers greatly reduce overwatering by tailoring the irrigation system operation to local weather, plant type, soil type, slopes, and other factors.

In an effort to enhance water conservation efforts in the City by helping residents conserve water (while saving money), the City of Lino Lakes will again be implementing the Smart Irrigation Controller Program in spring of 2025. This program is available due to a Clean Water Fund Grant that aims to reduce water demand and to ensure the reliability and protection of drinking water supplies.

8-Zone Rachio 3 smart irrigation controllers are being offered to homeowners for a discounted price of $45.00 +tax. Controllers will be provided on a first-come first-served basis while supplies last. Visit the **linolakes.us/smartirrigation** for more information about the program and application process.

*Add Met Council and Clean Water Land and Legacy Amendment logos & smart controller image

CLEAN WATER LAND & LEGACY AMENDMENT

METROPOLITAN COUNCIL

WATER CONSERVATION REBATE PROGRAM

The City of Lino Lakes is offering rebates to residential utility customers to encourage water conservation and the replacement of older, inefficient appliances and fixtures. By upgrading to approved Energy Star® or WaterSense® models, residents can reduce water use while saving money. Upon approval, rebates will be issued as credits on the water utility bill.

CLEAN WATER LAND & LEGACY AMENDMENT

Eligible Replacement Items

- Clothes Washing Machine - Up to $200 rebate
- Dishwasher - Up to $150 rebate
- Toilet - Up to $100 rebate
- Smart Irrigation Controller - Up to $115 rebate

For More Information and To Apply:
LinoLakes.com/WaterRebate

DRIVE FOR 75

CITY OF LINO LAKES WATER REBATE PROGRAM

The City of Lino Lakes is offering rebates to residential utility customers to encourage water conservation and the replacement of older, inefficient appliances and fixtures. By upgrading to approved Energy Star® or WaterSense® models, residents can reduce water use while saving money. Upon approval, rebates will be issued as credits on the water utility bill.

For eligibility requirements & to apply, visit our website:

Eligible Replacement Items:

Clothes Washing Machine - Up to $200 rebate
Dishwasher - Up to $150 rebate
Toilet - Up to $100 rebate
Smart Irrigation Controller - Up to $115 rebate

www.LinoLakes.us/WaterRebate | 651-982-2400

CITY OF LINO LAKES WATER REBATE PROGRAM

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For eligibility requirements & to apply, visit our website:

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Toilet - Up to $100 rebate
Smart Irrigation Controller - Up to $115 rebate

www.LinoLakes.us/WaterRebate | 651-982-2400

CITY OF LINO LAKES WATER REBATE PROGRAM

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Toilet - Up to $100 rebate
Smart Irrigation Controller - Up to $115 rebate

www.LinoLakes.us/WaterRebate | 651-982-2400

New Water Conservation Rebate Program Now Available

The City of Lino Lakes is excited to offer a Water Conservation Rebate Program designed to help residents save water, reduce utility costs, and upgrade older household appliances and fixtures.

Rebates are available to residential utility customers who replace an existing appliance or fixture with approved Energy Star® or WaterSense® models. New construction and new installations are not eligible.

Eligible Replacement Items & Rebate Amounts

Replacement Item	Qualification	Rebate Amount
Clothes Washing Machine	US EPA **Energy Star** labeled	Amount of device up to $200
Dishwasher	US EPA **Energy Star** labeled	Amount of device up to $150
Toilet *(Maximum of 2 per household)*	US EPA **WaterSense** labeled	Amount of device up to $100
Smart Irrigation Controller (weather-based or soil moisture-based)	US EPA **WaterSense** labeled	Amount of device up to $115

This program is funded by the Metropolitan Council through the Clean Water, Land and Legacy Amendment, along with support from the City of Lino Lakes.

Rebate funds are limited and available on a first-come, first-served basis. This program offers a great opportunity to make water-smart upgrades while keeping money in your pocket and supporting the long-term health of local water resources.

For full program details, eligibility requirements, and application instructions, visit **www.linolakes.us/waterrebate**.

*Add Met Council, Clean Water Land and Legacy Amendment & Drive for 75 logos

EXHIBIT B: Grant program guidelines

2026 – 2028
METROPOLITAN COUNCIL WATER EFFICIENCY GRANT PROGRAM
GUIDELINES

updated 02 / 26 / 2026

1. Overview

The Metropolitan Council (Met Council) will implement a Water Efficiency Grant Program (WEGP) effective July 1, 2026 to June 30, 2028. Grants will be awarded on a competitive basis to municipalities that operate or are served by a municipal public water supply system.

In this program, municipalities design and operate their own rebate or grant programs, which are funded by the Met Council with pass-through funds from the Clean Water Land & Legacy Amendment. The Met Council will provide 80% of the program cost; the municipality must provide the remaining 20% of the program cost.

The WEGP focuses on grant activities that reduce existing water use at residential, commercial, and municipal properties. Met Council-approved grant activities include the replacement of specific water-using devices with more efficient alternatives, irrigation system audits, and the conversion of turfgrass to low-input, drought-tolerant landscapes at municipal properties. Residents and businesses participating in a municipality's program must be connected to municipal water.

Grants will be made available in amounts with a minimum of $5,000 and a maximum of $75,000. In the event that there are unused or returned funds, municipalities may apply for a grant amendment to increase their award beyond $75,000 (at the discretion of Met Council). Grantees will be required to submit quarterly reimbursement requests and provide actual or estimated water savings achieved through this program for Clean Water, Land & Legacy Amendment reporting purposes.

Grant program goal

The goal of the Water Efficiency Grant Program is to support technical and behavioral changes that improve municipal water use efficiency in the seven-county metropolitan area.

Changes for 2026-2028

Several changes to the WEGP have been made from past grant cycles. These changes are outlined in the bulleted list below.

- Maximum grant amount: $50,000 → $75,000
- Clearer guidelines for grant activity/device eligibility and property type
    - Faucets and faucet accessories added
    - Flushing urinals and flushometer-valve toilets added
    - Commercial clothes washers and commercial dishwashers added
- Met Council strongly encourages *(not a requirement)* that an irrigation system audit be conducted before the replacement of an irrigation controller or spray sprinkler bodies. An irrigation system audit from an Irrigation Professional certified by a US EPA WaterSense

program ensures the user has information for proper set-up and operation of their irrigation system.
- Municipal facility grant activity option added
  - Replacement of water using devices in municipal properties
  - Property turfgrass conversion/replacement
- Low-income cost assistance option added (additional $10,000 available to expand maximum grant amount to $85,000)
  - Full cost coverage for eligible residents on indoor water use devices
- Updated reporting form
- Standardized estimated water savings built into reporting for most grant activities (with option for municipalities to provide more specific water savings estimates)

Additional detail about the low-income cost assistance option, newly eligible devices/grant activities, and new eligibility requirements is provided in the following pages.

Critical points to remember

- The applying municipality must be served by a municipal public water supply system
- New construction and new developments are not eligible
- A portion of each eligible grant activity's cost must be paid by the property owner
- Funds are for rebates or grants only; consulting and city staff time are ineligible
- Grant recipients must display the Clean Water, Land and Legacy Amendment logo and the Metropolitan Council logo on program-related web pages and paper communications
- Applications are due April 13, 2026
- Funds must be spent down by June 30, 2028 (municipalities and Met Council will work together to monitor spending and adjust/reallocate funds as needed)
- Grant activities on municipal properties must supplement and not supplant dedicated municipal funding sources

2. Grant program structure

Administration and funding source

The 2026-2028 WEGP will be administered by the Met Council and will be funded with $1,400,000 appropriated by the 2025 Minnesota Legislature. Grant applications will be reviewed and scored by Metropolitan Council Water Resources staff.

Legislative Directive: Minnesota 2025 Session Law	*$650,000 the first year and $750,000 the second year are for grants that implement water demand reduction measures. The grants are to assist municipalities in the metropolitan area with implementing water demand reduction measures to ensure the reliability and protection of drinking water supplies.*

Grants will be awarded to municipalities in amounts ranging from $5,000 to $75,000 for providing rebates or grants to property owners and their renters. (An additional $10,000 will be available for Low Income Cost Assistance, as discussed below). Municipalities will be responsible for the design and operation of their rebate or grant program and its details. Grant payments to the municipality will be for 80% of approved program amounts. The municipality must provide the remaining 20% of the granted/rebated amount to the property owner. Municipality rebates or grants are eligible for reimbursement on device replacements and other approved grant activities conducted July 1, 2026

through June 30, 2028 (purchases of eligible devices or grant activities must be made on or after the day the grant agreement is fully executed).

Grant program components

Each municipality is expected to design their own program to whatever meets their community needs. Three potential components are residential/commercial grant activities, municipal grant activities, and low-income cost assistance for residential properties.

Municipalities may include any combination of property type and grant activity offering in their program design. Program design has varied by municipality among past participants, with some focusing on a single type of device replacement such as toilets, and others offering a range of options. In the application form and work plan, municipalities will be asked to lay out the grant activities and property types that would be included in the proposed program. While past grant cycles have occasionally included participants pursuing commercial- and municipal-focused grant activities, the 2026-2028 WEGP guidelines more clearly define, and expand, the options available to municipalities that are interested in designing commercial- or internal-facing programs.

Residential and/or commercial grant activities

Municipalities may choose to design their programs to include grant activities at residential and commercial properties. This the most common approach among participating communities. The participating community selects which devices or other approved grant activities (irrigation audits) to offer to residents or businesses within the municipality. The participating community also determines how much of an eligible grant activity's cost is covered by the program. Property owners must pay a portion of the eligible grant activity's cost.

Eligible grant activities for residential and commercial properties are listed in the table in the Eligible Grant Activities section.

Municipal grant activities

Municipalities may also choose to design their programs to include grant activities occurring on municipal properties. Grant activities eligible for municipal properties are device replacements, irrigation system audits, and the conversion of existing turfgrass to low-input landscaping/drought-tolerant alternative turf. Municipalities that choose to conduct grant activities on municipal properties shall provide measured water savings (ideally) or calculated water savings estimates. These municipalities will also be required to display signage near the grant activity areas that includes the Metropolitan Council and Clean Water Fund logos as well as an explanation of the work done. Participating municipalities must cover the 20% "municipal match" as normal.

This funding is intended to promote and supplement funding for device replacement or turf grass conversion efforts. It is not intended to supplant dedicated municipal funding sources for projects.

Eligible grant activities for municipal properties are listed in the table in the Eligible Grant Activities section.

Low-income cost assistance grant activities

Municipalities operating a residential-facing rebate or grant program may elect to include a low-income cost assistance option in their program. Residents or households who meet a certain income threshold are eligible to receive full cost coverage* for the replacement of one indoor water-using device (toilet, clothes washer, dishwasher, showerhead, or faucet/faucet accessory) with a WaterSense or Energy Star alternative. If a municipality decides to offer the low-income cost assistance option, they can apply for an additional $10,000 (max grant amount of $85,000).

Municipalities that choose to include this option in their residential rebate or grant programs will be required to verify resident eligibility. No municipal match will be required. Residents are eligible for this cost assistance element if:

- The resident is enrolled in a county assistance program
  - Hennepin County Water Assistance Program
  - Ramsey and Washington Counties Water Bill Assistance
  - Scott, Carver, Dakota Counties Energy Assistance Program
    - Scott County Financial Assistance
    - Carver County Emergency Programs
    - Dakota County Emergency Assistance
  - Anoka County Energy Assistance
- The resident is enrolled in SNAP benefits

Eligibility for low-income cost assistance can be verified with appropriate paperwork showing participation in one of the above programs.

*Cost of device and installation is fully covered by Met Council up to:

- $550 for toilets
- $1200 for clothes washers
- $1200 for dishwashers
- $100 for showerheads
- $100 for faucets and faucet accessories

Application funding request

The application form will include a table like the one below, where applying municipalities will lay out their funding request. Row A is the requested grant amount, which covers grant activities at any combination of property types and makes up 80% of the traditional grant program subtotal. Row B is the required municipality match of 20% of the traditional grant program subtotal. Row C is the traditional grant program subtotal. In Row D, applying municipalities may enter the low-income cost assistance amount they expect to spend. The funds in Row D do not require a municipality match. Row E is the sum of Rows C and D.

A	**Requested grant amount for residential, commercial, or municipal grant activities (funding from Met Council)** (80% of traditional grant program subtotal):	**$16,000**
B	**Required municipality matching amount** (20% of traditional grant program subtotal):	**$4,000**
C	**Traditional grant program subtotal** (sum of Met Council grant amount and required municipality match):	**$20,000**

D	*(OPTIONAL)* **Low-income cost assistance requested amount (funding from Met Council)** (100% covered by Met Council funds):	**$5,000**

E	**Total program budget** (sum of traditional grant program subtotal and low-income cost assistance funds):	**$25,000**

**in cases where municipalities have opted in to the low-income cost assistance element, the percent covered by Met Council may exceed 80%*

Eligibility

Requirements for applying municipalities

This grant program is limited to municipalities in the seven-county metropolitan area that operate or are served by a municipal public water supply system.

Grants are only for water efficiency programs offering rebates or grants to property owners and their renters who are customers of the municipal water supply system and who replace specified water-using devices with approved devices that use substantially less water (or conduct other grant activities such as irrigation audits or, for municipalities, turfgrass conversion). In municipalities where only some neighborhoods or areas are served by a municipal public water supply system, only those served by the municipal public water supply system are eligible.

Municipalities eligible per above must apply to participate and, if approved, sign a Met Council Grant Agreement, before any eligible rebates or grants can be submitted for reimbursement. Agreements shall require that municipalities:

- Entirely pass through grants received (as is being done by Met Council)
- Verify purchase of devices or other grant activities to receive grants
- Retain records and cooperate with any audits
- Conduct all communications with property owners and ensure all written communications to property owners include both the Clean Water, Land and Legacy Amendment and the Metropolitan Council's logo
- Provide quantitative information for state reporting purposes

Eligible grant activities

The table below walks through the approved grant activities in the WEGP. Included in the table is information related to the property type (residential, commercial, municipal) where grant activities occur as well as information about estimated water savings. Expenses eligible for reimbursement are the out-of-pocket cost of the device and its installation only, not to include any owner labor costs. In addition, new construction and new developments are ineligible as this program is intended as a current infrastructure replacement program.

	Eligible grant activity (with hyperlink to product lookup tool)		Estimated water savings
Indoor water use	Toilets	**Residential toilet** replacement with a WaterSense labeled residential toilet	13,000 gallons per year (source)
		Commercial / Municipal toilet replacement with a WaterSense labeled commercial toilet	790 gallons when replacing a 1.6gpf model and 5,500 when replacing a 3.5gpf model
		Commercial / Municipal urinal replacement with a WaterSense labeled urinal	4,600 gallons per year (source)
	Clothes washing machines	**Residential clothes washing machine** replacement with an Energy Star labeled residential clothes washer	2,700 gallons per year (based on WRF average clothes washer use and Energy Star estimated percent savings)
		Commercial clothes washing machine replacement with an Energy Star labeled commercial clothes washer	45% less water than standard models (source)
	Dishwashers	**Residential dishwasher** replacement with an Energy Star labeled residential dishwasher	8,400 gallons per year (source)
		Commercial dishwasher replacement with an Energy Star labeled commercial clothes washer	5,600 gallons per year (source)
	Showerhead replacement with a WaterSense labeled showerhead		2,700 gallons per year (source)
	Faucet replacement or faucet accessory with a WaterSense labeled faucet or faucet accessory		700 gallons per year (source)

Outdoor water use	**Irrigation system audit** by an Irrigation Professional certified by a US EPA WaterSense program		See report from Irrigation Professional who conducted audit
	Irrigation controllers *(Met Council strongly encourages an irrigation system audit before the installation of a new smart controller)*	**Irrigation controller** replacement with a WaterSense labeled **weather-based controller** (this type of controller is most common)	7,600 gallons per year (source)
		Irrigation controller replacement with a WaterSense labeled **soil moisture-based controller**	15,000 gallons per year (source)
	Irrigation spray sprinkler body replacement with a WaterSense labeled spray sprinkler body *(Met Council strongly encourages an irrigation system audit before the installation of new spray sprinkler bodies)*		5,600 per year (for an average household using 50,500 gallons outdoors, operating at or above 60 pounds per square inch) (source)
	Turfgrass conversion/replacement to a low-input, drought-tolerant landscape at municipal properties ***(Municipal properties only)***		Refer to municipality's pre- and post-replacement water use to calculate water savings. If unable to measure specific water use, municipality will provide estimated annual water savings with explanation of calculation.

Please note, the Met Council strongly encourages an irrigation system audit be conducted before the replacement of an irrigation controller or spray sprinkler bodies. An initial audit ensures the user has information for proper set-up and operation of their irrigation system.

Quarterly reporting

Reporting requirements and payment process

Utilizing a reporting form provided by Met Council, the following information about each grant activity must be reported on a quarterly basis:

- Property address and property type (residential, commercial, municipal)
- Low-income assistance (Y/N) (if applicable)
- Grant activity (device replacement, audit, or municipal turfgrass conversion)
- Brand/model info of new device
- Purchase date (must be on or after effective date of grant agreement)
- Cost per device/approved grant activity
- Number of devices/activities
- Rebate or grant per device
- Estimated annual gallons of water saved per device installation/approved grant activity
- Optional notes column for explaining water use calculations if different from those provided
- Municipality matching funds disbursed
- Number of unmet funding requests from property owners, if any

Municipalities are required to submit a signed and dated quarterly reporting form as well as a PDF(s) of receipts corresponding to each entry in the quarterly reporting form.

Upon review and confirmation of the above information, Met Council will process a grant payment in the amount of 80% of approved total rebates or grants for the reporting period (in cases where municipalities have opted in to the low-income cost assistance element, the percent covered by Met Council may exceed 80%).

Met Council will provide confirmation of grant balances available upon request and reserves the right to amend grant agreements, in collaboration with grantee municipality, if quarterly reporting indicates rebate or grant programs will not fully utilize grant awards within the grant period.

Determining estimated water savings

Annual water savings estimates may come from a variety of sources. Manufacturers may include water savings estimates in their device descriptions or specifications, irrigation professionals report estimated savings after performing an irrigation system audit, and some past participants of the WEGP have calculated specific water savings estimates based on factors such as household size.

Unless a city has specifically calculated estimated water savings or is referring to manufacturer or audit estimates, the recommended sources for estimated water savings are WaterSense and Energy Star. Water savings estimates from WaterSense and Energy Star are included in the table of eligible grant activities.

In quarterly reports, municipalities will be asked to note the source of their estimates if they different from the estimates provided above. In the case of irrigation system audits and turfgrass conversion on municipal properties, estimates have not been provided by Met Council as these metrics will be calculated by an Irrigation Professional or the municipality, respectively. In any situation where it is possible to report actual water savings, this is preferred.

3. Application process

Application requirements

The application window for the 2026-2028 Water Efficiency Grant Program will open on Friday, March 13, 2026. Applications are due by Monday, April 13, 2026. The application form will be available on the Met Council website.

Required information in the application form includes:

  - the municipality's rebate or grant program design and work plan
  - proposed examples of communications to property owners
  - requested total grant amount
  - estimated annual amount of water saved by the applying municipality
- Application form is available at: https://metrocouncil.org/Wastewater-Water/Funding-Finance/Available-Funding-Grants.aspx
- Submit competed application to: henry.mccarthy@metc.state.mn.us
- Metropolitan Council will notify municipalities of grant awards in approximately May 2026

Evaluating applications

Program proposals will be evaluated based on the answers provided in the application form as well as the attached work plan. Strong applications will include clear answers to the questions in the application form and a thoughtful work plan that outlines strategies for structuring, administering, and promoting (if applicable) the program. For municipalities intending to conduct grant activities on municipal property, applications should include intended plans for device/landscape installation and estimated hours/cost of labor (whether being done by the municipality or a contractor).

In the event that funds requested exceed funds available, the following criteria will be used to determine the amount granted to a given municipality:

- Municipal residential per capita water use
- Municipal ratio of peak month to winter month water use
- Estimated water savings from proposed program

Additionally, municipalities may be asked to provide additional information and/or be awarded less than their requested grant amount if their application is lacking detail, a clear work plan, etc. In future grant cycles, a past participant's record of spending down their award may be used to inform award amounts.

EXHIBIT C: Grant amendment form

Revision # ☐

METROPOLITAN COUNCIL ENVIRONMENTAL SERVICES

2026-2028 CLEAN WATER FUND WATER EFFICIENCY GRANT PROGRAM

GRANT AMENDMENT FORM

NOTICE TO RECIPIENT: Submission of this form is required to modify the Maximum Grant Amount in your Grant Agreement with Metropolitan Council 2026-2028 Clean Water Fund Water Efficiency Grant Program (Grant Program).

After determination of your municipality's Maximum Grant Amount, completion and submission of this form is necessary when 1) you are requesting additional grant funds to meet unexpected rebate or grant demand, or 2) when your municipality has determined that the previously approved program's rebate or grant demand will not be met, requiring less grant funds than anticipated when the agreement was signed, or 3) when your municipality wishes to substantially change the structure of its program from what was described in the application form and the work plan supplied in the application form.

The process for modifying your Grant Agreement is as follows:

1. Your municipality's authorized representative submits one signed copy of Exhibit C to the Met Council, with any additional information requested by Met Council.
2. Upon receipt and any Met Council approval of signed Exhibit C, the Met Council's authorized representative will obtain Met Council authorized signatures returns a fully executed copy of Exhibit C indicating the new Maximum Grant Amount to Municipality's designated authorized representative.

Instructions: Indicate the date of your change request in #1 box. Indicate the number of this particular change request in #2 box (and in box at top of page – must match). Enter the current grant agreement amount (as Met Council approved) in #3 box. If you wish to increase your municipality's grant amount, enter the amount you are requesting in #4 box. If you wish to decrease your grant amount due to less demand than anticipated, enter the amount in #5 box. Enter in #6 box the amount derived from adding #3 to #4 or derived from subtracting #5 from #3. If you do not wish to modify your municipality's Maximum Grant Amount, leave boxes #4, #5, and #6 blank or enter "N/A." If you wish to secure approval for changes to the scope of the approved project in the Water Efficiency Grant Program application form, please document the reasons for the amendment in box #7. Please specify what changes are desired in box #8. Please note that all other requirements as found in the Grant Agreement continue to apply.

Grant Agreement #

1. Date of change request:

2. Change request number:

3. Current Grant Agreement Amount (as Met Council approved):

4. Increase due to request for additional funding:

5. Decrease due to less demand:

6. Amended Maximum Grant Agreement Amount requested:

7. Reasons for modifying program structure:

8. Proposed changes to program structure:

MUNICIPALITY NAME:_____

MUNICIPALITY AUTHORIZED REPRESENTATIVE (signature and date):

_____

METROPOLITAN COUNCIL PROGRAM ADMINISTRATOR APPROVAL (signature and date):

_____

METROPOLITAN COUNCIL AUTHORIZED SIGNATURE AND DATE

_____

Questions may be directed to the Met Council Authorized Representative:

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.L.

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE June 8, 2026

AGENDA ITEM: Approve Additional Expenditures in the Amount of $17,469.79

VOTE REQUIRED: Simple Majority

INTRODUCTION

After the expenditure list was prepared for the June 8 council meeting, it was determined four additional expenditures are needed prior to the June 22 council meeting.

BACKGROUND

The following expenditures will be prepared and sent. The June 22 meeting expenditures will list these expenditures with corresponding check numbers.

The Anoka County checks are for deed tax related to the right of way land sales.

The Connexus Energy check must be received before work can begin to provide electrical service for the new Public Works Building.

Anoka County		
	1,016.90	Deed Tax Parcels 3, 3&4, 3&5 Right of Way Plat No. 4
	1,379.40	Deed Tax Parcels 2 & 2A, Right of Way Plat No. 4
	215.49	Deed Tax Parcel 1 Right of Way Plat No. 4
Connexus Energy		
	14,858.00	Transformer, boring and fees for permanent electrical service for the new Public Works Building

Total Expenditures	**17,469.79**

RECOMMENDATION

Approve Additional Expenditures in the Amount of $17,469.79

ATTACHMENTS

None

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 2.A.

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE June 8, 2026

AGENDA ITEM: Consider Acceptance of the 2025 Audit Report

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to accept the 2025 Audit Report. Andy Hering of Redpath and Company attended the June 1, 2026, City Council Work Session and provided an overview of the City's 2025 Annual Comprehensive Financial Report. In addition, he presented the auditor's management analysis and answered any questions the Council had regarding the financial condition of the City.

BACKGROUND

The 2025 audit fieldwork was completed in April. The auditors reviewed the City's financial transactions and reports for the previous year to evaluate the fairness of presentation and the disclosure of all material aspects of the City's financial condition. This review is conducted in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States.

The auditors concluded that the City's financial statements presented fairly, in all material respects, the financial position of the City as of December 31, 2025.

In addition, the auditors issued reports regarding the City's legal compliance with applicable laws, regulations, contracts, as well as the City's internal control structure and management practices.

The City has also received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association of the United States and Canada for its 2024 Annual Comprehensive Financial Report. The City has received this award each year since 1995. We believe the 2025 report continues to uphold the high standards of financial reporting excellence that this prestigious award represents.

RECOMMENDATION

Staff recommends the City Council formally, by motion, accept the 2025 Audit Report.

ATTACHMENTS

1. 2025 Final Issued Annual Comprehensive Financial Report (ACFR)
2. 2025 Final Issued Governance Letter
3. 2025 Final Issued Internal Control Report
4. 2025 Final Issued Legal Compliance Report

ANNUAL COMPREHENSIVE FINANCIAL REPORT

OF THE

CITY OF LINO LAKES, MINNESOTA

FOR THE YEAR ENDED

December 31, 2025

Prepared By: Finance Department

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ANNUAL COMPREHENSIVE FINANCIAL REPORT

OF THE

CITY OF LINO LAKES, MINNESOTA

FOR THE YEAR ENDED

December 31, 2025

Prepared By: Finance Department

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CITY OF LINO LAKES, MINNESOTA
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INTRODUCTORY SECTION

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May 22, 2026

Honorable Mayor
Members of the City Council
Citizens of the City of Lino Lakes, Minnesota

Minnesota State law requires that cities over 2,500 population publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants and submit them to the State Auditor. Pursuant to that requirement, we hereby issue the Annual Comprehensive Financial Report (ACFR) of the City of Lino Lakes, Minnesota for the fiscal year ended December 31, 2025.

This report consists of management's representations concerning the finances of the City of Lino Lakes. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Lino Lakes has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Lino Lakes' financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Lino Lakes' financial statements have been audited by Redpath and Company, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended December 31, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended December 31, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of a Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Lino Lakes' MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Lino Lakes, incorporated in 1955, is a growing community in the southeast corner of Anoka County. It covers an area of 33 square miles and has a population of approximately 22,562. The population has grown by over 34% since 2000. Within the City's borders lies the 5,500-acre Rice Creek Chain of Lakes Regional Park. Access to St. Paul and Minneapolis is provided by I-35W and I-35E.

The City Charter, as amended, establishes a mayor-council form of government and grants the City Council full policy-making and legislative authority to the Mayor and four Council Members. The City Council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring a City Administrator. The City Administrator has the responsibility of carrying out the policies and ordinances of the City Council and for overseeing the day-to-day operations of the City. The City Council is elected at-large on a non-partisan basis, with Council Members serving four-year terms and the Mayor serving a two-year term. Elections are held every two years with two council seats and the Mayor being up for election each election cycle.

The City provides a full range of municipal services. These services include general government, public safety (police, fire, and building inspections), public works (streets and fleet), culture and recreation (parks and recreation), conservation of natural resources (environmental, solid waste abatement, forestry), community development, public improvements, and providing and maintaining water, sewer, and storm water infrastructure.

The annual budget is the foundation for the City of Lino Lakes' financial planning and control. All departments are required to submit appropriations requests to the City Administrator for review and consolidation into a proposed budget. The City Administrator is responsible for submitting the proposed annual budget to the City Council in August of each year. The City Council is required to hold a public hearing on the proposed budget and to adopt by resolution a final budget and certify it no later than December 30. The budget amounts cannot increase beyond the estimated receipts except to the extent that actual receipts exceed the estimate. Department Directors may make transfers of appropriations within a department, but transfers of appropriations between departments require City Council approval. Budget-to-actual comparisons for the General Fund and The Rookery Activity Center Fund, the only governmental funds for which an annual budget has been adopted, are provided in Statements 10 and 11, respectively.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Lino Lakes operates.

Local economy. Commercial and industrial sectors remain strong with few vacancies and new commercial projects underway on both the I-35W and I-35E corridors. Six new freestanding national chain projects are currently in the plan review process or under construction.

The I-35E corridor has also gained additional attention through a partnership with Anoka and Washington Counties, neighboring cities, and Connexus Energy, to establish the Minnesota Technology Corridor. Over 1,000 acres are available along the corridor with strong transportation, fiber, and utility infrastructure to serve the growing data and tech fields. Construction of the Otter Lake Road Extension in 2026 will provide road and utility improvements to serve over 200 acres.

The City recently approved the 340-unit Wilkinson Waters mixed use development and preliminary approval to Peltier Ponds, a 280-unit residential development. Multiple residential projects are currently in

Factors Affecting Financial Condition (Continued)

the review process from both local and national developers.

Overall, the City continued to see substantial development activity in 2025. The City issued building permits for 138 residential units and three new commercial establishments in 2025. The total building permit valuation was approximately $65 million.

Long-term financial planning. The City's current Financial Plan identifies capital equipment purchases and building and infrastructure improvements totaling more than $103 million over the five-year period. These improvements are anticipated to be funded through several funding sources, including tax levies, special assessments, fund reserves, bond proceeds, and intergovernmental grants. The Plan is currently being revised to reflect the anticipated activity through fiscal year 2031.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awards the Certificate of Achievement for Excellence in Financial Reporting (COA) to cities that meet certain criteria. The City of Lino Lakes received this award for its ACFR for the year ended December 31, 2024. This marks the twenty-ninth consecutive year the City has received this prestigious award. A governmental unit must publish an easily readable and efficiently organized ACFR, the contents of which conform to program requirements. This report must satisfy both GAAP and applicable legal requirements.

The COA is valid for a period of one year. The City is submitting the 2025 report to GFOA for consideration of the COA. We believe our current report continues to conform to the high standards of the program.

The timely preparation of this report could not have been accomplished without the dedicated services of the Finance Department, auditors, and other city staff. I want to express my appreciation to the Mayor and City Council for commitment to maintaining the highest standard of professionalism in the management of the financial operation of the City.

Respectfully submitted,

Tracy Thoma, Finance Director
City of Lino Lakes, Minnesota

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Lino Lakes
Minnesota

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

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City of Lino Lakes Organizational Chart

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CITY OF LINO LAKES, MINNESOTA
PRINCIPAL CITY OFFICIALS
December 31, 2025

		Term Expires
Mayor:	Rob Rafferty	December 31, 2025
Councilmembers:	Dale Stoesz	December 31, 2025
	Tony Cavegn	December 31, 2025
	Chris Lyden	December 31, 2027
	Michael Ruhland	December 31, 2027
City Administrator:	Karen Anderson	Appointed
Directors:		
Community Development	Michael Grochala	Appointed
Finance	Tracy Thoma	Appointed
Public Services	Richard DeGardner	Appointed
Police	Curt Boehme	Appointed
Fire	Dan L'Allier	Appointed

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FINANCIAL SECTION

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INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council
City of Lino Lakes, Minnesota

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lino Lakes, Minnesota, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of Lino Lakes, Minnesota's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lino Lakes, Minnesota, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Lino Lakes, Minnesota and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Lino Lakes, Minnesota's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Governmental Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Lino Lakes, Minnesota's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Lino Lakes, Minnesota's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules, and the schedules of OPEB and pension information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Lino Lakes, Minnesota's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 22, 2026 on our consideration of the City of Lino Lakes, Minnesota's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Lino Lakes, Minnesota's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Lino Lakes, Minnesota's internal control over financial reporting and compliance.

Redpath and Company, LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

May 22, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Lino Lakes, Minnesota (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $175,585,088 (net position). Of this amount, $42,591,350 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors in accordance with the City's fund designations and fiscal policies.
- The City's total net position increased by $20,335,485.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $35,741,480, a decrease of $1,109,077. Of this amount, $8,199,136 is restricted by external constraints established by creditors, grantors, contributors, or by state statutory provisions.
- At the end of the current fiscal year, the general fund balance was $10,229,779. Unassigned fund balance for the general fund was $9,713,191, or 69% of total general fund expenditures and other financing uses.
- Total outstanding debt increased by $8,324,839 during 2025. General Obligation Bonds totaling $8,090,000 were issued, $1,787,692 was issued against the 2024 G.O. Water Revenue Note (MPFA), while regularly scheduled principal payments were made during the year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, culture and recreation, conservation of natural resources, and community development. The business-type activities of the City include water, sewer, and storm water utilities.

The government-wide financial statements are Statements 1 and 2 of this report.

Fund Financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and change in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Lino Lakes maintains six individual major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the following major funds:

- General Fund
- The Rookery Activity Center – Special Revenue Fund
- Capital Equipment Replacement – Capital Project Fund
- Area and Unit Trunk – Capital Project Fund
- MSA Construction – Capital Project Fund
- 2024/2025 Street Reconstruction – Capital Project Fund

Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements are Statements 3 through 5 of this report.

The City adopts annual appropriated budgets for the General Fund and The Rookery Activity Center Fund. Budgetary comparison schedules are presented as Statements 10 and 11 of this report.

Proprietary funds. The City of Lino Lakes maintains three enterprise funds as a part of its proprietary fund type. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sewer, and storm water utilities.

The proprietary fund statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Water, Sewer, and Storm Water Funds, which are considered to be major funds of the City.

The basic proprietary fund financial statements are Statements 7 through 9 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government–wide and fund financial statements. The notes to the financial statements can be found following Statement 9.

Other information. The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information. Combining and individual fund statements and schedules are presented as Statements 19 through 26.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Lino Lakes, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $175,585,088 at the close of the most recent fiscal year.

The largest portion of the City's net position ($124,317,441 or 70%) reflects its net investment in capital assets (e.g. land, buildings, equipment, and infrastructure) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Lino Lakes' Net Position

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Assets:						
Current and other assets	$50,809,866	$49,440,507	$17,221,611	$16,830,074	$68,031,477	$66,270,581
Capital assets	73,237,366	66,877,583	78,669,485	56,785,794	151,906,851	123,663,377
Total assets	124,047,232	116,318,090	95,891,096	73,615,868	219,938,328	189,933,958
Deferred outflows of resources	4,319,892	5,617,140	96,636	122,256	4,416,528	5,739,396
Liabilities:						
Long-term liabilities	28,405,829	22,106,266	3,177,910	1,754,554	31,583,739	23,860,820
Other liabilities	9,098,487	7,397,582	286,605	305,739	9,385,092	7,703,321
Total liabilities	37,504,316	29,503,848	3,464,515	2,060,293	40,968,831	31,564,141
Deferred inflows of resources	7,604,167	8,624,053	196,770	235,557	7,800,937	8,859,610
Net position:						
Net investment in capital assets	48,302,743	50,860,601	76,014,698	53,198,585	124,317,441	104,059,186
Restricted	8,676,297	7,378,391	-	-	8,676,297	7,378,391
Unrestricted	26,279,601	25,568,337	16,311,749	18,243,689	42,591,350	43,812,026
Total net position	$83,258,641	$83,807,329	$92,326,447	$71,442,274	$175,585,088	$155,249,603

Of the City's net position, $8,676,297 represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position ($42,591,350) may be used to meet ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

The City's net position increased by $20,335,485 during 2025. Key elements of this increase are as follows:

City of Lino Lakes' Changes in Net Position

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program revenues:						
Charges for services	$3,639,578	$3,911,025	$5,410,067	$4,817,812	$9,049,645	$8,728,837
Operating grants and contributions	1,488,450	1,480,903	5,060	7,589	1,493,510	1,488,492
Capital grants and contributions	16,231,842	8,609,291	1,984,213	2,119,227	18,216,055	10,728,518
General revenues:						
General property taxes	15,369,807	14,158,781	-	-	15,369,807	14,158,781
Other taxes	166,181	196,911	-	-	166,181	196,911
Tax increment	986,651	1,002,712	-	-	986,651	1,002,712
Grants and contributions not restricted to specific programs	6,801	2,364	-	-	6,801	2,364
Unrestricted investment earnings	1,900,916	1,517,537	700,014	603,782	2,600,930	2,121,319
Gain on disposal of capital assets	478,913	143,601	-	-	478,913	143,601
Total revenues	40,269,139	31,023,125	8,099,354	7,548,410	48,368,493	38,571,535
Expenses:						
General government	4,510,604	4,134,836	-	-	4,510,604	4,134,836
Public safety	7,506,924	7,045,702	-	-	7,506,924	7,045,702
Public works	5,662,429	6,218,466	-	-	5,662,429	6,218,466
Culture and recreation	3,149,235	3,283,500	-	-	3,149,235	3,283,500
Conservation of natural resources	172,572	287,271	-	-	172,572	287,271
Community development	976,720	732,201	-	-	976,720	732,201
Interest and fees on long-term debt	633,471	410,330	-	-	633,471	410,330
Water	-	-	2,171,174	2,130,173	2,171,174	2,130,173
Sewer	-	-	2,888,492	2,989,132	2,888,492	2,989,132
Storm water	-	-	361,387	409,320	361,387	409,320
Total expenses	22,611,955	22,112,306	5,421,053	5,528,625	28,033,008	27,640,931
Increase in net position before transfers	17,657,184	8,910,819	2,678,301	2,019,785	20,335,485	10,930,604
Transfers	(18,205,872)	(3,927,730)	-	3,927,730	(18,205,872)	-
Change in net position	(548,688)	4,983,089	2,678,301	5,947,515	2,129,613	10,930,604
Net position - January 1	83,807,329	78,824,240	71,442,274	65,494,759	155,249,603	144,318,999
Net position - December 31	$83,258,641	$83,807,329	$74,120,575	$71,442,274	$157,379,216	$155,249,603

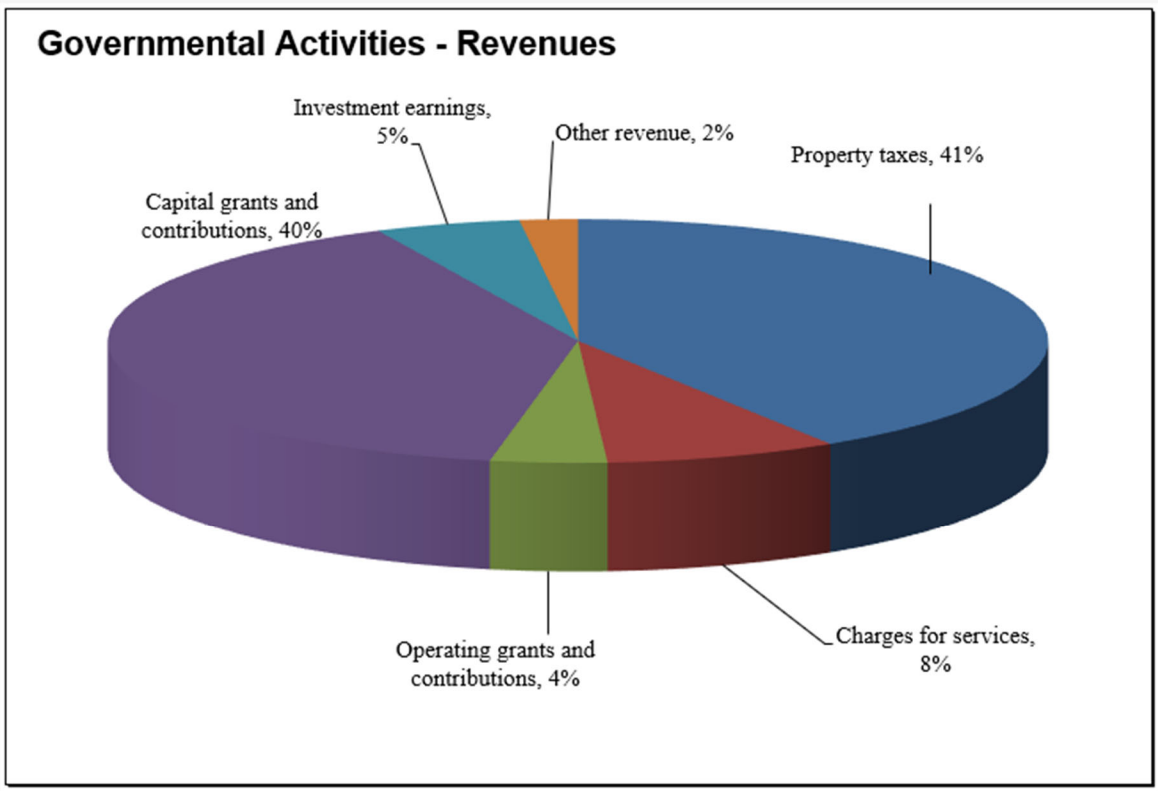
Governmental Activities

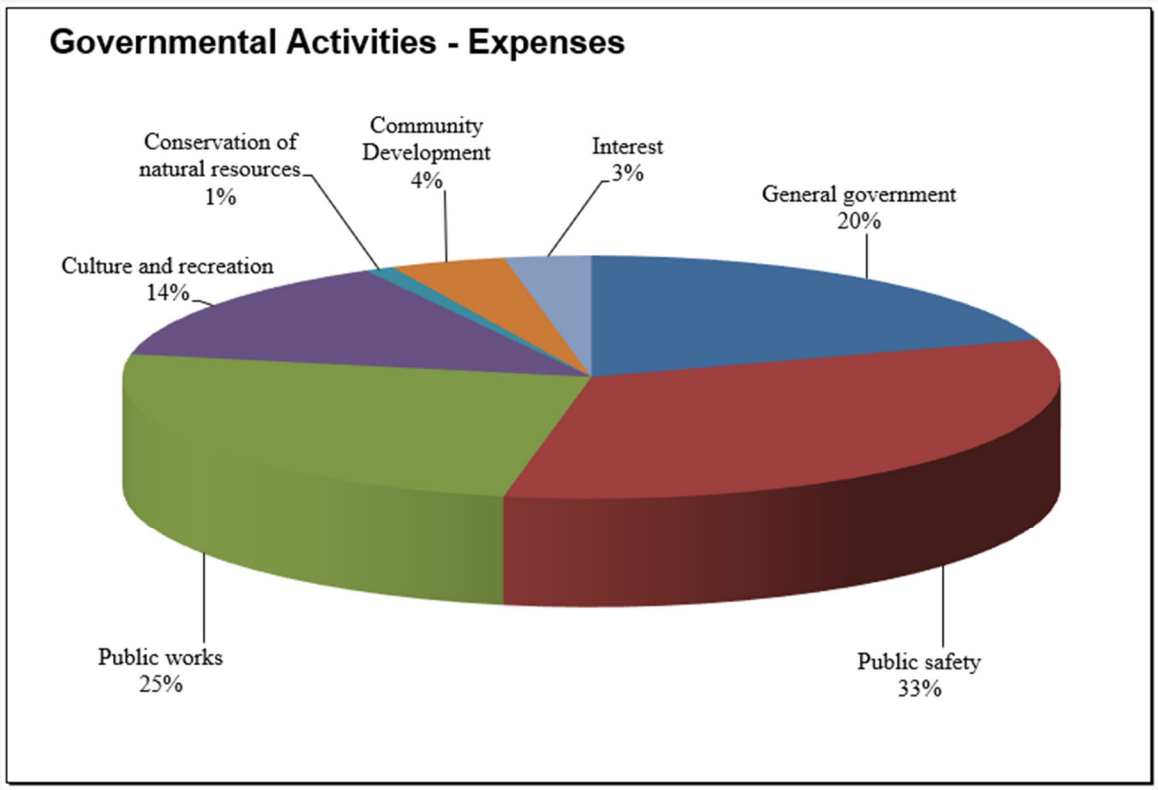
Governmental activities decreased the City's net position by $548,688 during 2025. Explanations regarding the decrease in net position and significant changes in governmental activities were as follows:

- There was a transfer from Government Activities of $18,205,872 of construction in progress primarily related to the water treatment plant.
- Capital grants and contributions totaled $16,231,842. This is comprised of intergovernmental grants, special assessments, and capital contributions. The significant increase from the prior year related to funding received for the water treatment plant.

- Charges for service decreased $271,447 in 2025. These revenues that were generated by the City's normal operations increased slightly in the areas of Public Safety Charges for Service (School Resource Officer and Eagle Brook Church increases) and Licenses and Permits (relating to a large fiber project). Revenues that decreased slightly are General Government Charges for Service (less Aerial Map Fees and Planning and Engineering Fees collected), Public Safety Fines and Forfeitures, and Culture and Recreation Charges for Service (less park dedication fees collected).
- Property tax revenue increased due to a levy increase of 10.41% over 2024.
- Unrestricted investment earnings also played a role in offsetting the decrease to net position in 2025, due to unrealized gains and interest earnings on investments with the stable interest rate environment.
- The city recognized a $478,913 gain on the disposal of capital assets which was $335,312 over the prior year.

Below are specific graphs which provide a breakdown of the governmental activities revenues and expenses:

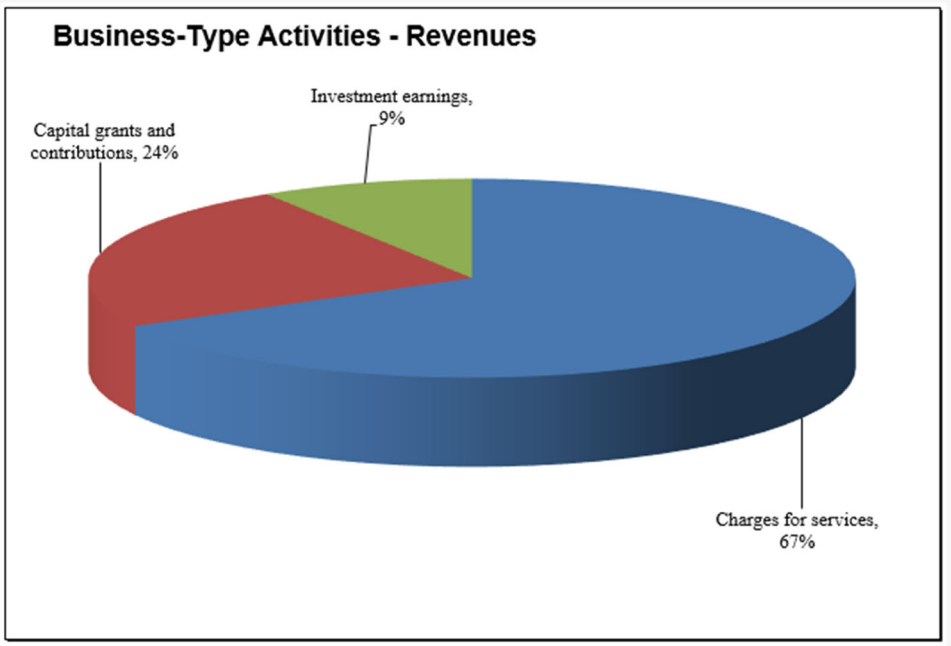


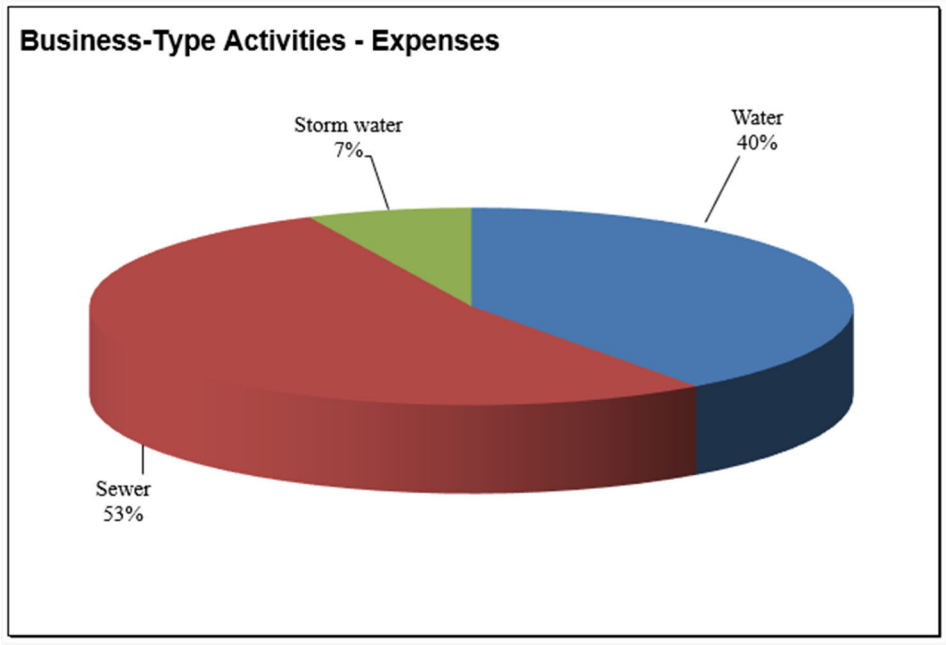


Business-Type Activities

Business-type activities increased the City's net position by $20,884,173 during 2025. Capital contributions from governmental activities in the amount of $20,771,701 (which are presented as transfers on the statement of activities) accounted for nearly all of the increase. Business-type activities had positive operating results in the Water and Storm Water funds, but these were offset by operating losses in the Sewer fund. This reflects budgeted outlays for the Water and Sewer fund, for which utility rate increases were implemented.

Below are specific graphs which provide comparisons of the business-type activities revenues and expenses:





Financial Analysis of the Government's Funds

Governmental Funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $35,741,480. Approximately 23% of this total amount ($8,199,136) constitutes fund balance restricted by external constraints established by creditors, grantors, contributors, or by state statutory provisions. Of the remaining fund balance, $590,875 is not in a spendable form, $632,399 has been committed, $18,442,007 has been assigned, and $7,877,063 is unassigned.

The General fund balance increased by $673,362. Overall revenues increased by approximately $930,000 over the previous year. Property taxes, intergovernmental revenues, and investment earnings were the major drivers of the increase over the prior year due to an increased tax levy and increased state aids. The increases in revenues were offset by increased expenditures over the previous year, however the City had fewer transfers-out, which resulted in the net increase in fund balance.

The Rookery Activity Center opened to the public in May 2022. The fund balance increased by $235,029 in 2025 resulting from positive operating activity, and an increase of $100,000 in the tax levy over the prior year.

The Capital Equipment Replacement fund balance decreased by $375,535. The property tax levy increased 1% to account for the replacement of public safety and public works equipment and vehicles financed by a pay-as-you-go tax levy. The fund was reduced by the interfund loan payable scheduled payments. The interfund loan payable will continue to be paid back with a tax levy over the next eight years. The capital outlay in the current year was $397,985 for Public Safety and $1,255,519 for Public Works.

The Area and Unit Trunk fund has a total fund balance of $6,191,719, all of which is assigned for financing water and sewer capital improvements, including the new water treatment plant. The fund balance decreased during the current year by $4,227,924. The fund has positive investment earnings and trunk fees (either collected over time through special assessments or paid up front through charges for services). Intergovernmental revenues were received for the covered project costs that were incurred during the year for the water treatment plant. There were also significant increases to engineering and contractor costs for the water treatment plant and the Test Well 7B that were not grant reimbursed.

The MSA Construction Fund has a total fund balance of $3,786,977, all of which is assigned to capital improvements for City MSA designated roadways. The fund balance during the current year decreased by $496,219 primarily due to project costs exceeding revenues. Capital activity occurred on the Marketplace Drive realignment project and the Otter Lake Road extension during 2025.

The 2024/2025 Street Reconstruction Fund has a total fund balance of $1,408,583, most of which is restricted for the 2024/2025 street reconstruction and improvement project. Due to the significant nature of the project, the City considered this a major fund in the current year. All

project costs were planned for in the City's Capital Improvement Plan and allocated accordingly in the current year.

The combined fund balance of other governmental funds increased by $1,454,680 during 2025 primarily due to accumulating resources for debt repayments, positive investment earnings, and non-major capital project funds activities.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The Water Fund has a total net position at year-end of $57,213,601, of which $5,734,031 is unrestricted. The increase in net position of $18,404,915 was primarily due to capital contributions from governmental activities. The Area and Unit Trunk Fund is funding water infrastructure, including the water treatment plant and trunk watermain additions.

The Sewer Fund has a total net position at year-end of $34,523,082 of which $9,987,954 is unrestricted. The increase in net position of $2,252,878 was primarily due to contributed infrastructure additions for the Market Place Drive Realignment, the 2024/2025 Street Reconstruction and Improvement Project and the Watermark 7th and 8th Additions.

The Storm Water Fund has a total net position at year-end of $589,764 of which all is unrestricted. The increase in net position of $226,380 was primarily due to no transfer out as in the previous year. The Storm Water Utility was established in 2022 to fund the operation and management of the City's storm water infrastructure.

Budgetary Highlights

General Fund

There were no amendments to the original budget in 2025.

Budgeted revenues for 2025 were $14,050,323. Actual revenues exceeded the budget by $606,270. General property taxes and other taxes were the only revenue source category that did not exceed its budget. Licenses and permits exceeded budget expectations due to a fiber project. Intergovernmental revenues were stronger than budgeted primarily due to recognizing the portion of the Fire State Aid, which is passed through to the PERA Statewide Volunteer Firefighter Retirement Plan and was not budgeted. Investment earnings also contributed to the positive budget variance.

Budgeted expenditures for 2025 were $14,050,323. Actual expenditures were $198,863 under budgeted amounts. The main causes of the under-budget variances were due to personal services budgeting for positions that remained vacant during the year. Administration and Finance expenditures were slightly over budget due to change in leadership requiring additional contracted interim services. Engineering expenditures over budget were offset by the permit revenue generated from the fiber project. Fire expenditures were over budget due to city council action to split the public safety department into separate police and fire departments. This required additional scheduled part-time firefighter staffing.

The City transferred out funds to the Comp Plan Update Fund and made a small transfer out to the Park & Trail Improvement Fund.

Overall, the City budgeted for no change in fund balance, whereas the actual change in fund balance was an increase of $673,362, which was $673,362 over the 2025 budget.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of December 31, 2025, amounted to $151,906,851 (net of accumulated depreciation), an increase of $28,243,474 from the prior year. This investment in capital assets includes land, wetland credits, construction in progress, buildings, equipment, vehicles, and infrastructure.

The Market Place Drive realignment and the 2024 Trunk Watermain were completed in 2025. The City is working to complete the Water Treatment Plant, Otter Lake Road extension, and the 2024/2025 Street Reconstruction project.

City of Lino Lakes' Capital Assets
(Net of Depreciation)

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Land	$5,503,959	$5,731,330	$374,867	$374,867	$5,878,826	$6,106,197
Wetland credits	49,042	49,042	-	-	49,042	49,042
Construction in progress	9,722,357	1,805,192	27,523,089	6,915,299	37,245,446	8,720,491
Buildings	7,735,631	8,267,376	-	-	7,735,631	8,267,376
Equipment	5,715,450	4,861,969	1,301,316	558,623	7,016,766	5,420,592
Land improvements	2,910,624	2,832,650	-	-	2,910,624	2,832,650
Other equipment	28,985	31,821	-	-	28,985	31,821
Infrastructure	41,571,318	43,298,203	49,470,213	48,937,005	91,041,531	92,235,208
Total	$73,237,366	$66,877,583	$78,669,485	$56,785,794	$151,906,851	$123,663,377

Additional information on the City's capital assets can be found in Note 5 to the financial statements.

Long-term debt. At the end of the current fiscal year, the City had total debt outstanding of $25,267,348. All outstanding debt carries the general obligation backing for which the City is liable in the event of default by the property owners subject to the specific taxes, special assessments, or revenues pledged to the retirement of the debt. The City has a general obligation water revenue note payable to the Minnesota Public Facilities Authority (MPFA) for construction costs of its water treatment plant. The City borrowed $1,787,692 on this note in 2025 and can borrow up to $15,996,190 over the construction period. The total liability as of December 31, 2025 is $2,654,787.

City of Lino Lakes' Outstanding Debt

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
General obligation bonds	$21,510,000	$14,875,000	$ -	$ -	$21,510,000	$14,875,000
G.O. special assessment bonds	35,000	195,000	-	-	35,000	195,000
Direct borrowings	-	-	2,654,787	1,216,285	2,654,787	1,216,285
Bond premium (discount)	1,067,561	656,224	-	-	1,067,561	656,224
Total	$22,612,561	$15,726,224	$2,654,787	$1,216,285	$25,267,348	$16,942,509

The City's total debt increased by $8,324,839 during the current fiscal year. Debt was issued in the amount of $8,090,000 for 2024/2025 Street Reconstruction and $1,787,692 for the water treatment plant. Regularly scheduled principal payments were made during the year.

The City maintains a bond rating from Standard & Poor's of "AA+" for general obligation debt.

Additional information on the City's long-term debt can be found in Note 6.

Requests for information. This financial report is designed to provide a general overview of the City of Lino Lakes finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of Lino Lakes, 600 Town Center Parkway, Lino Lakes, Minnesota, 55014.

BASIC FINANCIAL STATEMENTS

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CITY OF LINO LAKES, MINNESOTA
STATEMENT OF NET POSITION
December 31, 2025

Statement 1

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets:			
Cash and investments	$45,485,132	$14,075,273	$59,560,405
Accrued interest receivable	281,146	-	281,146
Due from other governments	122,488	3,964	126,452
Accounts receivable - net	112,500	619,207	731,707
Prepaid items	490,875	178,152	669,027
Internal balances	(2,146,653)	2,146,653	-
Inventory	-	198,362	198,362
Taxes receivable	275,239	-	275,239
Special assessments receivable	3,814,740	-	3,814,740
Leases receivable	1,437,190	-	1,437,190
Net pension asset	937,209	-	937,209
Capital assets - nondepreciable	15,275,358	27,897,956	43,173,314
Capital assets - net of accumulated depreciation	57,962,008	50,771,529	108,733,537
Total assets	124,047,232	95,891,096	219,938,328
Deferred outflows of resources:			
Pension related	3,928,537	96,636	4,025,173
OPEB related	391,355	-	391,355
Total deferred outflows of resources	4,319,892	96,636	4,416,528
Liabilities:			
Accounts payable and other current liabilities	5,121,053	267,740	5,388,793
Accrued interest payable	329,026	10,665	339,691
Unearned revenue	52,988	-	52,988
Deposits payable	3,595,420	8,200	3,603,620
Long-term liabilities:			
Long-term debt, due within one year	2,359,572	768,729	3,128,301
Long-term debt, due in more than one year	21,409,696	2,027,687	23,437,383
Other post employment benefits, due in more than one year	809,758	104,603	914,361
Net pension liability, due in more than one year	3,826,803	276,891	4,103,694
Total liabilities	37,504,316	3,464,515	40,968,831
Deferred inflows of resources:			
Lease related	1,437,190	-	1,437,190
Pension related	5,733,034	196,770	5,929,804
OPEB related	433,943	-	433,943
Total deferred inflows of resources	7,604,167	196,770	7,800,937
Net position:			
Net investment in capital assets	48,302,743	76,014,698	124,317,441
Restricted (nonexpendable) for environmental purposes	100,000	-	100,000
Restricted (expendable) for:			
Debt service	4,785,578	-	4,785,578
Park improvements	1,429,462	-	1,429,462
Public safety	426,167	-	426,167
Economic development	925,370	-	925,370
Fire department pension plan	937,209	-	937,209
Other purposes	72,511	-	72,511
Unrestricted	26,279,601	16,311,749	42,591,350
Total net position	$83,258,641	$92,326,447	$175,585,088

The accompanying notes are an integral part of these financial statements.

CITY OF LINO LAKES, MINNESOTA
STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues Charges For Services
Primary government:		
Governmental activities:		
General government	$4,510,604	$334,473
Public safety	7,506,924	1,503,190
Public works	5,662,429	187,406
Culture and recreation	3,149,235	1,614,509
Conservation of natural resources	172,572	-
Community development	976,720	-
Interest and fees on long-term debt	633,471	-
Total governmental activities	22,611,955	3,639,578
Business-type activities:		
Water	2,171,174	2,499,711
Sewer	2,888,492	2,348,259
Storm water	361,387	562,097
Total business-type activities	5,421,053	5,410,067
Total primary government	$28,033,008	$9,049,645

The accompanying notes are an integral part of these financial statements.

Program Revenues		Net (Expense) Revenue and Changes in Net Position Primary Government		
Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
$533	$ -	($4,175,598)	$ -	($4,175,598)
805,459	-	(5,198,275)	-	(5,198,275)
326,186	16,231,842	11,083,005	-	11,083,005
15,415	-	(1,519,311)	-	(1,519,311)
93,749	-	(78,823)	-	(78,823)
247,108	-	(729,612)	-	(729,612)
-	-	(633,471)	-	(633,471)
1,488,450	16,231,842	(1,252,085)	-	(1,252,085)
5,060	1,038,460	-	1,372,057	1,372,057
-	945,753	-	405,520	405,520
-	-	-	200,710	200,710
5,060	1,984,213	-	1,978,287	1,978,287
$1,493,510	$18,216,055	(1,252,085)	1,978,287	726,202
General revenues:				
General property taxes		15,369,807	-	15,369,807
Other taxes		166,181	-	166,181
Tax increment		986,651	-	986,651
Grants and contributions not restricted to specific programs		6,801	-	- 6,801
Unrestricted investment earnings		1,900,916	700,014	2,600,930
Gain on disposal of capital assets		478,913	-	478,913
Transfers		(18,205,872)	18,205,872	-
Total general revenues and transfers		703,397	18,905,886	19,609,283
Change in net position		(548,688)	20,884,173	20,335,485
Net position - January 1		83,807,329	71,442,274	155,249,603
Net position - December 31		$83,258,641	$92,326,447	$175,585,088

The accompanying notes are an integral part of these financial statements.

CITY OF LINO LAKES, MINNESOTA
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025

	General Fund	202 The Rookery Activity Center
Assets		
Cash and investments	$13,635,389	$421,140
Accrued interest receivable	281,146	-
Due from other governments	122,488	-
Accounts receivable - net	100,286	12,214
Prepaid items	466,588	24,287
Advances to other funds	-	-
Taxes receivable:		
Due from county	162,298	-
Delinquent	112,941	-
Special assessments receivable:		
Due from county	239	-
Delinquent	-	-
Deferred	1,247	-
Leases receivable	337,901	-
Interfund loan receivable	-	-
Total assets	$15,220,523	$457,641
Liabilities, Deferred Inflows of Resources, and Fund Balances		
Liabilities:		
Accounts payable	$403,331	$42,422
Salaries payable	534,220	43,883
Due to other governments	5,684	5,963
Advances from other funds	-	-
Retainage payable	-	-
Unearned revenue	-	52,988
Deposits payable	3,595,420	-
Interfund loan payable	-	-
Total liabilities	4,538,655	145,256
Deferred inflows of resources:		
Unavailable revenue	114,188	-
Lease related	337,901	-
Total deferred inflows of resources	452,089	-
Fund balance:		
Nonspendable	466,588	24,287
Restricted	-	-
Committed	50,000	288,098
Assigned	-	-
Unassigned	9,713,191	-
Total fund balance	10,229,779	312,385
Total liabilities, deferred inflows of resources, and fund balance	$15,220,523	$457,641

The accompanying notes are an integral part of these financial statements.

402 Capital Equipment Replacement	406 Area and Unit Trunk	420 MSA Construction	488 2024 / 2025 Street Reconstruction	Other Governmental Funds	Total Governmental Funds
$936,356	$9,461,464	$3,861,158	$1,700,503	$15,469,122	$45,485,132
-	-	-	-	-	281,146
-	-	-	-	-	122,488
-	-	-	-	-	112,500
-	-	-	-	-	490,875
-	-	-	-	230,678	230,678
-	-	-	-	-	162,298
-	-	-	-	-	112,941
-	572	1,972	-	372	3,155
-	2,081	2,166	-	2,066	6,313
-	811,150	1,798,608	-	1,194,267	3,805,272
-	-	-	-	1,099,289	1,437,190
-	-	-	-	293,060	293,060
$936,356	$10,275,267	$5,663,904	$1,700,503	$18,288,854	$52,543,048
$5,464	$2,439,138	$76,153	$13,106	$441,697	$3,421,311
-	-	-	-	-	578,103
-	138	-	-	-	11,785
-	-	-	-	230,678	230,678
-	831,040	-	278,814	-	1,109,854
-	-	-	-	-	52,988
-	-	-	-	-	3,595,420
1,587,543	-	-	-	852,170	2,439,713
1,593,007	3,270,316	76,153	291,920	1,524,545	11,439,852
-	813,232	1,800,774	-	1,196,332	3,924,526
-	-	-	-	1,099,289	1,437,190
-	813,232	1,800,774	-	2,295,621	5,361,716
-	-	-	-	100,000	590,875
-	-	-	1,334,717	6,864,419	8,199,136
-	-	-	-	294,301	632,399
-	6,191,719	3,786,977	73,866	8,389,445	18,442,007
(656,651)	-	-	-	(1,179,477)	7,877,063
(656,651)	6,191,719	3,786,977	1,408,583	14,468,688	35,741,480
$936,356	$10,275,267	$5,663,904	$1,700,503	$18,288,854	$52,543,048

The accompanying notes are an integral part of these financial statements.

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CITY OF LINO LAKES, MINNESOTA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
December 31, 2025

Statement 4

Fund balance - total governmental funds (Statement 3)	
Net position reported for governmental activities in the Statement of Net Position is different because:	$35,741,480
Certain assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	
Capital assets	73,237,366
Net pension asset	937,209
Other long-term assets are not available to pay for current-period expenditures and therefore, are reported as unavailable revenue in the funds:	
Delinquent taxes receivable	112,941
Delinquent special assessments receivable	6,313
Deferred special assessments receivable	3,805,272
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds. Long-term liabilities at year end consist of:	
Bonds payable	(21,545,000)
Unamortized bond premiums	(1,067,673)
Unamortized bond discounts	112
Accrued interest payable	(329,026)
Compensated absences payable	(1,156,707)
Other post employment benefits	(809,758)
Net pension liability	(3,826,803)
Deferred outflows and inflows of resources related to pensions and OPEB are associated with long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds. Balances at year end are:	
Deferred outflows of resources related to pensions	3,928,537
Deferred outflows of resources related to OPEB	391,355
Deferred inflows of resources related to pensions	(5,733,034)
Deferred inflows of resources related to OPEB	(433,943)
Net position of governmental activities (Statement 1)	$83,258,641

The accompanying notes are an integral part of these financial statements.

CITY OF LINO LAKES, MINNESOTA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
For The Year Ended December 31, 2025

	General Fund	202 The Rookery Activity Center
Revenues:		
General property taxes	$11,099,419	$600,000
Other taxes	149,219	-
Tax increment	-	-
Licenses and permits	1,159,502	-
Special assessments	435	-
Intergovernmental	1,133,162	14,929
Charges for services	551,048	1,371,136
Fines and forfeits	88,086	-
Investment earnings	412,925	12,993
Miscellaneous	62,797	93,286
Total revenues	14,656,593	2,092,344
Expenditures:		
Current:		
General government	3,116,396	-
Public safety	7,211,225	-
Public works	1,981,118	-
Culture and recreation	1,014,188	1,766,492
Conservation of natural resources	181,024	-
Community development	346,094	-
Capital outlay:		
Public safety	1,415	-
Public works	-	-
Culture and recreation	-	90,823
Debt service:		
Principal	-	-
Interest and fiscal charges	-	-
Total expenditures	13,851,460	1,857,315
Revenues over (under) expenditures	805,133	235,029
Other financing sources (uses):		
Transfers in	-	-
Transfers out	(147,205)	-
Bonds issued	-	-
Bond premium	-	-
Proceeds from sale of capital assets	15,434	-
Total other financing sources (uses)	(131,771)	-
Net change in fund balance	673,362	235,029
Fund balance - January 1, as previously presented	9,556,417	77,356
Change within financial reporting entity (nonmajor to major fund)	-	-
Fund balance - January 1, as adjusted	9,556,417	77,356
Fund balance - December 31	$10,229,779	$312,385

The accompanying notes are an integral part of these financial statements.

402 Capital Equipment Replacement	406 Area and Unit Trunk	420 MSA Construction	488 2024 / 2025 Street Reconstruction	Other Governmental Funds	Total Governmental Funds
$1,031,565	$ -	$ -	$ -	$2,635,711	$15,366,695
-	-	-	-	16,962	166,181
-	-	-	-	986,651	986,651
-	-	-	-	-	1,159,502
-	602,369	112,300	-	572,068	1,287,172
-	10,446,393	26,187	-	273,433	11,894,104
-	-	-	-	320,224	2,242,408
-	-	-	-	300	88,386
65,936	466,956	216,793	73,866	651,447	1,900,916
2,049	-	-	-	9,100	167,232
1,099,550	11,515,718	355,280	73,866	5,465,896	35,259,247
-	-	-	-	365,909	3,482,305
-	-	-	-	118,760	7,329,985
-	62,950	20,399	-	263,549	2,328,016
-	-	-	-	112,910	2,893,590
-	-	-	-	-	181,024
-	-	-	-	622,765	968,859
397,985	-	-	-	87,640	487,040
1,255,519	17,423,133	1,545,262	6,210,485	1,677,441	28,111,840
-	-	-	-	170,854	261,677
-	-	-	-	1,615,000	1,615,000
-	-	-	142,922	448,877	591,799
1,653,504	17,486,083	1,565,661	6,353,407	5,483,705	48,251,135
(553,954)	(5,970,365)	(1,210,381)	(6,279,541)	(17,809)	(12,991,888)
-	2,565,829	256,493	-	1,722,489	4,544,811
-	(823,388)	(55,000)	(703,389)	(250,000)	(1,978,982)
-	-	-	8,090,000	-	8,090,000
-	-	-	520,460	-	520,460
178,419	-	512,669	-	-	706,522
178,419	1,742,441	714,162	7,907,071	1,472,489	11,882,811
(375,535)	(4,227,924)	(496,219)	1,627,530	1,454,680	(1,109,077)
(281,116)	10,419,643	4,283,196	-	12,795,061	36,850,557
-	-	-	(218,947)	218,947	-
(281,116)	10,419,643	4,283,196	(218,947)	13,014,008	36,850,557
($656,651)	$6,191,719	$3,786,977	$1,408,583	$14,468,688	$35,741,480

The accompanying notes are an integral part of these financial statements.

CITY OF LINO LAKES, MINNESOTA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended December 31, 2025

Statement 6

Net change in fund balance - total governmental funds (Statement 5)	($1,109,077)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:	
Capital outlay	28,860,557
Capital outlay not capitalized	(794,199)
Depreciation	(4,349,378)
Various other transactions involving capital assets increase (decrease) net position on the Statement of Activities, but are not reported in governmental funds because they do not provide (or use) current financial resources:	
Contributions of infrastructure from private sources	3,642,113
Contributions of infrastructure to business-type activities	(20,771,701)
Gain (loss) on disposal of capital assets	(227,609)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds:	
Change in delinquent taxes receivable	3,112
Change in delinquent special assessments receivable	(4,399)
Change in deferred special assessments receivable	834,376
The issuance of long-term debt provides current financial resources to governmental funds, while repayment of the principal of long-term debt consumes the current financial resources. Neither transaction, however, has any effect on net position. Also, governmental funds report the effects of bond premiums and discounts when the debt is first issued, whereas amounts are deferred and amortized over the life of the debt in the Statement of Activities.	
Bonds issued, including bond premiums	(8,610,460)
Repayment of principal	1,615,000
Amortization of bond premiums and discounts	109,123
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. Expenses reported in the Statement of Activities include the effects of the changes in these expense accruals as follows:	
Change in accrued interest payable	(150,795)
Change in compensated absences payable	22,048
Change in OPEB liability and related deferred outflows and inflows of resources	(43,347)
Pension expense in governmental funds is measured by current year employer contributions. Pension expense in the Statement of Activities is measured by the change in the net pension liability and related deferred inflows and outflows of resources. This is the amount by which pension expense differed from pension contributions.	425,948
Change in net position of governmental activities (Statement 2)	($548,688)

The accompanying notes are an integral part of these financial statements.

CITY OF LINO LAKES, MINNESOTA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2025

Statement 7

	Business-Type Activities - Enterprise Funds			
	601 Water	602 Sewer	603 Storm Water	Total
Assets:				
Current assets:				
Cash and cash equivalents	$5,713,347	$7,734,551	$627,375	$14,075,273
Due from other governments	1,035	2,929	-	3,964
Accounts receivable - net	273,046	283,097	63,064	619,207
Prepaid items	28,823	146,612	2,717	178,152
Inventory	198,362	-	-	198,362
Total current assets	6,214,613	8,167,189	693,156	15,074,958
Noncurrent assets:				
Interfund loan receivable	-	2,146,653	-	2,146,653
Capital assets:				
Land	374,867	-	-	374,867
Construction in progress	25,060,068	2,463,021	-	27,523,089
Equipment	463,789	1,345,634	-	1,809,423
Water and sewer systems	42,795,994	34,976,421	-	77,772,415
Total capital assets	68,694,718	38,785,076	-	107,479,794
Less: Allowance for depreciation	(14,560,361)	(14,249,948)	-	(28,810,309)
Net capital assets	54,134,357	24,535,128	-	78,669,485
Total noncurrent assets	54,134,357	26,681,781	-	80,816,138
Total assets	60,348,970	34,848,970	693,156	95,891,096
Deferred outflows of resources related to pensions	44,369	44,583	7,684	96,636
Liabilities:				
Current liabilities:				
Accounts payable	159,371	36,165	6,892	202,428
Salaries payable	19,915	19,915	9,712	49,542
Due to other governments	15,257	314	199	15,770
Deposits payable	8,200	-	-	8,200
Accrued interest payable	10,665	-	-	10,665
Compensated absences payable - current portion	33,074	33,074	14,581	80,729
Long-term debt - current portion	688,000	-	-	688,000
Total current liabilities	934,482	89,468	31,384	1,055,334
Noncurrent liabilities:				
Compensated absences payable	24,950	24,950	11,000	60,900
Other post employment benefits	49,650	49,650	5,303	104,603
Long-term debt	1,966,787	-	-	1,966,787
Net pension liability	118,112	120,463	38,316	276,891
Total noncurrent liabilities	2,159,499	195,063	54,619	2,409,181
Total liabilities	3,093,981	284,531	86,003	3,464,515
Deferred inflows of resources related to pensions	85,757	85,940	25,073	196,770
Net position:				
Net investment in capital assets	51,479,570	24,535,128	-	76,014,698
Unrestricted	5,734,031	9,987,954	589,764	16,311,749
Total net position	$57,213,601	$34,523,082	$589,764	$92,326,447

The accompanying notes are an integral part of these financial statements.

CITY OF LINO LAKES, MINNESOTA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For The Year Ended December 31, 2025

Statement 8

	Business-Type Activities - Enterprise Funds			
	601 Water	602 Sewer	603 Storm Water	Totals
Operating revenues:				
Charges for services	$2,316,472	$2,287,098	$562,097	$5,165,667
Hook-up charges	73,558	61,161	-	134,719
Water meter sales	109,681	-	-	109,681
Total operating revenues	2,499,711	2,348,259	562,097	5,410,067
Operating expenses:				
Personal services	395,500	402,369	185,406	983,275
Materials and supplies	290,785	21,220	18,441	330,446
Contractual services	326,040	218,562	151,652	696,254
MCES sewer charges	-	1,344,995	-	1,344,995
Depreciation	992,929	840,045	-	1,832,974
Utilities	129,750	54,370	-	184,120
Other	9,640	6,931	5,888	22,459
Total operating expenses	2,144,644	2,888,492	361,387	5,394,523
Operating income (loss)	355,067	(540,233)	200,710	15,544
Nonoperating revenues (expenses):				
Investment earnings	292,663	381,681	25,670	700,014
Interest expense	(26,530)	-	-	(26,530)
Intergovernmental revenue	5,060	-	-	5,060
Total nonoperating revenues (expenses)	271,193	381,681	25,670	678,544
Income (loss) before contributions and transfers	626,260	(158,552)	226,380	694,088
Contributions and transfers:				
Capital contributions from private sources	1,038,460	945,753	-	1,984,213
Capital contributions from governmental activities	19,306,024	1,465,677	-	20,771,701
Transfer out	(2,565,829)	-	-	(2,565,829)
Total contributions and transfers	17,778,655	2,411,430	-	20,190,085
Change in net position	18,404,915	2,252,878	226,380	20,884,173
Net position - January 1	38,808,686	32,270,204	363,384	71,442,274
Net position - December 31	$57,213,601	$34,523,082	$589,764	$92,326,447

	Capital Grants and Contributions	Transfers - Net
Amounts reported above	$22,755,914	($2,565,829)
Amounts reported for business-type activities in the statement of activities are different because:		
Transfer in of capital assets from governmental activities	(20,771,701)	20,771,701
Amounts reported on the statement of activities	$1,984,213	$18,205,872

The accompanying notes are an integral part of these financial statements.

CITY OF LINO LAKES, MINNESOTA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For The Year Ended December 31, 2025

Statement 9

	Business-Type Activities - Enterprise Funds			
	601 Water	602 Sewer	603 Storm Water	Totals
Cash flows from operating activities:				
Receipts from customers and users	$2,547,883	$2,370,395	$568,040	$5,486,318
Payment to suppliers	(846,939)	(1,692,627)	(173,174)	(2,712,740)
Payment to employees	(397,856)	(404,724)	(209,008)	(1,011,588)
Net cash flows provided by operating activities	1,303,088	273,044	185,858	1,761,990
Cash flows from noncapital financing activities:				
Intergovernmental revenue	6,670	-	-	6,670
Repayment of interfund loan receivable	-	221,565	-	221,565
Transfers out	(2,565,829)	-	-	(2,565,829)
Net cash flows provided by noncapital financing activities	(2,559,159)	221,565	-	(2,337,594)
Cash flows from capital and related financing activities:				
Acquisition of capital assets	(185,423)	(775,328)	-	(960,751)
Note proceeds	1,787,692	-	-	1,787,692
Principal paid on debt	(349,190)	-	-	(349,190)
Interest paid on debt	(18,957)	-	-	(18,957)
Net cash flows provided by capital and related financing activities	1,234,122	(775,328)	-	458,794
Cash flows from investing activities:				
Investment earnings	292,663	381,681	25,670	700,014
Net increase (decrease) in cash and cash equivalents	270,714	100,962	211,528	583,204
Cash and cash equivalents - January 1	5,442,633	7,633,589	415,847	13,492,069
Cash and cash equivalents - December 31	$5,713,347	$7,734,551	$627,375	$14,075,273
Reconciliation of operating income to net cash provided by operating activities:				
Operating income (loss)	$355,067	($540,233)	$200,710	$15,544
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation	992,929	840,045	-	1,832,974
Changes in assets and liabilities:				
Decrease (increase) in accounts receivable - net	48,172	22,136	5,943	76,251
Decrease (increase) in prepaid items	1,185	634	3,406	5,225
Decrease (increase) in inventory	(112,984)	-	-	(112,984)
Decrease (increase) in deferred outflows of resources	10,114	10,113	5,393	25,620
Increase (decrease) in payables	21,075	(47,183)	(599)	(26,707)
Increase (decrease) in compensated absences	4,857	4,857	4,553	14,267
Increase (decrease) in other post employment benefits	9,953	9,953	(19,003)	903
Increase (decrease) in net pension liability	(11,968)	(11,967)	(6,381)	(30,316)
Increase (decrease) in deferred inflows of resources	(15,312)	(15,311)	(8,164)	(38,787)
Total adjustments	948,021	813,277	(14,852)	1,746,446
Net cash provided by operating activities	$1,303,088	$273,044	$185,858	$1,761,990
Noncash investing, capital and financing activities:				
Contributions of capital assets	$20,344,484	$2,411,430	$ -	$22,755,914

The accompanying notes are an integral part of these financial statements.

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Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Lino Lakes, Minnesota (the City) is a public corporation formed under Minnesota Statute 410. As such, the City is under home rule charter regulations and applicable statutory guidelines.

The basic financial statements of the City have been prepared in conformity with U.S. generally accepted accounting principles as applied to governmental units by the Governmental Accounting Standards Board (GASB). The following is a summary of significant accounting policies:

A. FINANCIAL REPORTING ENTITY

In accordance with GASB pronouncements and accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City (the primary government) and its component units. The component units discussed below are included in the City's reporting entity as blended component units because of the significance of their operational or financial relationships with the City.

COMPONENT UNITS

The Economic Development Authority (EDA) of Lino Lakes is an entity legally separate from the City. However, for financial reporting purposes, the EDA is reported as if it were a part of the City's operation because the governing body is substantially the same as the governing body of the City and a financial benefit or burden relationship exists between the City and the EDA. The EDA does not issue separate financial statements.

The Housing and Development Authority (HRA) of Lino Lakes is an entity legally separate from the City. However, for financial reporting purposes, the HRA is reported as if it were part of the City's operations because the members of the City Council serve as commission members and a financial benefit or burden relationship exists between the City and the HRA. The HRA has not yet incurred any financial activity.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the primary government and its component units. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or business-type activity are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or business-type activity. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or business-type activity and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or business-type activity. Taxes and other items not included among program revenues are reported instead as *general revenues.*

The fund financial statements are provided for governmental and proprietary funds. The emphasis of governmental and proprietary fund financial statements is on major individual governmental and enterprise funds, with each displayed as separate columns in the fund financial statements. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies and investment earnings, result from nonexchange transactions or incidental activities.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Rookery Activity Center accounts for the activities relating to The Rookery Activity Center.

The *Capital Equipment Replacement Fund* accounts for pay-as-you-go capital equipment financing and financing of capital equipment through donations.

The *Area and Unit Trunk Fund* accounts for the collection of water and sewer unit charges to be used for debt payments and construction of infrastructure.

The *MSA Construction Fund* accounts for the financing of future reconstruction of state aid eligible streets.

The *2024 / 2025 Street Reconstruction Fund* accounts for the financing of the 2024 / 2025 Street Reconstruction project.

The City reports the following major proprietary funds:

The W*ater Fund* accounts for customer water service charges which are used to finance water system operating expenses.

The S*ewer Fund* accounts for customer sewer service charges which are used to finance sanitary sewer system operating expenses.

The *Storm Water Fund* accounts for customer storm water charges which are used to finance storm water system operating expenses.

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting,* as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers all revenues, except reimbursement grants, to be available if they are collected within 60 days of the end of the current fiscal period. Reimbursement grants are considered available if they are collected within one year of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, special assessments, intergovernmental revenues, charges for services and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are transactions that would be treated as revenues, expenditures or expenses if they involved external organizations, such as buying goods and services or payments in lieu of taxes, are similarly treated when they involve other funds of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary Funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water, sewer and storm water enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

D. BUDGETS

Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are adopted for the General Fund and The Rookery Activity Center special revenue fund. Budgeted expenditure appropriations lapse at year-end. Budgeted amounts are reported as originally adopted and as amended by the City Council.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the appropriation, is not employed by the City because it is at present not considered necessary to assure effective budgetary control or to facilitate effective cash management.

E. LEGAL COMPLIANCE – BUDGETS

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The City Administrator submits to the City Council a proposed operating budget (including the General Fund and The Rookery Activity Center Fund) for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

2. Public hearings are conducted to obtain taxpayer comments.

3. The budget is legally enacted through passage of a resolution on a departmental basis and can be expended by each department based upon detailed budget estimates for individual expenditure accounts.

4. The City Administrator is authorized to transfer appropriations within any department budget. Additional interdepartmental or interfund appropriations and deletions are or may be authorized by the City Council with fund (contingency) reserves or additional revenues.

5. Formal budgetary integration is employed as a management control device during the year for the General Fund and The Rookery Activity Center Fund.

6. Legal debt obligation indentures determine the appropriation level and debt service tax levies for the Debt Service Funds. Supplementary budgets are adopted for the Proprietary Funds to determine and calculate user charges. These debt service and budget amounts represent general obligation bond indenture provisions and net income for operation and capital maintenance and are not reflected in the financial statements.

7. A capital improvement program is reviewed annually by the City Council for the Capital Project Funds. However, appropriations for major projects are not adopted until the actual bid award of the improvement. The appropriations are not reflected in the financial statements.

8. Expenditures may not legally exceed budgeted appropriations at the department level unless approved by the City Council. Therefore, the legal level of budgetary control is at the department level (i.e. administration, community development, public safety, public services, and other).

9. The City Council may authorize transfers of budgeted amounts between City funds.

F. CASH AND INVESTMENTS

Cash and investment balances from all funds are pooled and invested to the extent available in authorized investments. Investment income is allocated to individual funds on the basis of the fund's equity in the cash and investment pool.

Investments are stated at fair value, except for investments in external investment pools that meet GASB 79 requirements, which are stated at amortized cost. Interest earnings are accrued at year-end.

For purposes of the Statement of Cash Flows, the proprietary funds consider all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. All of the cash and investments allocated to the proprietary fund types have original maturities of 90 days or less. Therefore, the entire balance in such fund types is considered cash equivalents.

Permanently restricted cash and investments represents the principal and earnings portion of resources received that must be retained in a permanent fund. Only earnings from these funds may be used for purposes that support environmental maintenance and improvements.

G. PROPERTY TAX REVENUE RECOGNITION

The City Council annually adopts a tax levy and certifies it to the County in December (levy/assessment date) of each year for collection in the following year. The County is responsible for billing and collecting all property taxes for itself, the City, the local School District and other taxing authorities. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. Real property taxes are payable (by property owners) on May 15 and October 15 of each calendar year. Personal property taxes are payable by taxpayers on February 28 and June 30 of each year. These taxes are collected by the County and remitted to the City on or before July 15 and December 15 of the same year. Delinquent collections for November and December are received the following January. The City has no ability to enforce payment of property taxes by property owners. The County possesses this authority.

In the government-wide financial statements, the City recognizes property tax revenue in the period for which taxes were levied. Uncollectible property taxes are not material and have not been reported.

In the governmental fund financial statements, the City recognizes property tax revenue when it becomes both measurable and available to finance expenditures of the current period. In practice, current and delinquent taxes received by the City in July, December, and the following January are recognized as revenue for the current year. Taxes collected by the county by December 31 (remitted to the City the following January) are classified as due from county. Taxes not collected by the county by December 31 are classified as delinquent taxes receivable. Delinquent taxes receivable are fully offset by deferred inflows of resources because they are not available to finance current expenditures.

H. SPECIAL ASSESSMENT REVENUE RECOGNITION

Special assessments are levied against benefited properties for the cost or a portion of the cost of special assessment improvement projects in accordance with state statutes. These assessments are collectible over a term of years usually consistent with the term of the related bond issue. Collection of annual installments (including interest) is handled by the County Auditor in the same manner as property taxes. Property owners are allowed to (and often do) prepay future installments without interest or prepayment penalties.

Once a special assessment roll is adopted, the amount attributed to each parcel is a lien upon that property until full payment is made or the amount is determined to be excessive by the City Council or court action. If special assessments are allowed to go delinquent, the property is subject to tax forfeit sale and the first proceeds of that sale (after costs, penalties and expenses of sale) are remitted to the City in payment of delinquent special assessments. Generally, the City will collect the full amount of its special assessments not adjusted by City Council or court action. Pursuant to state statutes, a property shall be subject to a tax forfeit sale after three years unless it is homesteaded, agricultural or seasonal recreational land in which event the property is subject to such sale after five years.

In the government-wide financial statements, the City recognizes special assessment revenue in the period that the assessment roll was adopted by the City Council. Uncollectible special assessments are not material and have not been reported.

In the fund financial statements, the revenue from special assessments is recognized when it becomes measurable and available to finance expenditures of the current fiscal period. In practice, current and delinquent special assessments received by the City are recognized as revenue for the current year. Special assessments collected by the County by December 31 (remitted to the City the following January) and are also recognized as revenue for the current year. All remaining delinquent, deferred and special deferred assessments receivable in governmental funds are fully offset by deferred inflows of resources.

I. INVENTORY

For governmental funds, the original cost of materials and supplies are recorded as expenditures at the time of purchase. These funds do not maintain material amounts of inventories.

Inventories of the proprietary funds are stated at cost, which approximates market, using the first-in, first-out (FIFO) method.

J. PREPAID ITEMS

Certain prepayments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

K. LEASES RECEIVABLE

Leases receivable are measured at the present value of lease payments expected to be received during the lease term. A deferred inflow of resources is recorded for the lease at the commencement of the lease in an amount equal to the initial recording of the lease receivable and is recognized as revenue over the lease term.

L. INTERFUND TRANSACTIONS

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. Interfund services provided and used are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures / expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed.

The City provides temporary advances to funds that have insufficient cash balances by means of an advance from another fund. Such advances are classified as "advances to/from other funds." Long-term interfund loans are classified as "interfund loan receivable/payable." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances." All other interfund transactions are reported as transfers.

M. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, sidewalks, drainage systems, water and sewer systems, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an estimated useful life in excess of one year, which have an individual value equal to or greater than the capitalization thresholds for each asset class as follows:

Land	$10,000
Buildings	$50,000
Land improvements	$25,000
Equipment	$10,000
Infrastructure	$100,000

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. All existing City infrastructure has been capitalized regardless of date placed in service.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation on exhaustible assets is recorded as an allocated expense in the Statement of Activities with accumulated depreciation reflected in the Statement of Net Position. Capital assets are depreciated using the straight-line method over their estimated useful lives. Since surplus assets are sold for an immaterial amount when declared as no longer needed for City purposes, no salvage value is taken into consideration for depreciation purposes. Useful lives vary from 7 to 40 years for buildings, 15 to 20 years for land improvements, 5 to 15 years for equipment and 15 to 50 years for infrastructure.

N. COMPENSATED ABSENCES

It is the City's policy to permit employees to accumulate earned but unused vacation, PTO (Personal Time Off), extended leave and sick pay benefits. All leave that is attributable to services already rendered, accumulates, and is more likely than not to be used for time off or otherwise paid is accrued in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if it has matured, for example, as a result of employee resignations or retirements. The current portion is calculated based on historical trends.

O. LONG-TERM OBLIGATIONS

In the government-wide and proprietary fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are amortized over the life of the related debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

P. DEFINED BENEFIT PENSION PLANS

For purposes of measuring the net pension liability, deferred outflows and inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to and deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA, except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments, and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Q. DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES

In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to future periods and so will *not* be recognized as an outflow of resources (expense) until that time. The City has two items that qualify for reporting in this category. Pension related deferred outflows of resources are reported in the government-wide statement of net position and the proprietary funds statement of net position. OPEB related deferred outflows of resources are only reported in the governmental activities column of the government-wide statement of net position as amounts applicable to business-type activities are immaterial.

In addition to liabilities, the statement of financial position reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future periods, and therefore, will not be recognized as an inflow of resources (revenue) until that time. Lease related deferred inflows of resources are reported in the government-wide statement of net position and the governmental funds balance sheet. Pension related deferred inflows of resources are reported in the government-wide statement of net position and the proprietary funds statement of net position. OPEB related deferred inflows of resources are only reported in the governmental activities column of the government-wide statement of net position as amounts applicable to business-type activities are immaterial. The City also has a type of item, which arises only under a modified accrual basis of accounting, that

qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue from the following sources: property taxes and special assessments not collected within 60 days from year-end.

R. FUND BALANCE CLASSIFICATIONS

In the fund financial statements, governmental funds report fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

Nonspendable - consists of amounts that are not in spendable form, such as prepaid items and corpus of any permanent fund.

Restricted - consists of amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed - consists of internally imposed constraints. These constraints are established by a resolution approved by the City Council, and committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by resolution.

Assigned - consists of internally imposed constraints for the specific purpose of the City's intended use. These constraints are established by the City Council and/or management. The City Council passed a resolution authorizing the Finance Director to assign fund balances and their intended uses.

Unassigned - is the residual classification for the general fund. The general fund is the only fund that reports a positive unassigned fund balance amount. In other governmental funds, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

When both restricted and unrestricted resources are available for use, it is the City's policy to first use restricted resources, and then use unrestricted resources as they are needed. When committed, assigned or unassigned resources are available for use, it is the City's policy to use resources in the following order: 1) committed 2) assigned and 3) unassigned.

The City formally adopted a fund balance policy for the General Fund. The policy establishes an unassigned fund balance range of 40% - 50% of general fund operating expenditures.

S. USE OF ESTIMATES

The preparation of financial statements in accordance with generally accepted accounting principles (GAAP) requires management to make estimates that affect amounts reported in the financial statements during the reporting period. Actual results could differ from such estimates.

Note 2 DEPOSITS AND INVESTMENTS

A. DEPOSITS

In accordance with Minnesota Statutes, the City maintains deposits at those depository banks authorized by the City Council. All such banks are members of the Federal Reserve System.

Minnesota Statutes require that insurance, surety bonds or collateral protect all City deposits. The market value of collateral pledged must equal 110% of deposits not covered by insurance or bonds. Securities pledged as collateral are required to be held in safekeeping by the City or in a financial institution other than that furnishing the collateral. Minnesota Statue 118A.03 identifies allowable forms of collateral.

Custodial Credit Risk – the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City has no additional deposit policies addressing custodial credit risk.

At December 31, 2025, the bank balance of the City's deposits with financial institutions was $9,765,578 and the carrying amount was $9,460,616. All deposits were covered by federal depository insurance or by collateral pledge and held in the City's name.

B. INVESTMENTS

Subject to rating, yield, maturity and issuer requirements as prescribed by statute, Minnesota Statutes 118A.04 and 118A.05 authorize the City to invest in United States securities, state and local securities, commercial paper, time deposits, temporary general obligation bonds, repurchase agreements, Minnesota joint powers investment trusts and guaranteed investment contracts.

At December 31, 2025, the City had the following investments and maturities:

			Investment Maturities (in Years)			
Investment Type	Rating	Fair Value	Less Than 1	1 - 3	3 - 5	> 5
Municipal bonds	*	$29,171,411	$4,649,703	$15,569,286	$8,642,020	$310,402
Brokered certificate of deposits	Not rated	9,884,582	5,080,208	3,422,630	1,381,744	-
Federal agency securities	AA+	5,593,483	985,410	1,017,800	3,590,273	-
External investment pools:						
4M Liquid Asset Class	AAAm	2,102,455	2,102,455	-	-	-
4M PLUS Class	AAAm	507,172	507,172	-	-	-
First American Treasury Obligation Fund	AAAm	2,839,246	2,839,246	-	-	-
Total		$50,098,349	$16,164,194	$20,009,716	$13,614,037	$310,402

* AAA $6,499,709; AA+ $5,933,594; AA $11,877,939; AA- $3,936,116; A+ $924,053

Total investments	$50,098,349
Deposits	9,460,616
Cash on hand	1,440
Total cash and investments	$59,560,405

The 4M Multi-Class Fund is regulated by Minnesota Statutes and the Board of Directors of the League of Minnesota Cities. The 4M Multi-Class Fund has two separate classes, the 4M Liquid Asset Class and the 4M PLUS Class.

The 4M Multi-Class Fund is managed to maintain a portfolio weighted average maturity of no greater than 60 days and seeks to maintain a constant net asset value of $1.00 per share. The Fund's investments are measured at amortized cost in accordance with Governmental Accounting Standards Board Statement No. 79. The 4M Liquid Asset Class has no redemption requirements. The 4M PLUS Class requires funds to be

deposited for a minimum of 14 calendar days. Withdrawals prior to the 14-day restriction period are subject to a penalty equal to seven days interest on the amount withdrawn.

The First American Treasury Obligation money market fund seeks to maintain a constant net asset value of $1.00 per share. The securities held by the fund are measured at amortized cost. Shares may be redeemed without penalty on any business day.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The hierarchy has three levels. Level 1 investments are valued using inputs that are based on quoted prices in active markets for identical assets. Level 2 investments are valued using inputs that are based on quoted prices for similar assets or inputs that are observable, either directly or indirectly. Level 3 investments are valued using inputs that are unobservable.

The City has the following recurring fair value measurements at December 31, 2025:

		Fair Value Measurement Using		
Investment Type	12/31/2025	Level 1	Level 2	Level 3
Investments at fair value:				
Municipal bonds	$29,171,411	$ -	$29,171,411	$ -
Brokered certificate of deposits	9,884,582	-	9,884,582	-
Federal agency securities	5,593,483	-	5,593,483	-
		$ -	$44,649,476	$ -
Investments not categorized:				
4M Liquid Asset Class	2,102,455			
4M PLUS Class	507,172			
First American Treasury Obligation Fund	2,839,246			
Total investments	$50,098,349			

C. INVESTMENT RISKS

Custodial Credit Risk – Investments – For investments in securities, custodial credit risk is the risk that in the event of failure of the counterparty to a transaction, the City will not be able to recover the value of its investment securities that are in the possession of an outside party. Investments in investment pools and money markets are not evidenced by securities that exist in physical or book entry form, and therefore are not subject to custodial credit risk disclosures. The City's investment policy requires its brokers be licensed with the appropriate federal and state agencies. A minimum capital requirement of $5,000,000 and at least five years of operation is mandatory. Investments in securities are held by the City's broker-dealers. The securities at each broker-dealer are insured $500,000 through SIPC. Each broker-dealer has provided additional protection by providing additional insurance. This insurance is subject to aggregate limits applied to all of the broker-dealer's accounts.

Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City's policy to minimize interest rate risk includes investing primarily in short-term securities and structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations.

Credit Risk – Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. The City's policy to minimize credit risk includes limiting investing funds to those allowable under Minnesota Statute 118A, annually appointing all financial institutions where investments

are held, and diversifying the investment portfolio. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

Concentration of Credit Risk – Concentration of credit risk is the risk of loss that may be attributed to the magnitude of a government's investment in a single issuer. The City places no limit on the amount it may invest in any one issuer. At December 31, 2025, no individual investments exceeded 5% of the City's total investment portfolio.

Note 3 RECEIVABLES

A. LONG-TERM RECEIVABLES

Significant receivable balances not expected to be collected within one year of December 31, 2025 are as follows:

	Property Taxes Receivable	Special Assessments Receivable	Leases Receivable	Total
Major Funds:				
General Fund	$65,300	$ -	$251,019	$316,319
Area and Unit Trunk	-	738,105	-	738,105
MSA Construction	-	1,736,051	-	1,736,051
Nonmajor Funds	-	1,140,604	1,026,429	2,167,033
Total	$65,300	$3,614,760	$1,277,448	$4,957,508

B. LEASES RECEIVABLE

The City leases a portion of its water towers for cellular tower antenna sites. These leases are non-cancelable for a period of 5 years, with two to four renewal periods of 5 years each at the lessee's option. The City considers the likelihood of these options being exercised to be greater than 50%. The agreements call for monthly lease payments between $1,855 and $3,570, with increases of 4% annually or 7.5% upon exercising renewal options. The lease receivables are measured at the present value of the future minimum lease payments expected to be received during the lease term at a discount rate of 5%.

The City leases space within its City Hall Complex to New Creations Child Care and Learning Center. The lease expires June 30, 2029, however, the City has the option to terminate the lease with at least 12 months written notice. The City considers the likelihood of cancelling the lease agreement to be less than 50%. The agreement calls for monthly lease payments of $6,785, with annual increases of 3% through the end of the lease term. There are no renewal options stated in the lease agreement. The lease receivable is measured at the present value of the future minimum lease payments expected to be received during the lease term at a discount rate of 5%.

At December 31, 2025 the City recorded $1,437,190 in lease receivables and deferred inflows of resources for these arrangements.

Total revenue recognized in relation to these leases is as follows:

	2025
Amortization of lease-related deferred inflows:	
Antenna leases	$66,624
City Hall Complex lease	79,763
Total revenue recognized resulting from deferred inflow amortization	146,387
Interest revenue	75,883
Common area maintenance charges	28,095
Total revenue recognized in relation to leased assets	$250,365

Note 4 UNAVAILABLE REVENUE

Governmental funds report deferred inflows of resources in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of unavailable revenue reported in the governmental funds are as follows:

	Property Taxes Receivable	Special Assessments Receivable	Total
Major Funds:			
General Fund	$112,941	$1,247	$114,188
Area and Unit Trunk	-	813,232	813,232
MSA Construction	-	1,800,774	1,800,774
Nonmajor Funds	-	1,196,332	1,196,332
Total	$112,941	$3,811,585	$3,924,526

Note 5 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$5,731,330	$ -	($227,371)	$ -	$5,503,959
Wetland credits	49,042	-	-	-	49,042
Construction in progress	1,805,192	29,484,135	(795,269)	(20,771,701)	9,722,357
Total capital assets, not being depreciated	7,585,564	29,484,135	(1,022,640)	(20,771,701)	15,275,358
Capital assets, being depreciated:					
Buildings	16,795,552	132,414	-	-	16,927,966
Equipment	11,062,476	1,828,339	(506,567)	-	12,384,248
Land improvements	4,226,664	247,233	-	-	4,473,897
Other equipment	161,713	-	-	-	161,713
Infrastructure	115,946,290	811,619	-	-	116,757,909
Total capital assets, being depreciated	148,192,695	3,019,605	(506,567)	-	150,705,733
Less accumulated depreciation for:					
Buildings	8,528,176	664,159	-	-	9,192,335
Equipment	6,200,507	974,620	(506,329)	-	6,668,798
Land improvements	1,394,014	169,259	-	-	1,563,273
Other equipment	129,892	2,836	-	-	132,728
Infrastructure	72,648,087	2,538,504	-	-	75,186,591
Total accumulated depreciation	88,900,676	4,349,378	(506,329)	-	92,743,725
Total capital assets being depreciated - net	59,292,019	(1,329,773)	(238)	-	57,962,008
Governmental activities capital assets - net	$66,877,583	$28,154,362	($1,022,878)	($20,771,701)	$73,237,366
Business-type activities:					
Capital assets, not being depreciated:					
Land	$374,867	$ -	$ -	$ -	$374,867
Construction in progress	6,915,299	1,984,212	(2,148,123)	20,771,701	27,523,089
Total capital assets, not being depreciated	7,290,166	1,984,212	(2,148,123)	20,771,701	27,897,956
Capital assets, being depreciated:					
Machinery and shop equipment	877,571	931,852	-	-	1,809,423
Water and sewer systems	75,595,392	2,177,023	-	-	77,772,415
Total capital assets, being depreciated	76,472,963	3,108,875	-	-	79,581,838
Less accumulated depreciation for:					
Machinery and shop equipment	318,948	189,159	-	-	508,107
Water and sewer systems	26,658,387	1,643,815	-	-	28,302,202
Total accumulated depreciation	26,977,335	1,832,974	-	-	28,810,309
Total capital assets being depreciated - net	49,495,628	1,275,901	-	-	50,771,529
Business-type activities capital assets - net	$56,785,794	$3,260,113	($2,148,123)	$20,771,701	$78,669,485

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:	
General government	$1,041,813
Public safety	452,971
Public works	2,410,986
Culture and recreation	443,270
Conservation of natural resources	338
Total depreciation expense - governmental activities	$4,349,378
Business-type activities:	
Water	$992,929
Sewer	840,045
Total depreciation expense - business-type activities	$1,832,974

Note 6 LONG-TERM DEBT

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities and equipment. City indebtedness at December 31, 2025 consisted of the following:

	Issue Date	Final Maturity Date	Interest Rate	Original Issue	Payable 12/31/2025
Governmental activities:					
General Obligation Bonds:					
G.O. Bonds, Series 2015A	08/01/15	02/01/31	2.00% - 3.00%	$3,095,000	$1,245,000
EDA Lease Revenue Bonds, Series 2015B	10/01/15	04/01/36	2.00% - 3.00%	4,350,000	2,705,000
G.O. Utility Revenue Bonds, Series 2016A	11/23/16	02/01/27	2.00%	1,420,000	300,000
G.O. Bonds, Series 2018A	12/19/18	02/01/34	3.00% - 5.00%	6,915,000	4,770,000
G.O. Utility Revenue Bonds, Series 2020A	07/08/20	02/01/35	2.00% - 4.00%	4,330,000	3,090,000
G.O. Street Reconstruction Bonds, Series 2021A	07/15/21	02/01/32	1.00% - 4.00%	1,815,000	1,310,000
G.O. Street Reconstruction Bonds, Series 2025A	07/14/25	02/01/41	4.00% - 5.00%	8,090,000	8,090,000
Total General Obligation Bonds				30,015,000	21,510,000
Special Assessment Bonds:					
G.O. Improvement Bonds, Series 2014A	11/20/14	02/01/26	0.40% - 2.30%	2,645,000	35,000
Unamortized bond premiums				1,616,235	1,067,673
Unamortized bond discounts				(12,564)	(112)
Compensated absences payable				N/A	1,156,707
Total Government Activities				$34,263,671	$23,769,268
Business-Type Activities:					
Direct Borrowings:					
G.O. Water Revenue Note, Series 2024 (MPFA)	09/30/24	08/20/44	1.947%	$15,996,190	$2,654,787
Compensated absences payable				N/A	141,629
Total Business-Type Activities				$15,996,190	$2,796,416

CHANGES IN LONG-TERM DEBT

The following is a schedule of changes in long-term debt for the year ended December 31, 2025:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Governmental Activities:					
General obligation bonds	$14,875,000	$8,090,000	$1,455,000	$21,510,000	$1,490,000
Special assessment bonds	195,000	-	160,000	35,000	35,000
Unamortized bond premiums	657,458	520,460	110,245	1,067,673	-
Unamortized bond discounts	(1,234)	-	(1,122)	(112)	-
Compensated absences payable*	1,178,755	-	(22,048)	1,156,707	834,572
Total governmental activities	$16,904,979	$8,610,460	$1,702,075	$23,769,268	$2,359,572
Business-Type Activities:					
Direct borrowings - MPFA note	$1,216,285	$1,787,692	$349,190	$2,654,787	$688,000
Compensated absences payable*	127,362	14,267	-	141,629	80,729
Total business-type activities	$1,343,647	$1,801,959	$349,190	$2,796,416	$768,729

* The change in compensated absences is presented as a net change.

DESCRIPTIONS OF LONG-TERM DEBT

General Obligation Bonds – the bonds were issued for improvements or projects which benefited the City as a whole and, therefore, are repaid from ad valorem levies.

Special Assessment Bonds – the bonds were issued to finance various improvements and will be repaid primarily from special assessments levied on the properties benefiting from the improvements. However, some issues are partly financed by ad valorem levies.

Utility Revenue Bonds – the bonds were issued to finance various utility improvements and will be repaid primarily from trunk utility charges.

Water Revenue Note – the note was issued to fund the construction of a water treatment plant and will be repaid from pledged revenues derived from charges for services of the water fund. Note proceeds are received from the Minnesota Public Facilities Authority (MPFA) o n a reimbursement basis as the project progresses. The total amount of note proceeds available to disburse to the City is $15,996,190.

The MPFA Bond Purchase and Project Loan Agreement defines Events of Default, including remedies if default were to occur. Remedies may include the following: 1) an interest penalty, 2) withhold approval of any disbursement request, 3) reject any pending application for financial assistance, 4) impose an immediate increase in the interest rate on the loan by eliminating all interest rate discounts, and 5) d emand immediate payment of all outstanding principal and interest (to the extent permitted by law).

DEBT SERVICE REQUIREMENTS

Future principal and interest payments required to retire long-term debt are as follows:

Years Ending December 31	Govermental Activities Bonded Debt		Business-Type Activities G.O. Water Revenue Note	
	Principal	Interest	Principal	Interest
2026	$1,525,000	$783,230	$688,000	$39,368
2027	1,915,000	703,208	702,000	38,293
2028	1,790,000	630,945	716,000	24,693
2029	1,865,000	560,858	548,787	10,685
2030	1,890,000	497,595	-	-
2031-2035	8,345,000	1,579,898	-	-
2035-2040	3,495,000	483,650	-	-
2041	720,000	14,400	-	-
Total	$21,545,000	$5,253,784	$2,654,787	$113,039

DEFERRED AD VALOREM TAX LEVIES – BONDED DEBT

All long-term bonded indebtedness is backed by the full faith and credit of the City, including special assessment and revenue bond issues. General Obligation bond issues are financed by ad valorem tax levies and special assessment bond issues are partially financed by ad valorem tax levies in addition to special assessments levied against the benefiting properties. When a bond issue to be financed partially or completely by ad valorem tax levies is sold, specific annual amounts of such tax levies are stated in the bond resolution and the County Auditor is notified and instructed to levy these taxes over the appropriate years. The future tax levies are subject to cancellation when and if the City has provided alternative sources of financing. The City Council is required to levy any additional taxes found necessary for full payment of principal and interest.

REVENUE PLEDGED

Future revenue pledged for the payment of long-term debt is as follows:

Bond Issue	Use of Proceeds	Revenue Pledged			Current Year	
		Type	Term of Pledge	Remaining Principal and Interest	Principal and Interest Paid	Pledged Revenue Received
2014A Improvement Bonds	Infrastructure improvements	Special assessments	2015 - 2026	$35,403	$162,645	$126,438
2015A G.O. Bonds	Infrastructure improvements	Ad valorem taxes	2016 - 2031	$1,345,056	$259,263	$269,864
2015B EDA Lease Revenue Bonds	Construction of a fire station	Ad valorem taxes	2016 - 2036	$3,284,806	$301,463	$318,557
2016A Utility Revenue Bonds	Water infrastructure improvements	Trunk utility charges via transfers	2017 - 2027	$306,000	$152,450	$152,450
2018A G.O. Bonds	Infrastructure improvements	Ad valorem taxes, special assmts, trunk charges via transfers	2019-2034	$5,536,294	$642,575	$524,177
2020A G.O. Utility Revenue Bonds	Infrastructure improvements	Trunk utility charges via transfers	2021-2035	$3,459,600	$344,500	$344,500
2021A G.O. Street Reconstruction Bonds	Infrastructure improvements	Ad valorem taxes	2021-2032	$1,388,222	$196,295	$209,575
2024 G.O. Water Revenue Note (MPFA)	Water treatment plant	Water fund charges for services	2025-2044	$2,767,827	$367,421	$2,316,472
2025A G.O. Street Reconstruction and Utility Revenue Bonds	Infrastructure improvements	Ad valorem taxes, special assmts, trunk charges via transfers	2025-2041	$11,443,402	$ -	$194,000

Note 7 DEFINED BENEFIT PENSION PLANS – PERA

A. PLAN DESCRIPTION

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). These plan provisions are established and administered according to Minnesota Statutes Chapters 353, 353D, 353E, 353G and 356. Minnesota Statutes chapter 356 defines each plan's financial reporting requirements. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

1. General Employees Retirement Plan (General Plan)

   Membership in the General Plan includes employees of counties, cities, townships, schools in non-certified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

2. Public Employees Police and Fire Retirement Plan (Police and Fire Plan)

   Membership in the Police and Fire Plan includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes section 353.64 and who are not earning

service credit in any other PERA retirement plan or a local relief association for the same service. Employers can provide Police and Fire Plan coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the entity's governing body. The resolution must state that the position meets plan requirements.

B. BENEFITS PROVIDED

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state legislature. Vested, terminated employees who are entitled to benefits but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

1. General Employees Plan Benefits

   The General Employees Plan requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for General Plan members. Members hired prior to July 1, 1989 receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, General Plan members receive 1.2% of the highest average salary for each of the first ten years of service and 1.7% for each additional year. Under the Level formula, General Plan members receive 1.7% of the highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90 and normal retirement age is 65. Members can receive a reduced requirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by 0.25% for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of 0.25% for each month the member is younger than age 62. The Level formula allows General Plan members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

   Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. The 2025 annual increase was 1.25%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a prorated increase.

2. Police and Fire Plan Benefits

   Benefits for Police and Fire Plan members hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50% vested after five years of service and 100% vested after ten years. After five years, vesting increases by 10% each full year of service until members are 100% vested after ten years. Police and Fire Plan members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417% each month members are younger than age 55.

   Benefit increases are provided to benefit recipients each January. The postretirement increase is fixed at 1%. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June

30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months but less than 36 months as of the June 30 before the effective date of the increase will receive a prorated increase.

C. CONTRIBUTIONS

Minnesota Statutes Chapters 353, 353E, 353G, and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

1. General Employees Fund Contributions

   General Plan members were required to contribute 6.50% of their annual covered salary in fiscal year 2025 and the City was required to contribute 7.50% for General Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2025 were $352,285. The City's contributions were equal to the required contributions as set by state statute.

2. Police and Fire Fund Contributions

   Police and Fire Plan members were required to contribute 11.80% of their annual covered salary in fiscal year 2025 and the City was required to contribute 17.70% for Police and Fire Plan members. The City's contributions to the Police and Fire Fund for the year ended December 31, 2025 were $600,124. The City's contributions were equal to the required contributions as set by state statute.

D. PENSION COSTS

1. General Employees Fund Pension Costs

   At December 31, 2025, the City reported a liability of $1,618,242 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of $16 million. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $39,037.

City's proportionate share of the net pension liability	$1,618,242
State of Minnesota's proportionate share of the net pension liability associated with the City	39,037
Total	$1,657,279

The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0488% at the end of the measurement period and 0.0488% for the beginning of the period.

For the year ended December 31, 2025, the City recognized pension expense of $87,362 for its proportionate share of the General Plan's pension expense. In addition, the City recognized an additional ($5,988) as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $16 million to the General Employees Fund.

At December 31, 2025, the City reported General Employees Fund deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$154,184	$ -
Changes in actuarial assumptions	38,989	372,414
Net difference between projected and actual earnings on pension plan investments	-	647,758
Changes in proportion	112,582	63,122
Employer contributions subsequent to the measurement date	181,794	-
Total	$487,549	$1,083,294

The $181,794 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Pension Expense
2026	($105,280)
2027	(335,815)
2028	(221,422)
2029	(115,022)
2030	-
Thereafter	-

2. Police and Fire Fund Pension Costs

At December 31, 2025, the City reported a liability of $2,485,452 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2025 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.2121% at the end of the measurement period and 0.2256% for the beginning of the period.

The State of Minnesota contributed $18 million to the Police and Fire Fund in the plan fiscal year ended June 30, 2025. The contribution consisted of $9 million in direct state aid that meets the definition of a special funding situation and $9 million in supplemental state aid that does not meet the definition of a special funding situation. The $9 million direct state aid was paid on October 1, 2024. The direct state aid payment will increase by $17.7 million which was paid on October 1, 2025. Thereafter, by October 1 of each year, the state will pay $26.7 million to the Police and Fire Fund until the fund is 110% funded for a minimum of three consecutive years (on an actuarial value of assets

basis). The $9 million in supplemental state aid will continue until the fund and the State Patrol Plan (administered by the Minnesota State Retirement System) are 100% funded for three consecutive years (on an actuarial value of assets basis). The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $86,158.

City's proportionate share of the net pension liability	$2,485,452
State of Minnesota's proportionate share of the net pension liability associated with the City	86,158
Total	$2,571,610

For the year ended December 31, 2025, the City recognized pension expense of $603,796 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized an additional $41,687 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $9 million to the Police and Fire Fund special funding situation.

The State of Minnesota is not included as a non-employer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the $9 million in supplemental state aid, because this contribution was not considered to meet the definition of a special funding situation. The City recognized $19,092 for the year ended December 31, 2025 as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund.

At December 31, 2025, the City reported Police and Fire Fund deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$1,130,919	$ -
Changes in actuarial assumptions	1,760,500	3,064,792
Net difference between projected and actual earnings on pension plan investments	-	1,147,893
Changes in proportion	338,067	579,074
Employer contributions subsequent to the measurement date	296,268	-
Total	$3,525,754	$4,791,759

The $296,268 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Pension Expense
2026	$420,782
2027	(591,551)
2028	(1,220,753)
2029	(199,456)
2030	28,705
Thereafter	-

The net pension liability will be liquidated by the general, water, sewer, and storm water funds.

E. ACTUARIAL METHODS AND ASSUMPTIONS

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2025, using the entry-age normal actuarial cost method and the following actuarial assumptions:

Inflation	2.25% per year
Investment Rate of Return	7.00%

The long-term investment rate of return is based on a review of inflation and investment return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7.00% is within that range.

Benefit increases after retirement are assumed to be 1.50% for the General Plan and 1.00% for the Police and Fire Plan.

Salary growth assumptions in the General Plan range in annual increments from 11.50% after one year of service to 3.0% after 27 years of service. In the Police and Fire Plan, salary growth assumptions range in annual increments from 10.75% after one year of service to 3.0% after 23 years of service.

Mortality rates for the General Plan are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the Police and Fire Plan are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Plan are reviewed every four years. The General Plan was last reviewed in 2022. The assumption changes were adopted by the board and became effective with the July 1, 2023 actuarial valuation. The Police and Fire Plan was reviewed in 2024. The assumption changes were adopted by the board and became effective with the July 1, 2025 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2025:

General Employees Fund
Changes in Actuarial Assumptions:

- The combined service annuity loading factors increased from 15% to 19% for vested terminated members and from 3% to 44% for non-vested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25% to 1.50%.

Changes in Plan Provisions:

- The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1.00% and 1.75%, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.50%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1.00% and 1.50%.
- The 1.00% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

Police and Fire Fund

Changes in Actuarial Assumptions:

- Assumed rates of salary increases were reduced slightly.
- Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements.
- Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment.
- Assumed rates of disabled retirement were significantly increased, especially for ages over age 30.
- Continued use of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience.
- Percent married assumption for female retirees lowered from 70% to 65%.
- Minor changes were made to form of payment assumptions for retirees.
- Minor changes were made to assumptions made with respect to missing participant data.
- The combined service annuity load changed from 33% to 13% for vested, terminated members and from 2% to 38% for non-vested, terminated members.

Changes in Plan Provisions:

- The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase).
- The January 1, 2026 benefit increase changed from 1.00% to 3.00%; subsequent January 1 increases will be 1.00%.
- The threshold to end the $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 90% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years to 100% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis).
- The threshold to end the additional $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 100% funded for a minimum of three consecutive years to 110% funded for a minimum of three consecutive years (on an actuarial value of assets basis).
- An additional $17.7 million in direct state aid will be paid annually each October 1 beginning October 1, 2025 through June 30, 2048.
- Joint and survivor actuarial equivalent factors were updated to reflect changes in assumptions.

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	33.5%	5.10%
International equity	16.5%	5.30%
Fixed income	25.0%	0.75%
Private markets	25.0%	5.90%
Totals	100%	

F. DISCOUNT RATE

The discount rate used to measure the total pension liability in 2025 was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Plan and Police and Fire Plan were projected to be available to make all projected future benefit payments of current plan members. The long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

G. PENSION LIABILITY SENSITIVITY

The following presents the City's proportionate share of the net pension liability, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current discount rate:

	1% Decrease in Discount Rate	Current Discount Rate	1% Increase in Discount Rate
Proportionate share of the General Plan net pension liability	$3,930,455	$1,618,242	($257,484)
Proportionate share of the Police and Fire Plan net pension liability	$6,512,411	$2,485,452	($821,317)

H. PENSION PLAN FIDUCIARY NET POSITION

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained at www.mnpera.org.

I. PENSION EXPENSE

Pension expense recognized by the City for the year ended December 31, 2025 is as follows:

General Plan	$81,375
Police and Fire Plan	645,484
Fire Relief (Note 8)	(9,026)
Total	$717,833

Note 8 DEFINED BENEFIT PENSION PLAN – FIRE DIVISION

A. PLAN DESCRIPTION

The Lino Lakes Public Safety Department – Fire Division participates in the Statewide Volunteer Firefighter Retirement Plan (accounted for in the Volunteer Firefighter Fund), an agent multiple-employer lump-sum defined benefit pension plan administered by the Public Employees Retirement Association of Minnesota (PERA). The Volunteer Firefighter Plan covers volunteer firefighters of municipal fire departments or independent nonprofit firefighting corporations that have elected to join the plan. As of December 31, 2024 (measurement date), the plan covered 19 active firefighters and three vested terminated firefighters whose pension benefits are deferred. The plan is established and administered in accordance with *Minnesota Statutes*, Chapter 353G.

B. BENEFITS PROVIDED

The Volunteer Firefighter Plan provides retirement, death, and supplemental benefits to covered firefighters and survivors. Benefits are paid based on the number of years of service multiplied by a benefit level approved by the City. Members are eligible for a lump-sum retirement benefit at 50 years of age with five years of service. Plan provisions include a pro-rated vesting schedule that increases from 5 years at 40% through 20 years at 100%.

C. CONTRIBUTIONS

The Volunteer Firefighter Plan is funded by fire state aid, investment earnings and, if necessary, employer contributions as specified in *Minnesota Statutes*, and voluntary City contributions. The State of Minnesota contributed $193,547 in fire state aid to the plan for the year ended December 31, 2024. Required employer contributions are calculated annually based on statutory provisions. The City's statutorily-required contributions to the Volunteer Firefighter Fund for the year ended December 31, 2024 were $0. The City's contributions were equal to the required contributions as set by state statute, if applicable.

D. PENSION COSTS

As of December 31, 2025, the City reported a net pension asset of $937,209 for the Volunteer Firefighter Fund. The net pension asset was measured as of December 31, 2024. The total pension liability used to calculate the net pension asset in accordance with GASB 68 was determined by PERA applying an actuarial formula to specific census data certified by the fire department. The following table presents the changes in the net pension asset during the year:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Asset (b-a)
Beginning balance December 31, 2024	$594,010	$1,289,595	$695,585
Changes for the year:			
Service cost	61,649	-	(61,649)
Interest on pension liability	38,689	-	(38,689)
Actuarial experience (gains) / losses	(16,166)	-	16,166
Projected investment earnings	-	82,473	82,473
Asset (gain) loss	-	51,726	51,726
Contributions - employer	-	-	-
Contributions - State of MN	-	193,547	193,547
Benefit payments	(21,703)	(21,703)	-
PERA administrative fee	-	(1,950)	(1,950)
Net changes	62,469	304,093	241,624
Balance end of year December 31, 2025	$656,479	$1,593,688	$937,209

There were no benefit provision changes during the measurement period.

For the year ended December 31, 2025, the City recognized pension expense of ($9,026).

At December 31, 2025, the City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between projected and actual investment earnings	$ -	$20,617
Differences between expected and actual economic experience	11,870	34,134
Total	$11,870	$54,751

Amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Pension Expense
2026	$13,123
2027	8,135
2028	(32,098)
2029	(12,903)
2030	(2,557)
Thereafter	(16,581)

E. ACTUARIAL ASSUMPTIONS

The total pension liability at December 31, 2024 was determined using the entry age normal actuarial cost method and the following actuarial assumptions:

- Retirement eligibility at the later of age 50 or 20 years of service
- Investment rate of return of 6.0%
- Inflation rate of 3.0%

There were no changes in actuarial assumptions in 2024.

F. DISCOUNT RATE

The discount rate used to measure the total pension liability was 6.0%. The projection of cash flows used to determine the discount rate assumed that contributions to the Volunteer Firefighter Fund will be made at a rate equal to the actuarially determined contribution rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

G. PENSION LIABILITY SENSITIVITY

The following presents the City's net pension asset for the Volunteer Firefighter Fund, calculated using the assumed discount rate as well as what the City's net pension asset would be if it were calculated using a discount rate 1% lower or 1% higher than the current discount rate:

	1% Decrease in Discount Rate (5.0%)	Current Discount Rate (6.0%)	1% Increase in Discount Rate (7.0%)
Net pension asset	$898,616	$937,209	$974,153

H. PLAN INVESTMENTS

1. Investment Policy

The Minnesota State Board of Investment (SBI) is established by Article XI of the Minnesota Constitution to invest all state funds. Its membership as specified in the Constitution is comprised of the governor (who is designated as chair of the board), state auditor, secretary of state and state attorney general.

All investments undertaken by the SBI are governed by the prudent person rule and other standards codified in *Minnesota Statutes,* Chapter 11A and Chapter 353G.

Within the requirements defined by state law, the SBI, with assistance of the SBI staff and the Investment Advisory Council, establishes investment policy for all funds under its control. These investment policies are tailored to the particular needs of each fund and specify investment objectives, risk tolerance, asset allocation, investment management structure and specific performance standards. Studies guide the on-going management of the funds and are updated periodically.

2. Asset Allocation

To match the long-term nature of the pension obligations, the SBI maintains a strategic asset allocation for the Volunteer Firefighter Plan that includes allocations to domestic equity, international equity, bonds and cash equivalents. The long-term target asset allocation and long-term expected real rate of return is the following:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Stocks	35%	5.10%
International Stocks	15%	5.30%
Bonds	45%	0.75%
Cash	5%	0.00%
	100%	

The 6% long-term expected rate of return on pension plan investments was determined using a building-block method. Best estimates for expected future real rates of return (expected returns, net of inflation) were developed for each asset class using both long-term historical returns and long-term capital market expectations from a number of investment management and consulting organizations. The asset class estimates and the target allocations were then combined to produce a geometric, long-term expected real rate of return for the portfolio. Inflation expectations were applied to derive the nominal rate of return for the portfolio.

3. Description of Significant Investment Policy Changes During the Year

The SBI made no significant changes to their investment policy during fiscal year 2024 for the Volunteer Firefighter Fund.

I. PENSION PLAN FIDUCIARY NET POSITION

Detailed information about the Volunteer Firefighter Fund's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained at www.mnpera.org.

Note 9 POST-EMPLOYMENT BENEFITS OTHER THAN PENSIONS (OPEB)

A. PLAN DESCRIPTION

In addition to providing the pension benefits described in Notes 7 and 8, the City provides post-employment health care benefits, as defined in paragraph B, through its group health insurance plan (the plan). The plan is a single-employer defined benefit OPEB plan administered by the City. The authority to provide these benefits is established in Minnesota Statutes Sections 471.61 Subd. 2a and 299A.465. The benefits, benefit levels, employee contributions and employer contributions are governed by the City and can be amended by the City through its personnel manual and collective bargaining agreements with employee groups. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. The plan does not issue a stand-alone financial report.

B. BENEFITS PROVIDED

The City is required by State Statute to allow retirees to continue participation in the City's group health insurance plan if the individual terminates service with the City through service retirement or disability retirement. Active employees, who retire from the City when over age 50 and with 20 years of service, may continue coverage with respect to both themselves and their eligible dependent(s) under the City's health benefits program until age 65.

The City provides health coverage for peace officers or firefighters disabled or killed in the line of duty in accordance with Minnesota Statute 299A.465. The amount of coverage provided is equal to the employer portion of health insurance premiums that would have otherwise been paid if the officer or firefighter was an active employee.

All health care coverage is provided through the City's group health insurance plans. The retiree is required to pay 100% of their premium cost for the City-sponsored group health insurance plan in which they participate. The premium is a blended rate determined on the entire active and retiree population. Since the projected claims costs for retirees exceed the blended premium paid by retirees, the retirees are receiving an implicit rate subsidy (benefit). The coverage levels are the same as those afforded to active employees. Upon a retiree reaching age 65, Medicare becomes the primary insurer and the City's plan becomes secondary.

C. PARTICIPANTS

As of the January 1, 2025 actuarial valuation, participants of the plan consisted of:

Active employees	66
Inactive employees or beneficiaries currently receiving benefits	3
Total	69

D. TOTAL OPEB LIABILITY AND CHANGES IN TOTAL OPEB LIABILITY

The City's total OPEB liability of $914,361 was measured as of December 31, 2025 and was determined by an actuarial valuation as of January 1, 2025. Changes in the total OPEB liability during 2025 were:

Balance - beginning of year	$841,031
Changes for the year:	
Service cost	62,209
Interest	37,933
Differences between expected and actual experience	(143,406)
Changes in assumptions	150,856
Benefit payments	(34,262)
Net changes	73,330
Balance - end of year	$914,361

The OPEB liability will be liquidated by the general, rookery activity center, water, sewer, and storm water funds. The current portion of the OPEB liability is not material to the financial statements and therefore, is not presented separately from the amount due in more than one year on the statement of net position.

E. ACTUARIAL ASSUMPTIONS AND OTHER INPUTS

The total OPEB liability in the January 1, 2025 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.00%
Salary increases	3.00%
Discount rate	4.43%
Investment rate of return	N/A
Healthcare cost trend rates	6.20% for 2025, gradually decreasing to an ultimate rate of 4.10% for 2074 and beyond
Retirees' share of benefit-related costs	100%

Since the plan is funded on a pay-as-you-go basis, both the discount rate and the investment rate of return were based on the 20-year AA rated municipal bond rate as of December 31, 2025, obtained from https://www.spglobal.com/spdji/en/indices/fixed-income/sp-municipal-bond-20-year-high-grade-rate-index/#overview.

Pre-retirement, post-retirement and disability mortality rates were based on the Pub-2010 General/Safety Employees, Retirees and Disabled Retirees Headcount-Weighted Mortality with Improvement Scale MP-2021, respectively.

Based on past experience of the plan, 50% of future retirees are assumed to continue medical coverage until age 65. 15% of future pre-Medicare retirees are assumed to select spousal coverage. No spousal coverage is assumed for other future retirees. Retirement rates for police/fire employees are assumed to be 40% at age 55, 25% at age 60, 40% at age 65 and 100% at age 70. Retirement rates for other City employees are assumed to be 5% at age 55, 8% at age 60 and 100% at age 65.

F. SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE DISCOUNT RATE

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1% lower (3.43%) or 1% higher (5.43%) than the current discount rate:

	1% Decrease 3.43%	Discount Rate 4.43%	1% Increase 5.43%
Total OPEB liability	$1,003,469	$914,361	$832,733

G. SENSITIVITY OF THE TOTAL OPEB LIABILITY TO CHANGES IN THE HEALTHCARE COST TREND RATES

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (5.2% decreasing to 4.4%) or 1% higher (7.2% decreasing to 6.4%) than the current healthcare cost trend rates:

	1% Decrease (5.2% decreasing to 3.1%)	Healthcare Cost Trend Rates (6.2% decreasing to 4.1%)	1% Increase (7.2% decreasing to 5.1%)
Total OPEB liability	$780,003	$914,361	$1,078,011

H. OPEB EXPENSE AND DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES RELATED TO OPEB

For the year ended December 31, 2025, the City recognized $78,512 of OPEB expense. At December 31, 2025, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$185,810	$366,611
Changes in assumptions	205,545	67,332
Total	$391,355	$433,943

Deferred outflows and inflows of resources relate almost exclusively to the public safety function, and therefore, have been allocated entirely to governmental activities.

Amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	OPEB Expense
2026	($21,630)
2027	(21,630)
2028	(21,630)
2029	(21,630)
2030	34
Thereafter	43,898
	($42,588)

Note 10 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

A. DEFICIT FUND BALANCES

Deficit fund balances at December 31, 2025 are as follows:

	Fund Balance Deficit	Future Funding Source
Major Funds:		
Capital Equipment Replacement	($656,651)	Property taxes
Nonmajor Funds:		
Tax Increment Financing 1-11	(848,915)	Tax increment collections
Public Works Facility Construction	(330,562)	Bond proceeds

B. EXPENDITURES IN EXCESS OF BUDGET

The following is a listing of departments within the General Fund that exceeded budget appropriations:

	Final Budget	Actual	Overage
General government:			
Administration	$718,433	$778,379	$59,946
Finance	840,540	999,629	159,089
Legal consultants	148,000	168,792	20,792
Engineering	100,459	219,106	118,647
Public safety:			
Fire	1,306,895	1,589,621	282,726

Note 11 INTERFUND RECEIVABLES AND PAYABLES

Short-term advances to funds that have insufficient cash balances are classified as advances to/from other funds. Long-term interfund loans are classified as interfund loan receivable/payable. A summary of interfund receivables and payables at December 31, 2025 is as follows:

	Receivable	Payable
Short-term advances:		
Nonmajor Funds:		
Closed Bond	$230,678	$ -
Comp Plan Update	-	230,678
	$230,678	$230,678
Long-term interfund loans:		
Major Funds:		
Capital Equipment Replacement	$ -	$1,587,543
Sewer Fund	2,146,653	-
Nonmajor Funds:		
Building and Facilities	293,060	-
Tax Increment Financing 1-11	-	852,170
	$2,439,713	$2,439,713

Note 12 INTERFUND TRANSFERS

Individual fund transfers for fiscal year 2025 are as follows:

	Transfer In	Transfer Out
Major Funds:		
General Fund	$ -	$147,205
Area and Unit Trunk	2,565,829	823,388
MSA Construction	256,493	55,000
2024 / 2025 Street Reconstruction		703,389
Water Fund	-	2,565,829
Nonmajor governmental funds	1,722,489	250,000
Total		
	$4,544,811	$4,544,811

During 2025, transfers were made to provide funding for capital improvement projects and capital outlay in accordance with the City's Five-Year Financial Plan. Transfers were also made to relieve deficit fund balance, provide resources for debt service payments, and to allocate financial resources to funds that received benefit from services provided by another fund. These transfers are routine and consistent with past practices.

Note 13 FUND BALANCE

At December 31, 2025, a summary of the governmental fund balance classifications is as follows:

	General Fund	The Rookery Activity Center	Capital Equipment Replacement	Area and Unit Trunk	MSA Construction	2024 / 2025 Street Reconstruction	Other Governmental Funds	Total
Nonspendable:								
Prepaid items	$466,588	$24,287	$ -	$ -	$ -	$ -	$ -	$490,875
Corpus of permanent fund	-	-	-	-	-	-	100,000	100,000
Total nonspendable	466,588	24,287	-	-	-	-	100,000	590,875
Restricted for:								
Capital improvements	-	-	-	-	-	1,334,717	-	1,334,717
Debt service	-	-	-	-	-	-	4,010,909	4,010,909
Park improvements	-	-	-	-	-	-	1,429,462	1,429,462
Economic development	-	-	-	-	-	-	225,000	225,000
Local affordable housing	-	-	-	-	-	-	344,575	344,575
Blue Heron Days	-	-	-	-	-	-	16,216	16,216
Narcotics & forfeiture funds	-	-	-	-	-	-	74,641	74,641
K-9 Unit purposes	-	-	-	-	-	-	2,047	2,047
Public safety aid	-	-	-	-	-	-	349,479	349,479
Tax increment purposes	-	-	-	-	-	-	355,795	355,795
Environmental purposes	-	-	-	-	-	-	56,295	56,295
Total restricted	-	-	-	-	-	1,334,717	6,864,419	8,199,136
Committed for:								
Veteran's Memorial	50,000	-	-	-	-	-	-	50,000
Rookery Activity Center	-	288,098	-	-	-	-	-	288,098
Economic development	-	-	-	-	-	-	47,339	47,339
Cable TV and communications purposes	-	-	-	-	-	-	246,962	246,962
Total committed	50,000	288,098	-	-	-	-	294,301	632,399
Assigned for:								
Capital improvements	-	-	-	6,191,719	3,786,977	73,866	8,389,445	18,442,007
Unassigned	9,713,191	-	(656,651)	-	-	-	(1,179,477)	7,877,063
Total fund balance	$10,229,779	$312,385	($656,651)	$6,191,719	$3,786,977	$1,408,583	$14,468,688	$35,741,480

Note 14 TAX INCREMENT DISTRICTS

The City is the administrating authority for tax increment districts which are subject to review by the State of Minnesota Office of the State Auditor (OSA). Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which could have a material effect on the financial statements.

The following table reflects values at December 31, 2025:

	TIF 1-11 Legacy at Woods Edge	TIF 1-13 Lyngblomsten
Authorizing law	M.S. 469	M.S. 469
Year established	2005	2019
Final year of district	2031	2030
Net tax capacity:		
Original	$15,468	$14,101
Current	496,565	555,170
Captured - retained	$481,097	$541,069

The City provides tax abatements pursuant to Minnesota Statutes 469.174 to 469.1794 (Tax Increment Financing) through a pay-as-you-go note program. Tax increment financing (TIF) can be used to encourage private development, redevelopment, renovation and renewal, growth in low to moderate income housing, and economic development within the City. TIF captures the increase in tax capacity and property taxes from development or redevelopment to provide funding for the related project.

Tax increment revenue from TIF District 1-11 was used to finance debt service payments on the G.O. Improvement Bonds of 2016B. The bonds matured in 2021. Future tax increment collections will eliminate the deficit in TIF Fund 1-11.

TIF District 1-13 has an outstanding pay-as-you-go revenue note. The Tax Increment Revenue Note was issued in the principal sum of $3,656,000. The note is not a general obligation of the City and is payable solely from available tax increments. Accordingly, the note is not reflected in the financial statements of the City. Principal payments are due February 1st and August 1st and are equal to 95% of the tax increment revenues collected in the preceding six months. Current year payments on the note totaled $413,659 and the outstanding balance as of December 31, 2025 was $3,082,830.

Note 15 COMMITMENTS AND CONTINGENCIES

A. LITIGATION

During 2024, the City was named in a lawsuit pertaining to development. Discovery closed in October 2025. The City moved for summary judgment and the motion was heard and taken under advisement on April 28, 2026. The City denies liability and is defending its interests in the litigation. At this time, the outcome or any potential loss cannot be reasonably estimated.

B. FEDERAL AND STATE FUNDS

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with the terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the City at December 31, 2025.

C. COMMITTED CONTRACTS

At December 31, 2025, the City had commitments of $8,686,000 for uncompleted construction contracts.

Note 16 RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets, errors and omissions, injuries to employees and natural disasters.

Workers compensation coverage is provided through a pooled self-insurance program through the League of Minnesota Cities Insurance Trust (LMCIT). The City pays an annual premium to LMCIT. The City is subject to supplemental assessments if deemed necessary by the LMCIT. The LMCIT reinsures through Workers Compensation Reinsurance Association (WCRA) as required by law. For workers compensation, the City is not subject to a deductible. The City's workers compensation coverage is retrospectively rated. With this type of coverage, final premiums are determined after loss experience is known. The amount of premium adjustment, if any, is considered immaterial and not recorded until received or paid.

Property and casualty insurance is provided through a pooled self-insurance program through the LMCIT. The City pays an annual premium to the LMCIT. The City is subject to supplemental assessments if deemed necessary by the LMCIT. The LMCIT reinsures through commercial companies for claims in excess of various amounts. The City retains risk for the deductible portion of the insurance policies and for any exclusions from the insurance policies. These amounts are considered immaterial to the financial statements.

The City continues to carry commercial insurance for all other risks of loss, including disability and employee health insurance.

There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three fiscal years.

Note 17 RECENTLY ISSUED ACCOUNTING STANDARDS

The Governmental Accounting Standards Board (GASB) recently approved the following statements which were not implemented for these financial statements:

Statement No. 103 *Financial Reporting Model Improvements.* The provisions of this Statement are effective for reporting periods beginning after June 15, 2025.

Statement No. 104 *Disclosure of Certain Capital Assets.* The provisions of this Statement are effective for Reporting periods beginning after June 15, 2025.

Statement No. 105 *Subsequent Events*. The provisions of this Statement are effective for reporting periods beginning after June 15, 2026.

The effect these standards may have on future financial statements is not determinable at this time.

Note 18 CHANGE IN REPORTING ENTITY

During 2025, the 2024 / 2025 Street Reconstruction fund was changed from a nonmajor governmental fund to a major governmental fund. As a result, fund balance was adjusted as follows:

	2024 / 2025 Street Reconstruction	Other Governmental Funds
Fund balance - January 1, as previously presented	$ -	$12,795,061
Change within financial reporting entity (nonmajor to major fund)	(218,947)	218,947
Fund balance - January 1, as adjusted	($218,947)	$13,014,008

Note 19 SUBSEQUENT EVENTS

On May 18, 2026, the City's Economic Development Authority issued $26,185,000 Lease Revenue Bonds, Series 2026A to finance the acquisition, construction and equipping of a public works facility. Debt service payments are due semi-annually beginning February 1, 2027 through February 1, 2047.

On May 18, 2026, the City issued $8,355,000 General Obligation Bonds, Series 2026A to finance public infrastructure and utility system improvements in connection with the Otter Lake Road extension project. Debt service payments are due semi-annually beginning February 1, 2027 through February 1, 2042.

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REQUIRED SUPPLEMENTARY INFORMATION

	Budgeted Amounts		2025 Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
General propery taxes:				
Current and delinquent	$11,348,814	$11,348,814	$11,098,708	($250,106)
Penalties and interest	1,000	1,000	711	(289)
Total general property taxes	11,349,814	11,349,814	11,099,419	(250,395)
Other taxes	155,000	155,000	149,219	(5,781)
Licenses and permits:				
Business	80,748	80,748	74,814	(5,934)
Non-business	892,961	892,961	1,084,688	191,727
Total licenses and permits	973,709	973,709	1,159,502	185,793
Special assessments	-	-	435	435
Intergovernmental:				
Federal:				
OTS grant	30,000	30,000	126,085	96,085
State:				
Police state aid	300,000	300,000	341,843	41,843
Fire state aid	180,000	180,000	222,385	42,385
MSA maintenance	295,000	295,000	326,186	31,186
Other	23,500	23,500	31,528	8,028
County solid waste grant	93,304	93,304	85,135	(8,169)
Total intergovernmental	921,804	921,804	1,133,162	211,358
Charges for services:				
General government	243,196	243,196	278,477	35,281
Public safety	190,800	190,800	255,302	64,502
Public works	12,000	12,000	10,294	(1,706)
Culture and recreation	5,000	5,000	6,975	1,975
Total charges for services	450,996	450,996	551,048	100,052
Fines and forfeits	76,000	76,000	88,086	12,086
Investment earnings	75,000	75,000	412,925	337,925
Miscellaneous:				
Refunds and reimbursements	46,000	46,000	55,996	9,996
Other	2,000	2,000	6,801	4,801
Total miscellaneous	48,000	48,000	62,797	14,797
Total revenues	14,050,323	14,050,323	14,656,593	606,270

See accompanying notes to the required supplementary information.

	Budgeted Amounts		2025 Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Expenditures:				
General government:				
Mayor and city council:				
Current:				
Personal services	52,545	52,545	52,590	(45)
Supplies	-	-	105	(105)
Other services and charges	78,900	78,900	67,159	11,741
Contractual services	27,130	27,130	28,826	(1,696)
Total mayor and city council	158,575	158,575	148,680	9,895
Administration:				
Current:				
Personal services	629,481	629,481	688,359	(58,878)
Other services and charges	41,947	41,947	33,186	8,761
Contractual services	47,005	47,005	56,834	(9,829)
Total administration	718,433	718,433	778,379	(59,946)
Elections:				
Current:				
Personal services	18,267	18,267	12,622	5,645
Supplies	1,000	1,000	1	999
Other services and charges	2,100	2,100	4,043	(1,943)
Total elections	21,367	21,367	16,666	4,701
Charter commission:				
Current:				
Other services and charges	9,980	9,980	1,415	8,565
Finance:				
Current:				
Personal services	345,306	345,306	267,320	77,986
Supplies	1,000	1,000	560	440
Other services and charges	389,834	389,834	627,077	(237,243)
Contractual services	104,400	104,400	104,672	(272)
Total finance	840,540	840,540	999,629	(159,089)
Legal consultants:				
Current:				
Other services and charges	148,000	148,000	168,792	(20,792)
Planning and zoning:				
Current:				
Personal services	138,966	138,966	138,452	514
Other services and charges	16,450	16,450	12,310	4,140
Contractual services	39,660	39,660	18,081	21,579
Total planning and zoning commission	195,076	195,076	168,843	26,233

See accompanying notes to the required supplementary information.

	Budgeted Amounts		2025 Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Expenditures: (continued)				
General government: (continued)				
Engineering:				
Current:				
Other services and charges	100,459	100,459	219,106	(118,647)
Total engineering	100,459	100,459	219,106	(118,647)
Government buildings:				
Current:				
Personal services	113,141	113,141	71,605	41,536
Supplies	49,900	49,900	54,106	(4,206)
Other services and charges	457,465	457,465	459,613	(2,148)
Contractual services	34,240	34,240	29,562	4,678
Total government buildings	654,746	654,746	614,886	39,860
Total general government	2,847,176	2,847,176	3,116,396	(269,220)
Public safety:				
Police:				
Current:				
Personal services	4,996,862	4,996,862	4,717,935	278,927
Supplies	96,510	96,510	74,676	21,834
Other services and charges	199,153	199,153	253,837	(54,684)
Contractual services	80,823	80,823	85,150	(4,327)
Capital outlay	-	-	1,415	(1,415)
Total police	5,373,348	5,373,348	5,133,013	240,335
Fire:				
Current:				
Personal services	1,081,577	1,081,577	1,303,977	(222,400)
Supplies	32,025	32,025	20,229	11,796
Other services and charges	141,535	141,535	159,482	(17,947)
Contractual services	51,758	51,758	105,933	(54,175)
Total fire protection	1,306,895	1,306,895	1,589,621	(282,726)
Building inspection:				
Current:				
Personal services	502,014	502,014	418,243	83,771
Supplies	1,550	1,550	1,178	372
Other services and charges	23,640	23,640	4,162	19,478
Contractual services	37,740	37,740	66,423	(28,683)
Total building inspection	564,944	564,944	490,006	74,938
Total public safety	7,245,187	7,245,187	7,212,640	32,547

See accompanying notes to the required supplementary information.

	Budgeted Amounts		2025 Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Expenditures: (continued)				
Public works:				
Streets:				
Current:				
Personal services	751,577	751,577	733,571	18,006
Supplies	235,500	235,500	170,993	64,507
Other services and charges	225,500	225,500	226,059	(559)
Contractual services	71,500	71,500	69,880	1,620
Total streets	1,284,077	1,284,077	1,200,503	83,574
Fleet:				
Current:				
Personal services	303,392	303,392	311,454	(8,062)
Supplies	236,300	236,300	259,421	(23,121)
Other services and charges	119,435	119,435	105,224	14,211
Contractual services	131,600	131,600	104,516	27,084
Total fleet	790,727	790,727	780,615	10,112
Total public works	2,074,804	2,074,804	1,981,118	93,686
Culture and recreation:				
Parks:				
Current:				
Personal services	707,532	707,532	682,928	24,604
Supplies	66,000	66,000	110,261	(44,261)
Other services and charges	75,600	75,600	59,017	16,583
Contractual services	254,200	254,200	161,982	92,218
Total parks	1,103,332	1,103,332	1,014,188	89,144
Total culture and recreation	1,103,332	1,103,332	1,014,188	89,144

See accompanying notes to the required supplementary information.

	Budgeted Amounts		2025 Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Expenditures: (continued)				
Conservation of natural resources:				
Environmental:				
Current:				
Personal services	59,151	59,151	50,505	8,646
Supplies	1,000	1,000	-	1,000
Other services and charges	9,500	9,500	6,198	3,302
Contractual services	1,409	1,409	1,184	225
Total environmental	71,060	71,060	57,887	13,173
Solid waste abatement:				
Current:				
Personal services	58,364	58,364	35,438	22,926
Supplies	1,100	1,100	1,512	(412)
Other services and charges	8,100	8,100	1,439	6,661
Contractual services	25,740	25,740	23,884	1,856
Total solid waste abatement	93,304	93,304	62,273	31,031
Forestry:				
Current:				
Personal services	35,226	35,226	34,369	857
Supplies	3,250	3,250	397	2,853
Other services and charges	380	380	245	135
Contractual services	75,000	75,000	25,853	49,147
Total forestry	113,856	113,856	60,864	52,992
Total conservation of natural resources	278,220	278,220	181,024	97,196
Community development:				
Economic development:				
Current:				
Personal services	429	429	215	214
Other services and charges	14,730	14,730	9,773	4,957
Contractual services	83,200	83,200	72,738	10,462
Total economic development	98,359	98,359	82,726	15,633
Community development:				
Current:				
Personal services	314,568	314,568	255,489	59,079
Supplies	100	100	20	80
Other services and charges	10,800	10,800	7,005	3,795
Contractual services	2,777	2,777	854	1,923
Total community development	328,245	328,245	263,368	64,877
Total community development	426,604	426,604	346,094	80,510

See accompanying notes to the required supplementary information.

	Budgeted Amounts		2025 Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Expenditures: (continued)				
Other:				
Contingency	75,000	75,000	-	75,000
Total expenditures	14,050,323	14,050,323	13,851,460	198,863
Revenues over (under) expenditures	-	-	805,133	805,133
Other financing sources (uses):				
Transfers out	-	-	(147,205)	(147,205)
Proceeds from sale of capital assets	-	-	15,434	15,434
Total other financing sources (uses)	-	-	(131,771)	(131,771)
Net change in fund balance	$ -	$ -	673,362	$673,362
Fund balance - January 1			9,556,417	
Fund balance - December 31			$10,229,779	

See accompanying notes to the required supplementary information.

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CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE - THE ROOKERY ACTIVITY CENTER
For The Year Ended December 31, 2025

Statement 11

	Budgeted Amounts		2025 Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues:				
General property taxes	$600,000	$600,000	$600,000	$ -
Intergovernmental	8,000	8,000	14,929	6,929
Charges for services	1,244,969	1,244,969	1,371,136	126,167
Investment earnings	500	500	12,993	12,493
Miscellaneous	79,100	79,100	93,286	14,186
Total revenues	1,932,569	1,932,569	2,092,344	159,775
Expenditures:				
Culture and recreation				
Current:				
Personal services	1,223,343	1,223,343	1,108,770	114,573
Supplies	84,900	84,900	85,837	(937)
Other services and charges	330,780	330,780	366,856	(36,076)
Contractual services	222,724	222,724	205,029	17,695
Capital outlay	-	-	90,823	(90,823)
Total expenditures	1,861,747	1,861,747	1,857,315	4,432
Net change in fund balance	$70,822	$70,822	235,029	$164,207
Fund balance - January 1			77,356	
Fund balance - December 31			$312,385	

See accompanying notes to the required supplementary information.

CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS
For The Last Ten Years

	2025	2024	2023
Total OPEB liability:			
Service cost	$62,209	$63,419	$42,687
Interest	37,933	33,911	21,236
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(143,406)	-	263,454
Changes in assumptions	150,856	(22,573)	38,665
Benefit payments	(34,262)	(35,789)	(27,716)
Net change in total OPEB liability	73,330	38,968	338,326
Total OPEB liability - beginning	841,031	802,063	463,737
Total OPEB liability - ending	$914,361	$841,031	$802,063
Covered-employee payroll	$6,476,802	$6,536,338	$6,392,776
Total OPEB liability as a percentage of covered-employee payroll	14.1%	12.9%	12.5%

The schedule is provided prospectively beginning with the City's fiscal year ended December 31, 2017 and is intended to show a ten year trend. Additional years will be added as they become available.

See accompanying notes to the required supplementary information.

2022	2021	2020	2019	2018	2017
$59,608	$65,484	$63,577	$53,789	$16,547	$16,990
12,384	13,256	12,256	10,893	21,355	22,542
-	-	-	-	-	-
-	(250,908)	-	(245,168)	-	(51,083)
(87,527)	93,391	-	-	-	-
(22,971)	(32,454)	(22,990)	(15,527)	(27,798)	(31,536)
(38,506)	(111,231)	52,843	(196,013)	10,104	(43,087)
502,243	613,474	560,631	756,644	746,540	789,627
$463,737	$502,243	$613,474	$560,631	$756,644	$746,540
$6,164,425	$5,109,645	$5,072,488	$5,072,488	$4,937,332	$4,937,332
7.5%	9.8%	12.1%	11.1%	15.3%	15.1%

See accompanying notes to the required supplementary information.

CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY -
GENERAL EMPLOYEES RETIREMENT FUND
For The Last Ten Years

Statement 13

Measurement Date June 30,	Fiscal Year Ending December 31,	City's Proportionate Share (Percentage) of the Net Pension Liability	City's Proportionate Share (Amount) of the Net Pension Liability (a)	State's Proportionate Share (Amount) of the Net Pension Liability Associated with City (b)	City's Proportionate Share of the Net Pension Liability and the State's Proportionate Share of the Net Pension Liability Associated with City (a+b)	Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2016	2016	0.0387%	$3,142,248	$41,033	$3,183,281	$2,401,546	132.6%	68.9%
2017	2017	0.0414%	2,642,949	33,230	2,676,179	2,666,880	100.3%	75.9%
2018	2018	0.0381%	2,113,632	69,419	2,183,051	2,563,053	85.2%	79.5%
2019	2019	0.0398%	2,200,453	68,330	2,268,783	2,814,860	80.6%	80.2%
2020	2020	0.0392%	2,350,219	72,457	2,422,676	2,797,444	86.6%	79.1%
2021	2021	0.0391%	1,669,745	50,998	1,720,743	2,812,588	61.2%	87.0%
2022	2022	0.0428%	3,389,774	99,480	3,489,254	3,208,575	108.7%	76.7%
2023	2023	0.0505%	2,823,903	77,857	2,901,760	4,018,380	72.2%	83.1%
2024	2024	0.0488%	1,802,947	46,621	1,849,568	4,127,560	44.8%	89.1%
2025	2025	0.0488%	1,618,242	39,037	1,657,279	4,422,613	37.5%	90.8%

See accompanying notes to the required supplementary information.

CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION **Statement 14**
SCHEDULE OF PENSION CONTRIBUTIONS - GENERAL EMPLOYEES RETIREMENT FUND
For The Last Ten Years

Fiscal Year Ending December 31,	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
2016	$193,684	$193,684	$ -	$2,582,452	7.5%
2017	192,510	192,510	-	2,566,800	7.5%
2018	202,526	202,526	-	2,700,347	7.5%
2019	208,807	208,807	-	2,784,089	7.5%
2020	206,802	206,802	-	2,757,351	7.5%
2021	223,767	223,767	-	2,983,557	7.5%
2022	272,865	272,865	-	3,638,203	7.5%
2023	305,242	305,242	-	4,071,180	7.5%
2024	321,519	321,519	-	4,286,920	7.5%
2025	352,285	352,285	-	4,697,113	7.5%

See accompanying notes to the required supplementary information.

CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY -
PUBLIC EMPLOYEES POLICE AND FIRE FUND
For The Last Ten Years

Statement 15

Measurement Date June 30,	Fiscal Year Ending December 31,	Proportion (Percentage) of the Net Pension Liability	Proportionate Share (Amount) of the Net Pension Liability (a)	State's Proportionate Share (Amount) of the Net Pension Liability Associated with City (b)	City's Proportionate Share of the Net Pension Liability and the State's Proportionate Share of the Net Pension Liability Associated with City (a+b)	Covered Payroll (c)	Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2016	2016	0.2590%	$10,394,121	$ -	$10,394,121	$2,495,778	416.5%	63.9%
2017	2017	0.2570%	3,469,806	-	3,469,806	2,643,314	131.3%	85.4%
2018	2018	0.2426%	2,585,866	-	2,585,866	2,556,951	101.1%	88.8%
2019	2019	0.2547%	2,711,539	-	2,711,539	2,689,536	100.8%	89.3%
2020	2020	0.2336%	3,079,098	72,537	3,151,635	2,638,619	119.4%	87.2%
2021	2021	0.2234%	1,724,411	77,543	1,801,954	2,602,793	69.2%	93.7%
2022	2022	0.2367%	10,300,249	450,081	10,750,330	2,875,683	373.8%	70.5%
2023	2023	0.2303%	3,976,982	160,211	4,137,193	3,024,258	136.8%	86.5%
2024	2024	0.2256%	2,968,216	113,147	3,081,363	3,124,186	98.6%	90.2%
2025	2025	0.2121%	2,485,452	86,158	2,571,610	3,219,441	79.9%	91.8%

See accompanying notes to the required supplementary information.

CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION **Statement 16**
SCHEDULE OF PENSION CONTRIBUTIONS - PUBLIC EMPLOYEES POLICE AND FIRE FUND
For The Last Ten Years

Fiscal Year Ending December 31,	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
2016	$424,970	$424,970	$ -	$2,623,271	16.20%
2017	416,665	416,665	-	2,572,006	16.20%
2018	420,821	420,821	-	2,597,660	16.20%
2019	452,731	452,731	-	2,670,979	16.95%
2020	444,711	444,711	-	2,512,491	17.70%
2021	479,593	479,593	-	2,709,565	17.70%
2022	524,594	524,594	-	2,963,805	17.70%
2023	541,104	541,104	-	3,057,084	17.70%
2024	555,870	555,870	-	3,140,508	17.70%
2025	600,124	600,124	-	3,390,531	17.70%

See accompanying notes to the required supplementary information.

CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS -
LINO LAKES PUBLIC SAFETY DEPARTMENT - FIRE DIVISION
For The Last Ten Years

Fiscal year ending - December 31:	2025	2024	2023 & 2022 *
Measurement date - December 31:	2024	2023	2022
Total pension liability:			
Service cost	$61,649	$62,261	$62,261
Interest on pension liability	38,689	35,283	32,439
Changes of benefit terms	-	-	-
Differences between expected and actual experience	(16,166)	(17,070)	(11,917)
Changes of assumptions	-	-	-
Changes in benefit level	-	-	-
Benefit payments	(21,703)	(24,520)	(46,223)
Net change in total pension liability	62,469	55,954	36,560
Total pension liability - beginning	594,010	538,056	501,496
Total pension liability - ending (a)	$656,479	$594,010	$538,056
Plan fiduciary net position:			
Contributions - employer	$ -	$ -	$ -
Contributions - State of Minnesota	193,547	170,000	147,799
Contributions - other	-	-	-
Net investment income	134,199	159,422	(150,995)
Benefit payments	(21,703)	(24,520)	(46,223)
Administrative expense	(1,950)	-	(724)
Net change in plan fiduciary net position	304,093	304,902	(50,143)
Plan fiduciary net position - beginning	1,289,595	984,693	1,034,836
Plan fiduciary net position - ending (b)	$1,593,688	$1,289,595	$984,693
Net pension asset - ending (b) - (a)	$937,209	$695,585	$446,637
Plan fiduciary net position as a percentage of the total pension liability	243%	217%	183%
Covered payroll	N/A	N/A	N/A
Net pension liability as a percentage of covered employee payroll	N/A	N/A	N/A

N/A - the Lino Lakes Fire Department is comprised of paid on-call firefighters whose pay does not meet the definition of covered payroll.

* Prior to 2023, the fiscal year end and measurement date were the same. However, 2023 plan information from PERA was not available and therefore, 2022 amounts were re-reported in the City's 2023 ACFR.

The schedule is provided prospectively beginning with the City's fiscal year ended December 31, 2016 and is intended to show a ten year trend. Additional years will be added as they become available.

See accompanying notes to the required supplementary information.

2021	2020	2019	2018	2017	2016
2021	2020	2019	2018	2017	2016
$67,890	$46,865	$52,320	$48,182	$47,952	$38,419
19,363	19,051	16,603	8,754	6,191	3,568
-	-	-	-	-	-
59,354	(81,734)	(22,680)	69,760	(11,672)	(7,804)
-	-	-	-	-	-
100,057	-	-	-	-	-
-	-	-	-	-	-
246,664	(15,818)	46,243	126,696	42,471	34,183
254,832	270,650	224,407	97,711	55,240	21,057
$501,496	$254,832	$270,650	$224,407	$97,711	$55,240
$ -	$ -	$ -	$ -	$ -	$44,394
137,872	130,846	121,630	118,144	113,797	-
-	-	-	64,869	58,800	-
83,292	95,960	78,063	(18,696)	9,153	133
-	-	-	-	-	-
(707)	(746)	(694)	(702)	(572)	-
220,457	226,060	198,999	163,615	181,178	44,527
814,379	588,319	389,320	225,705	44,527	-
$1,034,836	$814,379	$588,319	$389,320	$225,705	$44,527
$533,340	$559,547	$317,669	$164,913	$127,994	($10,713)
206%	320%	217%	173%	231%	81%
N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A

See accompanying notes to the required supplementary information.

CITY OF LINO LAKES, MINNESOTA
REQUIRED SUPPLEMENTARY INFORMATION **Statement 18**
SCHEDULE OF CONTRIBUTIONS - LINO LAKES PUBLIC SAFETY DEPARTMENT - FIRE DIVISION
For The Last Ten Years

Fiscal Year Ending December 31,	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	Covered Payroll (c)	Contributions as a Percentage of Covered-Employee Payroll (b/c)
2016	$ -	$44,394	($44,394)	N/A	N/A
2017	-	-	-	N/A	N/A
2018	-	-	-	N/A	N/A
2019	-	-	-	N/A	N/A
2020	-	-	-	N/A	N/A
2021	-	-	-	N/A	N/A
2022	-	-	-	N/A	N/A
2023	-	-	-	N/A	N/A
2024	-	-	-	N/A	N/A
2025	-	-	-	N/A	N/A

N/A - the Lino Lakes Fire Department is comprised of paid on-call firefighters, whose pay does not meet the defintion of covered payroll.

See accompanying notes to the required supplementary information.

Note A LEGAL COMPLIANCE – BUDGETS

The General Fund and the Rookery Activity Center special revenue fund budgets are legally adopted on a basis consistent with accounting principles generally accepted in the United States of America. The legal level of budgetary control is at the department level for the General Fund and the fund level for the Rookery Activity Center fund.

Note B OPEB INFORMATION

No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to pay related benefits.

Note C PENSION INFORMATION

PERA – General Employees Retirement Fund

2025 Changes in Actuarial Assumptions:

- The combined service annuity loading factors increased from 15% to 19% for vested terminated members and from 3% to 44% for non-vested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25% to 1.50%.

2025 Changes in Plan Provisions:

- The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1.00% and 1.75%, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.50%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1.00% and 1.50%.
- The 1.00% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

2024 Changes in Actuarial Assumptions:

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

2024 Changes in Plan Provisions:

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

2023 Changes in Actuarial Assumptions:

- The investment return assumption and single discount rate were changed from 6.50% to 7.00%.

2023 Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $170.1 million was contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, non-compounding benefit increase of 2.50% minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 Changes in Actuarial Assumptions:

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.50% to 6.50% for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 Changes in Actuarial Assumptions:

- The price inflation assumption was decreased from 2.50% to 2.25%.
- The payroll growth assumption was decreased from 3.25% to 3.00%.
- Assumed salary increase rates were changed as recommended in the June 30, 2019, experience study. The net effect is assumed rates that average 0.25% less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019, experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019, experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019, experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the Pub-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100% Joint & Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 15% to 30%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

2020 Changes in Plan Provisions:

- Augmentation for current privatized members was reduced to 2.00% for the period July 1, 2020, through December 31, 2023, and 0.00% after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2017 to MP-2018.

2019 Changes in Plan Provisions:

- The employer supplemental contribution was changed prospectively, decreasing from $31 million to $21 million per year. The State's special funding contribution was changed prospectively, requiring $16 million due per year through 2031.

2018 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00% per year through 2044 and 2.50% per year thereafter to 1.25% per year.

2018 Changes in Plan Provisions:

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Annual increases were changed from 1.00% per year with a provision to increase to 2.50% upon attainment of 90% funding ratio to 50% of the Social Security Cost-of Living Adjustment, not less than 1.00% and not more than 1.50%, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes in Actuarial Assumptions:

- The Combined Service Annuity (CSA) loads were changed from 0.80% for active members and 60% for vested and non-vested deferred members. The revised CSA loads are now 0.00% for active member liability, 15.00% for vested deferred member liability, and 3.00% for non-vested deferred member liability.
- The assumed annual increase rate was changed from 1.00% per year for all years to 1.00% per year through 2044 and 2.50% per year thereafter.

2017 Changes in Plan Provisions:

- The State's contribution for the Minneapolis Employees Retirement Fund equals $16 million in 2017 and 2018 and $6 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21 million to $31 million in calendar years 2019 to 2031. The State's contribution changed from $16 million to $6 million in calendar years 2019 to 2031.

2016 Changes in Actuarial Assumptions:

- The assumed annual benefit increase rate was changed from 1.00% per year through 2035 and 2.50% per year thereafter to 1.00% per year for all years.
- The assumed investment return was changed from 7.90% to 7.50%. The single discount rate was changed from 7.90% to 7.50%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

PERA – Public Employees Police and Fire Fund

2025 Changes in Actuarial Assumptions:

- Assumed rates of salary increases were reduced slightly.
- Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements.
- Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment.
- Assumed rates of disabled retirement were significantly increased, especially for ages over age 30.
- Continued use of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience.
- Percent married assumption for female retirees lowered from 70% to 65%.
- Minor changes were made to form of payment assumptions for retirees.
- Minor changes were made to assumptions made with respect to missing participant data.
- The combined service annuity load changed from 33% to 13% for vested, terminated members and from 2% to 38% for non-vested, terminated members.

2025 Changes in Plan Provisions:

- The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase).
- The January 1, 2026 benefit increase changed from 1.00% to 3.00%; subsequent January 1 increases will be 1.00%.
- The threshold to end the $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 90% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years to 100% funded for both PERA Police and Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis).
- The threshold to end the additional $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 100% funded for a minimum of three consecutive years to 110% funded for a minimum of three consecutive years (on an actuarial value of assets basis).
- An additional $17.7 million in direct state aid will be paid annually each October 1 beginning October 1, 2025 through June 30, 2048.
- Joint and survivor actuarial equivalent factors were updated to reflect changes in assumptions.

2024 Changes in Plan Provisions:

- The State contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90 percent funded status for one year.
- The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

2023 Changes in Actuarial Assumptions:

- The investment return assumption was changed from 6.50% to 7.00%.
- The single discount rate changed from 5.40% to 7.00%

2023 Changes in Plan Provisions:

- An additional one-time direct state aid contribution of $19.4 million was contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50% vesting after five years, increasing incrementally to 100% after 10 years.
- A one-time, non-compounding benefit increase of 3.00% will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

2022 Changes in Actuarial Assumptions:

- The single discount rate changed from 6.50% to 5.40%.
- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 Changes in Actuarial Assumptions:

- The investment return and single discount rates were changed from 7.50% to 6.50%, for financial reporting purposes.
- The inflation assumption was changed from 2.50% to 2.25%.
- The payroll growth assumption was changed from 3.25% to 3.00%.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 Public Safety Mortality table. The mortality improvement scale was changed from MP-2019 to MP-2020.
- The base mortality table for disabled annuitants was changed from the RP-2014 healthy annuitant mortality table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety disabled annuitant mortality table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020, experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020, experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25-44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60% to 70%. Minor changes to form of payment assumptions were applied.

2020 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2018 to MP-2019.

2019 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018 Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2016 to MP-2017.

2018 Changes in Plan Provisions:

- Annual increases were changed to 1.00% for all years, with no trigger.
- An end date of July 1, 2048, was added to the existing $9 million state contribution.
- New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9 million thereafter until the plan reaches 100% funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80% to 11.30% of pay, effective January 1, 2019, and 11.80% of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20% to 16.95% of pay, effective January 1, 2019, and 17.70% of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes in Actuarial Assumptions:

- The single discount rate was changed from 5.60% to 7.50%.
- Assumed salary increases were changed as recommended in the June 30, 2016 experience study. The net effect is proposed rates that average 0.34% lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The Combined Service Annuity (CSA) load was 30% for vested and non-vested deferred members. The CSA was changed to 33% for vested members and 2% for non-vested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3.00% for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65% to 60%.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.
- The assumed percentage of female members electing Joint and Survivor annuities was increased.
- The assumed annual benefit increase rate was changed from 1.00% for all years to 1.00% per year through 2064 and 2.50% thereafter.

2016 Changes in Actuarial Assumptions:

- The assumed annual benefit increase rate was changed from 1.00% per year through 2037 and 2.50% per year thereafter to 1.00% per year for all future years.
- The assumed investment return was changed from 7.90% to 7.50%. The single discount rate changed from 7.90% to 5.60%.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

Single Employer – Fire Division

During 2021, the benefit level per year of service increased from $5,000 to $7,000. There have been no other factors, such as changes to assumptions, that affect trends in the amounts reported since the Fire Division was created.

COMBINING AND INDIVIDUAL NONMAJOR FUND FINANCIAL STATEMENTS AND SCHEDULES

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SPECIAL REVENUE FUNDS

Special Revenue Funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.

DEBT SERVICE FUNDS

Debt Service Funds account for the accumulation of resources for, and payment of, interest, principal and related costs on general long-term debt.

CAPITAL PROJECT FUNDS

Capital Project Funds account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by Proprietary Funds).

PERMANENT FUNDS

Permanent Funds account for financial resources that are legally restricted to the extent that only earnings, and not the principal, may be used for purposes that support the City's programs.

The City maintains one permanent fund – the Environment and Stewardship Fund. This fund accounts for the use of funds received for environmental maintenance and improvements in the Foxborough area, as well as funds received for the Preserve area.

CITY OF LINO LAKES, MINNESOTA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2025

Statement 19

	Special Revenue	Debt Service	Capital Project	Permanent Fund Environment & Stewardship Fund	Total Nonmajor Governmental Funds
Assets					
Cash and investments	$1,306,516	$4,015,156	$9,991,155	$156,295	$15,469,122
Advances to other funds	-	-	230,678	-	230,678
Special assessments receivable:					
Due from county	-	-	372	-	372
Delinquent	-	2,066	-	-	2,066
Deferred	-	1,101,630	92,637	-	1,194,267
Leases receivable	-	-	1,099,289	-	1,099,289
Interfund loan receivable	-	-	293,060	-	293,060
Total assets	$1,306,516	$5,118,852	$11,707,191	$156,295	$18,288,854
Liabilities, Deferred Inflows of Resources, and Fund Balance					
Liabilities:					
Accounts payable	$257	$4,248	$437,192	$ -	$441,697
Advances from other funds	-	-	230,678	-	230,678
Interfund loan payable	-	-	852,170	-	852,170
Total liabilities	257	4,248	1,520,040	-	1,524,545
Deferred inflows of resources:					
Unavailable revenue	-	1,103,695	92,637	-	1,196,332
Lease related	-	-	1,099,289	-	1,099,289
Total deferred inflows of resources	-	1,103,695	1,191,926	-	2,295,621
Fund balance:					
Nonspendable	-	-	-	100,000	100,000
Restricted	1,011,958	4,010,909	1,785,257	56,295	6,864,419
Committed	294,301	-	-	-	294,301
Assigned	-	-	8,389,445	-	8,389,445
Unassigned	-	-	(1,179,477)	-	(1,179,477)
Total fund balance	1,306,259	4,010,909	8,995,225	156,295	14,468,688
Total liabilities, deferred inflows of resources, and fund balance	$1,306,516	$5,118,852	$11,707,191	$156,295	$18,288,854

CITY OF LINO LAKES, MINNESOTA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
For The Year Ended December 31, 2025

Statement 20

	Special Revenue	Debt Service	Capital Project	Permanent Fund Environment & Stewardship Fund	Total Nonmajor Governmental Funds
Revenues:					
General property taxes	$10,000	$1,282,211	$1,343,500	$ -	$2,635,711
Other taxes	16,962	-	-	-	16,962
Tax increment	-	-	986,651	-	986,651
Special assessments	-	233,962	338,106	-	572,068
Intergovernmental	247,108	-	26,325	-	273,433
Charges for services	790	-	319,434	-	320,224
Fines and forfeits	300	-	-	-	300
Investment earnings	62,471	155,690	425,615	7,671	651,447
Miscellaneous	3,400	-	-	5,700	9,100
Total revenues	341,031	1,671,863	3,439,631	13,371	5,465,896
Expenditures:					
Current:					
General government	950	-	364,959	-	365,909
Public safety	113,204	-	5,556	-	118,760
Public works	-	-	263,549	-	263,549
Culture and recreation	13,836	-	99,074	-	112,910
Community development	-	-	622,765	-	622,765
Capital outlay:					
Public safety	87,640	-	-	-	87,640
Public works	-	-	1,677,441	-	1,677,441
Culture and recreation	-	-	170,854	-	170,854
Debt service:					
Principal	-	1,615,000	-	-	1,615,000
Interest and fiscal charges	-	448,877	-	-	448,877
Total expenditures	215,630	2,063,877	3,204,198	-	5,483,705
Revenues over (under) expenditures	125,401	(392,014)	235,433	13,371	(17,809)
Other financing sources (uses):					
Transfers in	-	623,388	1,099,101	-	1,722,489
Transfers out	(50,000)	-	(200,000)	-	(250,000)
Total other financing sources (uses)	(50,000)	623,388	899,101	-	1,472,489
Net change in fund balance	75,401	231,374	1,134,534	13,371	1,454,680
Fund balance - January 1, as previously presented	1,230,858	3,779,535	7,641,744	142,924	12,795,061
Change within financial reporting entity (nonmajor to major fund)	-	-	218,947	-	218,947
Fund balance - January 1, as adjusted	1,230,858	3,779,535	7,860,691	142,924	13,014,008
Fund balance - December 31	$1,306,259	$4,010,909	$8,995,225	$156,295	$14,468,688

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SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for particular purposes. The City maintained the following nonmajor Special Revenue Funds during the year.

Economic Development Authority – established to account for the receipt and uses of funds for economic development purposes.

Cable TV and Communications – established to account for activities relating to Cable TV and Communications.

Blue Heron Days – established to account for the activities associated with the Blue Heron Days festival.

State Narcotics Forfeitures – established to account for activities associated with the receipt and use of state narcotics forfeitures.

DUI Forfeitures – established to account for activities associated with the receipt and use of DUI forfeitures.

Other Forfeitures – established to account for activities associated with the receipt and use of other forfeitures.

Federal Forfeitures - Treasury – established to account for activities associated with the receipt and use of equitable sharing paid from the U.S. Department of Treasury Forfeiture Fund.

K-9 Unit – established to account for donations received by the City which are restricted for K-9 Unit purposes.

Public Safety Aid – established to account for aid received from the State of Minnesota for public safety purposes.

Local Affordable Housing Aid – established to account for aid received from the State of Minnesota for local affordable housing.

CITY OF LINO LAKES, MINNESOTA
SUBCOMBINING BALANCE SHEET
NONMAJOR SPECIAL REVENUE FUNDS
December 31, 2025

	203 Economic Development Authority	204 Cable TV and Communications	205 Blue Heron Days	207 State Narcotics Forfeitures
Assets				
Cash and investments	$272,339	$246,962	$16,216	$25,950
Total assets	$272,339	$246,962	$16,216	$25,950
Liabilities and Fund Balance				
Liabilities:				
Accounts payable	$ -	$ -	$ -	$ -
Fund balance:				
Restricted	225,000	-	16,216	25,950
Committed	47,339	246,962	-	-
Total fund balance	272,339	246,962	16,216	25,950
Total liabilities and fund balance	$272,339	$246,962	$16,216	$25,950

208 DUI Forfeitures	209 Other Forfeitures	210 Federal Forfeitures - Treasury	211 K-9 Unit	214 Public Safety Aid	215 Local Affordable Housing Aid	Total Nonmajor Special Revenue Funds
$45,493	$1,565	$1,633	$2,304	$349,479	$344,575	$1,306,516
$45,493	$1,565	$1,633	$2,304	$349,479	$344,575	$1,306,516
$ -	$ -	$ -	$257	$ -	$ -	$257
45,493	1,565	1,633	2,047	349,479	344,575	1,011,958
-	-	-	-	-	-	294,301
45,493	1,565	1,633	2,047	349,479	344,575	1,306,259
$45,493	$1,565	$1,633	$2,304	$349,479	$344,575	$1,306,516

CITY OF LINO LAKES, MINNESOTA
SUBCOMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR SPECIAL REVENUE FUNDS
For The Year Ended December 31, 2025

	203 Economic Development Authority	204 Cable TV and Communications	205 Blue Heron Days	207 State Narcotics Forfeitures
Revenues:				
General property taxes	$ -	$ -	$10,000	$ -
Other taxes	-	16,962	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	790	-
Fines and forfeits	-	-	-	-
Investment earnings	13,577	14,496	829	1,352
Miscellaneous	-	-	3,400	-
Total revenues	13,577	31,458	15,019	1,352
Expenditures:				
Current:				
General government	-	781	-	-
Public safety	-	-	-	2,010
Culture and recreation	-	376	13,460	-
Capital outlay:				
Public safety	-	-	-	-
Total expenditures	-	1,157	13,460	2,010
Revenues over (under) expenditures	13,577	30,301	1,559	(658)
Other financing sources (uses):				
Transfers out	-	(50,000)	-	-
Net change in fund balance	13,577	(19,699)	1,559	(658)
Fund balance - January 1	258,762	266,661	14,657	26,608
Fund balance - December 31	$272,339	$246,962	$16,216	$25,950

208 DUI Forfeitures	209 Other Forfeitures	210 Federal Forfeitures - Treasury	211 K-9 Unit	214 Public Safety Aid	215 Local Affordable Housing Aid	Total Nonmajor Special Revenue Funds
$ -	$ -	$ -	$ -	$ -	$ -	$10,000
-	-	-	-	-	-	16,962
-	-	-	-	-	247,108	247,108
-	-	-	-	-	-	790
300	-	-	-	-	-	300
2,828	82	60	161	21,263	7,823	62,471
-	-	-	-	-	-	3,400
3,128	82	60	161	21,263	254,931	341,031
-	169	-	-	-	-	950
15,677	-	-	3,155	92,362	-	113,204
-	-	-	-	-	-	13,836
-	-	-	-	87,640	-	87,640
15,677	169	-	3,155	180,002	-	215,630
(12,549)	(87)	60	(2,994)	(158,739)	254,931	125,401
-	-	-	-	-	-	(50,000)
(12,549)	(87)	60	(2,994)	(158,739)	254,931	75,401
58,042	1,652	1,573	5,041	508,218	89,644	1,230,858
$45,493	$1,565	$1,633	$2,047	$349,479	$344,575	$1,306,259

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DEBT SERVICE FUNDS

Debt Service Funds are used to account for the accumulation of resources for, and the payment of, interest, principal and related costs on general long-term debt. The City's Debt Service Funds account for four types of bonded indebtedness:

General Obligation Bonds – are repaid primarily from property taxes.

Improvement Bonds – are repaid primarily from special assessments.

Public Facility Lease Revenue Bonds – are repaid primarily from lease revenues received from the EDA leasing the buildings to the City of Lino Lakes and other tenants.

Utility Revenue Bonds – these bonds were issued to finance various utility improvements and will be repaid primarily from trunk utility charges.

CITY OF LINO LAKES, MINNESOTA
SUBCOMBINING BALANCE SHEET
NONMAJOR DEBT SERVICE FUNDS
December 31, 2025

	337 G.O. Improvement Bonds of 2014A	338 G.O. Bonds of 2015A	339 EDA Lease Revenue Bonds of 2015B
Assets			
Cash and investments	$263,817	$776,019	$441,516
Special assessments receivable:			
Delinquent	-	-	-
Deferred	-	-	-
Total assets	$263,817	$776,019	$441,516
Liabilities, Deferred Inflows of Resources, and Fund Balance			
Liabilities:			
	$531	$531	$531
Deferred inflows of resources:			
Unavailable revenue	-	-	-
Fund balance:			
Restricted	263,286	775,488	440,985
Total liabilities, deferred inflows of resources, and fund balance	$263,817	$776,019	$441,516

341 G.O. Utility Revenue Bonds of 2016A	344 G.O. Bonds of 2018A	345 G.O. Utility Revenue Bonds of 2020A	346 G.O. Bonds of 2021A	347 G.O Bonds of 2025A	Total Nonmajor Debt Service Funds
$290,426	$1,557,572	$253,180	$237,391	$195,235	$4,015,156
-	2,066	-	-	-	2,066
-	293,630	-	-	808,000	1,101,630
$290,426	$1,853,268	$253,180	$237,391	$1,003,235	$5,118,852
$531	$531	$531	$531	$531	$4,248
-	295,695	-	-	808,000	1,103,695
289,895	1,557,042	252,649	236,860	194,704	4,010,909
$290,426	$1,853,268	$253,180	$237,391	$1,003,235	$5,118,852

CITY OF LINO LAKES, MINNESOTA
SUBCOMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR DEBT SERVICE FUNDS
For The Year Ended December 31, 2025

	337 G.O. Improvement Bonds of 2014A	338 G.O. Bonds of 2015A	339 EDA Lease Revenue Bonds of 2015B
Revenues:			
General property taxes	$ -	$269,864	$318,557
Special assessments	-	-	-
Investment earnings	13,171	29,850	16,019
Total revenues	13,171	299,714	334,576
Expenditures:			
Debt service:			
Principal	160,000	225,000	205,000
Interest and fiscal charges	3,514	34,794	97,094
Total expenditures	163,514	259,794	302,094
Revenues over (under) expenditures	(150,343)	39,920	32,482
Other financing sources (uses):			
Transfers in	126,438	-	-
Net change in fund balance	(23,905)	39,920	32,482
Fund balance - January 1	287,191	735,568	408,503
Fund balance - December 31	$263,286	$775,488	$440,985

341 G.O. Utility Revenue Bonds of 2016A	344 G.O. Bonds of 2018A	345 G.O. Utility Revenue Bonds of 2020A	346 G.O. Bonds of 2021A	347 G.O. Bonds of 2025A	Total Nonmajor Debt Service Funds
$ -	$484,215	$ -	$209,575	$ -	$1,282,211
-	39,962	-	-	194,000	233,962
14,566	62,047	13,834	4,968	1,235	155,690
14,566	586,224	13,834	214,543	195,235	1,671,863
145,000	455,000	255,000	170,000	-	1,615,000
7,981	188,106	90,031	26,826	531	448,877
152,981	643,106	345,031	196,826	531	2,063,877
(138,415)	(56,882)	(331,197)	17,717	194,704	(392,014)
152,450	-	344,500	-	-	623,388
14,035	(56,882)	13,303	17,717	194,704	231,374
275,860	1,613,924	239,346	219,143	-	3,779,535
$289,895	$1,557,042	$252,649	$236,860	$194,704	$4,010,909

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CAPITAL PROJECT FUNDS

Capital Project Funds account for the acquisition or construction of major capital facilities other than those financed by Proprietary Funds. The City maintained the following nonmajor Capital Project Funds during the year:

Closed Bond – to account for excess funds from matured bond issues.

Building and Facilities – to account for the activities associated with the maintenance and replacement of municipal buildings and facilities.

Office Equipment Replacement – to account for the receipt and use of funds for office equipment purchases.

Dedicated Parks – to account for the receipts and use of monies collected from park dedication fees.

Tax Increment Financing Funds – to account for development projects financed with tax increments.

Pavement Management – to account for the financing of street maintenance projects.

Surface Water Management – to account for the financing of surface water infrastructure and wetland bank activity.

Street Reconstruction – to account for the financing of future reconstruction of City streets.

Park and Trail Improvements – to account for park and trail improvement activities.

Comp Plan Update – this fund accounts for the financing sources received and expenditures incurred to update the City's Comprehensive Plan.

Public Works Facility Construction – to account for the financing of the City's public works facility construction project.

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	301 Closed Bond	401 Building and Facilities	403 Office Equipment Replacement	405 Dedicated Parks
Assets				
Cash and investments	$146,398	$3,178,320	$41,345	$1,444,554
Advances to other funds	230,678	-	-	-
Special assessments receivable:				
Due from county	-	-	-	-
Deferred	-	-	-	-
Leases receivable	-	1,099,289	-	-
Interfund loan receivable	-	293,060	-	-
Total assets	$377,076	$4,570,669	$41,345	$1,444,554
Liabilities, Deferred Inflows of Resources, and Fund Balance				
Liabilities:				
Accounts payable	$ -	$2,500	$ -	$15,092
Advances from other funds	-	-	-	-
Interfund loan payable	-	-	-	-
Total liabilities	-	2,500	-	15,092
Deferred inflows of resources:				
Unavailable revenue	-	-	-	-
Lease related	-	1,099,289	-	-
Total deferred inflows of resources	-	1,099,289	-	-
Fund balance:				
Restricted	-	-	-	1,429,462
Assigned	377,076	3,468,880	41,345	-
Unassigned	-	-	-	-
Total fund balance	377,076	3,468,880	41,345	1,429,462
Total liabilities, deferred inflows of resources, and fund balance	$377,076	$4,570,669	$41,345	$1,444,554

CITY OF LINO LAKES, MINNESOTA
SUBCOMBINING BALANCE SHEET
NONMAJOR CAPITAL PROJECT FUNDS
December 31, 2025

	418 Tax Increment Financing 1-11	419 Tax Increment Financing 1-12	430 Tax Increment Financing 1-13	421 Pavement Management
Assets				
Cash and investments	$3,255	$320,938	$289,004	$758,312
Advances to other funds	-	-	-	-
Special assessments receivable:				
Due from county	-	-	-	-
Deferred	-	-	-	-
Leases receivable	-	-	-	-
Interfund loan receivable	-	-	-	-
Total assets	$3,255	$320,938	$289,004	$758,312
Liabilities, Deferred Inflows of Resources, and Fund Balance				
Liabilities:				
Accounts payable	$ -	$ -	$254,147	$58,442
Advances from other funds	-	-	-	-
Interfund loan payable	852,170	-	-	-
Total liabilities	852,170	-	254,147	58,442
Deferred inflows of resources:				
Unavailable revenue	-	-	-	-
Lease related	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund balance:				
Restricted	-	320,938	34,857	-
Assigned	-	-	-	699,870
Unassigned	(848,915)	-	-	-
Total fund balance	(848,915)	320,938	34,857	699,870
Total liabilities, deferred inflows of resources, and fund balance	$3,255	$320,938	$289,004	$758,312

422 Surface Water Management	423 Street Reconstruction	425 Park and Trail Improvements	484 Comp Plan Update	489 Public Works Facility Construction	Total Nonmajor Capital Project Funds
$2,950,876	$510,945	$212,575	$134,633	$ -	$9,991,155
-	-	-	-		230,678
372	-	-	-	-	372
92,637	-	-	-	-	92,637
-	-	-	-	-	1,099,289
-	-	-	-	-	293,060
$3,043,885	$510,945	$212,575	$134,633	$ -	$11,707,191
$7,127	$ -	$ -	$ -	$99,884	$437,192
-	-	-	-	230,678	230,678
-	-	-	-	-	852,170
7,127	-	-	-	330,562	1,520,040
92,637	-	-	-	-	92,637
-	-	-	-		1,099,289
92,637	-	-	-	-	1,191,926
-	-	-	-	-	1,785,257
2,944,121	510,945	212,575	134,633	-	8,389,445
-	-	-	-	(330,562)	(1,179,477)
2,944,121	510,945	212,575	134,633	(330,562)	8,995,225
$3,043,885	$510,945	$212,575	$134,633	$ -	$11,707,191

CITY OF LINO LAKES, MINNESOTA
SUBCOMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR CAPITAL PROJECT FUNDS
For The Year Ended December 31, 2025

	301 Closed Bond	401 Building and Facilities	403 Office Equipment Replacement	405 Dedicated Parks
Revenues:				
General property taxes	$ -	$ -	$25,000	$ -
Tax increment	-	-	-	-
Special assessments	-	-	-	-
Intergovernmental	-	-	-	-
Charges for services	-	177,112	-	142,322
Investment earnings	23,499	134,031	2,082	65,897
Total revenues	23,499	311,143	27,082	208,219
Expenditures:				
Current:				
General government	2,749	-	32,753	-
Public safety	-	-	5,556	-
Public works	-	-	1,335	-
Culture and recreation	-	-	-	-
Community development	-	-	1,383	-
Capital outlay:				
Public works	-	37,290	-	-
Culture and recreation	-	-	-	42,611
Total expenditures	2,749	37,290	41,027	42,611
Revenues over (under) expenditures	20,750	273,853	(13,945)	165,608
Other financing sources (uses):				
Transfers in	-	-	-	-
Transfers out	(150,000)	-	-	-
Total other financing sources (uses)	(150,000)	-	-	-
Net change in fund balance	(129,250)	273,853	(13,945)	165,608
Fund balance - January 1, as previously presented	506,326	3,195,027	55,290	1,263,854
Change within financial reporting entity (nonmajor to major fund)	-	-	-	-
Fund balance - January 1, as adjusted	506,326	3,195,027	55,290	1,263,854
Fund balance - December 31	$377,076	$3,468,880	$41,345	$1,429,462

418 Tax Increment Financing 1-11	419 Tax Increment Financing 1-12	430 Tax Increment Financing 1-13	421 Pavement Management	422 Surface Water Management	423 Street Reconstruction
$ -	$ -	$ -	$1,138,500	$ -	$ -
451,602	-	535,049	-	-	-
-	-	-	-	326,566	11,540
-	-	-	-	26,325	-
-	-	-	-	-	-
2,059	9,452	1,860	14,299	138,451	25,077
453,661	9,452	536,909	1,152,799	491,342	36,617
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	230,395	31,819	-
-	-	-	-	-	-
6,206	100,424	514,752	-	-	-
-	-	-	1,231,092	78,497	-
-	-	-	-	-	-
6,206	100,424	514,752	1,461,487	110,316	-
447,455	(90,972)	22,157	(308,688)	381,026	36,617
-	-	-	446,896	-	-
-	-	-	-	(50,000)	-
-	-	-	446,896	(50,000)	-
447,455	(90,972)	22,157	138,208	331,026	36,617
(1,296,370)	411,910	12,700	561,662	2,613,095	474,328
-	-	-	-	-	-
(1,296,370)	411,910	12,700	561,662	2,613,095	474,328
($848,915)	$320,938	$34,857	$699,870	$2,944,121	$510,945

	425 Park and Trail Improvements	484 Comp Plan Update	488 2024 / 2025 Street Reconstruction	489 Public Works Facility Construction	Total Nonmajor Capital Project Funds
Revenues:					
General property taxes	$180,000	$ -		$ -	$1,343,500
Tax increment	-	-		-	986,651
Special assessments	-	-		-	338,106
Intergovernmental	-	-			26,325
Charges for services	-	-		-	319,434
Investment earnings	8,499	409		-	425,615
Total revenues	188,499	409		-	3,439,631
Expenditures:					
Current:					
General government	-	329,457		-	364,959
Public safety	-	-		-	5,556
Public works	-	-		-	263,549
Culture and recreation	99,074	-		-	99,074
Community development	-	-		-	622,765
Capital outlay:					
Public works	-	-		330,562	1,677,441
Culture and recreation	128,243	-		-	170,854
Total expenditures	227,317	329,457		330,562	3,204,198
					-
Revenues over (under) expenditures	(38,818)	(329,048)		(330,562)	235,433
Other financing sources (uses):					
Transfers in	90,000	562,205		-	1,099,101
Transfers out	-	-		-	(200,000)
Total other financing sources (uses)	90,000	562,205		-	899,101
Net change in fund balance	51,182	233,157		(330,562)	1,134,534
					-
Fund balance - January 1, as previously presented	161,393	(98,524)	(218,947)	-	7,641,744
Change within financial reporting entity (nonmajor to major fund)	-	-	218,947	-	- 218,947
Fund balance - January 1, as adjusted	161,393	(98,524)	-	-	7,860,691
Fund balance - December 31	$212,575	$134,633	$ -	($330,562)	$8,995,225

STATISTICAL SECTION (UNAUDITED)

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STATISTICAL SECTION (UNAUDITED)

This part of the City of Lino Lakes, Minnesota's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

Contents	Table Number
Financial Trends These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	Tables 1-4
Revenue Capacity These tables contain information to help the reader assess the City's most significant local revenue source, the property tax.	Tables 5-8
Debt Capacity These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	Tables 9-12
Demographic and Economic Information These tables offer demographic and economic indicators to help the reader understand the environment wihthin which the City's financial activities take place.	Tables 13-14
Operating Information These tables contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	Tables 15-17

CITY OF LINO LAKES, MINNESOTA
NET POSITION BY COMPONENT
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019
Governmental activities:				
Net investment in capital assets	$18,597,344	$22,868,259	$24,640,555	$28,433,053
Restricted	13,342,852	11,730,147	10,579,817	12,390,431
Unrestricted	10,187,254	12,017,212	16,577,520	17,640,035
Total governmental activities net position	$42,127,450	$46,615,618	$51,797,892	$58,463,519
Business-type activities:				
Net investment in capital assets	$31,860,610	$31,831,950	$32,709,079	$36,390,820
Unrestricted	13,863,447	14,846,045	15,570,827	16,237,228
Total business-type activities net position	$45,724,057	$46,677,995	$48,279,906	$52,628,048
Primary government:				
Net investment in capital assets	$50,457,954	$54,700,209	$57,349,634	$64,823,873
Restricted	13,342,852	11,730,147	10,579,817	12,390,431
Unrestricted	24,050,701	26,863,257	32,148,347	33,877,263
Total primary government net position	$87,851,507	$93,293,613	$100,077,798	$111,091,567

GASB 75 was implemented in 2017. Net position was restated for 2016 to reflect the reporting of the OPEB liability and OPEB related deferred inflows of resources.

Table 1

2020	2021	2022	2023	2024	2025
$31,960,308	$38,987,698	$43,292,333	$48,061,305	$50,860,601	$48,302,743
13,446,203	13,889,250	10,200,962	9,398,180	7,378,391	8,676,297
18,686,238	21,975,414	21,078,214	21,364,755	25,568,337	26,279,601
$64,092,749	$74,852,362	$74,571,509	$78,824,240	$83,807,329	$83,258,641
$43,366,197	$43,566,016	$49,792,563	$50,119,172	$53,198,585	$76,014,698
16,054,144	16,425,602	14,574,403	15,375,587	18,243,689	16,311,749
$59,420,341	$59,991,618	$64,366,966	$65,494,759	$71,442,274	$92,326,447
$75,326,505	$82,553,714	$93,084,896	$98,180,477	$104,059,186	$124,317,441
13,446,203	13,889,250	10,200,962	9,398,180	7,378,391	8,676,297
34,740,382	38,401,016	35,652,617	36,740,342	43,812,026	42,591,350
$123,513,090	$134,843,980	$138,938,475	$144,318,999	$155,249,603	$175,585,088

CITY OF LINO LAKES, MINNESOTA
CHANGES IN NET POSITION
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019
Expenses				
Governmental activities:				
General government	$2,456,864	$2,395,633	$2,345,386	$2,466,130
Public safety	6,567,523	5,166,538	4,749,394	5,053,511
Public works	6,228,893	5,492,395	5,384,522	5,810,919
Culture and recreation	-	-	-	-
Conservation of natural resources	216,905	200,016	201,590	183,982
Community development	454,144	459,455	576,794	686,421
Interest and fees on long-term debt	831,529	518,897	414,607	498,587
Total governmental activities expenses	16,755,858	14,232,934	13,672,293	14,699,550
Business-type activities:				
Water	1,367,693	1,245,249	1,332,755	1,322,811
Sewer	1,850,962	1,901,821	1,964,471	2,002,711
Storm water	-	-	-	-
Total business-type activities expenses	3,218,655	3,147,070	3,297,226	3,325,522
Total primary government expenses	$19,974,513	$17,380,004	$16,969,519	$18,025,072
Program revenues				
Governmental activities:				
Charges for services:				
General government	$520,231	$550,117	$562,816	$612,237
Public safety	1,359,426	2,249,152	1,591,658	1,255,363
Public works	865,327	801,633	448,009	1,273,900
Culture and recreation	-	-	-	-
Community development	-	-	-	-
Operating grants and contributions	722,858	1,106,014	861,429	870,532
Capital grants and contributions	5,046,307	4,141,383	5,187,023	6,820,419
Total governmental activities program revenues	8,514,149	8,848,299	8,650,935	10,832,451
Business-type activities:				
Charges for services:				
Water	1,094,897	1,150,834	1,217,589	1,172,580
Sewer	1,659,322	1,698,963	1,753,712	1,771,143
Storm water	-	-	-	-
Operating grants and contributions	-	-	-	-
Capital grants and contributions	1,543,947	836,029	1,242,032	2,894,794
Total business-type activities	4,298,166	3,685,826	4,213,333	5,838,517
Total primary government program revenues	$12,812,315	$12,534,125	$12,864,268	$16,670,968

2020	2021	2022	2023	2024	2025
$4,197,819	$2,828,407	$3,117,688	$3,041,049	$4,134,836	$4,510,604
4,867,134	4,706,881	6,512,493	7,130,294	7,045,702	7,506,924
4,118,477	6,260,599	6,377,440	5,604,543	6,218,466	5,662,429
-	-	4,029,146	3,350,309	3,283,500	3,149,235
161,556	178,581	235,376	257,150	287,271	172,572
660,660	791,930	884,336	531,413	732,201	976,720
733,207	654,287	562,248	497,903	410,330	633,471
14,738,853	15,420,685	21,718,727	20,412,661	22,112,306	22,611,955
1,532,282	1,621,486	3,019,350	2,027,102	2,130,173	2,171,174
2,199,865	2,186,992	2,347,539	2,535,243	2,989,132	2,888,492
-	-	251,478	577,404	409,320	361,387
3,732,147	3,808,478	5,618,367	5,139,749	5,528,625	5,421,053
$18,471,000	$19,229,163	$27,337,094	$25,552,410	$27,640,931	$28,033,008
$587,888	$892,386	$699,316	$507,564	$434,283	$334,473
1,235,829	1,688,606	1,616,634	1,279,955	1,489,612	1,503,190
1,106,248	2,528,275	1,574,335	1,544,038	149,389	187,406
-	-	1,046,848	1,127,355	1,837,741	1,614,509
-	-	-	10,000	-	-
2,470,024	1,019,752	1,119,449	1,866,131	1,480,903	1,488,450
6,894,207	7,931,093	2,800,604	2,996,602	8,609,291	16,231,842
12,294,196	14,060,112	8,857,186	9,331,645	14,001,219	21,359,870
1,341,559	1,683,290	1,845,312	2,323,763	2,072,108	2,499,711
1,803,231	1,892,040	1,952,299	2,079,761	2,186,487	2,348,259
-	-	486,069	552,121	559,217	562,097
42,152	-	-	59,032	7,589	5,060
2,887,266	752,403	5,268,556	8,545	2,119,227	1,984,213
6,074,208	4,327,733	9,552,236	5,023,222	6,944,628	7,399,340
$18,368,404	$18,387,845	$18,409,422	$14,354,867	$20,945,847	$28,759,210

CITY OF LINO LAKES, MINNESOTA
CHANGES IN NET POSITION
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2016	2017	2018	2019
Net (expense) revenue:				
Governmental activities	($8,241,709)	($5,384,635)	($5,021,358)	($3,867,099)
Business-type activities	1,079,511	538,756	916,107	2,512,995
Total primary government, net	(7,162,198)	(4,845,879)	(4,105,251)	(1,354,104)
General revenues and other changes in net position:				
Governmental activities:				
Property taxes	9,343,500	9,753,971	10,229,691	10,706,977
Unrestricted grants and contributions	91,385	181,712	59,508	38,926
Unrestricted investment earnings	210,142	207,792	369,485	1,029,944
Gain on disposal of capital assets	66,255	38,022	17,318	68,472
Special item - withdrawal from fire district	1,333,166	-	-	-
Transfers	(914,414)	(308,694)	(472,370)	(1,311,593)
Total governmental activities	10,130,034	9,872,803	10,203,632	10,532,726
Business-type activities:				
Unrestricted investment earnings	107,119	106,488	213,434	523,554
Gain on disposal of capital assets	-	-	-	-
Transfers	914,414	308,694	472,370	1,311,593
Total business-type activities	1,021,533	415,182	685,804	1,835,147
Total primary government	$11,151,567	$10,287,985	$10,889,436	$12,367,873
Change in net position:				
Governmental activities	$1,888,325	$4,488,168	$5,182,274	$6,665,627
Business-type activities	2,101,044	953,938	1,601,911	4,348,142
Total primary government change in net position	$3,989,369	$5,442,106	$6,784,185	$11,013,769

2020	2021	2022	2023	2024	2025
($2,444,657)	($1,360,573)	($12,861,541)	($11,081,016)	($8,111,087)	($1,252,085)
2,342,061	519,255	3,933,869	(116,527)	$1,416,003	$1,978,287
(102,596)	(841,318)	(8,927,672)	(11,197,543)	(6,695,084)	726,202
11,259,043	12,006,161	12,622,388	13,989,700	15,358,404	16,522,639
47,188	6,587	2,117,908	270,011	2,364	6,801
684,384	(171,260)	(1,139,063)	1,554,657	1,517,537	1,900,916
150,041	387,972	66,852	35,689	143,601	478,913
-	-	-	-	-	-
(4,066,269)	(109,774)	(1,142,554)	(516,310)	(3,927,730)	(18,205,872)
8,074,387	12,119,686	12,525,531	15,333,747	13,094,176	703,397
383,963	(86,764)	(645,918)	728,010	603,782	700,014
-	29,012	-	-	-	-
4,066,269	109,774	1,142,554	516,310	3,927,730	18,205,872
4,450,232	52,022	496,636	1,244,320	4,531,512	18,905,886
$12,524,619	$12,171,708	$13,022,167	$16,578,067	$17,625,688	$19,609,283
$5,629,730	$10,759,113	($336,010)	$4,252,731	$4,983,089	($548,688)
6,792,293	571,277	4,430,505	1,127,793	5,947,515	20,884,173
$12,422,023	$11,330,390	$4,094,495	$5,380,524	$10,930,604	$20,335,485

CITY OF LINO LAKES, MINNESOTA
FUND BALANCES, GOVERNMENTAL FUNDS
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2016	2017	2018	2019
General Fund:				
Nonspendable	$225,114	$243,317	$286,186	$296,907
Committed	-	-	-	443,900
Unassigned	6,031,077	6,573,608	6,599,956	6,052,388
Total general fund	$6,256,191	$6,816,925	$6,886,142	$6,793,195
All other governmental funds:				
Nonspendable	101,220	101,659	101,998	102,842
Restricted	6,502,424	5,289,641	9,824,255	6,650,462
Committed	170,950	175,401	182,613	175,485
Assigned	15,778,480	14,581,669	19,195,652	19,672,706
Unassigned	(978,496)	(2,909,173)	(2,935,459)	(3,171,161)
Total all other governmental funds	$21,574,578	$17,239,197	$26,369,059	$23,430,334
Total all funds	$27,830,769	$24,056,122	$33,255,201	$30,223,529

Table 3

2020	2021	2022	2023	2024	2025
$315,224	$356,619	$518,196	$567,849	$557,155	$466,588
425,000	71,370	58,600	75,667	67,500	50,000
6,787,498	7,719,761	7,509,721	7,940,364	8,931,762	9,713,191
$7,527,722	$8,147,750	$8,086,517	$8,583,880	$9,556,417	$10,229,779
102,076	208,573	152,038	159,611	156,350	124,287
8,206,540	8,437,406	8,248,742	7,083,189	6,441,358	8,199,136
470,047	531,131	254,465	279,968	321,429	582,399
18,943,415	19,533,784	19,492,211	20,707,533	22,269,960	18,442,007
(3,129,676)	(2,931,318)	(2,688,775)	(2,797,128)	(1,894,957)	(1,836,128)
$24,592,402	$25,779,576	$25,458,681	$25,433,173	$27,294,140	$25,511,701
$32,120,124	$33,927,326	$33,545,198	$34,017,053	$36,850,557	$35,741,480

CITY OF LINO LAKES, MINNESOTA
CHANGES IN FUND BALANCES, GOVERNMENTAL FUNDS
Last Ten Fiscal Years

	2016	2017	2018	2019
Revenues:				
Property taxes	$9,369,090	$9,772,741	$10,215,761	$10,685,592
Licenses and permits	895,581	1,447,571	1,260,046	941,569
Special assessments	4,400,635	2,283,974	2,005,970	1,935,178
Intergovernmental	706,944	1,080,953	3,453,300	688,389
Charges for services	1,293,556	1,327,781	1,003,896	1,862,803
Fines and forfeits	251,653	613,593	137,940	131,936
Investment earnings	210,142	207,792	369,485	1,029,944
Miscellaneous	417,448	410,640	323,379	265,130
Total revenues	17,545,049	17,145,045	18,769,777	17,540,541
Expenditures:				
Current:				
General government	1,845,667	1,952,669	1,948,909	2,007,741
Public safety	4,333,080	4,360,517	4,575,957	4,720,122
Public works	3,203,837	3,414,412	3,148,058	3,538,624
Culture and recreation	-	-	-	-
Conservation of natural resources	201,635	183,392	199,026	207,919
Community development	425,402	433,144	572,910	680,419
Capital outlay	3,044,615	2,152,848	3,469,208	7,444,939
Debt service:				
Principal	2,769,525	8,058,525	3,130,600	2,815,075
Interest and fiscal charges	816,362	640,029	437,659	562,471
Bond issuance costs	98,906	-	-	-
Total expenditures	16,739,029	21,195,536	17,482,327	21,977,310
Revenues over (under) expenditures	806,020	(4,050,491)	1,287,450	(4,436,769)
Other financing sources (uses):				
Proceeds from sale of capital assets	72,182	103,328	49,391	77,986
Insurace recovery	-	-	-	711,854
Issuance of debt	5,464,000	311,000	7,218,900	388,535
Premium on bonds issued	41,497	-	401,193	-
Transfers in	3,521,180	6,984,443	4,266,440	2,777,663
Transfers out	(3,241,959)	(7,122,927)	(4,024,295)	(2,550,941)
Total other financing sources (uses)	5,856,900	275,844	7,911,629	1,405,097
Special item - withdrawal from fire district	1,111,834	-	-	-
Net change in fund balance	$7,774,754	($3,774,647)	$9,199,079	($3,031,672)
Debt service as a percentage of Noncapital expenditures	26.2%	45.4%	25.5%	23.2%
Debt service as a percentage of Total expenditures	21.4%	41.0%	20.4%	15.4%

Table 4

2020	2021	2022	2023	2024	2025
$11,232,374	$12,063,089	$12,623,407	$13,986,847	$15,325,112	$16,519,527
972,450	1,400,755	1,348,912	973,653	1,143,987	1,159,502
987,053	1,597,697	2,156,808	1,025,575	2,264,926	1,287,172
2,597,744	1,170,678	3,393,074	2,551,769	5,168,490	11,894,104
1,609,627	3,102,712	2,739,431	2,480,170	2,539,647	2,242,408
160,279	113,359	79,669	92,129	101,657	88,386
684,384	(171,260)	(1,139,063)	1,554,657	1,517,537	1,900,916
246,599	508,253	906,901	934,718	144,436	167,232
18,490,510	19,785,283	22,109,139	23,599,518	28,205,792	35,259,247
3,412,600	2,257,879	2,504,260	2,426,747	3,108,922	3,482,305
4,744,173	5,027,661	5,792,661	6,282,216	6,558,432	7,329,985
3,083,366	2,929,603	3,308,439	3,083,106	2,383,537	2,328,016
-	-	3,723,278	2,933,374	2,839,288	2,893,590
160,884	182,247	224,980	249,955	255,761	181,024
665,405	822,007	914,055	514,318	739,702	968,859
6,387,441	5,499,595	3,582,771	5,721,645	9,277,960	28,860,557
2,855,000	3,149,000	2,324,360	2,439,885	2,115,475	1,615,000
629,282	699,782	662,078	602,744	513,966	448,877
-	49,097	-	-	-	142,922
21,938,151	20,616,871	23,036,882	24,253,990	27,793,043	48,251,135
(3,447,641)	(831,588)	(927,743)	(654,472)	412,749	(12,991,888)
240,842	398,355	48,952	36,943	340,297	706,522
-	-	-	-	-	-
4,624,235	1,815,000	-	-	-	8,090,000
435,623	102,502	-	-	-	520,460
4,122,789	3,240,042	3,371,475	4,054,790	6,420,523	4,544,811
(4,079,253)	(2,917,109)	(2,874,812)	(2,965,406)	(4,340,065)	(1,978,982)
5,344,236	2,638,790	545,615	1,126,327	2,420,755	11,882,811
-	-	-	-	-	-
$1,896,595	$1,807,202	($382,128)	$471,855	$2,833,504	($1,109,077)
22.4%	24.0%	15.0%	16.4%	13.3%	10.2%
15.9%	18.7%	13.0%	12.5%	9.5%	4.3%

CITY OF LINO LAKES, MINNESOTA
ASSESSED AND ACTUAL VALUE OF TAXABLE PROPERTY **Table 5**
Last Ten Fiscal Years

Payable Year	Residential Property	Commercial/ Industrial Property	Personal Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Taxable Market Value
2016	$15,472,329	$2,609,482	$359,006	$18,440,817	46.019	$1,699,288,883
2017	16,480,328	2,767,099	396,378	19,643,805	45.140	1,808,417,118
2018	17,879,879	2,966,548	442,867	21,289,294	42.826	1,959,826,108
2019	18,920,892	3,294,449	471,895	22,687,236	41.817	2,082,803,803
2020	20,781,383	3,686,997	419,457	24,887,837	39.870	2,299,471,394
2021	22,250,844	3,710,390	530,211	26,491,445	40.109	2,435,156,410
2022	23,932,066	3,587,941	388,342	27,908,349	40.154	2,587,650,762
2023	30,377,795	4,642,676	431,544	35,452,015	34.974	3,287,882,335
2024	32,389,089	6,066,250	390,827	38,846,166	36.098	3,524,450,903
2025	32,475,661	6,330,600	441,102	39,247,363	39.372	3,585,804,598

The tax capacity (taxable assessed value) of the property is calculated by applying a statutory formula to the estimated market value of the property.

Source: Anoka County

CITY OF LINO LAKES, MINNESOTA
DIRECT AND OVERLAPPING PROPERTY TAX CAPACITY RATES **Table 6**
Last Ten Fiscal Years
(rate per $100 of Tax Capacity)

	City Direct Rate			Overlapping Rates				
Fiscal Year	Basic Rate	General Obligation Debt Service	Total Direct	Centennial School District ISD # 12	Anoka County	Other Taxing Districts	Total Overlapping	Total Direct and Overlapping Tax Rate
2016	35.025	10.994	46.019	36.426	38.894	6.405	81.725	127.744
2017	35.105	10.035	45.140	29.097	36.841	5.810	71.748	116.888
2018	36.168	6.658	42.826	34.970	35.334	5.658	75.962	118.788
2019	33.875	7.942	41.817	35.984	34.473	5.300	75.757	117.574
2020	31.803	8.067	39.870	34.059	33.078	5.048	72.185	112.055
2021	33.235	6.874	40.109	31.572	31.567	4.420	67.559	107.668
2022	33.262	6.892	40.154	31.074	29.254	4.624	64.952	105.106
2023	30.704	4.270	34.974	25.188	24.176	3.976	53.340	88.314
2024	32.806	3.292	36.098	23.564	25.629	3.412	52.605	88.703
2025	36.134	3.238	39.372	25.162	30.245	1.927	57.334	96.706

The majority of the City is serviced by School District 12. Rates for debt service are based on each year's requirements.

Source: Anoka County

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CITY OF LINO LAKES, MINNESOTA
PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Years Ago

Table 7

	2024			2016		
Taxpayer	Taxable Net Tax Capacity	Rank	Percentage of Total City Taxable Net Tax Capacity	Taxable Net Tax Capacity	Rank	Percentage of Total City Taxable Net Tax Capacity
TREFCM CCD Owner, LLC	$639,250	1	1.54%	$ -		-
Lynglomsten at Lino Lakes, LLC	566,492	2	1.37%	-		-
Biynah MN WI LLC	434,848	3	1.05%	183,332.00	3	0.99%
Minnegasco Inc	331,031	4	0.80%	-		-
Target Corporation	298,390	5	0.72%	202,952.00	1	1.10%
Gargaro Properties LLC	281,254	6	0.68%	104,374.00	5	0.57%
Tomas Commercial Real Estate Holdings LLC	178,598	7	0.43%	-		-
Lino Lakes 72 LLC	174,978	8	0.42%	-		-
Molin Concrete Products	144,656	9	0.35%	107,982.00	4	0.59%
Millrose Properties Minnesota LLC	133,167	10	0.32%	-		-
Xcel Energy	-		-	190,733.00	2	1.03%
Taylor Corporation	-		-	99,648.00	6	0.54%
Kohls Department Store	-		-	99,092.00	7	0.54%
Marmon/Keystone Corp	-		-	74,216.00	8	0.40%
Centerpoint Energy	-		-	72,162.00	9	0.39%
Lino Lakes Business Center LLC	-		-	63,729	10	0.35%
Total	$3,182,664		7.68%	$1,198,220		6.50%

Source: Anoka County

CITY OF LINO LAKES, MINNESOTA
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year			Collected within the Fiscal Year of Levy	
	Operating Tax Levy	Debt Tax Levy	Total Tax Levy	Amount	Percentage of Levy
2016	$7,018,572	$2,039,856	$9,058,428	$9,022,964	99.6%
2017	7,360,431	2,131,424	9,491,855	9,439,688	99.5%
2018	8,165,859	1,610,873	9,776,732	9,729,472	99.5%
2019	8,193,124	1,862,292	10,055,416	9,981,243	99.3%
2020	8,368,756	2,122,762	10,491,518	10,415,622	99.3%
2021	9,232,367	1,909,448	11,141,815	11,055,781	99.2%
2022	9,790,843	2,028,444	11,819,287	11,777,785	99.6%
2023	11,319,531	1,574,384	12,893,915	12,823,280	99.5%
2024	12,833,204	1,287,724	14,120,928	13,967,447	98.9%
2025	14,308,879	1,282,211	15,591,090	15,381,721	98.7%

Current year levies and collections include State levy related credits, but do not include tax increment levies and collections.

Collections in Subsequent Years	Total Collections to Date		Outstanding Delinquent Taxes	Percentage of Levy Outstanding
	Amount	Percentage of Levy		
$35,464	$9,058,428	100.0%	$ -	0.0%
52,167	9,491,855	100.0%	-	0.0%
47,260	9,776,732	100.0%	-	0.0%
74,173	10,055,416	100.0%	-	0.0%
75,896	10,491,518	100.0%	-	0.0%
82,560	11,138,341	100.0%	3,474	0.0%
41,227	11,819,012	100.0%	275	0.0%
68,314	12,891,594	100.0%	2,321	0.0%
129,018	14,096,465	99.8%	24,463	0.2%
126,961	15,508,682	99.5%	82,408	0.5%

CITY OF LINO LAKES, MINNESOTA
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Fiscal Years

Fiscal Year	Governmental Activities			
	General Obligation Bonds	Special Assessment Bonds	Other Long-Term Debt	Total Governmental Activities
2016	$16,780,831	$7,795,000	$3,165,250	$27,741,081
2017	12,896,518	4,905,000	2,174,725	19,976,243
2018	19,291,813	3,890,000	1,271,025	24,452,838
2019	18,057,829	2,855,000	1,064,485	21,977,314
2020	21,533,432	1,805,000	793,720	24,132,152
2021	21,551,462	845,000	434,720	22,831,182
2022	19,631,753	630,000	170,360	20,432,113
2023	17,467,043	415,000	35,475	17,917,518
2024	15,531,224	195,000	-	15,726,224
2025	22,577,561	35,000	-	22,612,561

Details regarding the City's outstanding debt can be found in the notes to the financial statements.
See the *Demographic and Economic Statistics* schedule for personal income and population data.

N/A - Personal income information is not yet available for 2025 from the Bureau of Economic Analysis Report

Business-type Activities					
G.O. Water Revenue Note	Total Primary Government	Percentage of Assessed Market Value	Percentage of Personal Income	Per Capita	
$ -	$27,741,081	1.63%	0.17%	$1,334	
-	19,976,243	1.10%	0.12%	946	
-	24,452,838	1.25%	0.14%	1,145	
-	21,977,314	1.03%	0.12%	999	
-	24,132,152	1.05%	0.12%	1,128	
-	22,831,182	0.94%	0.11%	1,075	
-	20,432,113	0.79%	0.09%	943	
-	17,917,518	0.54%	0.08%	815	
1,216,285	16,942,509	0.48%	0.07%	759	
2,654,787	25,267,348	0.70%	N/A	1,120	

CITY OF LINO LAKES, MINNESOTA
RATIOS OF NET GENERAL BONDED DEBT
Last Ten Fiscal Years

Fiscal Year	Governmental Activities: General Obligation Bonds	Governmental Activities: Special Assessment Bonds	Total Primary Government
2016	$16,780,831	$7,795,000	$24,575,831
2017	12,896,518	4,905,000	17,801,518
2018	19,291,813	3,890,000	23,181,813
2019	18,057,829	2,855,000	20,912,829
2020	21,533,432	1,805,000	23,338,432
2021	21,551,462	845,000	22,396,462
2022	19,631,753	630,000	20,261,753
2023	17,467,043	415,000	17,882,043
2024	15,531,224	195,000	15,726,224
2025	22,577,561	35,000	22,612,561

Details regarding the City's outstanding debt can be found in the notes to the financial statements.
See the *Demographic and Economic Statistics* schedule for population data.

Table 10

Per Capita (Total)	Less: Amounts Available in Debt Service Funds	Net Bonded Debt	Percentage of Assessed Market Value	Per Capita (Net)
$1,181	$8,420,263	$17,711,818	1.04%	$851
843	5,171,905	14,570,863	0.81%	690
1,086	4,456,461	19,794,252	1.01%	927
951	4,772,799	17,034,565	0.80%	774
1,091	5,399,895	18,595,307	0.81%	869
1,055	5,241,849	17,154,613	0.70%	808
936	5,147,106	15,114,647	0.58%	698
814	4,428,778	13,453,265	0.41%	612
705	3,778,075	11,948,149	0.34%	535
1,002	4,015,156	18,597,405	0.52%	824

CITY OF LINO LAKES, MINNESOTA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT **Table 11**
As of December 31, 2025

	Debt Outstanding	Estimated Percentage Applicable*	Estimated Share of Overlapping Debt
Overlapping debt:			
Anoka County	$38,315,000	6.6%	$2,538,292
ISD 12 (Centennial)	57,650,000	44.3%	25,523,557
ISD 624 (White Bear Lake)	402,705,000	5.6%	22,490,269
ISD 831 (Forest Lake)	166,005,000	8.1%	13,469,812
Anoka County Regional Railroad Authority	1,435,000	6.6%	95,066
Metropolitan Council	186,870,000	0.6%	1,210,357
Total overlapping			65,327,353
City of Lino Lakes direct debt	25,267,348	100%	25,267,348
Total direct and overlapping debt			$90,594,701

*For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Source: Anoka County/City of Lino Lakes Official Statements

CITY OF LINO LAKES, MINNESOTA
LEGAL DEBT MARGIN INFORMATION
Last Ten Fiscal Years

Table 12

Legal Debt Margin Calculation for Fiscal Year 2025

Debt limit:	
Market value	$3,679,845,100
Applicable percentage	3%
	110,395,353
Debt applicable to limit:	
Total debt	25,267,348
Less:	
Special assessment bonds	(35,000)
Utility revenue bonds	(9,939,787)
Total debt applicable to limit	15,292,561
Legal debt margin	$95,102,792

Legal Debt Margin Calculation for Fiscal Years 2016 Through 2025

Fiscal Year	Population	Debt Limit	Net Debt Applicable to Limit	Legal Debt Margin	Amount of Debt Applicable to Debt Limit	Net Debt Applicable to Limit Per Capita
2016	20,803	$50,978,666	$10,122,081	$40,856,585	19.86%	$487
2017	21,117	54,252,514	10,426,243	43,826,271	19.22%	494
2018	21,347	58,794,783	14,497,838	44,296,945	24.66%	679
2019	21,995	65,496,045	13,637,314	51,858,731	20.82%	620
2020	21,399	71,534,937	13,217,152	58,317,785	18.48%	618
2021	21,236	76,205,334	13,901,182	62,304,152	18.24%	655
2022	21,658	80,410,830	12,287,889	68,122,941	15.28%	567
2023	21,976	100,724,793	11,097,080	89,627,713	11.02%	505
2024	22,322	108,404,079	11,085,000	97,319,079	10.23%	497
2025	22,562	110,395,353	15,292,561	95,102,792	13.85%	678

CITY OF LINO LAKES, MINNESOTA
DEMOGRAPHIC AND ECONOMIC STATISTICS **Table 13**
Last Ten Fiscal Years

Fiscal Year	(1) Population	(2) Personal Income *(thousands of dollars)*	(2) Per Capita Personal Income	(3) School Enrollment	(4) Unemployment Rate
2016	20,803	$16,466,131	$47,119	6,995	3.9%
2017	21,117	17,270,969	48,830	7,122	3.2%
2018	21,347	18,035,585	50,439	7,177	3.2%
2019	21,995	18,995,474	52,535	7,190	3.1%
2020	21,399	20,290,309	55,673	7,274	5.2%
2021	21,236	21,678,422	59,002	7,103	2.7%
2022	21,658	22,268,689	60,371	7,089	2.8%
2023	21,976	23,439,608	62,935	7,059	2.5%
2024	22,322	24,459,050	75,603	7,071	2.5%
2025	22,562	Not available	Not available	7,255	3.9%

Sources:
(1) Estimates from Metropolitan Council, except for 2020 which is per the U.S. Census and 2022 which is a city estimate
(2) Information from Bureau of Economic Analysis Report. Anoka County statistics used as local information is unavailable.
(3) Information from ISD #12 Financial Statements and Supplementary Information
(4) Information from MN Department of Employment and Economic Development. Anoka County statistics used as local information is unavailable.

CITY OF LINO LAKES, MINNESOTA
PRINCIPAL EMPLOYERS
Current Year and Nine Years Ago

Table 14

	2025			2016		
Employer	Employees	Rank	Percentage of Total City Employment[1]	Employees	Rank	Percentage of Total City Employment[1]
ISD 12 - Centennial School District	1,514 [2]	1	41.2%	391	2	19.8%
State of Minnesota Corrections	480	2	13.1%	447	1	22.7%
Molin Concrete	350	3	9.5%	130	6	6.6%
Target Corporation	320	4	8.7%	200	3	10.1%
Northern Wholesale	201	5	5.5%	-		-
Distribution Alternatives	190	6	5.2%	100	10	5.1%
City of Lino Lakes	174	7	4.7%	-		-
North American Composites, Inc	157	8	4.3%	-		-
Custom Remodelers	150	9	4.1%	-		-
Anoka County Juvenile Center	140	10	3.8%	130	5	6.6%
Rehbein Transit, Inc.	-		-	130	7	6.6%
Taylor Corporation	-		-	200	4	10.1%
Kohls	-		-	123	8	6.2%
YMCA	-		-	120	9	6.1%
Total	3,676			1,971		

[1]The statistic for total City employment is not available, therefore the percentage represents the percentage of the top ten listed.

[2]Total number of employees includes the entire District, including employees outside City Limit.

Source: Employer Surveys/City of Lino Lakes Official Statements

CITY OF LINO LAKES, MINNESOTA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	2016	2017	2018	2019
General government:				
Administration	4.00	4.00	4.00	4.00
Finance	3.50	3.50	3.25	3.25
Planning and zoning	1.00	1.00	1.00	1.00
Total general government	8.50	8.50	8.25	8.25
Public safety:				
Police - sworn officers	27.00	27.00	27.00	27.00
Police - civilians	4.50	4.50	4.00	4.00
Fire	1.50	1.50	1.50	1.50
Building inspection	2.50	2.50	2.50	3.50
Total public safety	35.50	35.50	35.00	36.00
Public works:				
Streets	6.50	6.65	6.65	6.65
Fleet	1.50	1.50	1.50	1.50
Government buildings	-	-	-	-
Total public works	8.00	8.15	8.15	8.15
Culture and recreation:				
Parks	5.20	5.20	5.20	5.20
Recreation	2.20	2.35	1.35	1.35
Rookery activity center	-	-	-	-
Total culture and recreation	7.40	7.55	6.55	6.55
Conservation of natural resources:				
Environmental	0.35	0.35	0.35	0.35
Solid waste abatement	0.30	0.30	0.30	0.30
Forestry	0.35	0.35	0.35	0.35
Total conservation of natural resources	1.00	1.00	1.00	1.00
Community development	2.00	2.00	2.00	2.00
Water	2.30	2.70	3.33	3.33
Sewer	2.30	2.70	3.33	3.33
Storm water	-	-	-	-
Total	67.00	68.10	67.60	68.60

Source: City Finance Office
Part-time Rookery Staff, Temporary Summer Seasonals, and Interns are not included

Table 15

2020	2021	2022	2023	2024	2025
4.00	5.00	5.00	4.00	5.00	4.00
3.10	3.10	2.60	2.60	2.60	2.60
1.00	1.00	1.00	1.00	1.00	1.00
8.10	9.10	8.60	7.60	8.60	7.60
27.00	28.00	28.00	28.00	27.70	27.70
4.00	5.00	5.50	5.50	6.85	5.35
1.50	1.50	6.50	6.50	2.45	6.95
3.50	3.50	4.50	4.50	4.50	4.50
36.00	38.00	44.50	44.50	41.50	44.50
6.50	6.25	6.15	6.25	6.25	6.25
1.50	2.20	2.45	2.55	2.55	2.55
-	-	-	0.15	0.15	0.15
8.00	8.45	8.60	8.95	8.95	8.95
5.20	4.95	5.35	5.60	5.60	5.60
0.20	-	0.10	-	-	-
-	-	7.50	7.00	7.00	6.00
5.40	4.95	12.95	12.60	12.60	11.60
0.38	0.38	0.30	0.30	0.30	0.30
0.25	0.25	0.20	0.20	0.20	0.20
0.38	0.38	0.25	0.25	0.25	0.25
1.00	1.00	0.75	0.75	0.75	0.75
2.00	2.00	1.70	1.70	2.70	2.70
3.25	3.25	4.05	4.05	4.05	4.05
3.25	3.25	4.05	4.05	4.05	4.05
-	-	1.80	1.80	1.80	1.80
67.00	70.00	87.00	86.00	85.00	86.00

CITY OF LINO LAKES, MINNESOTA
OPERATING INDICATORS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

	2016	2017	2018	2019
General government:				
Elections	2	1	2	1
Registered voters	13,636	12,624	12,860	13,312
Number of votes cast	11,562	2,165	10,738	3,075
Voter participation (registered)	84.8%	17.1%	83.5%	23.1%
Public safety:				
Police:				
Calls for service	6,210	(2)	(2)	(2)
Traffic citations and warnings	2,199	(2)	(2)	(2)
Part I crime rate	1,091	(2)	(2)	(2)
Part II crime rate	3,635	(2)	(2)	(2)
Police:				
Case numbers generated	16,321	18,199	14,487	13,973
Avg response time (emergency & non-emergency)	5:26 minutes	4:42 minutes	5:16 minutes	5:53 minutes
Part I crime offenses	224	176	195	93 (3)
Part II crime offenses	746	808	587	304 (3)
Group A				266 (3)
Group B				98 (3)
Clearance rate	1	82%	69%	60%
Fire:				
Fire call load	269	316	356	379
Fire property loss	694,000	$325,100	$205,200	$246,600
Fire property saved	10,511,300	$6,342,100	$1,791,500	$7,548,100
Fire inspections	53	117	107	98
Building inspections:				
Building permits	761	5,422 (1)	3,281	1,107
Value of building permits	$53,390,619	$50,984,047	$50,990,945	$41,766,531
Other permits (4)	$880	985	1,023	1,183
Public works:				
General maintenance (hours)	5,534	6,313	420	7,420
Street maintenance (hours)	4,053	3,765	12,418	4,328
Fleet maintenance (hours)	4,437	3,986	2,648	3,504
Snow plowing/sanding (hours)	960	928	2,117	2,130
Culture and recreation:				
Park maintenance (hours)	9,698	8,576	9,027	9,610
Utilities:				
Water maintenance (hours)	3,539	3,278	4,080	3,944
Sewer maintenance (hours)	3,539	3,278	4,080	3,944
Storm water maintenance (hours)	-	-	-	-

(1) Increase in permits issued due to June 2017 storm damage.
(2) The Public Safety Department modified the metrics maintained for business purposes in 2016.
(3) Transition to FBI Uniform Crime Reporting NIBRS (National Incident Based Reporting System) in 2019. January -July 2019 SRS, August-Dec 2019 NIBRS.
(4) Other permits (plumbing, mechanical, etc.) data included in 2020 and presented retroactively back to 2016.

Source: Various City Departments

2020	2021	2022	2023	2024	2025
4	1	2	2	3	1
14,964	14,441	15,082	14,835	15,322	15,499
13,505	1,873	10,584	1,785	14,135	3,467
90.2%	13.0%	70.2%	12.0%	92.3%	22.4%
(2)	(2)	(2)	(2)	(2)	(2)
(2)	(2)	(2)	(2)	(2)	(2)
(2)	(2)	(2)	(2)	(2)	(2)
(2)	(2)	(2)	(2)	(2)	(2)
13,214	12,138	12,570	14,488	13,822	12,367
6:41 minutes	6:46 minutes	6:11 minutes	6:13 minutes	6:07 minutes	6:22 minutes
(3)	(3)	(3)	(3)	(3)	(3)
(3)	(3)	(3)	(3)	(3)	(3)
778	729	555	449	409	323
217	182	195	359	238	311
48%	56%	53%	71%	62%	59%
371	399	585	825	809	1,114
$241,450	$148,683	$1,487,543	$1,187,408	$2,424,018	$667,700
$13,682,450	$1,251,340	$5,560,915	$24,954,556	$8,559,024	$17,017,900
60	116	38	157	95	33
882	969	796	833	847	768
$51,686,278	$90,354,190	$103,040,207	$55,685,801	$77,382,798	$65,027,359
1,254	1,451	1,749	1,101	990	980
5,407	6,851	6,510	5,389	6,072	7,860
4,317	4,622	3,588	4,491	4,343	5,349
3,390	3,483	3,213	3,542	3,610	3,602
1,232	1,204	1,962	1,471	929	1,768
8,113	8,818	9,406	9,104	10,949	9,385
3,645	4,196	3,998	3,731	4,261	4,423
3,645	4,196	3,998	3,731	4,261	4,423
-	-	1,760	674	1,300	1,542

CITY OF LINO LAKES, MINNESOTA
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
Last Ten Fiscal Years

Table 17

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public works:										
Lights	815	838	854	859	859	859	859	925	950	950
Vehicles	39	39	39	39	39	39	39	32	35	35
City streets (miles)	100.7	100.7	106.9	108.2	104.6 (1)	106.3	108.4	109.1	110.6	111.1
Culture and recreation:										
Parks:										
Asphalt trails (miles)	29.8	30.0	30.0	30.0	28.0 (2)	29.0	30.2	30.2	3.5	32.59
Boardwalk (miles)					0 (2)	-	0.3	0.3	0.3	0.31
Concrete trails (miles)					7.0 (2)	8.0	10.3	10.3	10.3	13.69
Baseball/Softball fields	8	8	8	8	8	8	8	8	8	8
Basketball courts	6	6	7	7	7	7	7	7	7	7
Fishing pier	1	-	-	-	-	-	-	-	-	-
Park acres	140	147	152	152	152	152	152	152	152	152
Park shelters	6	6	7	7	7	7	7	8	8	8
Parks	17	18	19	19	19	19	19	19	19	19
Pickleball courts	-	-	1	1	1	1	5	7	7	7
Playgrounds	15	16	17	17	17	17	17	17	17	17
Skating rinks	4	3	3	3	3	3	3	3	3	3
Soccer fields	6	4	4	4	4	4	4	4	4	4
Tennis courts	2	-	-	1	1	1	3	3	3	3
Water:										
Distribution system (miles)	85.6	99.4	89.0	89.5	91.8	94.2	97.6	99.2	101	102.3
Water connections	4,649	4,738	4,919	4,990	5,175	5,324	5,520	5,608	5,814	5,975
Gallons pumped (millions)	452	494	508	493	547	630	623	736	536	585
Water tower capacity (millions gallons)	2.0	2.0	2.0	2.0	2.0	3.5	3.5	3.5	3.5	3.5
Number of fire hydrants	1,024	1,028	942	937	1,013	1,046	1,097	1,116	1306	1349
Sewer:										
Collection system (miles)	77.9	87.0	79.5	80.1	80.1	82.8	85.4	86.3	89.98	87.76 (3)
Sewer connections	4,817	4,976	5,102	5,276	5,439	5,650	5,833	6,028	6,016	6,195
Storm water:										
Pipe (miles)	53.7	54.1	55.0	55.6	49.9 (1)	53.5	54.2	55.4	55.75	60.07
Ponds								305	309	312

Source: Various City Departments

(1) Decrease due to reclassification of ownership.
(2) In 2020, trails were broken out between asphalt trail, concrete sidewalk, and boardwalk.
(3) Reduced due to mapping correction. Sewer main was not eliminated.

COMMUNICATION WITH THOSE CHARGED WITH GOVERNANCE

To the Honorable Mayor and
Members of the City Council
City of Lino Lakes, Minnesota

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lino Lakes, Minnesota (the City) for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated January 19, 2026. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2025. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements are the estimates used to calculate the other post-employment benefit (OPEB) and net pension liabilities, the OPEB and pension related deferred outflows and inflows of resources, and OPEB and pension expense. These estimates are based on actuarial studies. We evaluated the methods, assumptions, and data used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. Determining sensitivity is subjective, however, we believe the disclosures most likely to be considered sensitive are Note 6 – Long-Term Debt, Note 10A – Deficit Fund Balances, Note 15A – Litigation and Note 19 – Subsequent Events.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no uncorrected misstatements that have an effect on our opinion on the financial statements. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit. There were no corrected misstatements identified during the audit.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 22, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Invoice Approval

While testing disbursements, we noted an invoice payable to Comcast for $398.44 was entered into the BS&A financial software by the City's accountant and then was auto-approved within BS&A. Upon implementing the new software, settings within BS&A allowed for certain auto-approvals of routine invoices under $1,000. Staff identified the setting and eliminated the auto-approval option. We concur with this action.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, the budgetary comparison schedules, and the schedules of OPEB and pension information, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual nonmajor fund financial statements and schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of the City Council and management of the City of Lino Lakes, Minnesota and is not intended to be, and should not be, used by anyone other than these specified parties.

Redpath and Company, LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

May 22, 2026

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and
Members of the City Council
City of Lino Lakes, Minnesota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lino Lakes, Minnesota as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of Lino Lakes, Minnesota's basic financial statements, and have issued our report thereon dated May 22, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Lino Lakes, Minnesota's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Lino Lakes, Minnesota's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Lino Lakes, Minnesota's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Lino Lakes, Minnesota's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Redpath and Company, LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

May 22, 2026

MINNESOTA LEGAL COMPLIANCE REPORT

To the Honorable Mayor and
Members of the City Council
City of Lino Lakes, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lino Lakes, Minnesota as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of Lino Lakes, Minnesota's basic financial statements, and have issued our report thereon dated May 22, 2026.

In connection with our audit, nothing came to our attention that caused us to believe that the City of Lino Lakes, Minnesota failed to comply with the provisions of the contracting – bid laws, depositories of public funds and public investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities,* promulgated by the State Auditor pursuant to Minnesota Statute § 6.65, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City of Lino Lakes, Minnesota's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this communication is not suitable for any other purpose.

Redpath and Company, LLC

REDPATH AND COMPANY, LLC
St. Paul, Minnesota

May 22, 2026

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 5.A.

STAFF ORIGINATOR: Dan L'Allier, Fire Chief

MEETING DATE June 8, 2026

AGENDA ITEM: Resolution 26-90 Establishing Fairview Health Services as the Primary Ambulance Service for the City of Lino Lakes

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City of Lino Lakes current ambulance provider is Allina Health Emergency Medical Services. Staff has completed a review of ambulance service operations, response capabilities, system integration and long-term service needs for the community. Based on this review, staff recommends designating Fairview Health Services as the City's primary ambulance service provider effective September 2026.

Because the City of Lino Lakes is located within an overlapping Primary Service Area (PSA), the City is authorized to select the ambulance provider that best meets the needs of the community.

BACKGROUND

The Minnesota Office of Emergency Medical Services (OEMS) regulates ambulance Primary Service Areas (PSAs) throughout the State of Minnesota. OEMS PSA maps #0087 and #0057 demonstrate an overlap covering the City of Lino Lakes, allowing the City to designate a preferred ambulance provider.

Over the past several months, staff has met with representatives from Fairview Health Services to review operational capabilities, response models, system coordination and dispatching procedures.

Staff believes Fairview Health Services is best positioned to support the City's emergency medical service needs moving forward.

Key considerations include:

- Strong operational presence and resources within the north metro region.
- Enhanced coordination and communication opportunities with local public safety

agencies.

- Commitment to collaborative training and medical support for Fire Department personnel.
- Ability to support reliable ambulance coverage and system resiliency during periods of increased demand.
- Continued partnership opportunities focused on improving patient care and emergency response services within the community.

In order for Anoka County Dispatch to begin dispatching Fairview Health Services as the primary ambulance provider for calls within the City of Lino Lakes, City Council must formally approve Resolution 26-90 designating Fairview Health Services as the City's primary ambulance service provider.

RECOMMENDATION

Staff recommends approval of Resolution 26-90, Establishing Fairview Health Services as the Primary Ambulance Service Provider for the City of Lino Lakes effective September 2026.

ATTACHMENTS

1. 26-90 - Resolution - Est M Health Ambulance as the Primary Ambulance Service

CITY OF LINO LAKES
RESOLUTION NO. 26-90

ESTABLISHING FAIRVIEW HEALTH SERVICES AS THE PRIMARY AMBULANCE SERVICE FOR CITY OF LINO LAKES

WHEREAS, the Minnesota Office of Emergency Medical Services (OEMS) is empowered to regulate and assign a Primary Service Area (PSA) for all ambulance services in the State of Minnesota; and

WHEREAS, OEMS PSA maps #0087 and #0057 demonstrate an overlap that covers the entire City of Lino Lakes; and

WHEREAS, when ambulance PSA overlap occurs, local jurisdictions are authorized to select the ambulance service that meets the local jurisdictions ambulance needs; and

WHEREAS, staff has conducted extensive research on the topic to determine which ambulance provider is best suited to provide high quality services in the City of Lino Lakes; and

WHEREAS, the Anoka County Dispatch Center requires a formal action by the governing body of local jurisdiction to change ambulance provider dispatching protocols.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lino Lakes, Minnesota establishes Fairview Health Services as the primary ambulance provider for City of Lino Lakes, effective September, 2026.

Adopted by the Council of the City of Lino Lakes this 8th day of June 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7A

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: June 8, 2026

TOPIC: Harvest Grange

i. Approving 1st Reading of Ordinance No. 02-26 Rezoning Property from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential

ii. Approving Resolution No. 26-23 Approving Preliminary Plat

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Twin Cities Land Holding, LLC, is proposing a residential development in the southwest quadrant of CSAH 54 (20th Ave S) and Cedar Street. The development contains four (4) parcels totaling approximately 27 gross acres and 95 housing units. It is called Harvest Grange.

Tentative Review Schedule:

Complete Application Date:	January 14, 2026
60-Day Review Deadline:	March 15, 2026
60-Day Extension Deadline:	May 14, 2026
60-Day Extension #2 Deadline:	July 13, 2026
Environmental Board Meeting:	January 28, 2026
Park Board Meeting:	February 4, 2026
Planning & Zoning Board Meeting:	February 11, 2026
City Council Work Session:	June 1, 2026
City Council Meeting:	June 8, 2026 June 22, 2026

BACKGROUND

The Land Use Application is for the following:

- Rezone property from R, Rural to R2, Two Family Residential and R-3, Medium Density Residential
- Preliminary Plat

This staff report is based on the following submittals:

- Applicant Narrative dated May 11, 2026
- Harvest Grange Plan Set prepared by Carlson Engineering revision date May 11, 2026
- Land Use Plan prepared by Carlson Engineering revision date May 11, 2026
- Net Area Exhibit prepared by Carlson Engineering revision date May 11, 2026
- Traffic Study prepared by Transportation Collaborative & Consultants, LLC dated May 11, 2026
- Harvest Grange Noise Assessment Update prepared by David Braslau Associates, Inc. dated April 28, 2026
- Geotechnical Exploration Report prepared by Haugo Technical Services dated December 16, 2025
- Soil Boring Data prepared by Haugo Technical Services dated May 11, 2025
- Rare Plant Survey Report prepared by Midwest Natural Resources dated July 14, 2025
- Stormwater Management Plan prepared by Carlson Engineering revision date May 11, 2026
- Wetland WCA Joint Application prepared by Kjolhaug Environmental Services dated May 11, 2026

History

In June 2025, the City reviewed a concept plan for this project that was then referred to as the Nelson Rehbein Property. The concept plan was for 90 housing units (38 single family lots and 52 townhomes).

In February 2026, the Planning & Zoning Board held a public hearing and reviewed a preliminary plat that contained 31 single-family homes on 60ft wide lots and 55 townhomes for a total of 86 housing units. Public comments included concerns regarding traffic access to 20th Avenue and future development of 6795 20th Avenue (Shudy Property). The developer now has a purchase agreement with the property owner and has submitted a revised preliminary plat incorporating this lot.

Current Proposal

The revised preliminary plat now contains 30 single-family homes on 60ft wide lots and 65 townhomes for a total of 95 housing units. See the attached applicant's narrative for a detailed description of the project.

	Original Preliminary Plat (February 2026)	Revised Preliminary Plat (May 2026)
Single Family Lots	31	30
Townhome Units	55	65
TOTAL	**86**	**95**

Land Use

The following table includes land uses, acres and %.

Land Use	Acres	%
Total ROW	4.44	16.5%
Wetlands	1.48	5.5%
Storm Ponds	1.49	5.5%
Public Open Space	5.75	21.3%
Private Open Space	3.25	12.1%
Private Open Space Roadway	0.60	2.2%
Total Lot Areas	9.96	36.9%
TOTAL	**26.97**	**100.0%**

Total open space (wetlands, storm ponds, public/private open space) is approximately 11.97 acres or 44%.

ANALYSIS

Existing Conditions

The site consists of four (4) existing parcels. The 11 acre Nelson parcel contains an existing house and accessory structures. The 14 acre Rehbein parcels have been used for agricultural purposes. The 2 acre Shudy parcel contains an existing house and accessory structures. A 30ft wide powerline easement exists along the west lot line. Wetlands, private ditch, and floodplain also exist on site.

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	2040 Future Land Use
North	City of Centerville	Industrial	Industrial

South	R-1, Single Family Residential	Single family residential	Low Density Residential
East	R, Rural	Rural Residential	Medium Density
West	City of Centerville	Agriculture	City of Centerville

Comprehensive Plan

Land Use

Per the City's 2040 Comprehensive Plan, the 27 acre site is guided medium density residential which requires 4.0-6.0 units per net acre.

The site is in Planning District 3. There are no specific planning goals or issues that need to be addressed for this site.

Density

The following chart details the density calculations using Met Council's formula:

Gross Area (acres)	**26.98**
Wetlands & Water Bodies	(1.57)
Public Parks & Open Space	0.00
Arterial ROW	(0.91)
Other (Utility Transmission Easement)	(0.63)
Other (Wetland Buffer Area)	(1.05)
Other (Floodplain Mitigation/Stormwater Ponds)	(2.95)
Net Area (acres)	**19.87**
# of Units	95
Gross Density (units/acre)	**3.52**
Net Density (units/acre)	**4.78**

The site is guided medium density residential which requires 4.0-6.0 units per net acre.
The proposed development is 4.78 units per net acre, which is consistent with land use and density requirements.

Growth Management Strategy

Page 3-17 of the 2040 Comprehensive Plan details the City's Growth Management Strategy. The strategy works in conjunction with the City's utility staging plan.

The City will plan to accommodate an annual average of 230 units per year over each 5-year phasing period not to exceed 345 units in any one year. From 2010 to 2025, the City's average annual number of units is 120. This is less than the 230 unit annual allocation allowed.

The proposed 95 lot development would be consistent with the growth management strategy.

Current Zoning and Land Use

Current Zoning	R, Rural
Current Land Use	Agricultural and Rural Residential
Future Land Use per 2040 Comp Plan	Medium Density Residential
Utility Staging Area	Stage 1B (2025-2030)

Rezoning

The site is currently zoned R, Rural. The R, Rural zoning is a holding district until municipal water and sanitary sewer are available to the site and the property owner is interested in having the property developed.

The development will be rezoned R2, Two Family Residential for the 60ft wide single family lots and R-3, Medium Density Residential for the townhomes.

Lot and Setback Requirements

Per City Code Section 1007.112(1), land that is guided medium density residential may be zoned R-2. The following table analyzes the R-2 requirements for the 60ft wide single family lots.

60ft Single Family Lots	R-2 Requirements	Preliminary Plat
Min. Lot Size	7,500 sf	7,501 – 13,977 sf
Min. Lot Width		
--Interior Lot	60 ft	60ft
--Corner Lot	80 ft	80 ft
Min. Lot Depth	125 ft	125 -145ft

--Double Frontage	135 ft	NA
Building Setback (ft)		
-From Streets	25 ft	25 ft
-Rear Yard		
--Principal	25 ft	25 ft
-Accessory	5 ft	5 ft
-Side Yard		
--Principal	10 ft	10 ft
--Accessory	5 ft	10 ft
Buffer Abutting Arterial St	15 ft wide	NA
Impervious Surface	65%	Evaluated w/ building permit

Per City Code Section 1007.113(1), land that is guided medium density residential may be zoned R-3, Medium Density Residential. The following table analyzes the R-3 requirements for the townhomes.

Townhomes	**R-3 Requirements**	**Preliminary Plat**
Min. Base Lot Size	24,000 sf	71,340+ sf
Min. Base Lot Width	100 ft	334 ft
Min. Unit Width	24 ft	26-31 ft
Min. Lot Depth	None	NA
Building Setback (ft)		
-From Arterial Streets (20th Ave S)	40 ft	40 ft
-From Local Streets	30 ft	30 ft
-Rear Yard		
--Principal	30 ft	30 ft
-Accessory	5 ft	NA
-Side Yard		
--Principal	10 ft	10 ft

--Accessory	5 ft	NA
From Low Density Residential	35 ft	230+ ft
Buffer From LDR or Arterial Street	20 ft	Landscape buffer provided

Building Design Standards and Other Performance Standards

Building and architectural design standard review will be reviewed with each building permit. City Code Section 1007.043(2) details minimum building type and construction requirements for single family detached dwellings and townhouses. City Code Section 1007.112(4) details minimum R-2 building requirements. City Code Section 1007.113(4) details minimum R-3 building requirements. All building design standards and requirements shall be met.

Subdivision Ordinance

Blocks and Lots

The preliminary plat contains 30 single family residential lots, 65 townhome lots, two (2) townhome common lots and three (3) outlots. Outlots will contain wetlands, buffers, stormwater ponds etc.

Lot or Outlot	Ownership
30 single family lots	Private
65 townhome lots	Private
2 townhome common lots	HOA or Private Entity
Outlot A	HOA or Private Entity
Outlot B	HOA or Private Entity
Outlot C	City

Streets and Alleys

CSAH 54 (20th Ave S) is an A-Minor Arterial Reliever road. Sixty (60) feet of road right-of-way has been dedicated along CSAH 54 from the section line. In the original preliminary plat, Street A onto 20th Ave S. was a right in/right out only public street. With the revised preliminary plat, Street A is now a private street that will not connect to 20th Ave S. Street D will provide full access to 20th Ave. S. near Cedar Street. The developer, City, and Anoka County are evaluating the potential construction of a roundabout at this location.

Heritage Avenue and Street D are public streets with 60ft wide road right-of-way and are 32ft wide back to back with sidewalk on one side.

Streets A, C, and E are private streets serving the townhomes. City Code Section 1007.054 details Private Street requirements. The streets are 26ft back to back. Driveways are a minimum 25ft in length. An HOA or private entity shall maintain the street.

Staff Comments:

1. The private street shall gain access from the public street and shall maintain the street drainage with concrete curb and gutter per City Standard Specifications for Construction. Private street access on urban and rural streets shall have at a minimum a five-foot bituminous or concrete apron. The remainder of the private street shall be designed, constructed and surfaced as approved by the City Engineer.
2. Street signs shall be designed and installed in compliance with City General Specifications and Standard Detail Plates.
3. Signage stating "No Parking - Fire Lane" shall be located along the private street in locations as approved by the City Fire Inspector.

Easements

Standard drainage and utility easements at least 10 feet wide are provided along all lot lines. Easements also cover the entire outlots.

Stormwater Management and Erosion and Sediment Control

Per the City Engineer Memo dated May 27, 2026:

Stormwater management for the Harvest Grange site consists of a two sedimentation basins to provide rate control and water quality treatment. Additional grading is proposed for borrow material and floodplain fill mitigation. There is a significant amount of offsite flows from the east and south that will be passed through the site via an existing ditch system. 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	30.94	65.31	130.15	Needed if basins landlocked
Currently Proposed	11.99	28.90	67.59	Needed if basins landlocked

Public Utilities

Public 8" watermain, 8" sanitary sewer, and storm sewer utilities will be installed within the development.

The site is in Sanitary Sewer District 3 (Sub-district 3D). Flow from these areas, including that from Centerville, is collected along East Cedar Street and conveyed east to MCES Meter M220 and Gravity Interceptor 802325.

The site is in Utility Staging Area 1A (2018-2025).

Per the City Engineer memo, the City's water system has the pumping capacity to supply the proposed project. However, due to the City's limited firm capacity each project is being evaluated on a case-by-case basis to determine its impact on the system's peak day demand. Based on this evaluation the projected use falls within our available firm capacity.

Yield Plan

A yield plan is not required because a PUD, Planned Unit Development is not being proposed.

Phasing Plan

Per the narrative, the site is anticipated to be massed graded in one phase.

Traffic Study

A revised Traffic Study was prepared by Transportation Collaborative & Consultants, LLC dated May 11. Per the study,

- Peaks hours are 7:15 am to 8:15am and 4 to 5pm.
- Annual 1.5% growth rate applied to existing traffic volumes
- The development is expected to generate:
    - 52 AM peak hour (14 in/38 out)
    - 61 PM peak hour (36in/25out)
- Total daily trip generation is 700

The study area included the following intersections:

- 20th Avenue (CSAH 54) and Cedar Street
- 20th Avenue (CSAH 54) and Red Oak Lane
- 20th Avenue (CSAH 54) and Birch Street (CSAH 54)

<u>Level of Service</u>

Level of Service (LOS) is used to describe the operating conditions of an intersection. Facilities are given letter designations from "A" (best operating conditions) to "F" (worst conditions).

City Code Section 1001.013(2)(c), Premature Subdivision of the City's Subdivision Ordinance establishes minimum Level Of Service (LOS) requirements. The ordinance states that if the LOS is A or B, the proposed subdivision shall not the degrade the LOS more than one grade. If the LOS is C or D, it shall not degrade the LOS. Intersections with a LOS of E or F must be improved to ensure a LOS of D or better.

20th Ave (CSAH 54)	Existing LOS		2028 Full Build Peak Hour LOS	
Intersection	**A.M. Peak**	**P.M. Peak**	**A.M. Peak**	**P.M. Peak**
Cedar Street	A/B	A/B	A/B	A/B
Red Oak Lane	A/B	A/C	A/C	A/C
Birch Street	A/C	A/C	A/C	A/C

The proposed Levels of Service do not degrade by more than one (1) LOS; therefore, the subdivision is not considered premature.

CSAH 54 Corridor Study

Per the May 17, 2024 CSAH 54 Corridor Study prepared by Anoka County, future CSAH 54 road improvements include recommendations for roundabouts at Cedar Street and Birch Street. The developer, City, and Anoka County are evaluating the potential construction of a roundabout at this location.

Noise Study

An updated Traffic Noise Assessment was completed by David Braulau Associates, Inc. dated April 28, 2026.

Minnesota Rule 7030.0040 details noise standards for residential land uses:

	Daytime (7:00 am to 10:00 pm)	Nighttime (10:00 pm to 7:00 am)
L10	65 dBA	55 dBA
L50	60 dBA	50 dBA

L10 is the level exceeded 10% or 6 minutes of an hour. L50 is the level exceeded 50% or 30 minutes of an hour.

Noise receptor sites on buildings with direct exposure to noise from 20th Avenue have been evaluated and compared with the Minnesota noise standards for residential land uses. While predicted traffic noise levels exceed the nighttime residential standard at building facades

closest to 20th Avenue, exceptions to the rules permit the commercial noise standards if a 30 dBA reduction in the exterior-to-interior sound level can be achieved with appropriate exterior façade design.

All townhome units adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that the exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study. Window areas shall require a minimum STC 30 glazing.

Parks, Greenways and Trail Plan

Per Figure 10-2: Neighborhood Service Areas of the 2024 Comprehensive Plan, a future neighborhood park is programmed to the southwest of this site. Trails are not required per the park plan. Staff met with the City of Centerville and confirmed that a trail connection to Dupre Road was not feasible due to the potential wetland impacts and ditch crossing costs. The City will require cash in lieu of land dedication.

During the Planning & Zoning Board public hearing, several residents expressed interest in a neighborhood park. With the potential availability of park dedication funds, staff has begun evaluating options for expediting park improvements west of Harvest Grange and Nadeau Acres. This includes outreach to the neighboring property owners and the City of Centerville. One option includes the potential placement of a park within Centerville if an agreement could be reached between the two communities. Staff will be seeking additional direction from the City Council regarding land acquisition as the project moves forward.

Tree Preservation and Landscaping

Tree Preservation and Mitigation Standards

The purpose of these standards is to protect valuable trees and stands of vegetation while not interfering with landowners' reasonable use and development of property. The goal is to minimize unnecessary loss of habitat, biodiversity, forest resources, and to replace removed trees in areas where tree cover is most critical.

A tree survey was completed as part of the proposal. 376 trees were inventoried on site, primarily consisting of ash, maple, and cotton wood. A total of 333 trees are shown for removal, with a mitigation requirement of 92 trees. The developer is proposing to replace with 92 trees, meeting the requirements, along with 59 required boulevard trees (166 total onsite).

Boulevard trees will be planted at a rate of one per lot, with the exception of corner lots getting a tree on each frontage. Townhomes are required to provide 1 tree per 70 LF of frontage. 30 lots including 2 corner lots will require 32 trees and 26 trees are required for the town homes (1,866/70). A total of 59 trees are being proposed as boulevard trees, meeting requirements.

Open Areas Landscape Standards

The purpose of these standards is to provide general site beautification and high aesthetic quality with a mix of plant materials in open areas. Open area landscape standards call for 1 large tree and 2 large shrubs per 2500 sf.

The site has 231,250 sf of proposed open space. This equates to 93 trees being planted in addition to required boulevard trees.

Buffer and Screen Standards

Screening consisting of 6' planting is required between residential uses and arterial or collector streets (20th Ave S). All planting screens shall require at a minimum a double row of plants with triangulated spacing.

Canopy Cover

Canopy cover requirements do not apply to single-family residential developments.

Foundation Landscaping

Foundation landscaping standards do not apply to single family residential development

Sod and Ground Cover Standards

All areas not otherwise improved in accordance with the approved site plans shall have a minimum depth of 4 inches of topsoil and be sodded including boulevard areas. Seed may be provided in lieu of sod in certain cases, including when the area is adjacent to natural areas or wetlands.

Low maintenance turf should be evaluated throughout the development. Ground covers should be drought resistant to reduce the need for irrigation use.

EQB Environmental Review

An Environmental Assessment Worksheet is not mandated. The 30 unattached units and 65 attached units are under the threshold required for a mandatory EAW.

Wetlands

The wetland report was updated by Kjolhaug Environmental Services on May 11, 2026, for the site. Twelve (12) wetlands were delineated onsite totaling 2.77 acres. The majority of the wetlands onsite are currently being farmed and disturbed annually. The vegetation is primarily agricultural crop and invasive grasses. Because of the existing high level of disturbance, minimal wetland vegetation and communities are found onsite. The wetlands are not within

the Wetland Management Corridor. Drainage and utility easements will be dedicated over the outlots containing the wetlands.

The project is proposing to impact 0.88 acres of wetland. Wetland mitigation banking will be used to meet RCWD and USACE replacements.

Floodplain

The 2015 FEMA Floodplain Map indicates Zone A flood plain on site. The RCWD floodplain elevation is 901.18. Floodplain fill (2,768 cy) is being mitigated (3,316 cy) via the construction of stormwater ponds, borrow areas, and lake on site.

Staff Comments:

1. A FEMA CLOMR and LOMR shall be required.

Additional City and Government Agency Review Comments

- Anoka County Highway Department comments are attached.
- Centennial ISD#12 did not provide comments.
- Police Department reviewed the preliminary plat and had no comments.
- Fire Department reviewed the revised preliminary plat and had no comments.
- City Engineer comments are attached.
- Environmental Coordinator comments are attached.
- Park Board reviewed the preliminary plat on February 4, 2026 and recommended 100% cash in lieu of land dedication.
- The Planning & Zoning Board held a public hearing on February 11, 2026. Public comments included concerns regarding traffic, parks, and trails. The Board recommended approval of the preliminary plat. The Board also recommended the City initiate conversations with Anoka County regarding a safe crossing over CSAH 54 (20th Avenue) and investigate the viability of constructing a park to the west of the development.

Neighborhood Meeting

The developer hosted a neighborhood meeting on Monday, February 9, 2026. Meeting minutes have been provided.

Findings of Fact

The findings of fact for rezoning and preliminary plat are detailed in the attached ordinance and resolution.

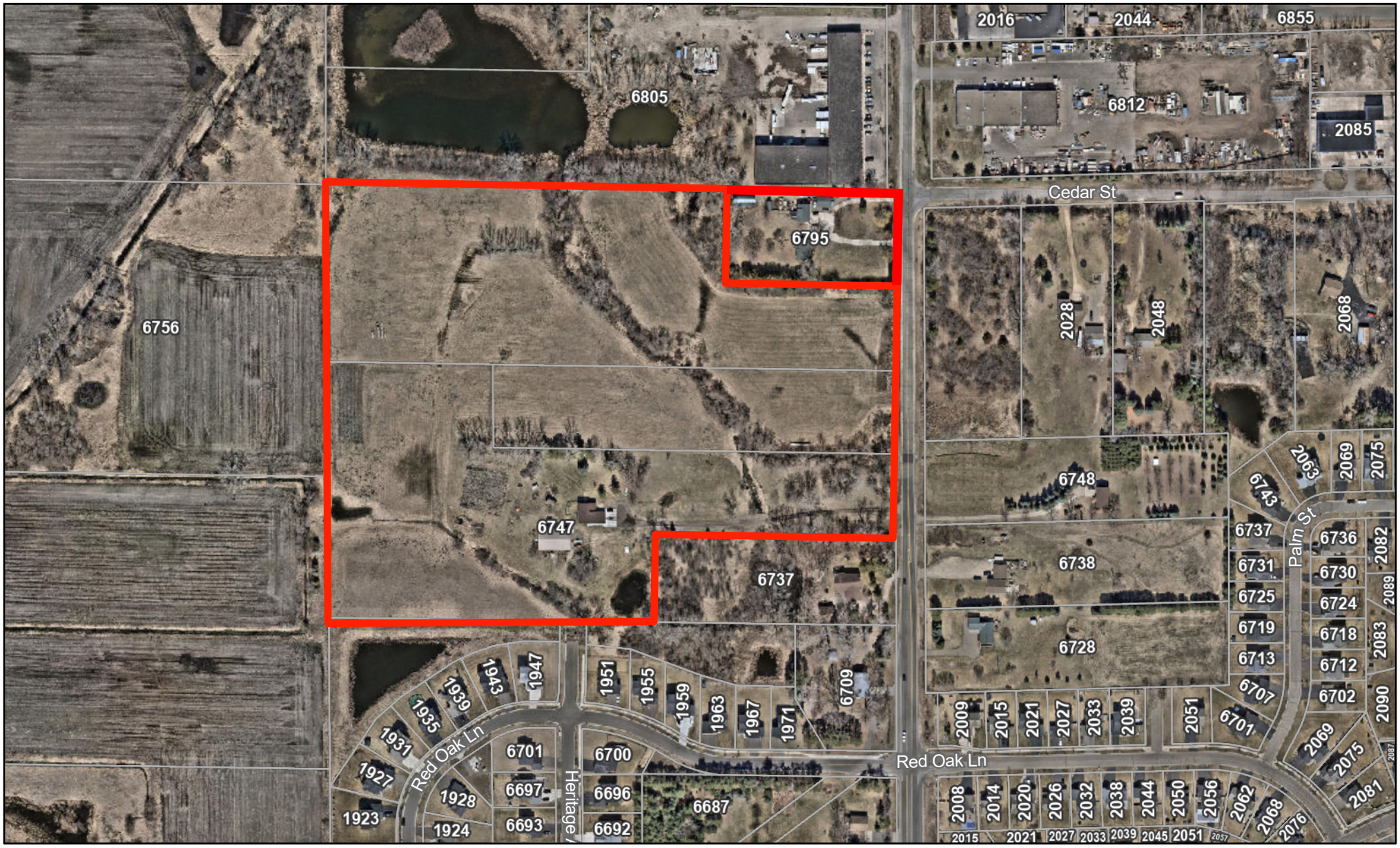
RECOMMENDATION

Staff recommends approval of the Harvest Grange rezoning and preliminary plat with conditions as noted.

ATTACHMENTS

1. Site Location & Aerial Map
2. Applicant Narrative dated May 11, 2026
3. Original Preliminary Plat and Land Use Plan (February 2026)
4. Harvest Grange Plan Set prepared by Carlson Engineering revision date May 11, 2026
5. Land Use Plan prepared by Carlson Engineering revision date May 11, 2026
6. Net Area Exhibit prepared by Carlson Engineering revision date May 11, 2026
7. City Engineer Memo dated May 27, 2026
8. Environmental Coordinator Memo dated June 3, 2026
9. Anoka County Highway Department Letter dated May 27, 2026
10. Neighborhood Meeting Minutes
11. Ordinance No. 02-26 Rezoning from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential
12. Resolution No. 26-23 Approving Preliminary Plat

Site Location and Aerial Map-Harvest Grange



1 in = 300 Ft

Address Labels

Parcels

CITY OF LINO LAKES

N

February 4, 2026

Map Powered By Datafi

WSB

HARVEST GRANGE

PRELIMINARY PLAT & REZONING SUBMITTAL NARRATIVE

LINO LAKES, MN

MAY 11, 2026

DEVELOPMENT TEAM

Developer/Contract Buyer: TCLD Land Holdings, LLC

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Civil Engineer/Surveyor: Carlson Engineering

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(763)280-4367

3890 Pheasant Ridge Drive NE
Blaine, MN 55449

Legal: Mark Radke
MRadke@Felhaber.com

GENERAL DESCRIPTION OF REQUEST:

TCLD Land Holdings, LLC respectfully submits plans for a new residential subdivision located directly west of 20th Avenue S (CSAH 54), between West Cedar Street and Red Oak Lane.

Entitlements Requested:

- Rezoning: Parcels 26-31-22-11-0008 (Nelson), 26-32-22-11-0005 (Rehbein), 26-31-22-11-0009 (Rehbein), and 26-31-22-11-0002 (Shudy) from R-Rural to:
    - R-2, Two-Family Residential for single-family homes
    - R-3, Medium-Density Residential for attached townhomes
- Preliminary Plat: Subdivision of 5 to 40 acres

The proposed development will create ninety-five (95) residential lots, supported by full public infrastructure, including city water and sewer. Mass grading will be performed to prepare the site for construction, and the design provides a mix of single-family homes and townhomes to meet the community's housing needs while maintaining neighborhood compatibility.

This project reflects thoughtful planning and design, balancing density, infrastructure capacity, and community character to provide a high-quality residential development.

EXISTING SITE INFORMATION/DESRIPTION:

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4), Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The Northerly 208.71 feet of the Easterly 417.42 feet of the Northeast Quarter of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota.

(abstract property)

ADDRESS: 6747 20th Avenue (Nelson parcel), Lino Lakes, MN 55038 / 6795 20TH Avenue (Shudy Parcel) / Unassigned Addresses (Rehbein parcels)

CITY/COUNTY: City of Lino Lakes, Anoka County

PARCEL ID NUMBERS: 26-31-22-11-0008 (Nelson); 26-32-22-11-0005 (Rehbein); 26-31-22-11-0009 (Rehbein); and 26-31-22-11-0002 (Shudy)

TOTAL SITE AREA: Approximately (26.98) acres

EXISTING ZONING: R - Rural

PROPOSED ZONING: R2 – Two Family Residential & R3 – Medium Density

EXISTING CONDITIONS:

The site is comprised of four (4) land parcels, including two (2) single-family residential properties located on the northern and southern portions of the site (the Nelson and Shudy parcels), a wooded swale running through the central portion of the property, and agricultural fields occupying the remainder of the site.

The land parcel currently owned by the Nelson family was acquired by Jim Nelson in 1987. Shortly thereafter, construction of the single-family residence began. Historically, the property had been vacant agricultural land prior to Mr. Nelson's purchase. A pole barn was constructed on the property in 1995, and Mr. Nelson currently resides at the site.

The land parcel currently owned by the Shudy family was acquired by Dennis Shudy in 1996. The single-family homestead was constructed in 1969. Historically, the property consisted of vacant agricultural land prior to construction of the residence. Accessory structures were constructed on

the property in 1969 (larger garage) and 1993 (smaller garage), and Mr. Shudy currently resides at the site.

The two (2) remaining parcels are owned by the Rehbein family and were purchased in 2008. No structures or dwellings have been constructed on either parcel. Both parcels have been continuously utilized for agricultural purposes, specifically for hay production.

Based on discussions with all three property owners, there are no known historically significant landscapes or archaeological features present on the site.

The site is located immediately west of 20th Avenue South (County Road 54), is bordered by the Nadeau Acres residential neighborhood to the south, agricultural fields and floodplain to the west, and an industrial building, wetland, and floodplain to the north. Its northern and western boundaries align with the Lino Lakes–Centerville municipal boundary. The current zoning designation for all four (4) parcels is R – Rural.

LOT SIZES, SETBACKS & DENSITY:

The 2040 Future Land Use Map displays this area as medium density residential that allows for 4.0 to 6.0 units per acre. We are proposing R2 – Two Family Residential for the 60' single-family lots, and R3 – Medium Density for the multi-unit townhomes and a private street to meet the allowed density requirement. Per the updated net area exhibit, we calculate a net density of 4.78 units per net acre, or 3.54 units per gross acre. With standard R2 zoning for the multi-unit townhomes, the density falls to 2.5 units per net acre and will not meet the allowed density requirement. The Harvest Grange Preliminary Plat displays a total of ninety-five (95) residential lots that consist of the following:

- (30) 60' Single-Family
- (65) Attached Townhome

Below is a summary of the proposed lot standards and setbacks:

Townhome Unit Configuration:
(4) Unit, (5) Unit & (6) Unit Buildings

Townhome Setbacks
Arterial Streets (20th Avenue): 40 feet
Front Local Streets – 30 feet
Rear Yard (Principal): 30 feet
Side - Between Townhome Buildings – 20 feet
Side Corner – 30 feet

Townhome Building Pad Types:
Slab on Grade (SOG)

Single Family Setbacks:
Front Local Streets: 25 feet
Rear (Principal): 25 feet
Side Yard (Principal): 10 feet
Side Yard (Garage): 5 feet
Side Corner: 25 feet

Single Family Building Pad Types:
Walkouts (WO)
Lookouts (LO)

We believe the proposed development plan is consistent with the City of Lino Lake's goals for these parcels.

SANITARY SEWER AND WATERMAIN:

The proposed development will connect to the existing public sanitary sewer system serving the Nadeau Acres development to the south. This sanitary stub is directed at an existing lift station that was designed and constructed to accommodate the Harvest Grange development. Public watermain connections will be made at the existing connection to Nadeau Acres, as well as along 20th Avenue S. to provide a watermain loop.

STREET and SIDEWALKS:

Public street connections will be provided to Nadeau Acres via the existing street stub, as well as to the 20th Avenue S (CSAH 54) and West Cedar Street intersection. The intersection at 20th Avenue S and West Cedar Street will include the necessary turn lane improvements, as previously discussed with Anoka County and the City of Lino Lakes.

Integrating the Shudy parcel into the overall development layout represents a positive outcome for Anoka County, the City of Lino Lakes, and surrounding residents. This approach addresses concerns raised during the Neighborhood and Planning Commission meetings regarding increased traffic through the existing Nadeau neighborhood under the prior right-in/right-out access configuration.

Incorporation of the Shudy property is likely the only viable means of securing the right-of-way needed for the 20th Avenue/West Cedar Street intersection. If developed independently, the Shudy parcel would be largely consumed by the required right-of-way, effectively necessitating acquisition of the property solely for roadway purposes with no accompanying development to offset costs.

Private interior drives will be constructed to serve six (6) of the twelve (12) multi-unit townhome buildings. The proposed private drive will not exceed three hundred (300) feet in length and will loop back to Public Street A. All private drives will be constructed in accordance with City of Lino Lakes General Specifications and Standard Details.

Sidewalk is proposed on one side of the public streets, except within the interior private drive, which serves seven (7) of the twelve (12) townhome buildings.

A summary of the proposed roadway widths and linear footage is provided below:

Linear Footage:

Total Roadway Length: Approximately 3,665 L.F.

- Public Streets: Approximately 2,675 L.F
- Private Drives: Approximately 990 L.F

Proposed Right-of-Way (ROW):

- Internal ROW: 60 feet
- Private Road: 26 feet back-to-back
- Cul-de-sac ROW: 60-foot minimum radius

TRAFFIC STUDY:

A traffic study was completed by Matt Pacyna, PE, of Transportation Collaborative & Consultants, LLC on January 5, 2026. An updated report was subsequently prepared by Transportation Collaborative & Consultants on May 11, 2026, to reflect the revised site layout, including the incorporation of the Shudy property.

The purpose of the study was to evaluate existing traffic conditions within the study area, assess the anticipated traffic impacts associated with the proposed development, and determine whether any roadway or operational improvements would be required to maintain safe and efficient traffic operations.

The updated traffic study concludes that all analyzed intersections and roadway approaches are expected to operate at acceptable Levels of Service (LOS D or better) during peak-hour conditions with the proposed development in place. The proposed development and access locations are consistent with the recommendations of the recently completed CSAH 54 Corridor Study. Traffic generated by the development is projected to result in an average increase in peak-hour delay of approximately one to two seconds at each study intersection.

The study further indicates that forecasted traffic volumes do not meet the established criteria for construction of either a southbound right-turn lane or a northbound left-turn lane. While these improvements are not warranted based on the traffic analysis, Anoka County and City staff have expressed potential interest in considering some of these improvements in the future. Given the costs and impacts associated with implementing the turn lanes, additional coordination between the project team and reviewing agencies is recommended to determine the appropriate short- and long-term intersection configuration and traffic control measures.

The traffic study was prepared in accordance with the requirements of the Lino Lakes City Code and was coordinated with Anoka County.

TRAFFIC NOISE ASSESSMENT:

A Traffic Noise Assessment was prepared by David Braslau Associates on January 6, 2026, to evaluate potential traffic noise impacts from CSAH 54 on the proposed Harvest Grange residential development. An updated Noise Memorandum was subsequently prepared on April 28, 2026, to account for the addition of two (2) townhome units proposed on the Shudy property.

The purpose of the assessment was to determine whether the project complies with the Minnesota State Noise Standards or whether mitigation measures are necessary under Minnesota State Rules to achieve compliance.

The Stamina traffic noise model was utilized to estimate daytime (PM) and nighttime (AM) sound levels at assumed receptor locations corresponding to proposed residential building sites on the property.

Seventeen (17) noise receptor locations associated with buildings having direct exposure to traffic noise from 20th Avenue were analyzed for the initial three parcels and compared to the applicable Minnesota noise standards for residential land uses. An additional eight (8) receptor locations were evaluated for the two (2) buildings proposed on the Shudy property.

As noted in the Executive Summary of the assessment, all residential units included in this assessment can be brought into compliance with state noise standards through the installation of appropriately rated Sound Transmission Class (STC) windows.

STREETLIGHTS:

The streetlight style will be standard light fixtures offered by the utility provider. Proposed locations will be provided with final construction plans.

MASS GRADING:

The site is anticipated to be mass graded in one phase, in accordance with the City of Lino Lake's specifications and guidelines. The proposed grading will maintain drainage patterns similar to existing conditions.

RICE CREEK WATERSHED DISTRICT (RCWD):

An application was initially submitted to the Rice Creek Watershed District on January 5, 2026, requesting approval for Stormwater Management, Erosion and Sediment Control, Floodplain Alteration, and Wetland Alteration. A Delineation Addendum prepared by Kjolhaug Environmental Services was subsequently submitted to the Rice Creek Watershed District on April 30, 2026.

An updated, signed joint application was submitted on May 5, 2026, incorporating the addition of the Shudy parcel located at 6795 20th Avenue. Additional updated project materials were provided to the Rice Creek Watershed District on May 11, 2026, by Kjolhaug Environmental Services and

Carlson Engineering. These updated materials are also included in the submittal to the City of Lino Lakes.

STORMWATER MANAGEMENT:
This site will comply with all applicable requirements of the City of Lino Lakes and the Rice Creek Watershed District stormwater management regulations. Streets, driveways, sidewalks, and the fronts of homes are oriented toward a water quality feature. All stormwater ponds and treatment facilities have been designed in accordance with City and Watershed District standards. Site runoff rates have been reduced for all modeled storm events.

Per staff comments included in the February 11, 2026, Planning Commission report, the City of Lino Lakes will assume ownership and maintenance responsibility for Outlot C. Outlots A and B will be owned and maintained by the homeowner's association. Borrow ponds will be utilized by the townhome association to support a proposed irrigation water reuse system.

FLOODPLAIN MITIGATION:

The floodplain elevation for this site was provided by RCWD. Per the floodplain exhibit, all floodplain fills will be mitigated for within borrow areas and ponding. The FEMA flood line in general follows the flood elevation provided by RCWD. The FEMA floodplain will be removed from lots as feasible with a LOMR-F application. This will occur once grading activities are completed and elevations can be certified.

Below is the floodplain summary per Rice Creek Watershed District Model and as depicted in the floodplain Exhibit F1:

- Floodplain Fill = 2,768 CY
- Floodplain Mitigation = 3,316 CY

WETLAND:

Kjolhaug Environmental Services prepared two wetland reports for the project area. A Wetland Delineation Report covering the two Rehbein parcels was completed on October 19, 2021. A separate Wetland Delineation Report for the Nelson parcel was completed on May 13, 2025.

A Delineation Addendum was subsequently prepared by Kjolhaug Environmental Services and submitted to the Rice Creek Watershed District on April 30, 2026, along with an updated, signed joint application submitted on May 5, 2026, which incorporates the addition of the Shudy parcel located at 6795 20th Avenue. Rice Creek Watershed District issue a Notice of Application on May 8, 2026

Additional updated project materials were provided to the Rice Creek Watershed District on May 11, 2026, by Kjolhaug Environmental Services and Carlson Engineering. These same updated materials were also included in the submittal to the City of Lino Lakes.

The summary below, from the Wetland Buffer Exhibit, reflects the combined wetland impacts associated with all four (4) parcels. These impacts are primarily associated with the proposed street alignments and roadway connections.

WETLAND SUMMARY:
Wetland Fill (WCA): 21,113 SF (0.62 acres)
Wetland Fill (USACE): 11,215 SF (0.26 acres)
Total Wetland Fill: 38,328 SF (0.88 acres)
Required City Wetland Buffer Area: 34,820 SF (0.80 acres)
City Wetland Buffer Area: 45,879 SF (1.05 acres)
City Buffer Width: 10' ft (No Averaging)

Kjolhaug submitted the RPA to Rice Creek Watershed District (RCWD), and RCWD issued an RPA NOD on February 2, 2026.

RARE SPECIES SURVEY RESULTS:

A Rare Plant Survey for the proposed Harvest Grange development was prepared by Midwest Natural Resources, Inc. (MNR) on July 14, 2025. Prior to field investigations, a Rare Plant Survey Protocol was submitted to the Minnesota DNR Endangered Species Coordinator on May 13, 2025. Field surveys were conducted on June 3, 2025, following the MN DNR Species Survey Process and Rare Plant Guidance.

A review of available background information, including the Natural Heritage Information System (NHIS) database, in combination with field survey results, indicates the following for the four (4) subject parcels:

- No mapped Sites of Biodiversity Significance or mapped Native Plant Communities occur within the project boundary.
- No rare plant features were observed in the immediate vicinity of the property during the survey.
- The NHIS database documents a population of water-willow (Decodon verticillatus) approximately one mile south of the project site along Amelia Lake. No rare plants were observed within the project area itself.

The NHIS letter provided the following recommended protection measures for water-willow if it occurs in the pond north of the site:

- Retain a buffer between proposed activities and the pond.
- Implement effective erosion prevention and sediment control measures.
- Inspect and clean equipment before operation to prevent the spread of invasive species.
- Revegetating disturbed soil with native species suited to the local habitat as soon as possible after construction.
- Use only weed-free mulches, topsoils, and seed mixes. Special concern should be given to birdsfoot trefoil (Lotus corniculatus) and crown vetch (Coronilla varia), invasive species that are commercially available and problematic in prairies and disturbed open areas.

NATURAL HERITAGE REVIEW:

As part of the Harvest Grange development, the Minnesota Department of Natural Resources (MN DNR) conducted a Natural Heritage Review (NHIS) on July 24, 2025, to assess potential impacts to rare species and significant natural features within the project area. Blanding's turtles were documented near the proposed development site. In response, a project-specific Blanding Turtle Avoidance Plan Memorandum was prepared by Kjolhaug on December 30, 2025. This requirement will also apply to the Shudy property.

The NHIS correspondence outlined the following required protective measures for Blanding's turtles:

- Limit erosion and sediment control measures to wildlife-friendly options.
- Inspect bare ground within construction areas for turtles before using heavy equipment or performing ground disturbance.
- Provide all contractors with the Blanding's turtle informational flyer.
- Report sightings using the DNR Plant and Animal Observation Form.
- Handle turtles only if they are in imminent danger, moving them by hand out of harm's way; otherwise, leave them undisturbed. Guidance for safe handling is provided in Helping Turtles Across the Road.

The project incorporates a comprehensive Blanding Turtle Avoidance Plan consistent with MN DNR guidance. These measures will be enforced throughout construction to minimize impacts on Blanding's turtles and ensure compliance with state environmental regulations.

TREE INVENTORY/SURVEY:

An onsite Tree Preservation Plan was completed, and a tree removal summary and mitigation plan were prepared in full compliance with the City of Lino Lakes Tree Preservation Administrative Guideline Policy, pursuant to Section 1008.12, Protection of Trees.

PARKS:

Park land dedication for a future park is not proposed. Park dedication requirements shall be paid as a fee.

LANDSCAPING:

A preliminary landscaping plan, together with foundation landscaping plans, has been prepared and submitted for City review and consideration. The proposed landscaping has been designed in accordance with the City of Lino Lakes Code of Ordinances pertaining to landscaping, tree preservation, and tree mitigation requirements.

Based on the applicable ordinance standards and the tree summary calculations identified on Sheet L1 of L2, the total number of required trees for the development is one hundred fifty-two (152) and one hundred and sixty-six (166) are provided.

The preliminary landscaping plan demonstrates compliance with all applicable City of Lino Lakes requirements, including landscaping, boulevard tree placement, buffering and screening, and tree preservation and mitigation standards. All required trees are provided within the proposed open space, boulevard, and mitigation areas. The plan meets or exceeds the minimum requirements established by the City of Lino Lakes.

WATER REUSE FOR IRRIGATION:

Water reuse is proposed for the (65) attached townhomes to reduce potable water demand, support sustainable practices, and protect natural resources. Two stormwater basins, "Borrow Area 11," will provide water for reuse to meet City of Lino Lakes requirements. Carlson Engineering's January 6, 2026, Stormwater Re-Use Memo details irrigation volume, availability, and sustainability for City consideration. The final irrigation system, including layout and spray patterns, will be prepared by the selected designer and submitted with the Final Plat.

MONUMENT & MAILBOXES:

The residential development will include an entrance monument that will be owned and maintained by the Townhome Homeowners Association. The proposed monument will be located on the south side of Street A, northwest of Lot 5. The monument will be situated entirely within the townhome base lot, eliminating the need for an easement or the creation of an outlot. The monument will be designed in compliance with the City's Sign Ordinance (Chapter 1010), and a sign permit will be obtained from the City of Lino Lakes prior to construction.

Cluster mailbox units (CBUs) will be provided to serve all ninety-five (95) lots. The project team will coordinate directly with the mailbox vendor to prepare and submit a Growth Packet to the City of Lino Lakes Post Office for review and approval for mailbox locations. The CBUs will be owned and maintained by the Homeowners Association.

HOUSING/BUILDER INFORMATION:

The Harvest Grange development is planned to include a total of ninety-five (95) homes, thoughtfully designed to provide diverse housing options for the community. The project incorporates two zoning designations: R2 – Two-Family Residential, for the 60-foot single-family lots, and R3 – Medium Density, for the multi-unit townhomes. This combination allows for two distinct housing types and architectural styles, offering choices that meet the needs of a wide range of homebuyers, from growing families to first-time buyers.

The proposed builders have submitted detailed elevations, floor plans, and renderings for both the single-family homes and townhomes. These materials demonstrate the project's commitment to quality design, neighborhood compatibility, and enhancing the character of the surrounding area, making Harvest Grange a valuable addition to the City's housing options.

ARCHITECTURAL ELEVATIONS:

The architectural floor plans, elevations, and color renderings included in this submittal are provided as representative depictions of the proposed single-family and attached townhome products. These materials are intended to illustrate the dimensions, mass, and overall design character of the homes proposed for the two designated lot sizes.

The design and documentation have been prepared in accordance with the R2 – Two-Family Residential and R3 – Medium Density zoning standards. Considerations include compliance with minimum building footprints, minimum garage requirements, maximum building heights, maximum impervious surface coverage, exterior material and finish standards, and storm shelter provisions applicable to slab-on-grade construction.

HOMEOWNER'S ASSOCIATIONS & ARCHITECTURAL GUIDELINES

To ensure a visually appealing neighborhood, Harvest Grange will establish a Master Homeowners Association (HOA) tasked with enforcing architectural guidelines that promote diversity and visual interest among homes. These guidelines will include tracking mechanisms to prevent monotony and ensure a variety of styles, materials, and colors throughout the community.

The HOA will also oversee the long-term upkeep of common community amenities to preserve their quality and attractiveness, including the proposed entrance monument and cluster mailbox units.
For the townhome units, the Townhome HOA will provide additional services, including yard and grounds maintenance, as well as maintenance of community irrigation systems, and the private street.

Furthermore, the HOA will manage a review and approval process for all designs to maintain a vibrant streetscape and uphold high aesthetic standards. We believe this approach will enhance the overall character of the community and make a positive contribution to Lino's architectural landscape.

TIMING/PHASING/STAGING

According to the Lino Lakes 2040 Utility Staging Plan, this area is scheduled to receive utilities between 2018 and 2025. Our planned development is set to begin in late summer to early fall 2026, which aligns with the projected service timeline. The site is proposed to be constructed in a single phase for grading and a single phase for streets and utilities.

CONCLUSION

TCLD Land Holdings LLC is pleased to submit this preliminary plat and rezoning application and believes the proposed site plan aligns with the goals and vision of the City of Lino Lakes. We look forward to collaborating with the City to create a successful new residential development. We respectfully request approval of the Rezoning and Preliminary Plat to allow the Harvest Grange development to proceed to the Mass Grading and Final Plat stages.

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 701447, Revision Number 1, with a commitment date of August 28, 2024 at 7:00 am., prepared by Land Title, Inc., as issuing agent for First American Title Insurance Company)

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4), Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Hal of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

(abstract property)

AND

PROPERTY DESCRIPTION: (Per Schedule A of Title Commitment File No. 702098, Revision Number 1, with a commitment date of March 10, 2025 at 7:00 am., prepared by Land Title, Inc., as issuing agent for Stewart Title Guaranty Company)

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) Bearings shown hereon are based on the North line of the East 1/2 of the Northeast 1/4 of Section 26, Township 31, Range 22, which is assumed to bear S89°15'51"E.

SITE DATA

TOTAL SITE AREA	±24.98 AC.
TOTAL ROW AREA	±3.56 AC.
TOTAL OUTLOT AREA	±8.59 AC.
OUTLOT A	±3.90 AC.
OUTLOT B	±3.00 AC.
OUTLOT C	±1.69 AC.
TOTAL LOT AREA	±12.83 AC.
SINGLE FAMILY LOT AREA	±6.93 AC.
TOWNHOME LOT AREA	±2.60 AC.
TOWNHOME COMMON LOT AREA	±3.30 AC.
SMALLEST LOT	±1,924 S.F.
LARGEST LOT	±108,639 S.F.
AVERAGE LOT	±6,351 S.F.
TOTAL NUMBER OF LOTS	88
SINGLE FAMILY LOTS	31
TOWNHOME LOTS	55
TOWNHOME COMMON LOT	2
GROSS DENSITY	3.53 LOTS/AC.
EXISTING ZONING	RURAL
PROPOSED ZONING	R2/R3
UTILITIES	AVAILABLE

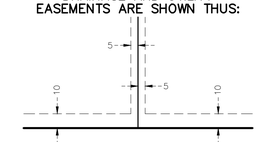
MINIMUM RESIDENTIAL SETBACK DATA:

FRONT	25 FT.
SIDE (GARAGE)	10 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	25 FT.
REAR SETBACK	25 FT.

MINIMUM TOWNHOME SETBACK DATA:

FRONT	30 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
SIDE CORNER	25 FT.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



being 5 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.

LEGEND

- ◉ – Denotes Anoka County Cast Iron Section Monument
- ● – Denotes Found Iron Monument as noted
- ○ – Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- – Denotes Wetlands delineated by Kjolhaug Environmental Services in 2025

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #92399 (Name: 0282 S) ELEVATION: 931.46 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

(SCALE IN FEET)

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 1/02/2026 License #: 40361

DRAWN BY: NJS
ISSUE DATE: 1/02/2026
FILE NO: 2884

Revisions:

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

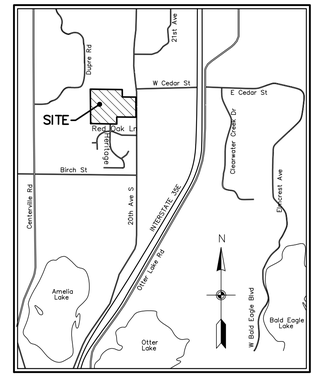
HARVEST GRANGE
Lino Lakes, MN

PRELIMINARY PLAT

3 of 9

[Save Date: 01/07/26] F:\jobs\11341 - 11350\11343 - rehbein nelson parcels\cad c3d\survey\pre-plat\11343_preplat.dwg

HARVEST GRANGE
LINO LAKES, MINNESOTA



VICINITY MAP
NOT TO SCALE

LEGEND

- LAKE/BORROW AREA (NWL)
- STORM PONDS
- WETLANDS (REMAINING)
- SINGLE FAMILY LOTS
- TOWNHOME LOTS
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE ROADWAY

SITE DATA

TOTAL SITE AREA	±24.98 AC.
TOTAL ROW AREA	±4.09 AC.
WATER AREA	±3.36 AC.
WETLANDS (REMAINING)	±1.47 AC.
*LOT AREA & ROW NOT INCLUDED	
STORM PONDS	±1.89 AC.
TOTAL OPEN SPACE	±8.00 AC.
PUBLIC OPEN SPACE	±5.50 AC.
PRIVATE OPEN SPACE	±2.39 AC.
PRIVATE OPEN SPACE RDWY	±0.11 AC.
TOTAL LOT AREA	±9.53 AC.

TOTAL NUMBER OF LOTS/UNITS	89
SINGLE FAMILY LOTS	31
TOWNHOME LOTS	55
TOWNHOME COMMON LOTS	3
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	25 FT.
SIDE (GARAGE)	10 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	25 FT.
REAR SETBACK	25 FT.
MINIMUM TOWNHOME SETBACK DATA:	
FRONT	30 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
SIDE CORNER	25 FT.

SOIL BORINGS
HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVE. S.
MINNEAPOLIS, MN 55407
(612)729-2959

WETLANDS
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
26105 WILD ROSE LANE
SHOREWOOD, MINNESOTA 55331
(952)401-8757

OWNER CONTACT
M/I HOMES OF MINNEAPOLIS, LLC.
5354 PARKDALE DRIVE #100
ST. LOUIS PARK, MN 55416
(763)586-7200

N
0 50 100 200
(IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

Revisions:
1.

TCLD LAND HOLDINGS, LLC
1660 Hwy 100 South, Suite 400
St. Louis Park, MN 55416

NELSON/REHBEIN PARCELS
Lino Lakes, MN

LAND USE PLAN

1 of 1

#11343-00

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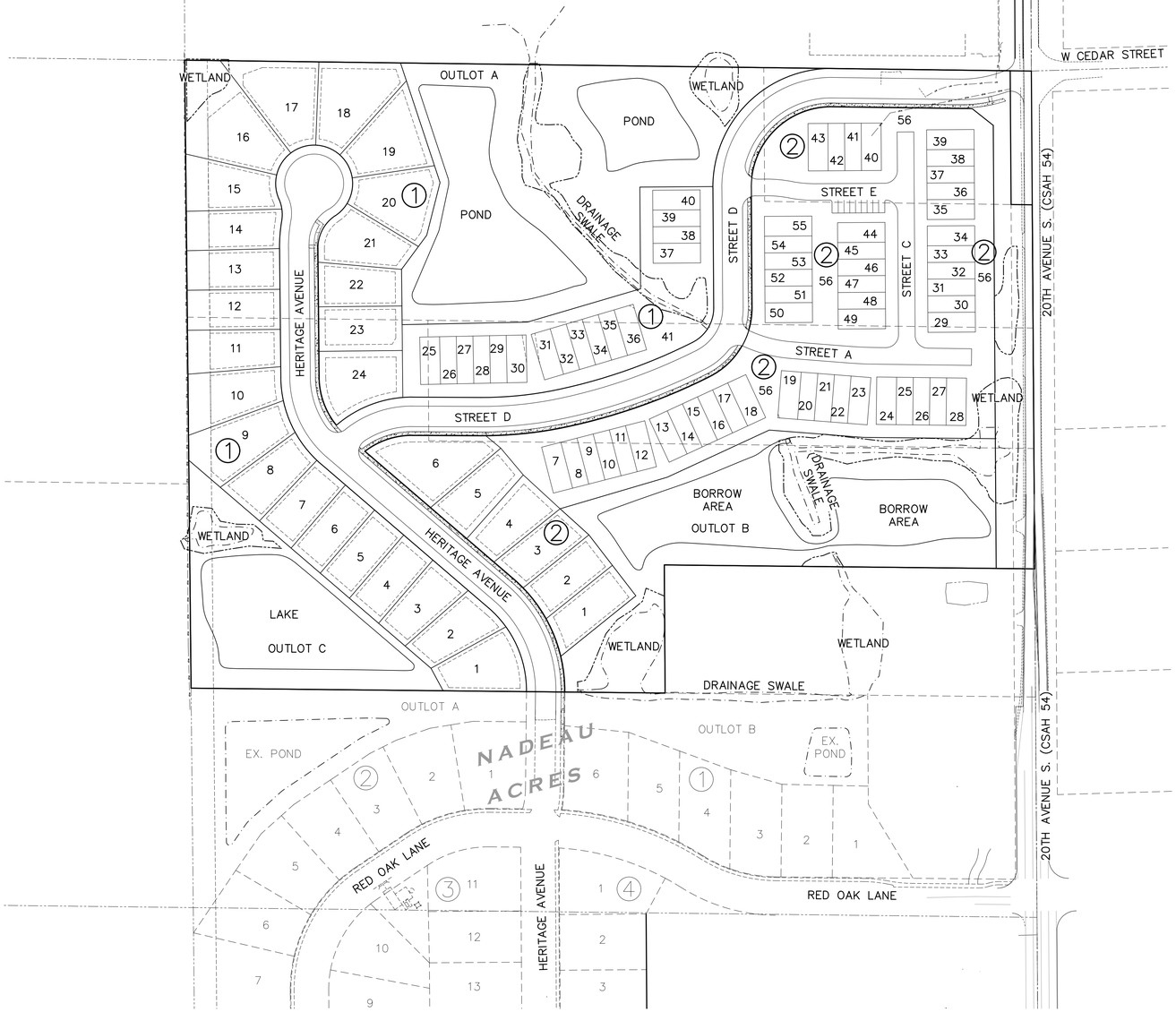
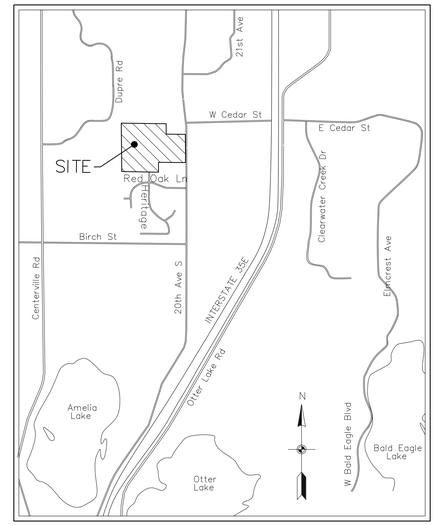
HARVEST GRANGE
LINO LAKES, MINNESOTA





VICINITY MAP
NOT TO SCALE

HARVEST GRANGE

N
0 50 100 200
(IN FEET)

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #92399 (Name: 0282 S) ELEVATION: 931.46 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

SHEET INDEX

1. COVER
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. REMOVALS PLAN
5. PRELIMINARY SITE & UTILITY PLAN
6. PRELIMINARY GRADING & EROSION CONTROL PLAN
7–8. DETAILS
9. RETAINING WALL PROFILES
R1–R3. RESOURCE INVENTORY
T1–T4. TREE PRESERVATION PLAN
L1–L2. LANDSCAPE PLAN
F1. FLOODPLAIN EXHIBIT
W1. WETLAND BUFFER EXHIBIT

CALL BEFORE YOU DIG

811 Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 01/02/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 01/02/26

Revisions:
1. 05/11/26 - per Revised Layout

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

COVER

1 of 9

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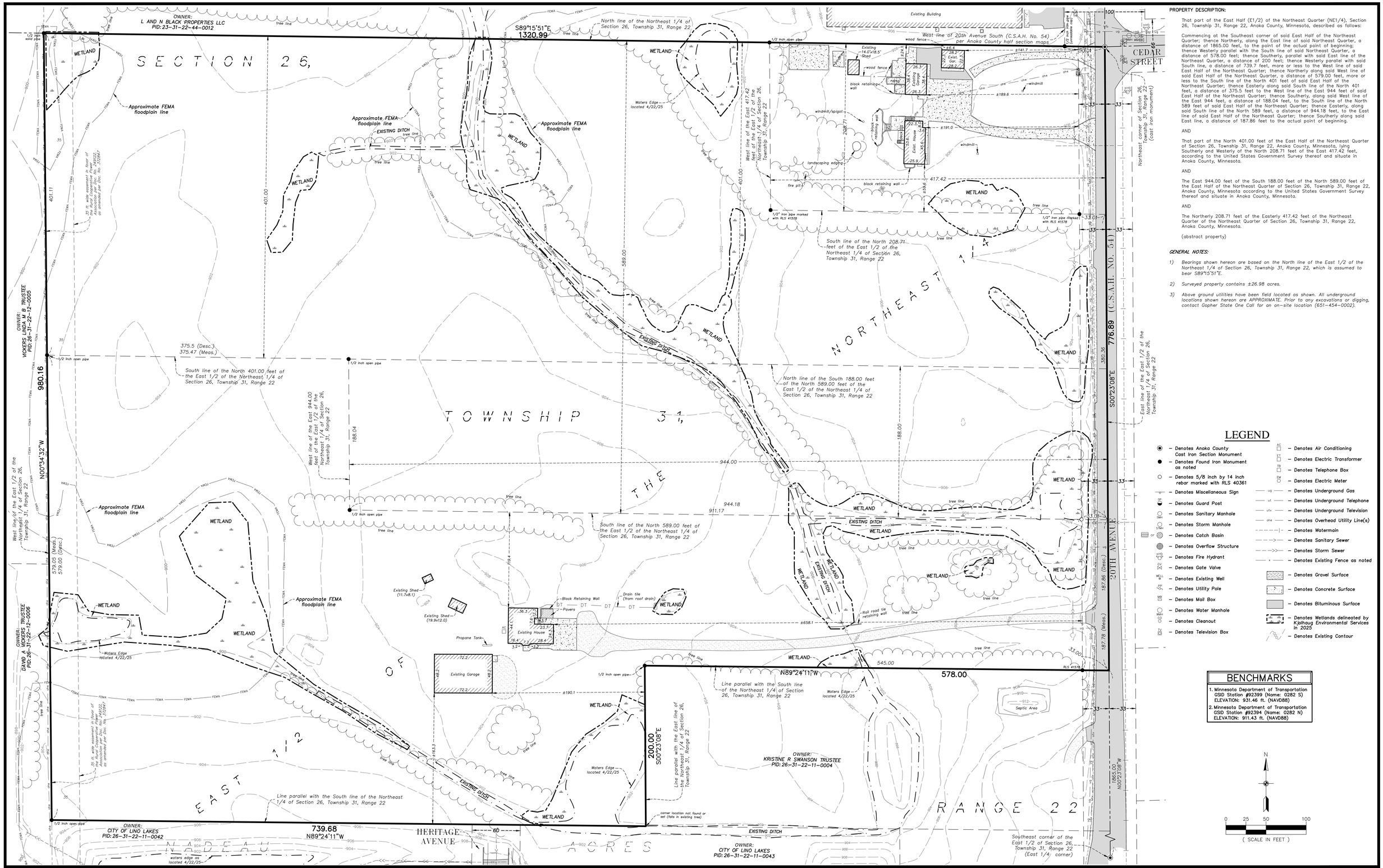
#11343-00



PROPERTY DESCRIPTION:

That part of the East Half (E1/2) of the Northeast Quarter (NE1/4), Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

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AND

The Northerly 208.71 feet of the Easterly 417.42 feet of the Northeast Quarter of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota.

(abstract property)

GENERAL NOTES:

1) *Bearings shown hereon are based on the North line of the East 1/2 of the Northeast 1/4 of Section 26, Township 31, Range 22, which is assumed to bear S89°15'51"E.*

2) *Surveyed property contains ±26.98 acres.*

3) *Above ground utilities have been field located as shown. All underground locations shown hereon are APPROXIMATE. Prior to any excavations or digging, contact Gopher State One Call for an on-site location (651-454-0002).*

LEGEND

- Denotes Anoka County Cast Iron Section Monument
- Denotes Found Iron Monument as noted
- Denotes 5/8 inch by 14 inch rebar marked with RLS 40361
- Denotes Miscellaneous Sign
- Denotes Guard Post
- Denotes Sanitary Manhole
- Denotes Storm Manhole
- Denotes Catch Basin
- Denotes Overflow Structure
- Denotes Fire Hydrant
- Denotes Gate Valve
- Denotes Existing Well
- Denotes Utility Pole
- Denotes Mail Box
- Denotes Water Manhole
- Denotes Cleanout
- Denotes Television Box
- Denotes Air Conditioning
- Denotes Electric Transformer
- Denotes Telephone Box
- Denotes Electric Meter
- Denotes Underground Gas
- Denotes Underground Telephone
- Denotes Underground Television
- Denotes Overhead Utility Line(s)
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wetlands delineated by Kjolhaug Environmental Services in 2025
- Denotes Existing Contour

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #92399 (Name: 0282 S) ELEVATION: 931.46 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

CARLSON ENGINEERING
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3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Thomas R. Balluff, L.S.
Signature:
Date: 1/02/2026 License #: 40361

DRAWN BY: bjs
ISSUE DATE: 1/02/2026
FILE NO: 2884

Revisions:
1. 05/11/26 - per Revised Layout

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

EXISTING CONDITIONS

2 of 9

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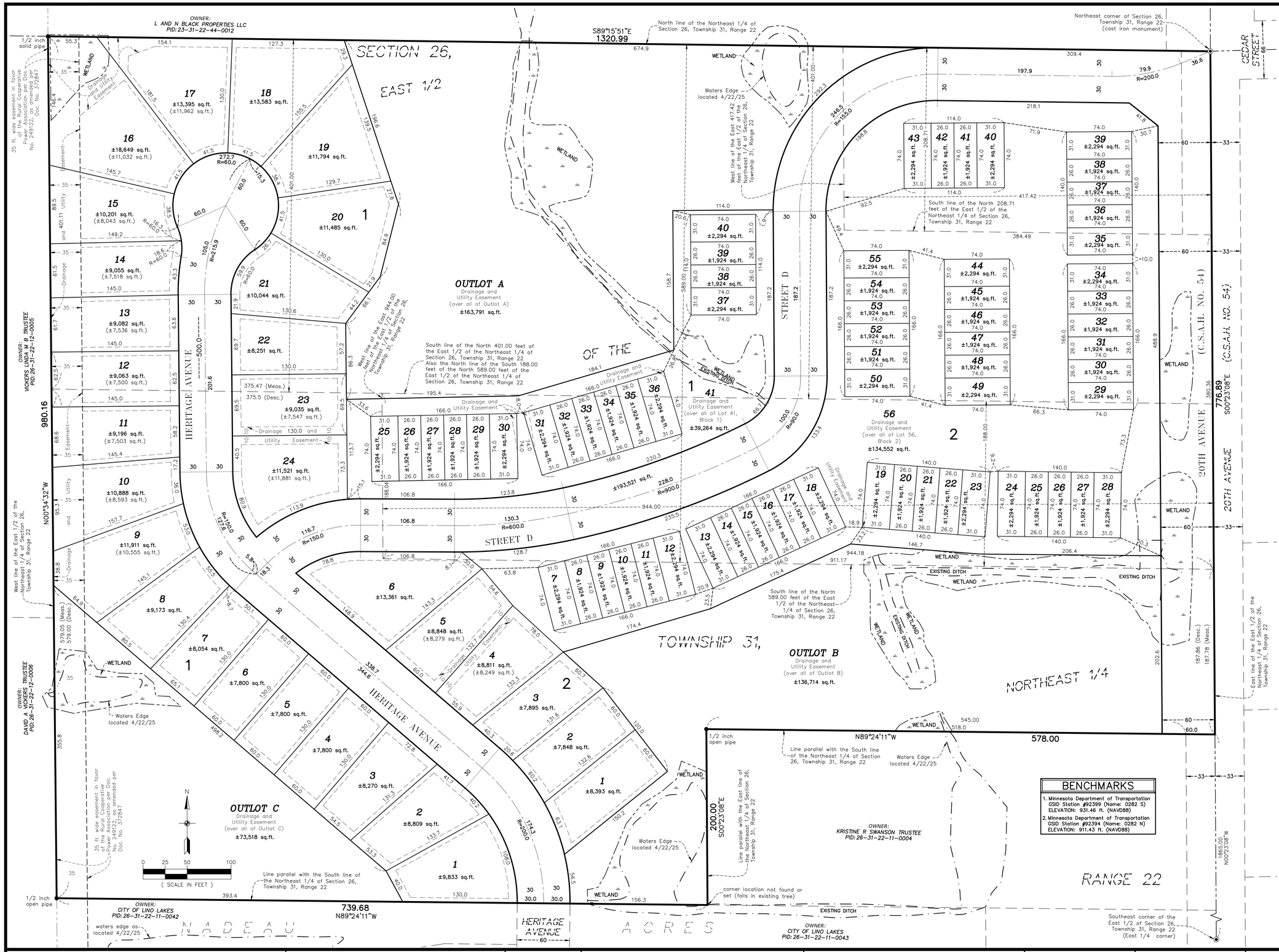
SECTION 26, TOWNSHIP 31, RANGE 22
EAST 1/2
OF THE
NORTHEAST 1/4
S89°15'51"E 1320.99
North line of the Northeast 1/4 of Section 26, Township 31, Range 22
Northeast corner of Section 26, Township 31, Range 22- (cast iron monument)
1/2 inch solid pipe
OWNER: L AND N BLACK PROPERTIES LLC PID:23-31-22-44-0012
OWNER: VICKERS LINDA M B TRUSTEE PID:26-31-22-12-0005
OWNER: DAVID A VICKERS TRUSTEE PID:26-31-22-12-0006
OWNER: CITY OF LINO LAKES PID:26-31-22-11-0042
OWNER: KRISTINE R SWANSON TRUSTEE PID:26-31-22-11-0004
OWNER: CITY OF LINO LAKES PID:26-31-22-11-0043
35 ft. wide easement in favor of the Rural Cooperative Power Association per Doc. No. 249122, as amended per Doc. No. 372847
Drainage and Utility Easement
WETLAND
Waters Edge located 4/22/25
Waters Edge located 4/22/25
Waters Edge located 4/22/25
Waters Edge located 4/22/25
Waters Edge located 4/22/25
Waters Edge located 4/22/25
Waters Edge located 4/22/25
EXISTING DITCH
HERITAGE AVENUE
STREET D
STREET E
CEDAR STREET
20TH AVENUE
(C.S.A.H. NO. 54)
OUTLOT A
Drainage and Utility Easement (over all of Outlot A)
±163,791 sq.ft.
OUTLOT B
Drainage and Utility Easement (over all of Outlot B)
±136,714 sq.ft.
OUTLOT C
Drainage and Utility Easement (over all of Outlot C)
±73,518 sq.ft.
Drainage and Utility Easement (over all of Lot 41, Block 1)
±39,264 sq.ft.
Drainage and Utility Easement (over all of Lot 56, Block 2)
±134,552 sq.ft.
Drainage and Utility Easement
±193,521 sq.ft.
Drainage and Utility Easement
Drainage and Utility Easement
Drainage and Utility Easement

WETLAND
DRAINAGE SWALE
WETLAND
DRAINAGE SWALE
35' POWER LINE EASEMENT
WETLAND
DRAINAGE SWALE
WETLAND
DRAINAGE SWALE
OUTLOT A
EX. POND
OUTLOT B
NADEAU ACRES
EX. POND
WETLAND
WETLAND
DRAINAGE SWALE
EX. STM SWR
EX. STM SWR
HERITAGE AVE
W CEDAR STREET
20TH AVENUE S. (CSAH 54)
SEE RIGHT
SEE LEFT
EX. HOUSE
EX. BLDG
EX. HOUSE

REMOVE & DISPOSE OF EXISTING FENCE
REMOVE & DISPOSE OF EXISTING RETAINING WALL
REMOVE & DISPOSE OF EXISTING BITUMINOUS DRIVEWAY
REMOVE & DISPOSE OF EXISTING CONCRETE
REMOVE & DISPOSE OF EXISTING CONCRETE PAVERS
TO BE REMOVED BY OTHERS
REMOVE & DISPOSE OF EXISTING BUILDING
REMOVE & DISPOSE OF EXISTING BITUMINOUS DRIVEWAY APRON
ABANDON & SEAL EXISTING WELL PER MDH STANDARDS
REMOVE & DISPOSE OF EXISTING STORM SEWER
REMOVE & DISPOSE OF EXISTING RETAINING WALL
REMOVE & DISPOSE OF EXISTING SEPTIC PER ANOKA COUNTY REQUIRMENTS
REMOVE & DISPOSE OF EXISTING STORM SEWER
REMOVE & DISPOSE OF EXISTING BITUMINOUS DRIVEWAY APRON
REMOVE & DISPOSE OF EXISTING BITUMINOUS DRIVEWAY APRON
REMOVE & DISPOSE OF EXISTING STORM SEWER
REMOVE & DISPOSE OF EXISTING SEPTIC PER ANOKA COUNTY REQUIREMENTS
REMOVE & DISPOSE OF EXISTING RETAINING WALL
REMOVE & DISPOSE OF EXISTING DRAINTILE
REMOVE & DISPOSE OF EXISTING BUILDING
REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY
REMOVE & DISPOSE OF EXISTING PROPANE TANK
REMOVE & DISPOSE OF EXISTING CONCRETE
ABANDON & SEAL EXISTING WELL PER MDH STANDARDS
REMOVE & DISPOSE OF EXISTING GRAVEL DRIVEWAY
REMOVE & DISPOSE OF EXISTING DRAINTILE
REMOVE & DISPOSE OF EXISTING BITUMINOUS DRIVEWAY APRON
REMOVE & DISPOSE OF EXISTING RETAINING WALL
REMOVE & DISPOSE OF EXISTING STORM SEWER
REMOVE & DISPOSE OF EXISTING STORM SEWER
REMOVE OR RELOCATE EXISTING MAILBOXES
COORDINATE W/ SMALL UTILITIES TO REMOVE/RELOCATE SMALL UTILITIES AS REQUIRED
REMOVE & RELOCATE EXISTING MAILBOX
SAWCUT BITUMINOUS EDGE
COORDINATE W/ SMALL UTILITIES TO REMOVE/RELOCATE SMALL UTILITIES AS REQUIRED
REMOVE & RELOCATE EXISTING SIGN
REMOVE & RELOCATE EXISTING MAILBOX
REMOVE & RELOCATE EXISTING MAILBOX
SPOSE OF MINOUS

REMOVALS PLAN LEGEND

	EXISTING	PROPOSED
10' CONTOUR	890	
2' CONTOUR	892	
PROPERTY LINE		
CURB		
BITUMINOUS		
GRAVEL		
CONCRETE		
BITUMINOUS REMOVAL		
SAWCUT		
CURB REMOVAL		
PIPE REMOVAL		
FENCE REMOVAL		
MANHOLE	SAN	SAN
HYDRANT	HYD	HYD
GATE VALVE	GV	GV
LIGHT POLE	LP	LP
ELECTRIC BOX	EB	EB
SIGN		
TREES	SEE TREE PRESERVATION PLAN	

N

0 25 50 100
(IN FEET)

BENCHMARKS

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2. Minnesota Department of Transportation GSID Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

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ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 01/02/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 01/02/26

Revisions:
1. 05/11/26 - per Revised Layout

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

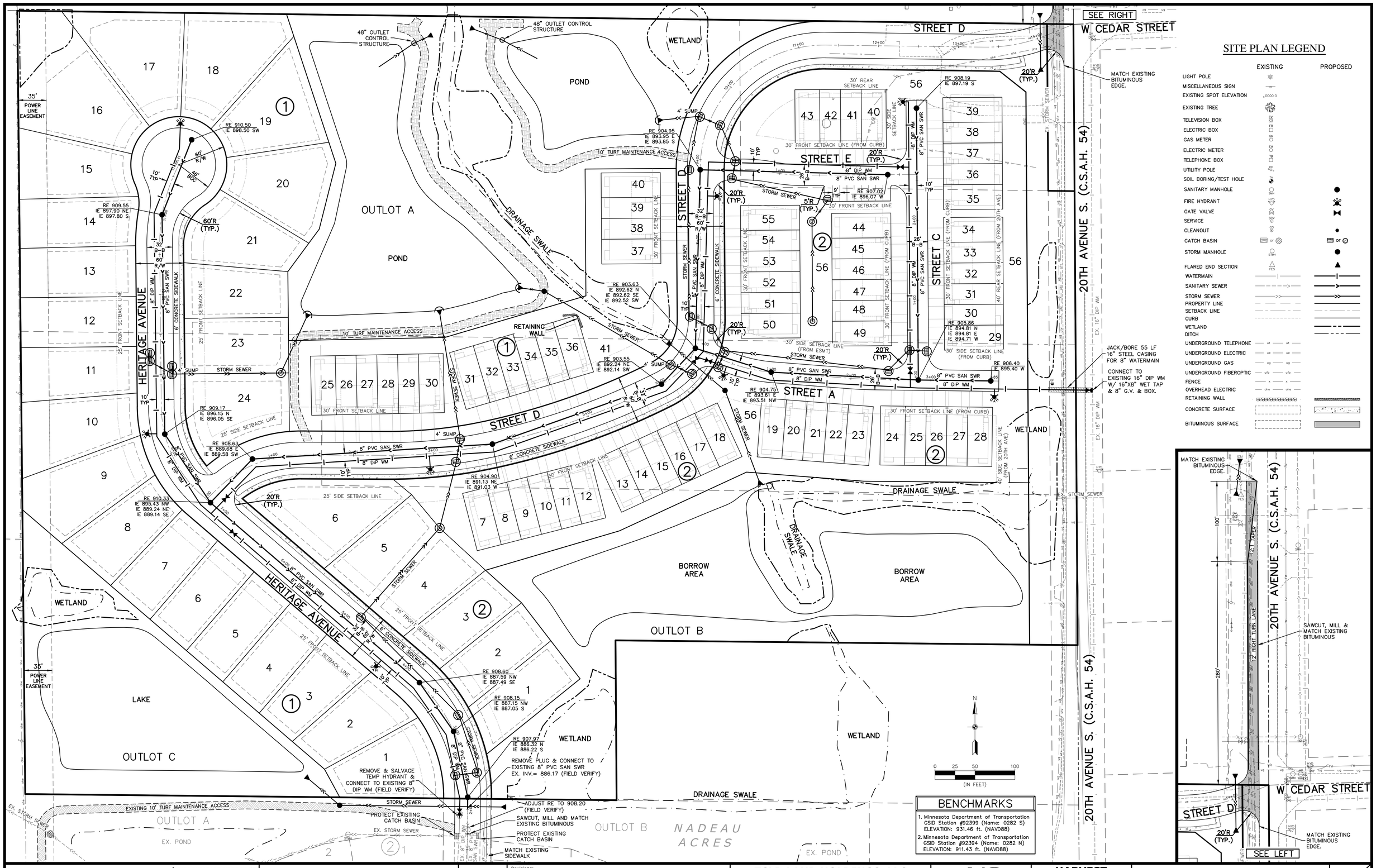
HARVEST GRANGE
Lino Lakes, MN

REMOVALS PLAN

4 of 9

[Save Date: 05/08/26] I:\jobs\11341 - 11350\11343 - rehbein nelson parcels\cad c3d\engineering\preliminary\11343_removals.dwg

#11343-00



SITE PLAN LEGEND

	EXISTING	PROPOSED
LIGHT POLE	☼	
MISCELLANEOUS SIGN	—o—	
EXISTING SPOT ELEVATION	ₓ0000.0	
EXISTING TREE		
TELEVISION BOX	TV	
ELECTRIC BOX	EB	
GAS METER	GM	
ELECTRIC METER	EM	
TELEPHONE BOX	TB	
UTILITY POLE		
SOIL BORING/TEST HOLE		
SANITARY MANHOLE	SAN	●
FIRE HYDRANT	HYD	✱
GATE VALVE	GV	⧓
SERVICE		
CLEANOUT	CO	•
CATCH BASIN	▭ or ◎	▭ or ◎
STORM MANHOLE	STMH	●
FLARED END SECTION	FES	▲
WATERMAIN	—w—	—w—
SANITARY SEWER	—s—>	—s—>
STORM SEWER	—st—>>	—st—>>
PROPERTY LINE		
SETBACK LINE		
CURB		
WETLAND		
DITCH		
UNDERGROUND TELEPHONE	—ut—	—ut—
UNDERGROUND ELECTRIC	—ue—	—ue—
UNDERGROUND GAS	—ug—	—ug—
UNDERGROUND FIBEROPTIC	—ufo—	—ufo—
FENCE	—x—	—x—
OVERHEAD ELECTRIC	—ohe—	—ohe—
RETAINING WALL		
CONCRETE SURFACE		
BITUMINOUS SURFACE		

BENCHMARKS

1. Minnesota Department of Transportation GSID Station #92399 (Name: 0282 S) ELEVATION: 931.46 ft. (NAVD88)
2. Minnesota Department of Transportation GSID Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

CARLSON ENGINEERING
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Signature:
Date: 01/02/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 01/02/26

Revisions:
1. 05/11/26 - per Revised Layout

TCLD LAND HOLDINGS, LLC
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HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

PRELIMINARY SITE & UTILITY PLAN

5 of 9

#11343-00

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SEE RIGHT

SEE LEFT

W CEDAR STREET

20TH AVENUE S. (CSAH 54)

HERITAGE AVENUE

STREET A

STREET C

STREET D

STREET E

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM STRUCTURE		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
WETLAND LINE		
USACE WETLAND LINE		
SPOT ELEVATION		
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
FEMA FLOODPLAIN		
RCWD FLOODPLAIN		

DENOTES INLET PROTECTION

WETLAND SUMMARY

WETLAND FILL (WCA)	=	27,113 SF	(0.62 AC)
WETLAND FILL (USACE)	=	11,215 SF	(0.26 AC)
TOTAL WETLAND FILL	=	38,328 SF	(0.88 AC)
CITY WETLAND BUFFER AREA	=	45,879 SF	(1.05 AC)
REQUIRED CITY WETLAND BUFFER AREA	=	34,820 S.F.	(0.80 AC)

CITY BUFFER WIDTH: 10' (ft) (NO AVERAGING)

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2. Minnesota Department of Transportation GSID Station #92394 (Name: 0282 N) ELEVATION: 911.43 ft. (NAVD88)

0 25 50 100 (IN FEET)

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HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

PRELIMINARY GRADING & EROSION CONTROL PLAN

6 of 9

#11343-00

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FLOODPLAIN MITIGATION 30 CY

FLOODPLAIN MITIGATION 23 CY

FLOODPLAIN FILL 188 CY

FLOODPLAIN FILL 4 CY

DRAINAGE SWALE TO
*100 YR HWL = 901.2
*PER RCWD MODEL

FLOODPLAIN FILL 32 CY

POND 200
NWL = 898.5
**100 YR HWL = 901.2
**PER HYDROCAD MODEL

FLOODPLAIN MITIGATION 317 CY

FLOODPLAIN FILL 25 CY

FLOODPLAIN FILL 178 CY

FLOODPLAIN MITIGATION 830 CY

POND 100
NWL = 898.5
*100 YR HWL = 901.2
*PER RCWD MODEL
**100 YR HWL = 901.0
**PER HYDROCAD MODEL

FLOODPLAIN FILL 2 CY

FLOODPLAIN FILL 117 CY

FLOODPLAIN FILL 24 CY

FLOODPLAIN FILL 2198 CY

FLOODPLAIN MITIGATION 2169 CY

WETLAND 16
NWL = 897.7
100 YR HWL = 901.2
*PER RCWD MODEL
**100 YR HWL = 899.3
**PER HYDROCAD MODEL

LAKE 500
NWL = 899.0
*100 YR HWL = 901.2
*PER RCWD MODEL
**100 YR HWL = 899.9
**PER HYDROCAD MODEL

BORROW AREA 11
NWL = 898.9
**100 YR HWL = 902.8
**PER HYDROCAD MODEL

NO FLOODPLAIN MITIGATION

BORROW AREA 11
NWL = 898.9
**100 YR HWL = 902.8
**PER HYDROCAD MODEL

WETLAND 12
NWL = ±900.9
**100 YR HWL = 902.8
**PER HYDROCAD MODEL

HERITAGE AVENUE

STREET D

STREET E

STREET C

STREET A

STREET D

W CEDAR LAKE ROAD

20TH AVENUE S. (CSAH 54)

10' TURF MAINTENANCE ACCESS

OUTLOT B

10' TURF MAINTENANCE ACCESS

OUTLOT A

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		DENOTES INLET PROTECTION
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN		
WETLAND LINE		
SPOT ELEVATION		E.O.F.
EMERGENCY OVERFLOW		
SILT FENCE		
TREE FENCE		
TREELINE		
SOIL BORING		
FEMA FLOODPLAIN		
RCWD FLOODPLAIN		

FLOODPLAIN SUMMARY

PER RICE CREEK WATERSHED DISTRICT MODEL

AREA

FLOODPLAIN FILL	=	2,768 CY
FLOODPLAIN MITIGATION	=	3,316 CY

NOTE: ALL CALCULATIONS BASED ON ELEVATIONS BETWEEN:

- AREA DRAINING NORTH
  - 898.1–901.2 REACH 10R (EX. DITCH TO REMAIN)
  - 900.8–901.2 POND 100
  - 900.8–901.2 POND 200
  - 901.2–901.2 BORROW AREA 11 (EX. DITCH TO REMAIN)
- AREA DRAINING WEST
  - 897.7–901.2 WETLAND 16P (EXISTING DITCH TO REMAIN)
  - 899.9–901.2 LAKE 500 (FLOODPLAIN MITIGATION)

N

0 25 50 100
(IN FEET)

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HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

FLOODPLAIN EXHIBIT

F1 of 1

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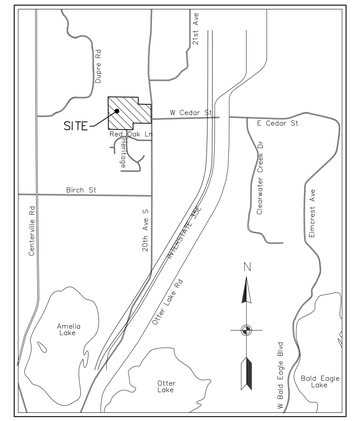

VICINITY MAP

NOT TO SCALE

LEGEND

- SITE BOUNDARY LINE
- EXISTING PROPERTY LINE
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- 2' CONTOUR
- 10' CONTOUR
- WETLAND
- WATER
- FLOODPLAIN (FP)
- TREE LINE
- FENCE LINE
- OVERHEAD ELECTRIC (ohe)
- UNDERGROUND TELEPHONE (ut)
- MANHOLE
- HYDRANT
- GATE VALVE
- FLARED END SECTION
- POWER PLE
- TELEPHONE BOX (TB)
- TELEVISION BOX (TV)
- MAIL BOX (MB)
- SIGN
- PHOTO LOCATION, NUMBER, AND DIRECTION (SEE R2)

SITE DATA

TOTAL SITE AREA — 24.55 AC.
EXISTING ZONING — RURAL (R)

SOIL TYPES

- Bm — Blomford loamy fine sand
- BtC — Braham loamy fine sand, 6 to 18 percent slopes
- Cb — Cathro muck
- Du — Dundas loam
- Gc — Glencoe loam
- NeA — Nessel fine sandy loam, 1 to 4 percent slopes
- Rf — Rifle mucky peat
- Wb — Webster loam
- ZmB — Zimmerman fine sand, 1 to 6 percent slopes

NOTE: SOIL DATA SHOWN IS BASED ON NATIONAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY.

N

0 40 80 160

(IN FEET)

LARGE TREES

- DECIDUOUS TREE
- CONIFEROUS TREE

NOTE: LOCATION OF TREES 18" DIAMETER (DBH) AND LARGER. PRIMARILY UNDESIRABLE SPECIES – COTTONWOOD, GREEN ASH, SILVER MAPLE. SEE TREE PRESERVATION PLAN FOR DETAILS.

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HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

RESOURCE INVENTORY WITH AERIAL IMAGERY

R2 of R3

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SHEET T2

SHEET T3

W CEDAR STREET

20TH AVENUE S. (C.S.A.H. 54)

HERITAGE AVENUE

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND

WETLAND 5
(MANAGE 1)

EX. HOUSE

EX. POND

NADEAU
ACRES

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
ENVIRONMENTALLY SENSITIVE AREAS		
EXEMPT AREAS (ROW / EASEMENT)		
BASIC USE AREA		
WETLAND		
FLOODPLAIN	FEMA	
SILT FENCE		

TREE SYMBOL KEY

	SAVE	REMOVE
DECIDOUS TREE	TAG #	TAG #
CONIFEROUS TREE	TAG #	TAG #

TREE PRESERVATION NOTES

1. TREE SURVEY FIELD WORK COMPLETED BY CARLSON ENGINEERING ON 11/04/25 AND 04/07/26 (NE PARCEL ADDED).
2. EXEMPT AREAS FOR MITIGATION INCLUDE EXISTING GASLINE EASEMENT ALONG WEST BOUNDARY AND DEDICATED RIGHT-OF-WAY FOR 20TH AVENUE S.
3. WETLAND 5 (SOUTHEAST CORNER OF SITE) IS CLASSIFIED AS 'MANAGE 1' AND INCLUDES A 50 FOOT 'BUFFER' AS NATURAL RESOURCE ENHANCEMENT AREA. ALL OTHER WETLANDS ARE CLASSIFIED AS 'MANAGE 2' AND INCLUDE A 30 FOOT 'BUFFER' AS NATURAL RESOURCE ENHANCEMENT AREA.
4. NO NATURAL RESOURCE CONSERVATION AREAS EXIST ON SITE.
5. FOR RESIDENTIAL, BASIC USE AREA DEFINED AS THE AREA WITH THE STREET RIGHT-OF-WAY AND THAT PORTION OF A RESIDENTIAL LOT BETWEEN THE RIGHT-OF-WAY AND WITHIN 100 FEET BEYOND AND PARALLEL TO THE STREET RIGHT-OF-WAY.
6. UNDESIRABLE SPECIES INCLUDING EASTERN COTTONWOOD, ASH SPECIES, SILVER MAPLE AND COLORADO BLUE SPRUCE ARE EXEMPT FROM MITIGATION.
7. EXISTING TREE CONDITION RATED 0-3 AS DEFINED BELOW. TREES WITH A CONDITION OF 0 OR 1 ARE EXEMPT FROM MITIGATION.

   0 – DEAD
   1 – UNHEALTHY / DYING, MAJOR STRUCTURAL DAMAGE OR DISEASE
   2 – HEALTHY BUT SOME MINOR DAMAGE OR POOR GROWTH HABIT
   3 – HEALTHY TREE, NO CONCERNS
8. TREE REMOVAL SHOULD BE COMPLETED IN THE FALL OR WINTER TO MINIMIZE IMPACTS TO NESTING BIRD / BAT POPULATIONS. GROUND CONDITIONS SHOULD BE DRY, OR PREFERABLY FROZEN, TO LIMIT DISTURBANCE.
9. SEE SHEETS T4-T5 FOR TREE INVENTORY, REMOVALS, AND MITIGATION REQUIREMENTS.

N

0 25 50 100
(IN FEET)

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING

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Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/02/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/02/26

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HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

TREE PRESERVATION PLAN

T1 of 5

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#11343-00

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
ENVIRONMENTALLY SENSITIVE AREAS		
EXEMPT AREAS (ROW / EASEMENT)		
BASIC USE AREA		
WETLAND		
FLOODPLAIN		
SILT FENCE		

TREE SYMBOL KEY

	SAVE	REMOVE
DECIDUOUS TREE	TAG #	TAG #
CONIFEROUS TREE	TAG #	TAG #

WETLAND

WETLAND

EX. HOUSE

MATCHLINE – SEE SHEET T3

N

0 15 30 60

(IN FEET)

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Lino Lakes, MN

TREE PRESERVATION PLAN

T2 of 5

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#11343-00

MATCHLINE – SEE SHEET T2

WETLAND

WETLAND 5
(MANAGE 1)

WETLAND

NADEAU
ACRES

HERITAGE
AVENUE

EX. POND

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
BITUMINOUS PAVEMENT		
CONCRETE WALK		
CURB LINE		
SANITARY SEWER		
STORM SEWER		
WATER MAIN		
ENVIRONMENTALLY SENSITIVE AREAS		
EXEMPT AREAS (ROW / EASEMENT)		
BASIC USE AREA		
WETLAND		
FLOODPLAIN	FEMA	
SILT FENCE		

TREE SYMBOL KEY

	SAVE	REMOVE
DECIDUOUS TREE	TAG #	TAG #
CONIFEROUS TREE	TAG #	TAG #

N

0 15 30 60
(IN FEET)

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HARVEST GRANGE

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Lino Lakes, MN

TREE PRESERVATION PLAN

T3 of 5

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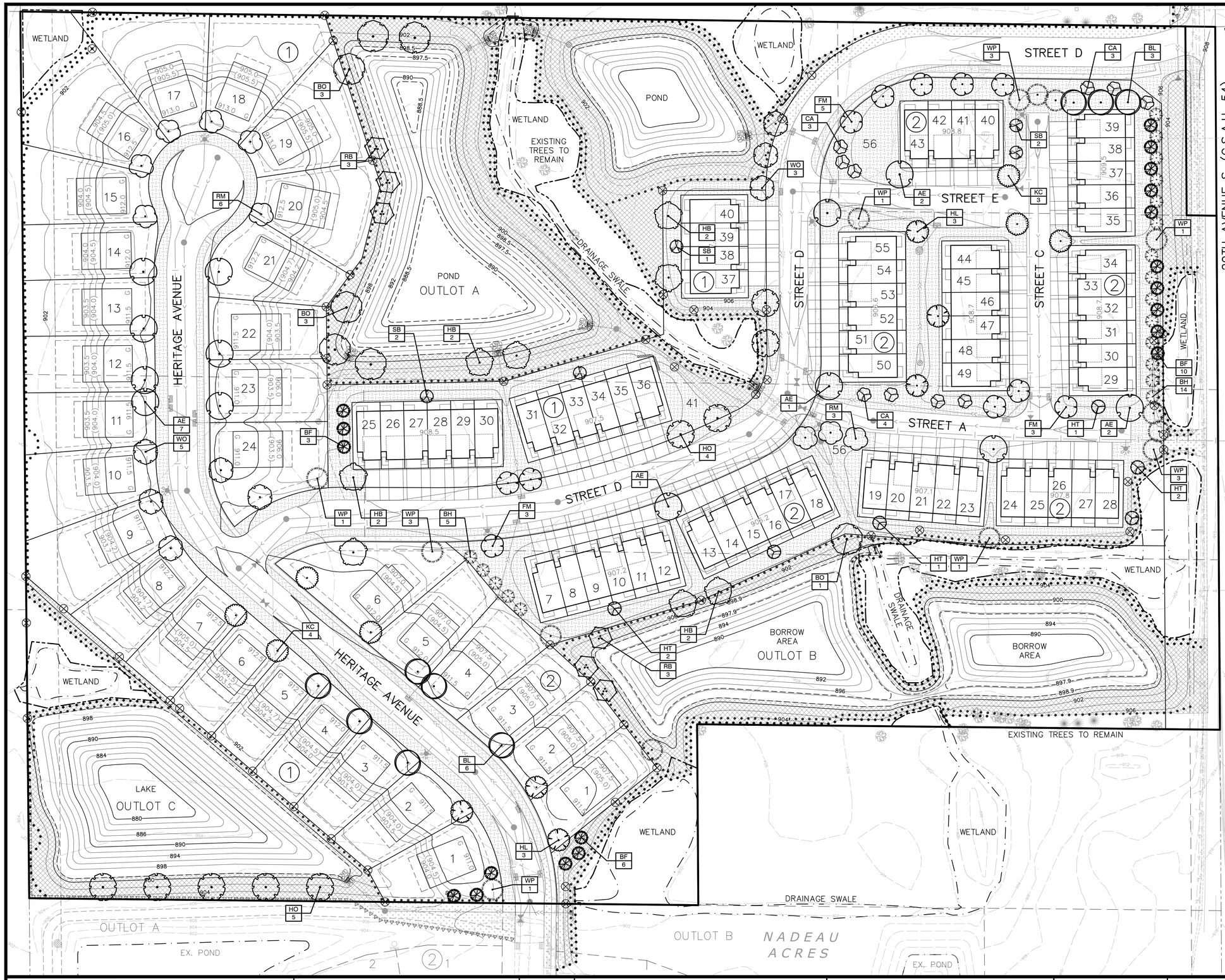

CITY OF LINO LAKES LANDSCAPE REQUIREMENTS

1. OPEN AREA LANDSCAPE STANDARDS. DISTURBED SITE AREAS INCLUDING STORMWATER MANAGEMENT AREAS AND COMMON AREAS IN MULTIFAMILY SITES. ONE (1) LARGE TREE AND TWO (2) LARGE SHRUBS ARE REQUIRED PER 2,500 SQUARE FEET OF OPEN SPACE (ABOVE NORMAL WATER LEVEL). ONE LARGE TREE MAY BE SUBSTITUTED FOR EVERY TWO LARGE SHRUBS IN LIEU OF THE SHRUB REQUIREMENT.

   TREES REQUIRED = 93 (231,250 SF EXCLUDING PONDS & WETLANDS / 2,500)
   TREES PROVIDED = 93 (INCLUDES MITIGATION TREES PER #4 BELOW)

2. BUFFER AND SCREEN STANDARDS. SCREENING CONSISTING OF 6FT TALL FENCE OR PLANTING SCREEN REQUIRED BETWEEN RESIDENTIAL USES AND ARTERIAL OR COLLECTOR STREETS (20TH AVENUE S). ALL PLANTING SCREENS SHALL REQUIRE AT A MINIMUM A DOUBLE ROW OF PLANTS WITH TRIANGULATED SPACING.

   TREES REQUIRED = NA
   TREES PROVIDED = 28 (INCLUDED WITH OPEN AREA LANDSCAPE TREES)

3. BOULEVARD TREE STANDARDS. BOULEVARD TREES ARE REQUIRED AT THE RATE OF ONE TREE PER LOT FRONTAGE FOR SINGLE FAMILY AND TWO-FAMILY LOTS. TOWNHOME AND MULTI-FAMILY PROPERTIES SHALL PROVIDE BOULEVARD TREES AT A RATE OF ONE TREE PER 70 LINEAR FEET OF STREET FRONTAGE WHERE PROPERTY FRONTS ANY PUBLIC STREET. BOULEVARD TREES SHALL BE PLANTED WITHIN 14 FEET OF THE CURB LINE OR AS OTHERWISE DETERMINED BY THE CITY FORESTER.

   TREES REQUIRED = 59 (30 LOTS, INCLUDING 2 CORNER LOTS & 1,866 LF TOWNHOME FRONTAGE / 70)
   TREES PROVIDED = 59

4. TREE PRESERVATION AND MITIGATION STANDARDS. REFER TO TREE PRESERVATION PLAN FOR MITIGATION REQUIREMENTS. REPLACEMENT TREES SHALL BE PLANTED ON SITE AND MAY ALSO FULFILL THE OPEN AREAS LANDSCAPE STANDARDS.

   TREES REQUIRED = 92 (PER TREE PRESERVATION PLAN)
   TREES PROVIDED = 92 (INCLUDED WITH OPEN AREA TREES PROVIDED)

TOTAL TREES REQUIRED = 152
TOTAL TREES PROVIDED = 166

LANDSCAPE PLAN NOTES

1. EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
2. UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
3. PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
4. EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
5. CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
6. SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
7. UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
8. CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
9. DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
10. PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
11. REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
    1. ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
    2. LANDSCAPE SPECIFICATIONS.
    3. PLAN DRAWINGS.
    4. PLANT / MATERIAL SCHEDULES.
    5. CITY STANDARD SPECIFICATIONS AND DETAILS.
    6. MnDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.

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0 25 50 100
(IN FEET)

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CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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 Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Ruttger, RLA
Signature:
Date: 01/02/26 License #: 56346

Drawn: RJR
Designed: RJR
Date: 01/02/26

Revisions:
1. 05/11/26 - per Revised Layout

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

PRELIMINARY LANDSCAPE PLAN

L1 of 2

#11343-00

[Save Date: 05/08/26] F:\jobs\11341 - 11350\11343 - rehbein nelson parcels\cad c3d\landscape\11343_landscape.dwg

PROTECTED AREA SIGN (TYP.)

10-FOOT MIN. CITY BUFFER 1,877 S.F. PRP. (1,588 S.F. REQ.)

10-FOOT MIN. CITY BUFFER 17,636 S.F. PRP. (12,436 S.F. REQ.)

DRAINAGE SWALE 10
*100 YR HWL = 901.2
*PER RCWD MODEL

POND 200
NWL = 898.5
**100 YR HWL = 901.2
**PER HYDROCAD MODEL

WETLAND FILL 232 S.F. (WCA)

10-FOOT MIN. CITY BUFFER 2,409 S.F. PRP. (2,217 S.F. REQ.)

WETLAND FILL 2,786 S.F. (WCA)

PROTECTED AREA SIGN (TYP.)

POND 100
NWL = 898.5
*100 YR HWL = 901.2
*PER RCWD MODEL
**100 YR HWL = 901.0
**PER HYDROCAD MODEL

WETLAND FILL 350 S.F. (USACE)

WETLAND FILL 5,864 S.F. (WCA)

WETLAND FILL 1,991 S.F. (USACE)

WETLAND FILL 7,078 S.F. (USACE)

10-FOOT MIN. CITY BUFFER 917 S.F. PRP. (880 S.F. REQ.)

PROTECTED AREA SIGN (TYP.)

WETLAND FILL 393 S.F. (USACE)

WETLAND FILL 658 S.F. (USACE)

10-FOOT MIN. CITY BUFFER 13,988 S.F. PRP. (10,770 S.F. REQ.)

WETLAND FILL 745 S.F. (USACE)

BORROW AREA 11
NWL = 898.9
**100 YR HWL = 902.8
**PER HYDROCAD MODEL

WETLAND FILL 470 S.F. (WCA)

WETLAND FILL 54 S.F. (WCA)

WETLAND 16
NWL = 897.7
100 YR HWL = 901.2
*PER RCWD MODEL
**100 YR HWL = 899.3
**PER HYDROCAD MODEL

PROTECTED AREA SIGN (TYP.)

BORROW AREA 11
NWL = 898.9
**100 YR HWL = 902.8
**PER HYDROCAD MODEL

WETLAND FILL 904 S.F. (WCA)

10-FOOT MIN. CITY BUFFER 4,827 S.F. PRP. (3,436 S.F. REQ.)

WETLAND FILL 16,593 S.F. (WCA)

LAKE 500
NWL = 899.0
*100 YR HWL = 901.2
*PER RCWD MODEL
**100 YR HWL = 899.9
**PER HYDROCAD MODEL

10-FOOT MIN. CITY BUFFER 1,132 S.F. PRP. (1,024 S.F. REQ.)

WETLAND 12
NWL = ±900.9
**100 YR HWL = 902.8
**PER HYDROCAD MODEL

10-FOOT MIN. CITY BUFFER 3,093 S.F. PRP. (2,469 S.F. REQ.)

PROTECTED AREA SIGN (TYP.)

WETLAND FILL 210 S.F. (WCA)

HERITAGE AVENUE

AVENUE S. (CSAH 54)

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
CURB LINE		
BITUMINOUS		
CONCRETE		
SANITARY SEWER		
STORM SEWER		DENOTES INLET PROTECTION
WATER MAIN		
OVERHEAD UTILITY		
STORM CATCH BASIN		
STORM MANHOLE		
OUTLET CONTROL STRUCTURE		
MANHOLE		
HYDRANT		
GATE VALVE		
TELEVISION BOX		
TELEPHONE BOX		
UTILITY POLE		
RETAINING WALL		
FENCE		
10' CONTOUR		
2' CONTOUR		
FEMA FLOOD PLAIN	FP	
WETLAND LINE		
USACE WETLAND LINE		
SPOT ELEVATION		00.0
EMERGENCY OVERFLOW		E.O.F. 000.0
SILT FENCE		
TREE FENCE		
GRADING LIMITS		
TREELINE		
SOIL BORING		
FEMA FLOODPLAIN	FP	
RCWD FLOODPLAIN	fp	fp
PROTECTED AREA SIGN (SEE DETAIL BELOW)		

WETLAND SUMMARY

WETLAND FILL (WCA)	= 27,113	SF	(0.62 AC)
WETLAND FILL (USACE)	= 11,215	SF	(0.26 AC)
TOTAL WETLAND FILL	= 38,328	SF	(0.88 AC)
CITY WETLAND BUFFER AREA	= 45,879	SF	(1.05 AC)
REQUIRED CITY WETLAND BUFFER AREA	= 34,820	S.F.	(0.80 AC)

CITY BUFFER WIDTH: 10' (ft) (NO AVERAGING)

N

0 25 50 100
(IN FEET)

CALL BEFORE YOU DIG

811
Know what's below. Call before you dig.

The subsurface utility information shown on this plan is utility Quality Level D. This quality level was determined according to the guidelines of CI/ASCE 38-02, entitled "Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data."

PROTECTED OPEN SPACE AREA

Beyond this marker is a protected area of resource management features and natural ground cover abutting a watercourse, wetland or open space. Federal, State and local laws prohibit activities that could disturb this natural area and adjoining water bodies. Any alterations such as dumping, tilling, plowing, mowing and yard waste disposal are prohibited.

CITY OF LINO LAKES

If you have questions on the protection of this area and the adjacent water resource areas, please contact City Hall at (651) 982-2400.

4 X 4 TREATED POST

SPECIFICATIONS:

MONUMENT

CONSISTS OF A POST AND A PROTECTED OPEN SPACE SIGN

WETLAND BUFFER SIGNS

MOUNTED FLUSH WITH THE TOP OF THE POST FASTENED WITH NON-REMOVABLE SCREWS OR RIVETS SIZE: 5.5" H x 3.75" W ALUMINUM SHALL BE 5052-H38 OR 6061-T6 ALLOY. GAUGE SHALL BE 0.080

SIGN COLOR

COLOR SHALL BE GREEN AND BLUE LETTERS ON A WHITE BACKGROUND.

POST MATERIALS

4" X 4" SQUARE
TREATED WOOD OR OTHER CITY APPROVED MATERIAL

POST INSTALLATION

MOUNTED TO A HEIGHT OF FOUR FEET ABOVE GRADE SET AT LEAST 42 INCHES IN THE GROUND INSTALLED AT EACH LOT LINE WHERE IT CROSSES A WETLAND BUFFER WITH A MAXIMUM SPACING OF 300 FEET BETWEEN SIGNS (IF NO BUFFER IS REQUIRED THE MONUMENT SHALL BE AT THE EDGE OF THE WETLAND).

PLACE ADDITIONAL POSTS AS NECESSARY TO FOLLOW BUFFER CONTOUR LINE

DIGITAL COPY OF SIGN AVAILABLE FROM ENGINEERING DEPARTMENT

CITY OF LINO LAKES | WETLAND BUFFER SIGN | JANUARY, 2024 | GEN-22

CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

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

Print Name: Brian J. Krystofiak, P.E.
Signature:
Date: 01/02/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 01/02/26

Revisions:
1. 05/11/26 - per Revised Layout

TCLD LAND HOLDINGS, LLC
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

HARVEST GRANGE

HARVEST GRANGE
Lino Lakes, MN

WETLAND BUFFER EXHIBIT

W1 of 1

#11343-00

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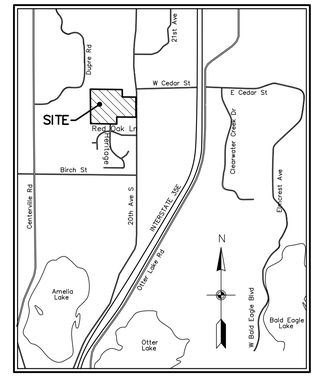
HARVEST GRANGE
LINO LAKES, MINNESOTA



VICINITY MAP
NOT TO SCALE

LEGEND

- STORM PONDS
- WETLANDS (REMAINING)
- SINGLE FAMILY LOTS
- TOWNHOME LOTS
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE
- PRIVATE OPEN SPACE ROADWAY

SITE DATA

TOTAL SITE AREA	±26.98 AC.
TOTAL ROW AREA	±4.44 AC.
WATER AREA	±2.97 AC.
WETLANDS (REMAINING)	±1.48 AC.
*LOT AREA & ROW NOT INCLUDED	
STORM PONDS	±1.49 AC.
TOTAL OPEN SPACE	±9.60 AC.
PUBLIC OPEN SPACE	±5.75 AC.
PRIVATE OPEN SPACE	±3.25 AC.
PRIVATE OPEN SPACE RDWY	±0.60 AC.
TOTAL LOT AREA	±9.96 AC.

TOTAL NUMBER OF LOTS/UNITS	97
SINGLE FAMILY LOTS	30
TOWNHOME LOTS	65
TOWNHOME COMMON LOTS	2
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	25 FT.
SIDE (GARAGE)	5 FT.
SIDE (HOUSE)	10 FT.
SIDE CORNER	25 FT.
REAR SETBACK	25 FT.
MINIMUM TOWNHOME SETBACK DATA:	
FRONT	30 FT.
SIDE (BETWEEN BUILDINGS)	20 FT.
SIDE CORNER	25 FT.
TO PARKING BAY	20 FT.

SOIL BORINGS
HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVE. S.
MINNEAPOLIS, MN 55407
(612)729-2959

WETLANDS
KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
26105 WILD ROSE LANE
SHOREWOOD, MINNESOTA 55331
(952)401-8757

OWNER CONTACT
TCLD LAND HOLDINGS, LLC
1660 HWY 100 SOUTH, SUITE 400
ST. LOUIS PARK, MN 55416

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0 50 100 200
(IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

Revisions:
1. 5/11/26 Revise Layout

TCLD LAND HOLDINGS, LLC
1660 Hwy 100 South, Suite 400
St. Louis Park, MN 55416

NELSON/REHBEIN PARCELS
Lino Lakes, MN

LAND USE PLAN

1 of 1

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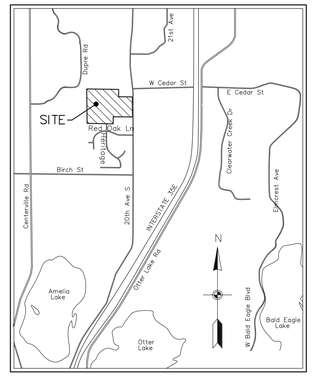

VICINITY MAP
NOT TO SCALE

NON-DEVELOPABLE LAND

±1.57	AC.	WETLANDS (REMAINING)
0.00	AC.	DITCH
±0.91	AC.	ARTERIAL ROW
±0.63	AC.	UTILITY EASEMENT (WETLAND & BUFFER NOT INCLUDED)
±1.05	AC.	WETLAND BUFFER AREA
±2.95	AC.	FLOODPLAIN
±7.11	AC.	TOTAL

*CALCULATIONS EXCLUDE OVERLAPPING AREAS

DENSITY CALCULATIONS

±26.98	AC.	GROSS AREA
±7.11	AC.	NON-DEVELOPABLE AREA
±19.87	AC.	NET AREA (GROSS – NON-DEVELOPABLE)
95	UNITS	NUMBER OF UNITS
±3.54	UNITS/AC.	GROSS DENSITY (UNITS/GROSS)
±4.78	UNITS/AC.	NET DENSITY (UNITS/NET)

N

0 40 80 160
(IN FEET)

CARLSON ENGINEERING
ENGINEERING
SURVEYING
PLANNING
35890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

NET AREA EXHIBIT

HARVEST GRANGE
Lino Lakes, MN

TWIN CITIES LAND DEVELOPMENT
4800 Olson Memorial Hwy - #100
Golden Valley, MN 55422

REVISIONS
1. 10/8/2025 Revise Layout
2. 1/7/2025 Revise Layout
3. 5/11/2026 Revise Layout
4.
5.
6.

DRAWN BY:	JJO
ISSUE DATE:	03/21/2025
FILE NO:	11343

1 of 1

#11343

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Memorandum

To: **Katie Larsen, Lino Lakes City Planner**

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

Date: **May 27, 2026**

Re: **Harvest Grange (formerly Nelson-Rehbein) Parcels**
Preliminary Plat Review
028815-000

WSB's review of the Preliminary Plat for the **Harvest Grange (formerly Nelson-Rehbein)** development in Lino Lakes, MN, prepared by Carlson Engineering and received May 11, 2026. Our comments were made on the following documents:

- Harvest Grange – Preliminary Plat Submittal prepared by Carlson Engineering, dated May 11, 2026.

The following review comments should be responded to in writing by the applicant.
Carlson Response (5/8/26)
WSB Response/Comment (5/27/2026)

Engineering

- **General**

The Harvest Grange development includes approximately 25 acres west of 20th Avenue (CSAH 54), between Red Oak Lane and West Cedar Street. The current conceptual project proposes 30 single family lots and 67 Townhome lots (2 common) (97 lots total) and associated infrastructure.

- **Grading**

The Harvest Grange development includes site grading for the 97 lots/units as well as extensions of Heritage Avenue, and other local public street (Street D) and private streets (Street A, C, and E) that are yet to be named.

Comments

1. ~~Remove 10' turf maintenance access route leg connecting to Heritage Avenue~~
   ~~Carlson Response (5/8/26) Maintenance access removed between lots 18 & 19 block 1~~
   ~~WSB Response/Comment (5/27/2026) Complete~~

2. ~~Provide additional 10' turf maintenance access route leg connecting to Street D~~

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

~~Carlson Response (5/8/26) Turf maintenance access between buildings and western ditch line is not feasible due to grading~~
~~WSB Response/Comment (5/27/2026)~~

3. ~~10' turf maintenance access routes shall be in minimum 20' easement~~
~~Carlson Response (5/8/26) Noted. Maintenance easement will be 20', route will be graded 10' wide.~~
~~WSB Response/Comment (5/27/2026)~~

4. ~~Provide grading for a future trail on the West side of 20th Ave (CSAH 54)~~
~~Carlson Response (5/8/26) As Discussed, trail not proposed along CSAH 54 due to additional USACE and WCA wetland impacts~~

5. ~~See additional red line comments on plan sheets~~
~~Carlson Response (5/8/26) Noted. Plans adjusted accordingly~~
~~WSB Response/Comment (5/27/2026)~~

6. WSB Response/Comment (5/27/2026) All grading for the borrow area should be kept outside of the CSAH 54 right of way

7. WSB Response/Comment (5/27/2026) Remove all existing accesses and culverts in the CSAH 54 right of way.

- **Stormwater Management**

Stormwater management for the Harvest Grange site consists of a two sedimentation basins to provide rate control and water quality treatment. Additional grading is proposed for borrow material and floodplain fill mitigation. There is a significant amount of offsite flows from the east and south that will be passed through the site via an existing ditch system. 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	30.94	65.31	130.15	Needed if basins landlocked
Currently Proposed	11.99	28.90	67.59	Needed if basins landlocked

Comments

1. More detailed utility design will be required in future submittals to review constructability and conflicts. More comments may be generated at that time.
Carlson Response (5/8/26) Noted.
WSB Response/Comment (5/27/2026) Comment remains open for future submittals.

2. ~~Show the EOF location and elevation for pond 13P on the grading plan. Ensure there is sufficient freeboard to the proposed townhomes to the west.~~
~~Carlson Response (5/8/26) EOF added. Freeboard verified.~~

3. ~~Stormwater reuse calculations should include the RCWD-specific reuse spreadsheet.~~
   ~~Carlson Response (5/8/26) RCWD spreadsheet added to the SWMP.~~

4. Confirm no water appropriation permit is needed from the MN DNR due to potential groundwater withdrawal in basin 11 for irrigation needs.
   Carlson Response (5/8/26) To be completed.
   WSB Response/Comment (5/27/2026) Remains an open comment.

5. ~~Deconflict storm sewer and proposed trees to the extent practical, overlap of planting can result in root intrusion long-term, especially where trees are proposed near structures.~~
   ~~Carlson Response (5/8/26) Landscape adjusted.~~

6. ~~Review impacts of grading to drainage of existing culverts under 20th Avenue (CSAH 54)~~
   ~~Carlson Response (5/8/26) No impacts to culverts under 20th with the updated layout.~~

7. Provide a rear yard drainage system to keep site water from draining on to adjacent private property at the westerly development line.
   Carlson Response (5/8/26) To be discussed.
   WSB Response/Comment (5/27/2026) To be discussed.

8. The existing ditch system needs to cleared and cleaned out and regraded with the project. Please incorporate into the final construction plans according.
   Carlson Response (5/8/26) To be discussed. This may cause wetland impacts.
   WSB Response/Comment (5/27/2026) Ditch maintenance is required and not considered wetland impact if addressing erosion.

- **Water Supply**

Water supply for the Harvest Grange development will be served by an existing 16-inch diameter trunk watermain along 20th Avenue (CSAH 54) that will be looped through the site to an existing 8” diameter watermain within Heritage Avenue. Otherwise, the development will include a water system with predominately 8- inch diameter ductile iron pipe (DIP) water main with 1-inch Type K copper services being extended to each lot. An additional water stub will be extended to the north along Street D for looping and future development.

The development is in the City’s Drinking Water Study Management Area and has moderate vulnerability and would be subject to those requirements.

The City’s water system has the pumping capacity to supply the proposed project. However, due to the City’s limited firm capacity each project is being evaluated on a case-by-case basis to determine its impact on the system’s peak day demand. Based on this evaluation the projected use falls within our available firm capacity.

Comments

1. ~~Additional review required for placement of utility services and future plan and profile sheets~~
    a. ~~Identify potential utility conflicts and proposed solutions~~

~~Carlson Response (5/8/26) Utility crossings verified. Right turn lane will cause multiple small utility conflicts that will be addressed with final plans.~~
~~WSB Response/Comment (5/27/2026) To be addressed with final plat~~

2. ~~Applicant to verify water pressure is adequate for all locations within the development. All proposed units are required to be on the municipal water supply.~~
~~Carlson Response (5/8/26) Noted.~~
~~WSB Response/Comment (5/27/2026) To be verified with final plat submittal~~

3. ~~See additional red line comments on plan sheets~~
~~Carlson Response (5/8/26) Comments addressed~~
~~WSB Response/Comment (5/27/2026) Complete~~

- **Sanitary Sewer**

Sanitary sewer collection for the Harvest Grange development will be served by the existing 8-inch polyvinyl chloride (PVC) sanitary sewer within Heritage Avenue and will be extended north to serve the site. The site will be served along with 4-inch Schedule 40 PVC service pipe to each lot. An additional sanitary sewer stub will be extended to the north along Street D.

Comments

1. ~~See additional red line comments on plan sheets~~
~~Carlson Response (5/8/26) Comments addressed.~~
~~WSB Response/Comment (5/27/2026) Complete~~

- **Transportation**

The Harvest Grange property is adjacent to 20th Avenue (CSAH 54) which is A-Minor Arterial Reliever, Heritage Avenue and Red Oak Lane, which are local roads. The applicant is showing connections with the right of way to Heritage Avenue in the south portion of the development and 20th Avenue (CSAH 54) ~~as a right-in, right-out access~~ across from Cedar Street. ~~In the future when a connection to Cedar Street can be completed, the right-in, right-out access may be closed per Anoka Co.~~ The intersection of 20th Avenue and Cedar Street was reviewed with Anoka County and the project traffic engineer. It was determined that a southbound right turn lane on 20th Avenue is required. A northbound left turn lane was considered; however, with the planned future roundabout at this location, an additional turn lane is not required with this phase of development.

A traffic study has been completed for the proposed development. The Level Of Service analysis of intersection capacity meets the City's Ordinance. The proposed traffic volume increase on local roads is well within the capacity of the roadway. The City of Lino Lakes' Transportation Plan details the importance of neighborhood street connections.

Trails and sidewalks

Additional trails and sidewalks will be required along the interior and connector roads as directed by the City Planner.

Comments

1. ~~Traffic study comments are included as a separate PDF. Major comments include:~~
   a. ~~Clarify that no detour was present at the 20th Ave/ Birch St intersection when counts were collected~~
   b. ~~Clarify letter grades shown in the tables~~
   c. ~~Are there other future developments west of 20th Ave that will utilize the Cedar Street or Red Oak Lane intersections?~~
   d. ~~Provide full intersection analysis results in the Appendix~~

   ~~Carlson Response (5/8/26) Responses to be provided by traffic engineer~~
   ~~WSB Response/Comment (5/27/2026) Complete.~~

2. ~~The traffic study meets the requirements outlined in City ordinances and the ten-year forecast review of 2040. The build (with development traffic) scenario does not decrease letter grades compared to the no build scenario.~~
   ~~Carlson Response (5/8/26) Noted.~~
   ~~WSB Response/Comment (5/27/2026) Complete.~~

3. Anoka County to verify turn lane requirements at the temporary right-in, right-out.
   Carlson Response (5/8/26) This is being coordinated with the county.
   WSB Response/Comment (5/27/2026) A southbound right-turn lane is shown at the access across from Cedar Street. Add required signing and striping for the turn lane on final plans.

4. ~~Verify intersection sight distance requirements are met at the 20th Avenue and Street A intersection for eastbound right-turning vehicles.~~
   ~~Carlson Response (5/8/26) Site distance verified.~~
   ~~WSB Response/Comment (5/27/2026) Complete.~~

5. Provide proposed signing and pavement marking on future site plans.
   Carlson Response (5/8/26) To be shown on final construction plans.
   WSB Response/Comment (5/27/2026) To be verified in a future submittal.

6. ~~Provide a temporary cul de sac at the north end of Street D~~
   a. ~~Include type 3 barriers with future thru street sign~~

   ~~Carlson Response (5/8/26) Layout revised, no c-d-s shown. Barriers not necessary.~~
   ~~WSB Response/Comment (5/27/2026) N/A anymore, complete.~~

7. Provide street profiles with horizontal and vertical curves that meet 30 MPH stopping sight distance requirements
   Carlson Response (5/8/26) Unable to adjust street horizontal curves due to site conditions. Vertical curves may be adjusted as necessary, reduced speed limit signs can be added for streets that do not meet 30 MPH requirements.
   WSB Response/Comment (5/27/2026) Adjust curves or add advisory signage for curves based on MUTCD guidance.

- **Landscaping**

A Landscape Plan for the Harvest Grange development has been submitted and is being reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate additional comments.

Comments

1. ~~Deconflict storm sewer and proposed trees to the extent practical, overlap of planting can result in root intrusion long-term, especially where trees are proposed near structures.~~
   ~~Carlson Response (5/8/26) Revised.~~
   ~~WSB Response/Comment (5/27/2026) Complete.~~

- **Floodplain**

The site includes ~5% Zone A Floodplain. The Base Flood Elevation is currently shown as 901.18 per RCWD and will need to be approved by FEMA but, typically, the RCWD elevation is accepted by FEMA. A LOMR will ultimately be required as well as applicable floodplain mitigation prior to the issuance of building permits for affected lots. The CLOMR-F application will need to be submitted along with and part of the final plat approval. The floodplain cut and fill figure indicates a net increase in floodplain volume, this must be maintained for RCWD and FEMA floodplain permitting.

- **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 western 60' feet of CSAH 54 should be dedicated as right of way to Anoka County as well as an additional trail easement.

Conservation easements will be required over wetlands. Standard side yard drainage and utility easements and easements over public utilities will be required.

Comments

1. ~~Street A to be public with dedicated right of way~~
   ~~Carlson Response (5/8/26) N/A – Layout revised.~~
   ~~WSB Response/Comment (5/27/2026) Complete.~~

2. Additional drainage and utility easement will be required for utilities outside the right of way that meet a 1:1 slope with the utility invert and a minimum of 20' width
   Carlson Response (5/8/26) Noted.
   WSB Response/Comment (5/27/2026) Comment remains open for future submittals.

3. Note additional lot restrictions due to western 35' power line easement
   Carlson Response (5/8/26) Noted.

WSB Response/Comment (5/27/2026)

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The surfacewater maintenance for public facilities (Pond 100 and 200) in the Harvest Grange development will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City.

The surfacewater maintenance of the ditch and borrow areas will be maintained by the HOA and a Declaration for Maintenance of Stormwater Facilities will be required. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration.

- **Permits Required**

Required permits will be determined at the time of preliminary plat submittal. Potential 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. Rice Creek Watershed District Permit
6. Anoka County Right-of-Way Permit
7. FEMA CLOMR and LOMR

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

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: June 3, 2026

Re: Environmental Comments – Harvest Grange Preliminary Plat

The Environmental Board recommended the following at their January 28, 2026 meeting:

1. Stormwater management to be reviewed by City Engineer.
    a. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible, required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.
    b. Infiltration is not feasible onsite.

2. Final wetland banking mitigation credits shall be submitted to the city with confirmation of the bank location.
    a. Waiting on final NOD for Shudy Wetland updates

3. Floodplain alterations shall be completed through RCWD and FEMA for any changes. Any LOMR-F should be completed by the developer to ensure property owners aren't required to obtain flood insurance.

    a. Floodplain mitigation is being completed onsite and is meeting the required replacement ratio. Any changes within the floodplain or mitigation areas shall be submitted to the city and watershed for review.

4. Several green ash trees are shown in the tree inventory as being saved. Based on the widespread nature of EAB in Lino Lakes, the majority of Ash are infected or dead.
    a. If the ash tree hasn't been treated for EAB in the past, removal should be evaluated as part of the project to limit dead trees and maintenance issues after home construction.

5. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location.

a. Native weed free seed mixes should be proposed to promote wildlife habitat and native ecosystems.

6. Low maintenance turf should be evaluated throughout the development. Ground covers should be drought resistant to reduce the need for irrigation use.

7. Plans show 10' turf maintenance area. 10' is not a large enough access area to provide future maintenance and trucking. Lot 25 block one should show maintenance access extending into the drainage and utility easement.

    a. Turf is acceptable through the yards, but should be native ground cover along the basin and through outlot A.
    b. Lot 38 of the town homes appears to have turf going into the buffer area along the drainage swale. Additional buffer should be provided where possible to enhance sediment and pollutant removal.

8. Provide maintenance access to manhole between lots 37 and 38. Between the retaining wall and drainage swale access for future maintenance looks difficult.

9. EOF's between the stormwater basins and drainage swale should be stabilized to prevent future maintenance and erosion concerns.

10. Confirm ownership and maintenance for the drainage swale, understanding is that the city would maintain pipe crossings conveying public drainage. The rest of the system would be privately owned.

11. Provide final calculations and plans for the water re-use irrigation system.
    a. Include maps of green space to be irrigated.
    b. Maintenance and Use agreements will need to be completed for water re-use.
        i. To be included with final plans

12. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit shall be required before construction.

    a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
    b. Final erosion and sediment control will be reviewed with future submittals

13. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations

14. Recommend planting no more than 30% of a genus for tree planting. Ornamentals currently show 50% for Crab apple.
15. Currently have 33 boulevard trees show for 30 lots, including to corners. Lot 6 Block 2 has 3 trees. Confirm calculations to reflect additional tree.
16. Driveways on the town homes do not show turf or vegetation between each unit. Provided additional detail on the areas between driveways and the type of ground cover.
17. On the landscape plan add a detail or comment of where the 27 required boulevard trees are for the town homes. I'm having a hard time distinguishing open space and boulevard trees in these areas to verify requirements.
    a. Boulevard trees should be spaced between the driveways were feasible to break up the impervious and provide shade.

Anoka County
TRANSPORTATION DIVISION
Highway

Katie Larsen
City of Lino Lakes
600 Town Center Pkwy
Lino Lakes, MN 55014-1182

May 27, 2026

RE: Preliminary Plat – Harvest Grange

Dear Katie,

We have reviewed the Preliminary Plat for Harvest Grange to be located west of CSAH 54 (20th Avenue) and north of Red Oak Lane within the City of Lino Lakes, and I offer the following comments:

- The proposed right of way along CSAH 54 should be sufficient for future reconstruction purposes (60 feet total right of way width west of CSAH 54).
- As proposed, the plat will introduce one new street access onto CSAH 54 across from Cedar Street. A SB CSAH 54 right turn lane will be required to be constructed in conjunction with the development.
- The right of access should be dedicated to Anoka County along CSAH 54 with exception for the proposed street. Any other existing driveways and field entrances shall be removed, and the ditch section restored to match existing depth, slope, and grades.
- Internal site grading shall not commence until the requested ACHD Engineering plan approvals are received, and the applicable permits can be issued.
- Any utility relocation in the CSAH 54 right of way will be required to be coordinated directly by the city/developer.
- Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 54.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 54 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 54 and take the level of action deemed necessary to minimize the

impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

The ACHD Engineering Plan Review process will apply to this site. The following items should be submitted to Camila Arenas, Engineer I, Camila.Arenas@anokacountymn.gov (checklist and payment information are available on our website: https://www.anokacountymn.gov/4072/Development-Review):

- Construction plans (including right turn lane plans)
- Utility relocation plans
- Traffic Control plans
- Grading and erosion control plans
- Drainage calculations – Note that the post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm
- ACHD Design Requirements Checklist
- Engineering plan review fee (estimated at $350.00)

Following completion of the ACHD Engineering Plan Review process, the contractor(s) who will be completing any work within the County Right of Way must begin the ACHD Permit process. One street access permit ($400.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3176 or via email at HighwayPermits@anokacountymn.gov for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,

Logan Keehr, PE
Traffic Engineer II

xc: CSAH 54/Plats+Developments/2026
Jerry Auge, Assistant County Engineer
David Zieglmeier, County Surveyor
Sean Thiel, Traffic Engineering Manager
Sue Burgmeier, Traffic Technician
Camila Arenas, Engineer I

Neighborhood Meeting Summary

HARVEST GRANGE

Project Name: Harvest Grange

Project Address / Location: 6747 20th Avenue (Nelson parcel), Lino Lakes, MN 55038 / Unassigned (Rehbein parcels)

Municipality: City of Lino Lakes

Applicant / Developer: TCLD Land Holdings, LLC

Date of Neighborhood Meeting: Monday February 9, 2026

Meeting Format: In-person

Meeting Location: The Rookery Activity Center – Cattail Room - 7690 Village Drive, Lino Lakes, MN 55014

Meeting Time: 5:30 p.m. to 7:00 p.m.

Notice Method: Mailed notice (attached)

Notice Radius: 600 feet

ATTENDEES:

Applicant / TCLD Land Holding, LLC Representatives:

- Ben Schmidt, Owner
- Tracey Rust, Vice President
- Christine Cook, Development Manager

City Staff:

- N/A

Neighborhood Participants:

- Meeting Sign-in sheet (attached)

PURPOSE OF MEETING:

The purpose of the Harvest Grange neighborhood meeting was to provide an open forum to discuss the proposed neighborhood development, outline the requested approvals, and offer nearby property owners and residents with an opportunity to ask questions and share comments or concerns.

QUESTIONS, COMMENTS, AND DISCUSSION ITEMS:

Representatives from TCLD Land Holdings, LLC responded to questions related to the proposed project, including:

- Existing site conditions
- Project density, proposed building types, and overall neighborhood layout
- Development access and traffic circulation
- Park dedication in relation to the future neighborhood park planned in the area
- Overview of proposed onsite stormwater management best management practices (BMPs)
- Proposed construction schedule and next steps in the approval process
- Tree removal/replacement

A full set of Preliminary Plat materials—including proposed preliminary utility layouts, tree preservation plans, proposed landscaping, and a project rendering—were available and used as visual aids during the meeting.

PRIMARY DICUSSION POINTS:

Traffic Circulation and Access:
Residents inquired about anticipated access points and expressed safety concerns related to traffic along 20th Avenue, including potential routing through the Nadeau neighborhood. Adjacent residents noted the lack of roadway shoulders and trails along 20th Avenue and shared concerns regarding pedestrian safety, particularly for residents crossing the roadway to access the city park located east of 20th Avenue.

It was noted that existing traffic conditions and potential traffic impacts were evaluated through a traffic study completed as part of the City of Lino Lakes' formal review process. Based on the analysis, the study found that all evaluated intersections and roadway approaches are expected to operate at acceptable levels of service during peak-hour conditions with the proposed development in place.

Park Land/Trails:

Residents expressed concerns regarding the absence of an existing City park serving their neighborhood and the proposed Harvest Grange development. Additional concerns were raised that the land identified as the future park location for the two developments is not currently included in the City's 2040 Comprehensive Plan and continues to be actively farmed by the property owner. Residents also noted that the two neighborhoods are not currently connected to the City's existing trail system.

Lot Density and Building Design:

Comments and questions were raised regarding the proposed project density and the compatibility of the proposed building types and overall design with surrounding neighborhoods. It was noted that the project is not proposed as a Planned Unit Development (PUD) and is intended to comply with applicable R-2 and R-3 zoning ordinances and development standards.

Construction Impacts:

Residents asked about anticipated construction timing, noise, and site access during development. The applicant stated that the site is planned to be mass graded, with public utilities and streets installed in a single phase. Site development activities are anticipated to occur in 2026, with home construction expected to begin in fall 2026 and continue for approximately two to three years.

HARVEST GRANGE NEIGHBORHOOD MEETING SIGN-IN SHEET

MONDAY, FEBUARY 9, 2026

Name	Address	Phone #	Email
Theresa Vera	6700 Heritage Ave	651.402.0068	trerachwski63@gmail.com
Dennis Shudy	6795 20th Ave	651-283-4813	dshudy@AOL.com
Samuel Nelson Kathy Nelson	6747 20th ave	651-216-6136	s4racin@gmail.com
Danielle Ward-Lovejoy	1987 Norma Way	651-368-3752	danielleyward@gmail.com
Jeff Bergh	6685 Heritage Ave	218-988-0005	jjbhockey@msn.com
BRAD + KRIS SWANSON	6737 20th AVE	651 653 7613	SC5766@AOL.com
JESSICA BORTNOVA	1947 RED OAK LN	703-923-3824	jessicabortnova@gmail.com

NEIGHBORHOOD MEETING NOTICE

January 29, 2026

Dear Residents,

TCLD Land Holdings, LLC has submitted a Preliminary Plat and Rezoning application to the City of Lino Lakes for a proposed residential development known as Harvest Grange. The proposed development is located directly west of 20th Avenue and north of the Nadeau Acres Neighborhood.

The subject properties are currently zoned R-Rural Residential. The rezoning request proposes a change to R2-Two Family Residential and R-3- Medium Density Residential to allow for the development of thirty-one (31) single-family lots and fifty-five (55) attached townhome lots.

A neighborhood meeting will be held to provide nearby residents an opportunity to review the development proposal and ask questions of the project team. This meeting is informational and is separate from the formal public review process held before the Lino Lakes Planning Commission and City Council.

Neighborhood Meeting Details
Monday, February 9, 2026
5:30 p.m. – 7 p.m.
The Rookery Activity Center - Cattail Room (located on main floor)
7690 Village Dr, Lino Lakes, MN 55014

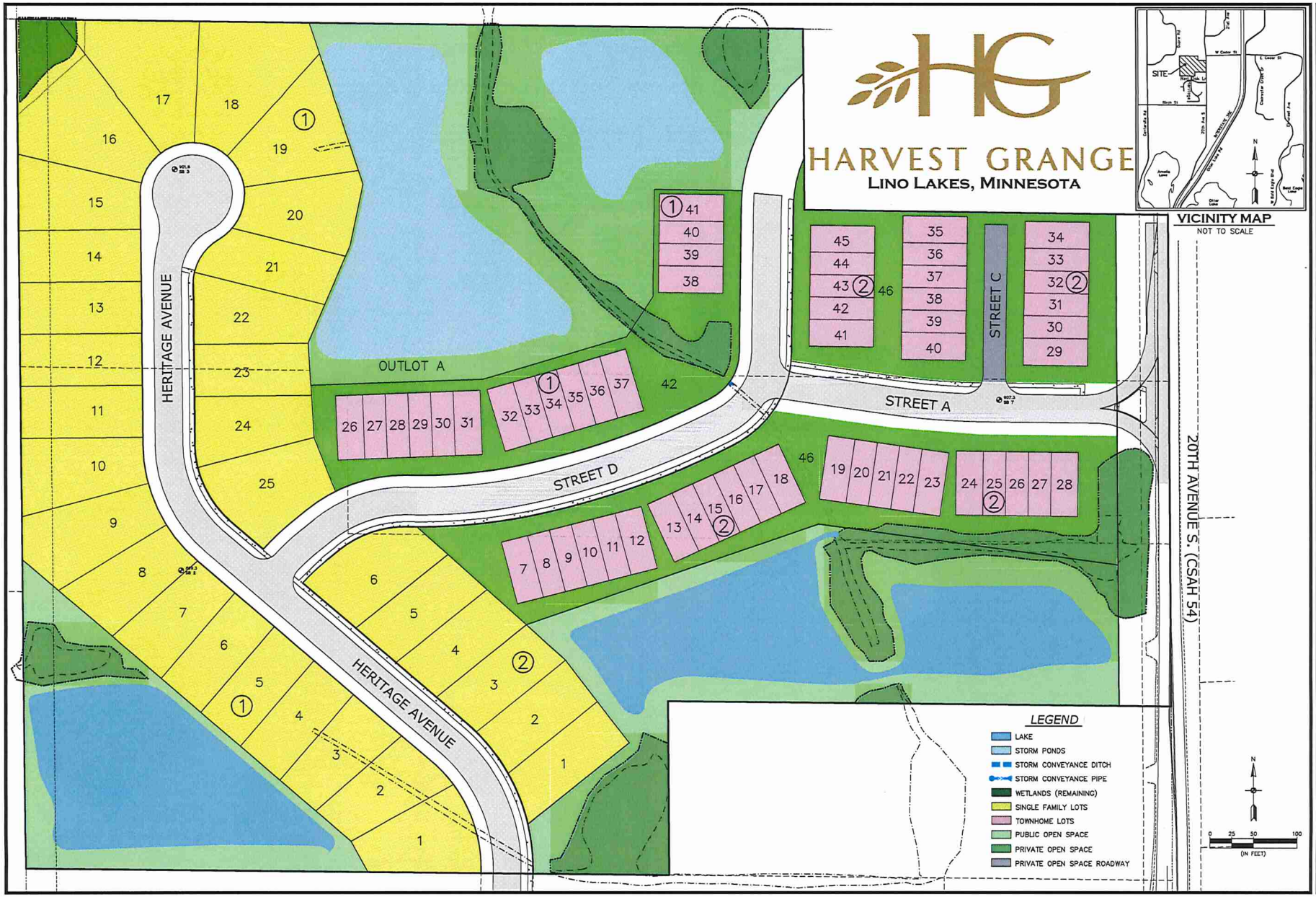
If you have any questions prior to the meeting, please feel free to contact:

Christine Cook, Development Manager
Twin Cities Land Development
Phone: 612.710.0685
Email: christine@tclanddev.com

Sincerely,

Ben Schmidt
President
Twin Cities Land Development

Enclosure: Proposed Site Plan



CARLSON ENGINEERING
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SURVEYING
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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.488.7900 \ FAX 763.488.7989 \ CARLSON-ENGINEERING.COM

LAND USE EXHIBIT

HARVEST GRANGE
Lino Lakes, MN

TCLD LAND HOLDINGS, LLC
1660 Hwy 100 South, Suite 400
St. Louis Park, MN 55416

HARVEST GRANGE

1 of 1

#11343-00

1st Reading:	Website Notice:
2nd Reading:	Publication:
Adoption:	Effective:

CITY OF LINO LAKES
ORDINANCE NO. 02-26

REZONE CERTAIN REAL PROPERTY FROM R, RURAL TO R-2, TWO FAMILY RESIDENTIAL AND R-3, MEDIUM DENSITY RESIDENTIAL FOR HARVEST GRANGE

The City Council of Lino Lakes ordains:

Section 1: Findings of Fact

1. The City received a Land Use Application to rezone certain property from R, Rural to R-2, Two-Family Residential and R-3, Medium Density Residential.

2. The Planning and Zoning Board held a public hearing on February 11, 2026.

3. Per City Code Section 1007.015 (4):

(e) The Planning and Zoning Board shall hold the public hearing and consider possible adverse effects of the proposed amendment. Its judgement shall be based upon, but not limited to, the following factors:

1. The proposed action is consistent with the official City Comprehensive Plan.

The rezoning is consistent with the 2040 Comprehensive Plan.

2. The proposed action is or will be compatible with present and future land uses of the area.

The rezoning is compatible with present and future residential land uses of the area.

3. The proposed action conforms with all performance standards contained herein.

The Harvest Grange development conforms with all performance standards with minor revisions as noted.

4. The proposed action can be accommodated with existing public services and will not overburden the city's service capacity.

The Harvest Grange development can be accommodated with existing public services and will not overburden the city's service capacity

5. Traffic generation by the proposed action is within capabilities of streets serving the

property as described in § 1007.020(4)(d) of this chapter.

Traffic generated by the Harvest Grange development is within the capabilities of the streets serving the property.

Section 2: Amendment

The Zoning Ordinance of the City of Lino Lakes is hereby amended to rezone the following described property from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential.

Section 3: Legal Description

The zoning districts are shown in Exhibit A and legally described as:

ZONING DISTRICT DIVISION LINE DESCRIPTION A (R-2, Two Family Residential):

Those parts of the following described parcels:

That part of the East Half of the Northeast Quarter, Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Lying westerly of the following described line and its northwesterly and southerly extension:

Commencing at the Northeast corner of said Section 26; thence North 89 degrees 15 minutes 51 seconds West, 984.34 feet to the point of beginning of the line to be described; thence South 18 degrees 17 minutes 50 seconds East, 196.57 feet; thence South 14 degrees 09 minutes 21 seconds West, 84.92 feet; thence South 36 degrees 27 minutes 12 seconds West, 66.08 feet; thence South 00 degrees 34 minutes 32 seconds East, 200.00 feet; thence South 65 degrees 12 minutes 03 seconds East, 142.85 feet; thence South 50 degrees 18 minutes 05 seconds East, 30.00 feet; thence South 40 degrees 01 minute 26 seconds East, 54.58 feet; thence South 47 degrees 23 minutes 55 seconds East, 77.97 feet; thence South 47 degrees 52 minutes 02 seconds East, 60.75 feet; thence South 37 degrees 36 minutes 28 seconds East, 120.03 feet; thence South 51 degrees 07 minutes 45 seconds West, 160.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 50.00 feet and said line there terminating.

ZONING DISTRICT DIVISION LINE DESCRIPTION B (R-3, Medium Density Residential):

The Northerly 208.71 feet of the easterly 417.42 feet of the Northeast Quarter of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota.

AND

Those parts of the following described parcels:

That part of the East Half of the Northeast Quarter, Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of

said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Lying easterly of the following described line and its northwesterly and southerly extension:

Commencing at the Northeast corner of said Section 26; thence North 89 degrees 15 minutes 51 seconds West, 984.34 feet to the point of beginning of the line to be described; thence South 18 degrees 17 minutes 50 seconds East, 196.57 feet; thence South 14 degrees 09 minutes 21 seconds West, 84.92 feet; thence South 36 degrees 27 minutes 12 seconds West, 66.08 feet; thence South 00 degrees 34 minutes 32 seconds East, 200.00 feet; thence South 65 degrees 12 minutes 03 seconds East, 142.85 feet; thence South 50 degrees 18 minutes 05 seconds East, 30.00 feet; thence South 40 degrees 01 minute 26 seconds East, 54.58 feet; thence South 47 degrees 23 minutes 55 seconds East, 77.97 feet; thence South 47 degrees 52 minutes 02 seconds East, 60.75 feet; thence South 37 degrees 36 minutes 28 seconds East, 120.03 feet; thence South 51 degrees 07 minutes 45 seconds West, 160.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 50.00 feet and said line there terminating.

Section 4: Development Regulations

The development shall conform to the plans, requirements, and conditions of approval as listed in Council Resolution No. 26-23.

Section 5: 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 the filing of the ordinance.

Section 6: Contingency

The rezoning provided for by this ordinance is contingent on the filing of Harvest Grange final plat. Should the final plat not be filed, the rezoning provided by this ordinance shall be null and void.

Adopted by the Lino Lakes City Council this ____ day of _____, 2026.

_____
Rob Rafferty, Mayor

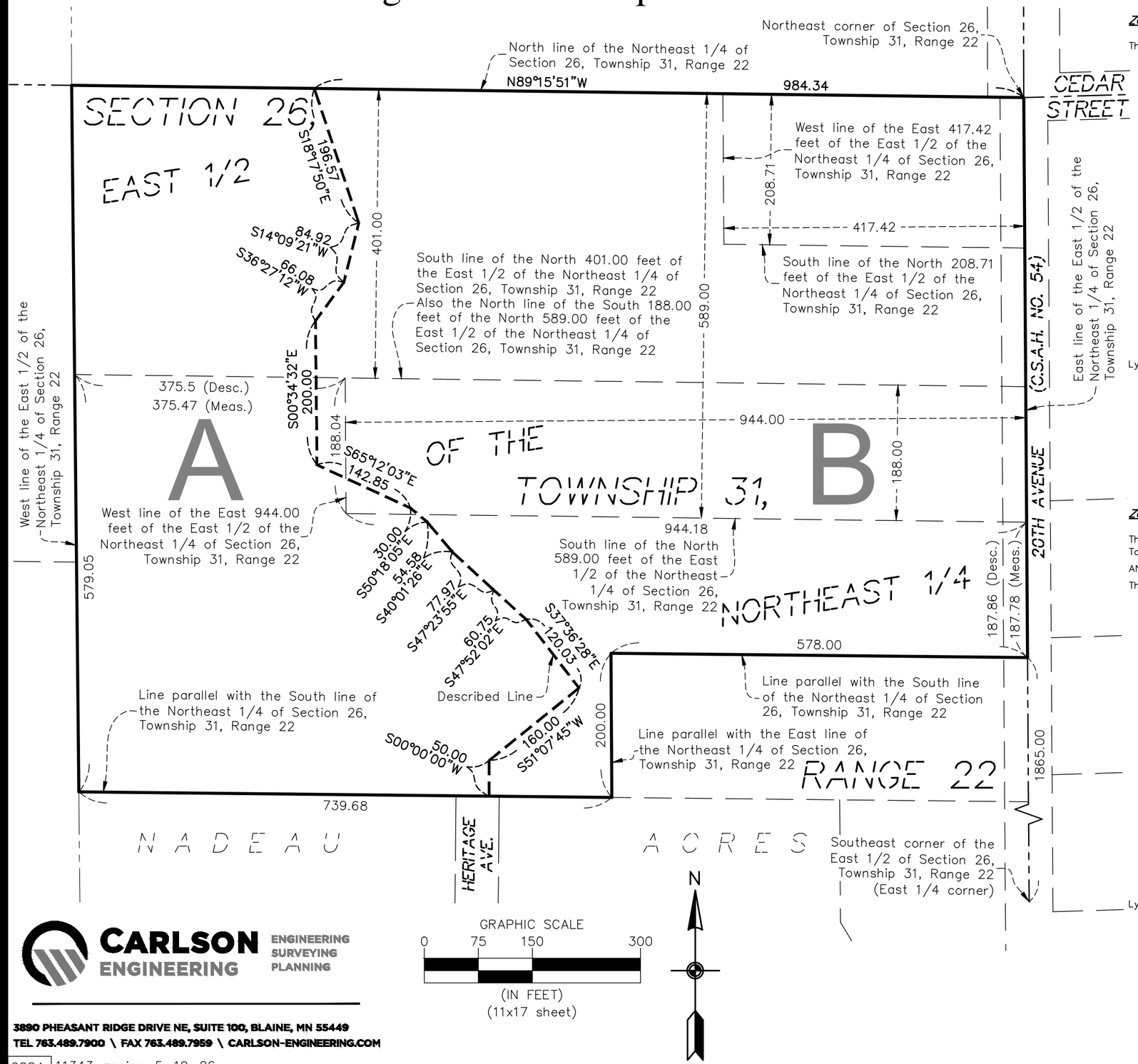
ATTEST:

_____
Roberta Colotti, CMC
City Clerk

EXHIBIT A

Proposed Zoning Map
and Legal Descriptions

Zoning District Description Sketch



GRAPHIC SCALE
0 75 150 300
(IN FEET)
(11x17 sheet)

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ENGINEERING
SURVEYING
PLANNING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL. 763.489.7900 \ FAX 763.489.7959 \ CARLSON-ENGINEERING.COM

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Save Date: 05/21/26 f:\jobs\11341 - 11350\11343 - rehbein nelson parcels\cad c3d\survey\descriptions sketches\11343_zoning_5-19-26.dwg

ZONING DISTRICT DIVISION LINE DESCRIPTION A (R-2, Two Family Residential):

Those parts of the following described parcels:

That part of the East Half of the Northeast Quarter, Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence Northerly, along the East line of said Northeast Quarter, a distance of 1865.00 feet, to the point of the actual point of beginning; thence Westerly parallel with the South line of said Northeast Quarter, a distance of 578.00 feet; thence Southerly, parallel with said East line of the Northeast Quarter, a distance of 200 feet; thence Westerly parallel with said South line, a distance of 739.7 feet, more or less to the West line of said East Half of the Northeast Quarter; thence Northerly along said West line of said East Half of the Northeast Quarter, a distance of 579.00 feet, more or less to the South line of the North 401 feet of said East Half of the Northeast Quarter; thence Easterly along said South line of the North 401 feet, a distance of 375.5 feet to the West line of the East 944 feet of said East Half of the Northeast Quarter; thence Southerly, along said West line of the East 944 feet, a distance of 188.04 feet, to the South line of the North 589 feet of said East Half of the Northeast Quarter; thence Easterly, along said South line of the North 589 feet, a distance of 944.18 feet, to the East line of said East Half of the Northeast Quarter; thence Southerly along said East line, a distance of 187.86 feet to the actual point of beginning.

AND

That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Lying westerly of the following described line and its northwesterly and southerly extension:

Commencing at the Northeast corner of said Section 26; thence North 89 degrees 15 minutes 51 seconds West, 984.34 feet to the point of beginning of the line to be described; thence South 18 degrees 17 minutes 50 seconds East, 196.57 feet; thence South 14 degrees 09 minutes 21 seconds West, 84.92 feet; thence South 36 degrees 27 minutes 12 seconds West, 66.08 feet; thence South 00 degrees 34 minutes 32 seconds East, 200.00 feet; thence South 65 degrees 12 minutes 03 seconds East, 142.85 feet; thence South 50 degrees 18 minutes 05 seconds East, 30.00 feet; thence South 40 degrees 01 minute 26 seconds East, 54.58 feet; thence South 47 degrees 23 minutes 55 seconds East, 77.97 feet; thence South 47 degrees 52 minutes 02 seconds East, 60.75 feet; thence South 37 degrees 36 minutes 28 seconds East, 120.03 feet; thence South 51 degrees 07 minutes 45 seconds West, 160.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 50.00 feet and said line there terminating.

ZONING DISTRICT DIVISION LINE DESCRIPTION B (R-3, Medium Density Residential):

The Northerly 208.71 feet of the easterly 417.42 feet of the Northeast Quarter of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota.

AND

Those parts of the following described parcels:

That part of the East Half of the Northeast Quarter, Section 26, Township 31, Range 22, Anoka County, Minnesota, described as follows:

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That part of the North 401.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota, lying Southerly and Westerly of the North 208.71 feet of the East 417.42 feet, according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

AND

The East 944.00 feet of the South 188.00 feet of the North 589.00 feet of the East Half of the Northeast Quarter of Section 26, Township 31, Range 22, Anoka County, Minnesota according to the United States Government Survey thereof and situate in Anoka County, Minnesota.

Lying easterly of the following described line and its northwesterly and southerly extension:

Commencing at the Northeast corner of said Section 26; thence North 89 degrees 15 minutes 51 seconds West, 984.34 feet to the point of beginning of the line to be described; thence South 18 degrees 17 minutes 50 seconds East, 196.57 feet; thence South 14 degrees 09 minutes 21 seconds West, 84.92 feet; thence South 36 degrees 27 minutes 12 seconds West, 66.08 feet; thence South 00 degrees 34 minutes 32 seconds East, 200.00 feet; thence South 65 degrees 12 minutes 03 seconds East, 142.85 feet; thence South 50 degrees 18 minutes 05 seconds East, 30.00 feet; thence South 40 degrees 01 minute 26 seconds East, 54.58 feet; thence South 47 degrees 23 minutes 55 seconds East, 77.97 feet; thence South 47 degrees 52 minutes 02 seconds East, 60.75 feet; thence South 37 degrees 36 minutes 28 seconds East, 120.03 feet; thence South 51 degrees 07 minutes 45 seconds West, 160.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 50.00 feet and said line there terminating.

CITY OF LINO LAKES
RESOLUTION NO. 26-23

APPROVING HARVEST GRANGE PRELIMINARY PLAT

WHEREAS, the City received a land use application for Harvest Grange Preliminary Plat, hereinafter referred to as "Development", and

WHEREAS, City staff has completed a review of the Development based on the following:

- Applicant Narrative dated May 11, 2026
- Harvest Grange Plan Set prepared by Carlson Engineering revision date May 11, 2026
- Land Use Plan prepared by Carlson Engineering revision date May 11, 2026
- Net Area Exhibit prepared by Carlson Engineering revision date May 11, 2026
- Traffic Study prepared by Transportation Collaborative & Consultants, LLC dated May 11, 2026
- Harvest Grange Noise Assessment Update prepared by David Braslau Associates, Inc. dated April 28, 2026
- Geotechnical Exploration Report prepared by Haugo Technical Services dated December 16, 2025
- Soil Boring Data prepared by Haugo Technical Services dated May 11, 2025
- Rare Plant Survey Report prepared by Midwest Natural Resources dated July 14, 2025
- Stormwater Management Plan prepared by Carlson Engineering revision date May 11, 2026
- Wetland WCA Joint Application prepared by Kjolhaug Environmental Services dated May 11, 2026; and

WHEREAS, the Planning & Zoning Board held a public hearing on February 11, 2026 and recommended approval of the Development; and

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

FINDINGS OF FACT

Per Section 1001.013, Premature Subdivision:

(1) *General.* Any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council.

(2) *Conditions for establishing a premature subdivision*. A subdivision may be deemed premature should any of the following conditions not be met.

(a) *Consistency with the Comprehensive Plan*. Including any of the following:

1. Land use plan;
2. Transportation plan;
3. Utility (sewer and water) plans;
4. Local water management plan;
5. Capital improvement plan; and
6. Growth management policies, including MUSA allocation criteria.

The Harvest Grange preliminary plat is consistent with the 2040 Comprehensive Plan.

(b) *Consistency with infill policies*. A proposed urban subdivision shall meet the city's infill policies:

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
   a. An immediate assessment to the proposed subdivision;
   b. One hundred percent of the street and utility costs are privately financed by the developer;
   c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and
   d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.
3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and
4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

The Harvest Grange preliminary plat is consistent with infill policies. The development is within the current Utility Staging Area 1A=2018-2025. The cost, operation and maintenance of the utility system is consistent with the normal costs projected by the water and sanitary system plans. No future utility costs are proposed.

(c) *Roads or highways to serve the subdivision*. A proposed subdivision shall meet the following requirements for level of service (LOS), as defined by the Highway Capacity Manual:

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;
2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;
3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;
4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must

provide, as part of the proposed project, improvements needed to ensure a level of service D or better;

5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;

6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;

7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and

8. The city does not relinquish any rights of local determination.

The Harvest Grange preliminary plat meets the requirements for level of service (LOS). Existing roads and intersections have capacity to accommodate the proposed subdivision. The city does not relinquish any rights of local determination.

(d) *Water supply*. A proposed subdivision shall be deemed to have an adequate water supply when:

1. The city water system has adequate wells, storage or pipe capacity to serve the subdivision;

2. The water utility extension is consistent with the Lino Lakes water plan and offers the opportunity for water main looping to serve the urban subdivision;

3. The extension of water mains will provide adequate water pressure for personal use and fire protection; and

4. The rural subdivision can demonstrate that each of the proposed lots can be provided with a potable water supply.

The Harvest Grange preliminary plat will have an adequate water supply.

(e) *Waste disposal systems*. A proposed subdivision shall be served with adequate waste disposal systems when:

1. The urban sewered subdivision is located inside the city's MUSA or is consistent with the MUSA allocation criteria;

2. The city has sufficient MUSA and pipe capacity to serve the subdivision if developed to its maximum density;

3. The subdivision will result in a sewer extension consistent with Lino Lakes sewer plan and capital improvement plan;
4. A rural subdivision can demonstrate that each lot can be served by an adequate sanitary sewer disposal system; and
5. A rural subdivision with a proposed communal sanitary sewer or water system has an effective long range management and maintenance program with proper financing.

The Harvest Grange preliminary plat will be served with an adequate waste disposal system.

BE IT FURTHER RESOLVED the Harvest Grange preliminary plat is not deemed premature; and

BE IT FURTHER RESOLVED the Harvest Grange preliminary plat is approved subject to the following conditions:

1. Outlots A and B shall be owned and maintained by an HOA or private entity.
2. Outlot C shall be owned and maintained by the City.
3. The private street shall gain access from the public street and shall maintain the street drainage with concrete curb and gutter per City Standard Specifications for Construction. Private street access on urban and rural streets shall have at a minimum a five-foot bituminous or concrete apron. The remainder of the private street shall be designed, constructed and surfaced as approved by the City Engineer.
4. Street signs shall be designed and installed in compliance with City General Specifications and Standard Detail Plates.
5. Signage stating “No Parking - Fire Lane” shall be located along the private street in locations as approved by the City Fire Inspector.
6. All townhome units adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that the exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study.
    a. Window areas shall require a minimum STC 30 glazing.
7. A FEMA CLOMR is required with the final plat application.
8. A FEMA LOMR will be required prior to issuing building permits for impacted lots within the floodplain.
9. The developer shall submit to the City the MPCA SSTA Abandonment Reporting Form as proof that the private septic system has been properly removed.
10. The developer shall submit to the City the MDH Well and Boring Sealing Record as proof that the private well has been properly capped.
11. Sheet 3, Preliminary Plat:
    a. Under Site Data-Minimum Townhome Setback Data: The text shall be revised to:
        i. Street Right-of-Way Setback
            1. Local = 30ft
            2. Arterial = 40ft
        ii. Rear Lot Line = 30ft
        iii. Side Lot Line = 10ft

12. The following comments shall be addressed:
    a. City Engineer Memo dated May 27, 2026
    b. Environmental Memo dated June 3, 2026
    c. Anoka County Highway Department Letter dated May 27, 2026

Adopted by the City Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7B

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: June 8, 2026

TOPIC: Otter Crossing South 2nd Addition
i. Consider Resolution No. 26-91 Approving Final Plat
ii. Consider Resolution No. 26-92 Approving Development Agreement

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, TYME Properties, LLC., submitted a land use application for Otter Crossing South 2nd Addition final plat. The plat is for two (2) commercial lots south of CSAH 14 (Main Street) and west of CR 84 (Otter Lake Road).

Tentative Review Schedule:

Complete Application Date:	April 20, 2026
60-Day Deadline:	June 19, 2026
Planning & Zoning Board Meeting:	May 13, 2026
City Council Work Session:	June 8, 2026
City Council Meeting:	June 8, 2026

This staff report is based on the following information:

- Otter Crossing South 2nd Addition Preliminary Plan prepared by Pioneer Engineering dated April 16, 2026
- Otter Crossing South 2nd Addition final plat prepared by Pioneer Engineering received on April 17, 2026
- Otter Crossing South 2nd Addition Storm Water Management Plan prepared by Pioneer Engineering dated April 16, 2026
- Title Commitment
- Narrative

BACKGROUND

On April 13, 2026, the City Council passed Resolution No. 26-46 approving the Otter Crossing South 2nd Addition 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

Preliminary Plat

The revised preliminary plat contains the following lots and blocks:

Parcel	Acres	Purpose
Lot 1, Block 1	1.02 acres	Taco Bell
Lot 2, Block 1	0.98 acres	Future commercial building
Outlot A	0.57 acres	Private Street
Outlot B	22.85 acres	Future development
TOTAL	**25.42 acres**	

Final Plat

The final plat contains the following lots and outlots:

Parcel	Acres	Purpose
Lot 1, Block 1	1.02 acres	Taco Bell
Lot 2, Block 1	0.98 acres	Future commercial building
Outlot A	0.57 acres	Private Street
Outlot B	22.85 acres	Future development
TOTAL	**25.42 acres**	

An additional 10ft of road right-of-way along CR 84 (Otter Lake Road) was dedicated on the Otter Crossing South plat as required. No additional right-of-way is required.

Phasing Plan

The development is proposed to be constructed in one (1) phase.

Public Land Dedication

The City will collect a cash fee in lieu of land dedication for commercial development with the final plat.

Otter Crossing South 2nd Addition	
2.00 acres x $2,725 per acre =	$5,450

Title Commitment

The City Attorney reviewed the title commitment and noted an incorrect hyperlink that has been corrected.

Agreements

- *Stormwater Maintenance Agreement*
  - A stormwater maintenance agreement is not required. The City pond will continue to be operated and maintained by the City of Lino Lakes as it currently is in existing conditions.

- *Development Agreement*
  - A Development Agreement will be prepared by the City.

- *Site Improvement Performance Agreement*
  - Separate Site Improvement Performance Agreements will be required for the Taco Bell and future commercial building.

Planning & Zoning Board

The Planning & Zoning Board reviewed the final plat on May 13, 2026 and recommended approval.

Findings of Fact

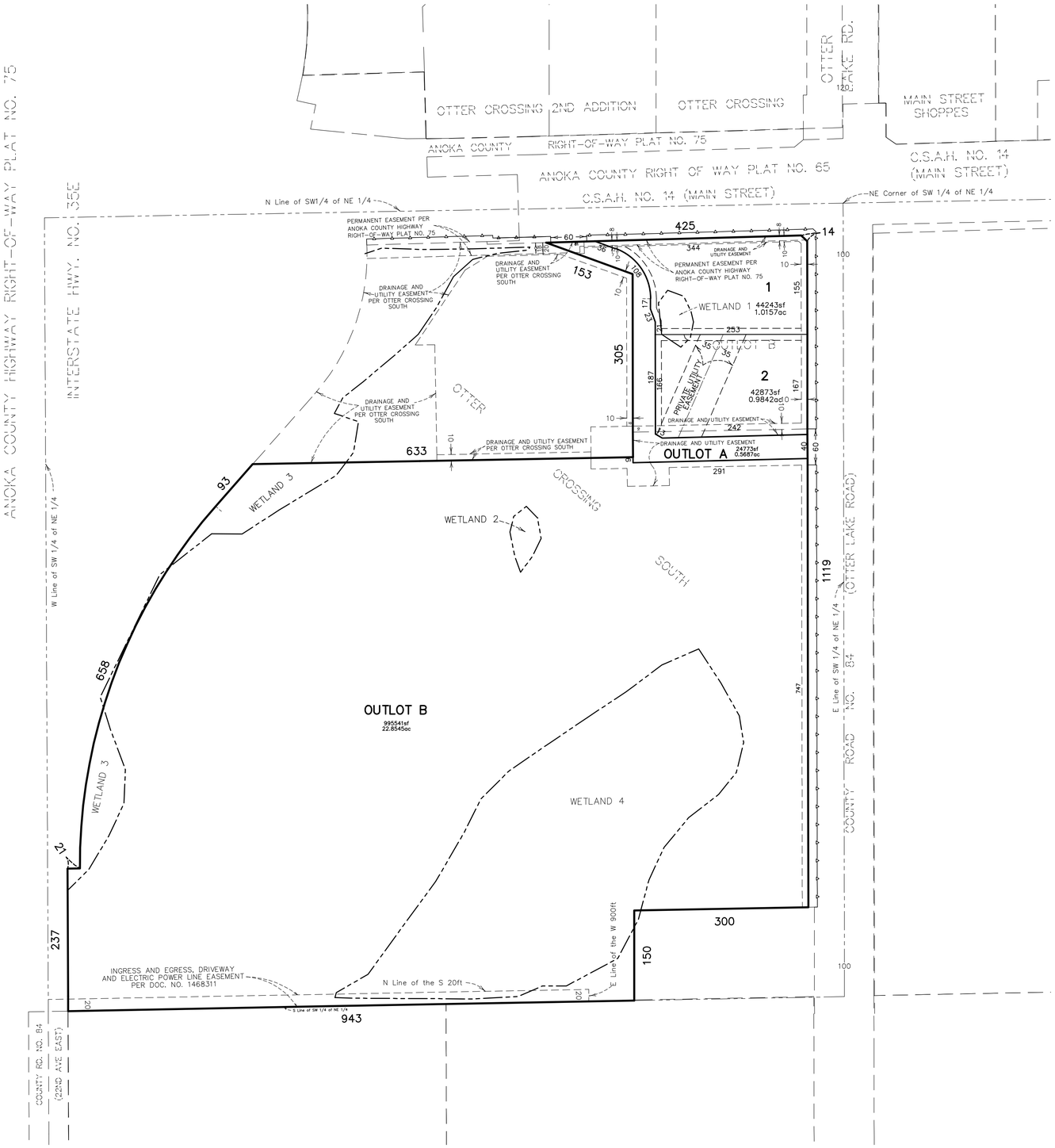
City Code Section 1001.057 (2) details requirements that shall be met before consideration of the final plat by the City Council. The attached Resolution No. 26-91 details these findings of fact.

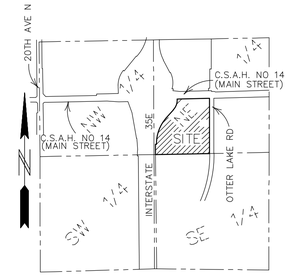
RECOMMENDATION

Staff and the Planning & Zoning Board recommend approval of the Otter Crossing South 2nd Addition final plat.

ATTACHMENTS

1. Preliminary Plat
2. Resolution No. 26-91
3. Final Plat
4. Resolution No. 26-92
5. Development Agreement
6. City Engineer Memo dated May 6, 2026
7. Environmental Coordinator Memo dated May 5, 2026





SECTION 24, TWP. 31, RGE. 22
ANOKA COUNTY, MINNESOTA
LOCATION MAP
NO SCALE

DENOTES EASEMENTS TO BE VACATED

DENOTES RESTRICTED ACCESS

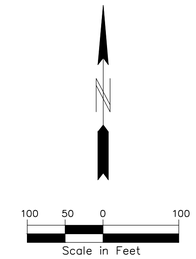
ZONING INFORMATION

2040 Comprehensive Land Use is commercial
Zoning is GB, General Business

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

OUTLOT A, AND OUTLOT B, OTTER CROSSING SOUTH, according to the recorded plat thereof, Anoka County, minnesota.

NUMBER OF LOTS	2	
NUMBER OF OUTLOTS	2	
TOTAL LOT AREA	1.9999	ACRES
TOTAL OUTLOT AREA	23.4232	ACRES
TOTAL WETLAND AREA	5.01	ACRES
TOTAL GROSS AREA	25.4231	ACRES



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2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota
Name Peter J. Hawkinson
Reg. No. 42299 Date 02-09-2026

Revisions
1. 02-10-2026 City Comments
2. 03-06-2026 Watershed Comments
3. 03-20-2026 Watershed Comments
4. 04-16-2026 City Comments

Date	02-09-2026
Designed	PJC
Drawn	NJK,JLT

PRELIMINARY PLAT

TYME PROPERTIES
3435 LABORE ROAD SUITE 150
VADNAIS HEIGHTS, MN 55110

OTTER CROSSING SOUTH 2ND ADD.
LINO LAKES, MINNESOTA

2.30 OF 19

© 2026 Pioneer Engineering, P.A.

CITY OF LINO LAKES
RESOLUTION NO. 26-91

APPROVING OTTER CROSSING SOUTH 2ND ADDITION FINAL PLAT

WHEREAS, on April 20, 2026, the City received a complete land use application for Otter Crossing South 2nd Addition final plat hereafter referred to as Development; and

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

- Otter Crossing South final plat prepared by Pioneer Engineering received on April 14, 2025
- Otter Crossing South-Otter Lake Road Turn Lane Construction plans prepared by Pioneer Engineering dated April 14, 2025
- Turn Lane Cost Estimate dated April 7, 2025
- Traffic Study prepared by SSTS dated April 14, 2025
- Title Commitment; and

WHEREAS, on April 13, 2026 the City Council approved the preliminary plat with Resolution No. 26-46; and

WHEREAS, on May 14, 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.

Not applicable. This is a two (2) lot commercial subdivision.

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

The City attorney approved the status of the title/property ownership related to the final plat.

(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 final plat is approved subject to the following conditions:

1. A shared access and maintenance agreement with exhibit for the private street over Outlot A shall be recorded.
2. A shared access and maintenance agreement with exhibit for the shared driveway between Lot 1 and Lot 2 shall be recorded.

BE IT FURTHER RESOLVED the following items shall be addressed prior to release of the final plat mylars:

1. All comments from the City Engineer memos dated May 6, 2026.
2. All comments from the Environmental Coordinator memo dated May 5, 2026.

Adopted by the City Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22

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

Outlots A and B, Otter Crossing South, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as OTTER CROSSING SOUTH 2ND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 14 and County Road No. 84 as shown on this plat.

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

CLino, LLC

_____
signature

_____ as _____
printed Title

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____ as _____ of CLino, LLC, a Minnesota limited liability company, on behalf of the company.

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do herby 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_____ .

_____
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20_____ by Peter J. Hawkinson.

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, Minnesota

This plat of OTTER CROSSING SOUTH 2ND 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.

City Council, City of Lino Lakes, Minnesota

By: _____ By: _____
Mayor 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, Section 505.021, Subd. 9, taxes payable in 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
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of OTTER CROSSING SOUTH 2ND 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

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of OTTER CROSSING SOUTH 2ND 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

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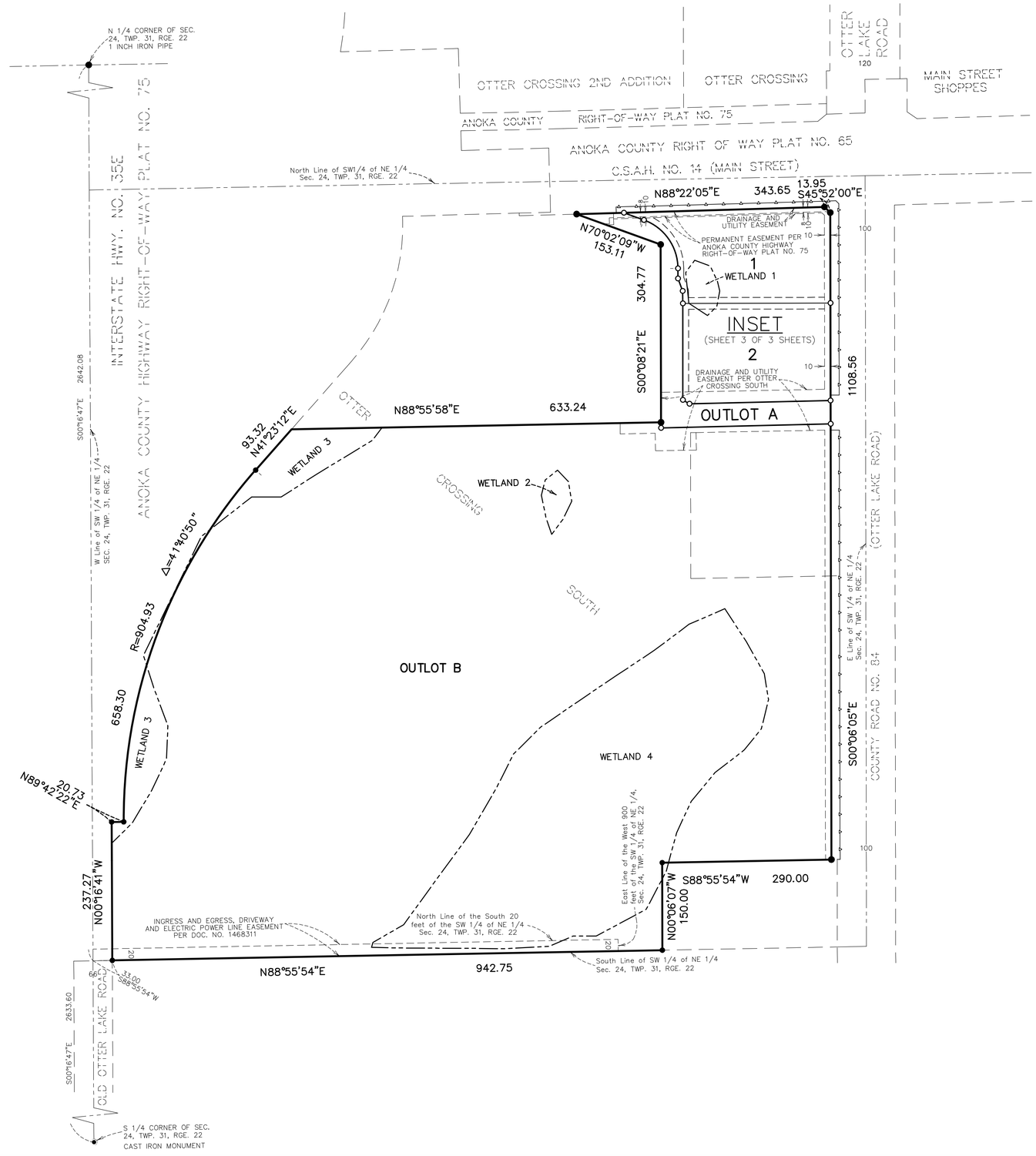
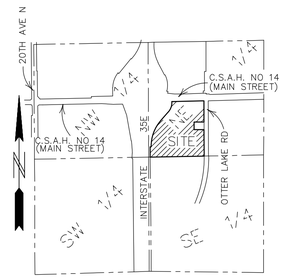
OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22





SECTION 24, TWP. 31, RGE. 22
ANOKA COUNTY, MINNESOTA
LOCATION MAP
NO SCALE

N

100 50 0 100
Scale in Feet
1 INCH = 100 FEET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 24, TWP. 31, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°16'47" EAST.

- ● DENOTES FOUND ANOKA COUNTY MONUMENT AS LABELED
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.
- ● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299.
- —— DENOTES EDGE OF WET LAND
- —△—△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

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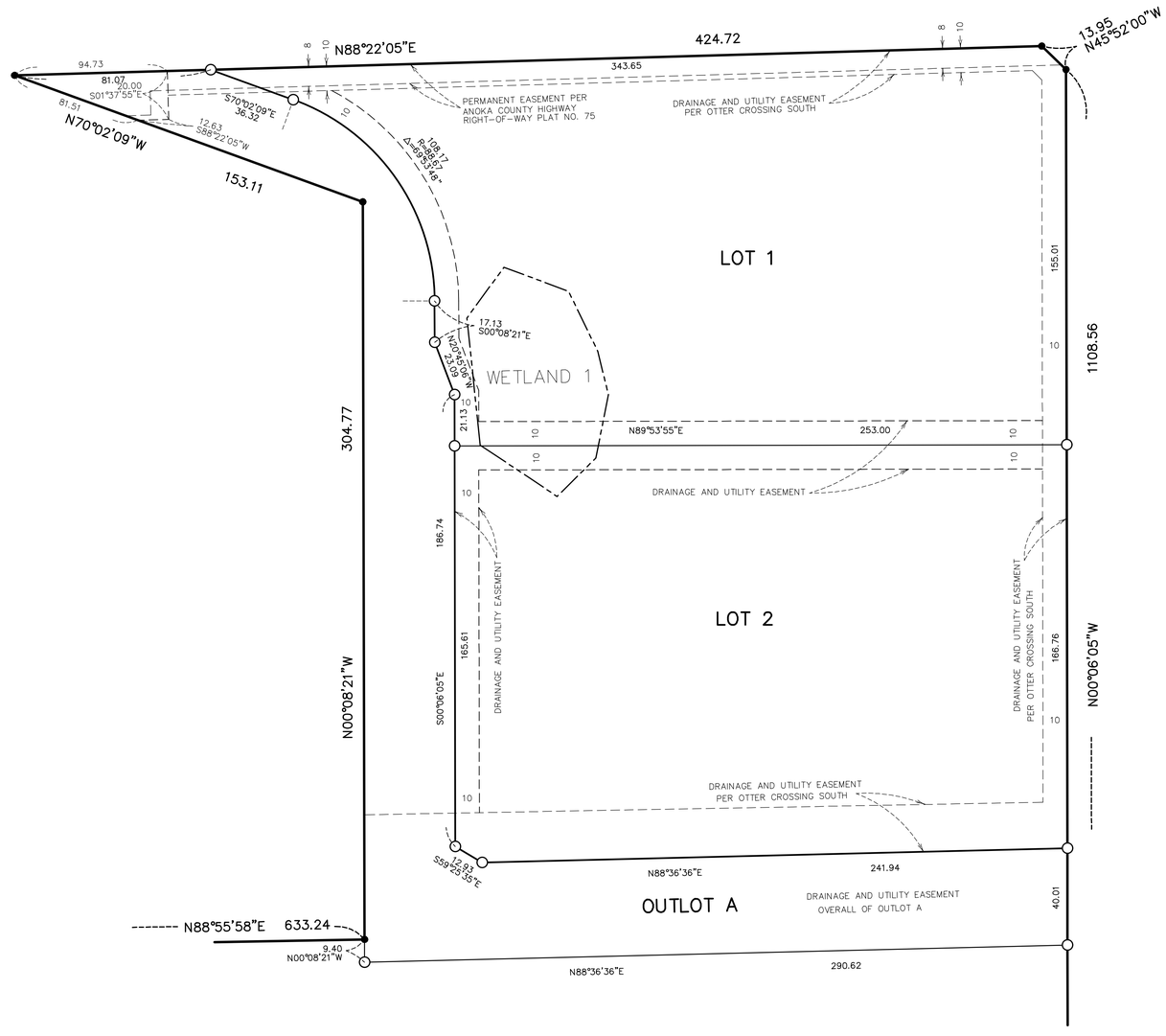
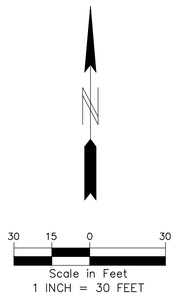
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

INSET

OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22





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——- - - —— DENOTES EDGE OF WET LAND

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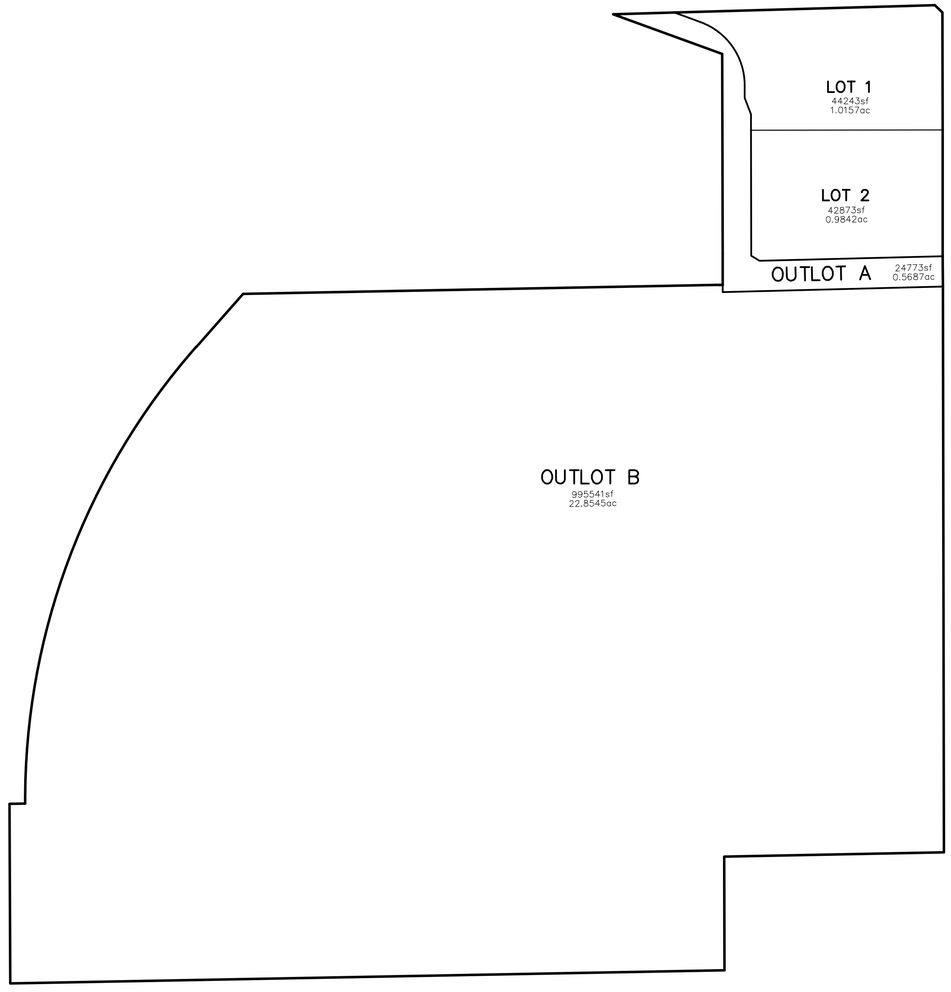
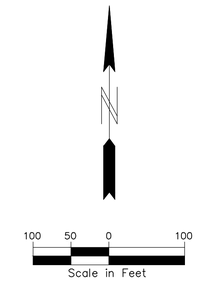
OTTER CROSSING SOUTH 2ND ADDITION

AREA SKETCH





AREA SUMMARY

TOTAL LOT AREA =	87,116	SF.	1.9999 AC.
TOTAL OUTLOT AREA =	1,020,314	SF.	23.4232 AC.
TOTAL AREA =	1,107,430	SF.	25.4231 AC.

1107431sf
25.4231ac

PIONEER*engineering*
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

CITY OF LINO LAKES
RESOLUTION NO. 26-92

APPROVING OTTER CROSSING SOUTH 2ND ADDITION DEVELOPMENT AGREEMENT

WHEREAS, on June 8, 2026 the City Council passed Resolution No. 26-91 approving Otter Crossing South 2nd Addition 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 the City of Lino Lakes approves the Development Agreement between CLino, LLC and the City of Lino Lakes for Otter Crossing South 2nd Addition 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 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

DEVELOPMENT AGREEMENT

Otter Crossing South 2nd Addition

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

1. **Subdivision.** Developer received preliminary plat approval from the City by Resolution No. 26-46 for a plat known as Otter Crossing South 2nd Addition ("Subdivision"). Unless otherwise stated, all terms and conditions of this Agreement relate to work within the Subdivision.

2. **Final Plat Approval.** The City's approval of the final plat of Otter Crossing South 2nd 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. 26-91. The Final Plat including 4 lots 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. Otter Crossing South 2nd Addition final plat prepared by Pioneer Engineering received on April 17, 2026

        ii. Otter Crossing South 2nd Addition Preliminary Plan prepared by Pioneer Engineering dated April 16, 2026

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 April 2026, 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. 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. 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 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 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 choses 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, laterals or extensions, including all necessary building services and other appurtenances, shall be furnished and installed.

g. Water mains, 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 May 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 fifty (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 identify 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

The Park Dedication Fee for this site is calculated as follows:

Otter Crossing South 2nd Addition	
2.00 acres x $2,725 per acre =	$5,450

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. Trunk 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

The trunk charge shall be paid at the time of subdivision approval or at the time of hook-up, whichever is first. Commercial/Industrial/Institutional (CII) trunk charges are based on a factor of 2.92 units per acre.

Sanitary Sewer	$1,855.00 Per Unit

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. An estimate of the total charge and the trunk utility credit for developer installed trunk oversizing is specified in Exhibit B.

e. 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

The trunk charge shall be paid at the time of subdivision approval or at the time of hook-up, whichever is first. Commercial/Industrial/Institutional (CII) trunk charges are based on a factor of 2.92 units per acre.

Water	$2,666.00 Per Unit

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

An estimate of the total charge and the trunk utility credit for developer installed trunk oversizing is specified in Exhibit B.

f. 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 charge shall be paid at the time of subdivision approval.

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

18. **Building Permits.** Not Applicable

19. **Special Provisions.** Not Applicable

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.

CLino LLC
3435 Labore Rd, Ste 150
Vadnais Heights, MN 55110
Paul@tymeproperties.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.** Not Applicable

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

THIS PAGE INTENTIONALLY LEFT BLANK

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 Otter Crossing South 2nd Addition

according to the recorded plat thereof.

OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22

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

Outlots A and B, Otter Crossing South, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as OTTER CROSSING SOUTH 2ND ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 14 and County Road No. 84 as shown on this plat.

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

CLino, LLC

_____
signature

_____ as _____
printed Title

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____ by _____ as _____ of CLino, LLC, a Minnesota limited liability company, on behalf of the company.

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Peter J. Hawkinson do herby 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_____ .

_____
Peter J. Hawkinson, Licensed Land Surveyor
Minnesota License No. 42299

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____ , 20_____ by Peter J. Hawkinson.

_____
signature

_____
printed
Notary Public, _____, County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, Minnesota

This plat of OTTER CROSSING SOUTH 2ND 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.

City Council, City of Lino Lakes, Minnesota

By: _____ By: _____
Mayor 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, Section 505.021, Subd. 9, taxes payable in 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
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of OTTER CROSSING SOUTH 2ND 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

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

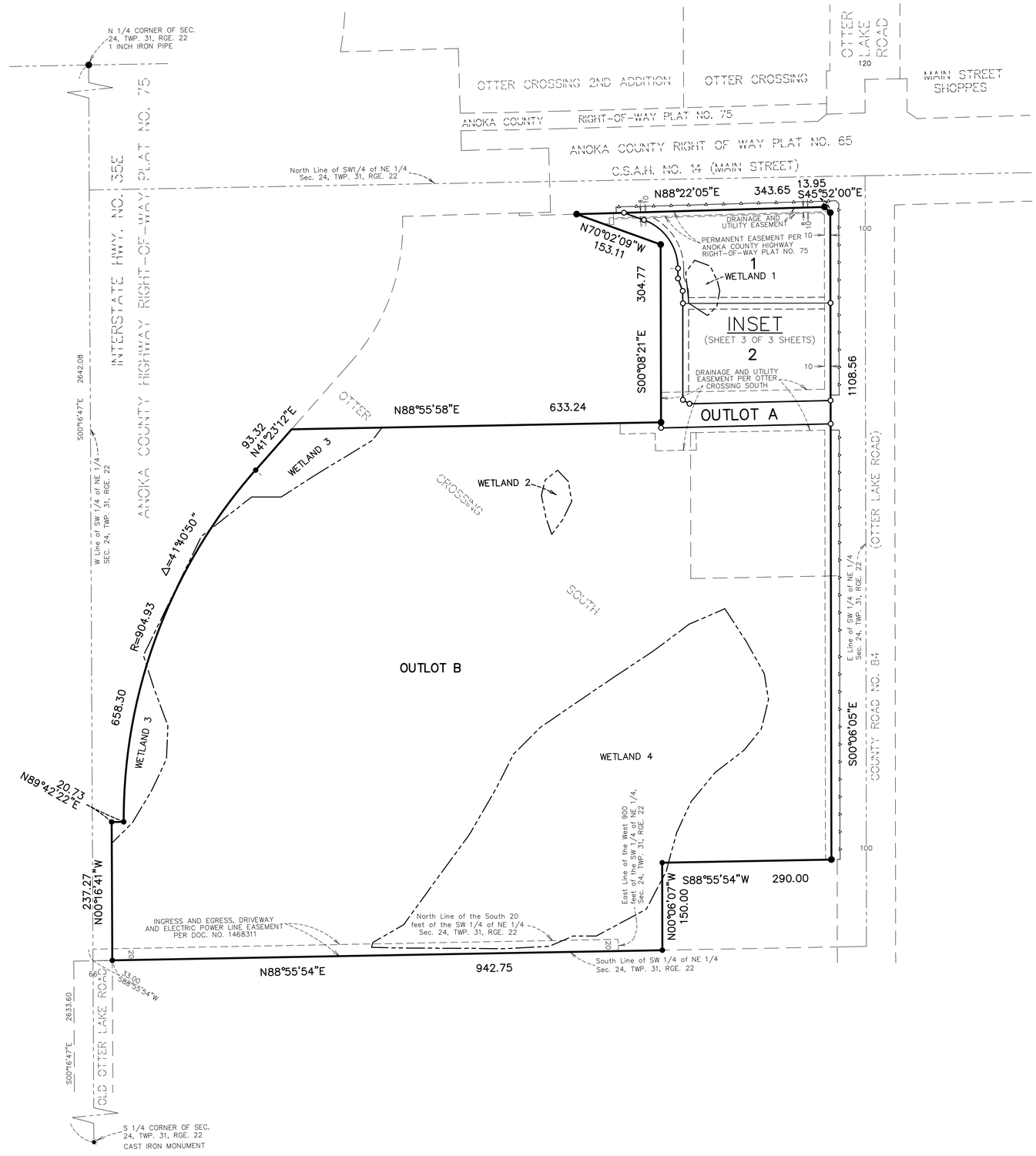
I hereby certify that this plat of OTTER CROSSING SOUTH 2ND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 20_____ , at _____ o'clock _____ .M. and was duly recorded as Document Number_____ .

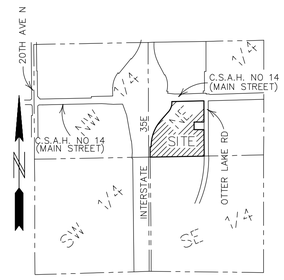
County Recorder/Registrar of Titles
By: _____,Deputy

PIONEER engineering
CIVIL ENGINEERS · LAND PLANNERS · LAND SURVEYORS · LANDSCAPE ARCHITECTS

OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22





SECTION 24, TWP. 31, RGE. 22
ANOKA COUNTY, MINNESOTA
LOCATION MAP
NO SCALE

100 50 0 100
Scale in Feet
1 INCH = 100 FEET

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 24, TWP. 31, RGE. 22, WHICH IS ASSUMED TO HAVE A BEARING OF SOUTH 00°16'47" EAST.

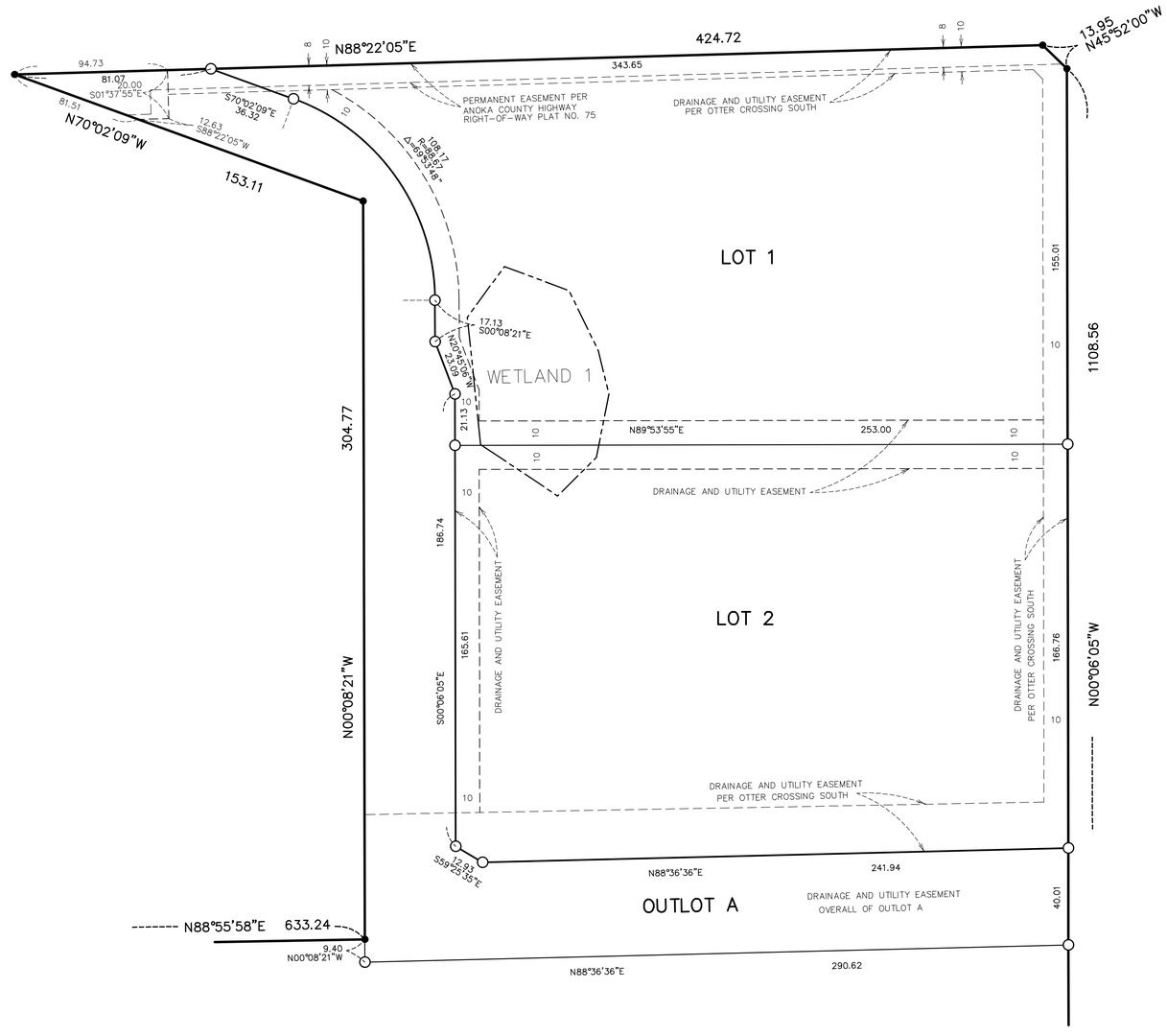
- ● DENOTES FOUND ANOKA COUNTY MONUMENT AS LABELED
- ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.
- ● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299.
- DENOTES EDGE OF WET LAND
- DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

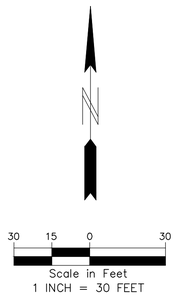
PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

INSET

OTTER CROSSING SOUTH 2ND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 24, T. 31, R. 22





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○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 42299, OR WILL BE SET WITHIN ONE YEAR OF RECORDING OF THIS PLAT.

● DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT MARKED BY LICENSE NUMBER 42299.

——- - - —— DENOTES EDGE OF WET LAND

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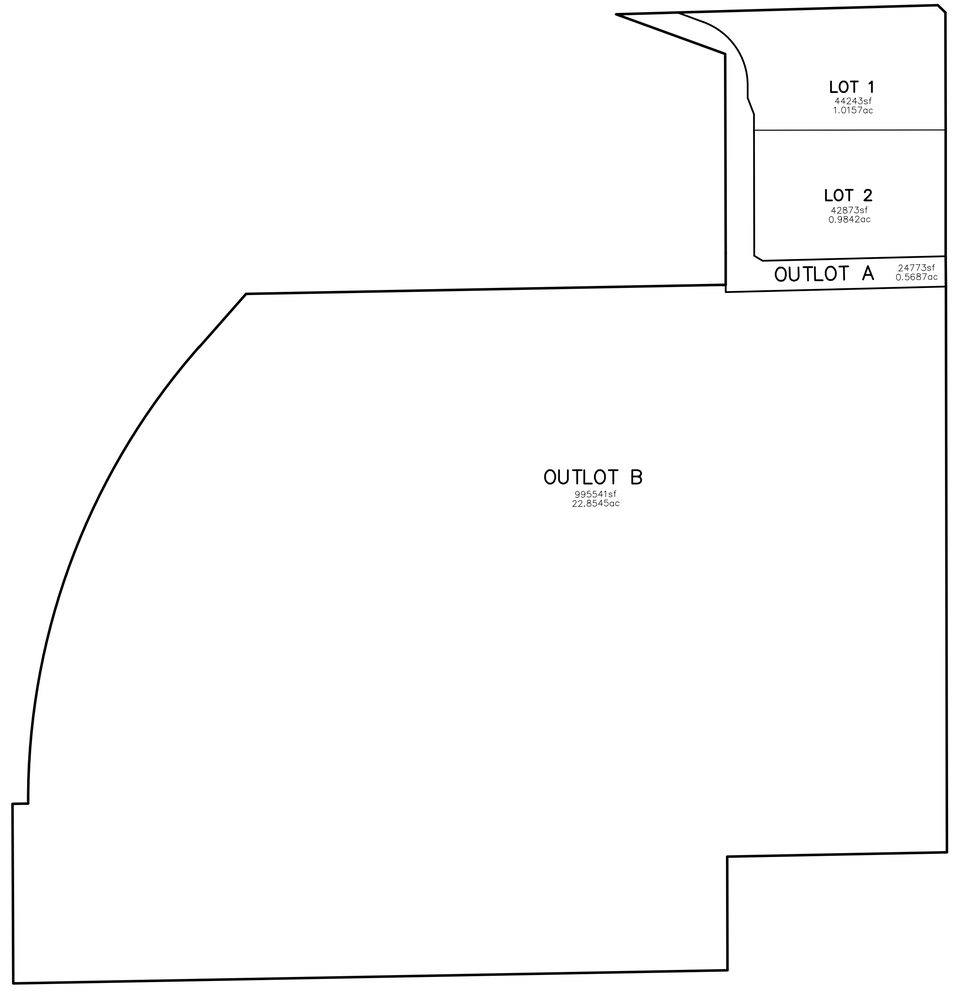
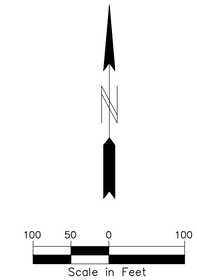
OTTER CROSSING SOUTH 2ND ADDITION

AREA SKETCH





AREA SUMMARY			
TOTAL LOT AREA =	87,116	SF.	1.9999 AC.
TOTAL OUTLOT AREA =	1,020,314	SF.	23.4232 AC.
TOTAL AREA =	1,107,430	SF.	25.4231 AC.

1107431sf
25.4231ac

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS

EXHIBIT B

Securities, Escrows & Fees

EXHIBIT B
Securities, Escrows & Fees

PROJECT: Otter Crossing South 2nd Addition
APPLICANT: Clino, LLC.

NUMBER OF REU's: NA
NO. OF LOT FRONTAGES 2
AREA (ACRES): 2.23

IMPROVEMENTS	COST
DEVELOPER IMPROVEMENT COSTS (Public)	
SITE GRADING & EROSION CONTROL	$176,782
LANDSCAPING	$17,340
TRAIL	$0
STREETS	$214,611
STORM SEWER CONST.	$82,491
SANITARY SEWER CONST.	$28,485
WATERMAIN CONST.	$34,950
ENGINEERING & SURVEYING	$25,000
Total	$579,659
Letter of Credit Amount X 125%	$724,574
ESCROW for CITY'S COSTS	
PLANNING/ REVIEW	$0
ADMINISTRATION	$17,390
ENGINEER PLAN REVIEW	$1,500
ENGINEER CONSTRUCTION SERVICES	$6,000
PROJECT FINAL DOCUMENTS & CITY ENGINEER	$2,000
STREET LIGHT INSTALLATION	$0
STREET & STORMWATER MAINTENANCE	$2,500
PROPERTY TAXES	$0
BOULEVARD TREE PLANTING	$1,200
Total	$30,590
DEVELOPMENT FEES	
PARK DEDICATION	$5,450
PARK DEDICATION CREDIT	$0
Subtotal Park Dedication Fee	$5,450
AUAR	$725
GIS MAPPING FEE	$180
STREET LIGHTING OPERATION	$0
Total	$6,355
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	$28,116
SURFACE WATER MANAGEMENT CREDIT	$0
TOTAL SURFACE WATER MANAGEMENT FEES	$28,116
Total	$28,116

SUMMARY OF SECURITIES, ESCROW & FEES

SECURITY: DEVELOPER IMP'MENT COSTS	$724,574
ESCROW FOR CITY COSTS	$30,590
DEVELOPMENT FEES	$6,355
SECURITY: TRUNK FEES	$28,116

Memorandum

To: **Katie Larsen, Lino Lakes City Planner**

From: **Diane Hankee PE, Lino Lakes City Engineer**

Date: **May 6, 2026**

Re: **Otter Crossing South 2nd Addition**
Preliminary Plat Review
033423-000

WSB reviewed the Preliminary Plat submittal for the Otter Crossing South 2nd Addition site in Lino Lakes, MN, received April 17, 2026. The site is 3.80 acres and located off 70th Avenue and Otter Lake Road. Comments were made on the following documents:

- Otter Crossing South 2nd Addition – Preliminary Plat submittal prepared by Pioneer, dated April 16, 2026, received April 17, 2026.
- Traffic Study – Lino C Development prepared by S^2 Traffic Solutions, February 16, 2024, received February 10, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the preliminary plans that should be responded to as well. Not all redline comments are in the review memo.

WSB (3/4/2026) original comments in black
Pioneer (4/13/2026) responses in red.
WSB (5/6/2026) responses and new comments in blue.

Engineering

- **General**

The Otter Crossing South 2nd commercial development proposes to create two (2) commercial lots from Outlot B of the original Otter Crossing South development and outlots the remaining area for access and future commercial development. A previously provided Master plan, which laid out an idea of how the remaining outlotted areas could be platted in the future, was updated.

- **Grading**

A grading and drainage plan was provided for the site including paved areas, curb, and expanding the existing pond. The level of detail was relatively minimal but provided a rough idea of how the future lots would be laid out and graded.

Comments:

1. ~~Additional comments provided for the more detailed grading plans of the individual lots may require additional grading in the common developments areas outside the individual lots.~~

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

~~Pioneer (4/13/2026) A revised grading plan has been prepared to address comments~~
~~WSB (5/6/2026) Complete~~

- **Stormwater Management**

Stormwater management for the Otter Crossing South 2nd Addition development is proposing to use the existing City stormwater pond south and east of the project area to provide rate control and water quality treatment. There is a conservation easement for a wetland bank that exists over the existing City pond. Analysis includes a proposed City roundabout on Otter Lake Road south of 70th Street. Runoff will be routed via the existing storm sewer system along the roadway.

Future phases of development will provide onsite stormwater management. 2nd Addition flows ultimately discharge to the west for a small northern portion of the site and the rest discharges south to Clearwater Creek from the City pond. Future outlots will develop with onsite stormwater treatment, of which one proposed BMP will route its draintile to the City pond.

Additional lots and a future roundabout in Otter Lake Road are included in the drainage area to the existing stormwater pond. These areas were included in the original study prepared by TKDA with 1998 Otter Lake Road improvement project. This pond has capacity to provide stormwater management for the development. The pond 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 - Creek	14.90	23.07	55.27	N/A
Proposed - Creek	12.60	21.73	54.47	N/A
Existing - West	5.59	10.15	27.00	N/A
Proposed - West	3.97	6.51	20.39	N/A
Existing – Southeast (wetland)	8.72	18.70	41.11	N/A
Proposed – Southeast (wetland)	8.72	18.70	41.11	N/A

Comments:

1. ~~Clarify the extents of what will be constructed as part of the 2nd Addition and what will be constructed as part of the individual lot developments.~~
   ~~Pioneer (4/13/2026) Taco Bell will construct their own improvements. Tyme will construct improvements to Lot 1 and the stormwater connections in 70th Street along with stormwater basin improvements.~~
2. ~~Applicant to verify through RCWD existing City pond use in the conservation easement, see below.~~

3. ~~Per the 2024 RCWD rules, stormwater ponds designed in accordance with NURP criteria satisfy stormwater management requirements. The proposed filtration bench is not needed and should be removed to simplify future maintenance of Pond 2P.~~
    a. ~~While implied in the details, show the location of the proposed riprap-stabilized spillway for the pond in the plan view.~~

   ~~Pioneer (4/13/2026) Revised.~~
4. ~~Without the proposed filtration bench, the new proposed outlet through OCS-2 shall be removed. Rate control should be achieved for the updated design via alterations to the existing outlet structures. The NWL of 900 must be maintained.~~
   ~~Pioneer (4/13/2026) Revised.~~
5. ~~Applicant to confirm if storage curves of Pond 2P in HydroCAD are based on as-built or surveyed depths. If surveyed, include bathymetry linework in SWMP for verification.~~
   ~~Pioneer (4/13/2026) We prepared a topographic survey of the basin included the pool. This has been included in the revised calculations and plans.~~
6. ~~Original permitted drainage areas and stormwater calculations for Pond 2P shall be included as an appendix to the SWMP.~~
   ~~Pioneer (4/13/2026) Included.~~
7. ~~Applicant to confirm the extent of runoff routed to Pond 2P in full buildout conditions of Otter Crossing South. Any proposed future runoff must be included in the stormwater calculations.~~
   ~~Pioneer (4/13/2026) A future pond was added to the model that will discharge to pond 2P.~~
8. ~~Pretreatment by way of sumped storm manhole or hydrodynamic separator at structure STMH-10 must be provided for flows leaving the private site.~~
   ~~Pioneer (4/13/2026) Revised.~~
9. ~~HydroCAD modeling must use dynamic storage-indication (Dyn-Stor-Ind) routing to properly account for tailwater effects.~~
   ~~Pioneer (4/13/2026) The model was rerun using Dyn-Stor-Ind. Note we do not have information to determine tailwater elevations in Coldwater Creek.~~
10. ~~Existing pond maintenance and sediment removal to maintain original pond capacity should be included in the project plans. Outlet structures and modifications to the existing structures will need to meet current standards.~~
    ~~Pioneer (4/13/2026) Revised calculations and outlet structure design will be submitted. Per staff comments sediment removal can be differed to Phase 3.~~

- **Water Supply**

Water for the platted commercial lots is proposed to be served by connecting to the existing 8" water service stubs on the north side of 70th Street. Service for Lot 1 will require extending across Lot 2.

Comments:

1. ~~Easement will be required in favor of the Taco Bell site for utilities from the north side of 70th Street~~
   ~~Pioneer (4/13/2026) Easement is shown on plans.~~
   ~~WSB (5/6/2026) WSB (5/6/2026) Complete~~

2. Hydrant coverage to be reviewed by City Fire Official.
   WSB (5/6/2026) In progress

3. WSB (5/6/2026) Replace existing 8"x6" tee with an 8"x8" tee and extend 8" service to Taco Bell lot
    a. Replace existing 6" gate valve with 8" Gate Valve

- **Sanitary Sewer**

Sanitary sewer for the platted commercial lots is proposed to be served by connecting to the existing 6" sanitary sewer service stubs on the north side of 70th Street. Service for Lot 1 will require extending across Lot 2.

Comments:

1. Easement will be required in favor of the Taco Bell site for utilities from the north side of 70th Street.
   Pioneer (4/13/2026) Easement is shown on plans. Tyme will prepare an agreement.
   WSB (5/6/2026) Complete

2. WSB (5/6/2026) Verify that the existing utility service stubs are not present
    a. Televise and pot hole as necessary

3. WSB (5/6/2026) Add cleanouts to sanitary sewer bends

- **Transportation**

The current Otter Crossing South 2nd Addition proposes utilizing the existing 70th Street and north/south service roads while constructing additional accesses. The anticipated uses of the sites were accounted for in the traffic study and analysis conducted with the original overall development. 70th St at Otter Lake Road will become a right in / out in the future.

Comments:

1. Only one connection will be allowed to 70th Street on the north side and it will ultimately need to line up to a similar single connection on the south side.
   Pioneer (4/13/2026) Revised to one access.
   WSB (5/6/2026) (see redline comments on plan sheet) Connections to 70th Street from the north and south should line up
   -Consider using middle entrance location to allow for queuing at the intersections
   -Applicant to confirm that queuing works with future right in right out condition from Otter Lake Rd

2. ~~Clarify the extents of what will be constructed as part of the 2nd Addition and what will be constructed as part of the individual lot developments.~~
   ~~Pioneer (4/13/2026) Taco Bell will construct their own improvements. Tyme will construct improvements to Lot 1 and the stormwater connects along with stormwater basin improvements.~~
   ~~WSB (5/6/2026) Complete - Coordinate construction with site owners~~

3. Provide turning movements for emergency vehicles within the proposed sites
    a. Emergency access to be reviewed by City Fire Official
   Pioneer (4/13/2026) A fire truck movement exhibit is included in plans.

WSB (5/6/2026) Update fire truck to City template provided on attached plan sheets

- **Landscaping**

The City's Environmental Coordinator to review the landscape plan provided and offer additional in-depth comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

No further easements are needed for stormwater facilities as there are none proposed onsite.

Comments:

1. ~~Easement will be required in favor of the Taco Bell site for utilities from the north side of 70th Street~~
   ~~WSB (5/6/2026) Complete~~

- **Development Agreement**

A Development Agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The City pond will continue to be operated and maintained by the City of Lino Lakes as it currently is in existing conditions.

- **Permits Required**

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for construction

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

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: May 5, 2026

Re: Environmental Comments – Otter Crossing South 2nd Addition Preliminary Plat

---

The Environmental Board recommended the following at their February 25, 2026 meeting:

1. Update Wetland Application Permit to only include proposed work to be completed with the second addition.
    a. Current submittal shows impacts to three wetlands, two of which are not within Outlot B.
2. Recommend using native plantings or low maintenance turf as a replacement to traditional turf grass.
3. Foundation landscape requirements not currently being provided. Provide foundation plantings along building foundation that are adjacent to a private/public street.
4. Recommend planting a tree or landscaping adjacent to 70th Street adjacent to the proposed site.
5. Provide screening or planting on the backside of the trash enclosure to break up the outline of the enclosure.
6. Lot 1 to be reviewed with current submittal to meet all landscaping requirements.
7. Stormwater management to be confirmed and reviewed by city engineer.
    a. Provide pretreatment of stormwater prior to discharging into the trunk storm sewer system.
    b. 4' sumps should be proposed prior to the connection to the city system.
8. Photometric plan to be reviewed with each site to ensure it meets the city requirements.
9. Landscaping requirements to be reviewed with site building plan to ensure all requirements are met.
10. Add note to BMP Maintenance that street sweeping of all impervious may be required at the discretion of the City engineer to reduce sediment tracking.
11. Copy of final NPDES permit will be required be issuance of grading permit. All requirements for the SWPPP shall meet MPCA design standards.

a. Final review of erosion control will be completed with each proposed site plan review.

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7C

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: June 8, 2026

TOPIC: Consider Resolution No. 26-100 Approving Professional Services Agreement with Landform for 2050 Comprehensive Plan

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council authorization to enter into agreement with Landform for preparation of the City's 2050 Comprehensive Plan.

BACKGROUND

The City's 2050 Comprehensive Plan ("Plan") is required to be completed by December 31, 2028 to meet the requirements of the Metropolitan Land Planning Act.

Chronology to date:

- November 3, 2025 Work Session: City Council reviewed the Met Council's 2050 System Statement.
- January 5, 2026 Work Session: City Council met with Met Council representatives to further discuss the system statement.
- April 6, 2026 Work Session: Staff discussed with the Council the need to hire a consultant to prepare the 2050 Comprehensive Plan. The Council supported hiring Landform who has been the City's planning consultant for the past 15+ years.
- June 1, 2026 Work Session: Kendrahl Lindahl, Landform, presented their proposal.

Staff is extremely confident in Landform's ability and profession experience to lead the 2050 Comprehensive Plan process. Landform has been our principal planning consultant over the last 15+ years assisting with the 2040 Comprehensive Plan, 49/J Master Plan, zoning code amendments, Legacy at Woods Edge, Watermark. They are very familiar with the community and surrounding area.

Landform will be handling the background, land use planning components, community engagement, mapping, and overall project administration. Their proposed fee is $170,153.

WSB, as City Engineer, will be preparing the Local Water Management, Water Supply, Sanitary Sewer and Transportation components of the plan. A separate WSB contract will be brought to the City Council at a future date.

The 2050 Comprehensive Plan Update will be funded by several sources including the City's General fund, Trunk Area and Unit fund, Surface Water Management fund, Park Dedication fund and a $40,000 Metropolitan Council planning grant.

In anticipation of the plan update the City has previously budgeted and set aside funding in past budget cycles including $40,000 in 2026. As a result $175,000 has already been set aside from general fund proceeds for this planning process. An additional $40,000 is planned for in 2027.

RECOMMENDATION

Staff is recommending approval of the 2050 Comprehensive Plan Proposal with Landform.

ATTACHMENTS

1. Resolution No. 26-100
2. Landform Proposal

CITY OF LINO LAKES
RESOLUTION NO. 26-100

AUTHORIZING 2050 COMPREHENSIVE PLAN PROFESSIONAL SERVICES WITH LANDFORM

WHEREAS, the City of Lino Lakes is required to update its Comprehensive Plan to meet the requirements of the Metropolitan Land Planning Act; and

WHEREAS, Landform has submitted a proposal to assist the City with the project management and planning elements preparation of the 2050 Comprehensive Plan; and

NOW, THEREFORE BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the 2050 Comprehensive Plan Proposal with Landform is hereby approved and the Mayor and City Clerk are hereby authorized execute the proposal on behalf of the City.

Adopted by the City Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

2050 Comprehensive Plan Proposal

for

Lino Lakes, Minnesota

May 15, 2026

PREPARED FOR:
Michael Grochala, City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

PREPARED BY:
Landform Professional Services, LLC
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401

LANDFORM
From Site to Finish

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LANDFORM
From Site to Finish

105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401

Tel: 612-252-9070
Web: landform.net

May 15, 2026

Michael Grochala
Community Development Director
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014-1182

RE: Lino Lakes 2050 Comprehensive Plan

Dear Mike,

We are excited to submit our proposal for the City of Lino Lakes 2050 Comprehensive Plan. While it is an update to the existing 2040 Comprehensive Plan, it allows the City an opportunity to revisit the community's vision and develop tools to implement the 2050 system statement requirements. We look forward to working with you to develop a Comprehensive Plan that can be used by the City Council and boards to make decisions. We are well suited to be your project partner for the following reasons:

- **Building upon previous relevant experience in Lino Lakes and similar communities.** Landform has been providing consulting planning services to the City since 2008 and we have firsthand knowledge of the unique challenges facing the City. Our team members have technical experience and creative skills to execute a planning process that engages the community and results in a meaningful comprehensive plan. Our team members focus on public sector work but also bring a solid understanding of the marketplace to ensure development of a plan that works.
- **Aligned project objectives and synergistic team.** We will work with you to develop a comprehensive plan that implements with your community goals and is consistent with the regional system requirements. We believe that the plan must be developed with an understanding of the City's vision and insights from other stakeholders. Our team building skills allow us to manage this project with city staff and other consultants to create a meaningful document.
- **Utilizing a workable approach to your project.** We work with you to develop a plan that meets the required minimum standards from the Metropolitan Council and meets the City's vision within that framework. We will use engagement tools that we have successfully utilized in other projects to facilitate development of an implementable plan.

We look forward to working with you to finalize the scope of work and prepare a contract for services. Please call me at 612.638.0225 with any questions concerning our services.

Sincerely,
Landform

Kendra Lindahl, AICP
Principal, Studio Lead

Landform®, SensiblyGreen® and Site to Finish® are registered service marks of Landform Professional Services, LLC.

Landform Profile

Landform Professional Services, LLC is a multi-disciplinary consulting firm based in Minneapolis, Minnesota. We offer a full range of site design, planning and civil engineering services backed with over 30 years as an organization. Our professional resources include landscape architects, planners, civil engineers, land surveyors and entitlement managers. We are committed to client service, design quality, principles of sustainability and an innovative approach to site design.

Landform is organized into studios, each with their own expertise and area of specialization and experience. We shape our project design and delivery process to anticipate the needs of our clients based on an in-depth understanding of their project type or market. Each studio offers a fully integrated and interdisciplinary design process from Site to Finish®. Within the studios, project teams bring together the professionals with the specific expertise and the experience needed to meet clients' project objectives. Professional services include:

- Planning
- Landscape Architecture
- Civil Engineering
- Sustainable Design
- Land Survey
- Entitlement Management

Our Landform team offers you the following:

- A team known for its professionalism and effectiveness serving as planning consultants for cities across the Twin Cities metro area and greater Minnesota.
- A team that has a strong reputation for creative approaches to planning and design that blends development realities with the best practices of sustainable design.
- An organization that is extremely efficient and that has demonstrated success in keeping projects moving forward.
- A company that is committed to providing a plan that can be used to create your next great place.

Our experience with the public and private sector clients makes Landform uniquely qualified to help you implement your vision.

Our team possesses the talent and expertise to help you realize your vision of creating a project that is functional, sustainable and aesthetically pleasing.

Total staff:
20+

Contact:
Landform Professional Services, LLC
105 South Fifth Avenue
Suite 513
Minneapolis, MN 55401
612.252.9070

www.landform.net

L A N D F O R M
From Site to Finish

TC2 Profile

TC2, Transportation Collaborative & Consultants, LLC is a small business enterprise specializing in transportation and community planning, community engagement, and traffic engineering founded in 2021 . While newly formed, we are truly forged with experience in the industry. We've collectively been in the industry for over 100 years and have worked on projects across the Midwest. Our team of experts has extensive experience in transportation and community planning, bicycle/pedestrian system planning, community engagement & meeting facilitation, urban design development, traffic and parking analysis, vehicular & multimodal safety analysis, preliminary & final design and project management & development.

We believe that moving people with transportation is best achieved through collaboration among communities and organizations to create sustainable solutions that meet their needs today while also providing for future generations.

Our vision as a firm is to cultivate a diverse mix of planners, engineers, plangineers, strategists, communicators, and people dedicated to a collaborative spirit and meaningful project outcomes. We desire to partner with others that share our vision and values.

TC2 values include the following:

Founded:
2021

Total staff:
11

Contact:
Transportation Collaborative & Consultants, LLC
219 North Second Street
Suite 402
Minneapolis, MN 55401
612.464.3800

transportationcollaborative.com

TC2 Moving. People. Forward.

SERVICE AREAS

CIVIL DESIGN
- Conceptual & Preliminary Design
- Final Design
- Trail and Bicycle Design
- Transit Design & Implementation

COMMUNITY ENGAGEMENT
- Strategy Development
- Meeting Facilitation
- Public Participation

COMMUNITY PLANNING
- Community Planning
- Land Use/Sub Area Studies
- Zoning Code Updates
- Urban Design Development

TRANSPORTATION PLANNING
- Multimodal Systems
- Corridor Studies
- Grant Writing
- Safe Routes to School

TRAFFIC ENGINEERING
- Urban Design Concepts
- Traffic Impact Studies
- Intersection Control Evaluation
- Parking Studies
- Safety Evaluations

Project Understanding

Thank you for asking Landform to lead the 2050 Comprehensive Plan update. We have partnered with TC2 to assist with the Parks and Natural Resources elements and anticipate working with the City's engineering consultant, WSB, to develop the engineering elements of the plan. It is our understanding that WSB will prepare a separate scope of work for their chapters. We have partnered with both firms in the past and have confidence that this Project Team will be able to collaborate to effectively create the 2050 Lino Lakes Comprehensive Plan.

Our team brings a wealth of experience in Lino Lakes and with comprehensive planning which allows us to develop every required element of the 2050 Comprehensive Plan with this Project Team. Our collaborative approach, which will assign clear responsibility for each plan element while ensuring strong cross support across all disciplines, allows us to build on our strengths, maintain clear communication and ensure a well-written comprehensive plan that reflects the City's vision.

The foundation of our work plan is the 2050 system statement, which will ensure that the required elements are included in the plan. Discussion with the community representatives is a key component to ensure that the City Council, Planning & Zoning Board and other community members' input is used to develop the plan. This shapes how we address land use and housing needs, plan for parks and open space, support resource protection, and plan for utilities and infrastructure.

Kendra Lindahl, AICP will lead the 2050 Comprehensive Plan effort for the City. She has more than 30 years of community development experience with an emphasis on comprehensive analysis, engagement and ensuring clear, implementable outcomes. Her experience with the 2040 Lino Lakes Comprehensive Plan, ordinance updates and a variety of planning efforts in support of City staff allow her to step into the project and lead the community to shape its future. Her leadership skills will ensure the collaborative work effort leads to successful completion of the plan.

CITY OF LINO LAKES

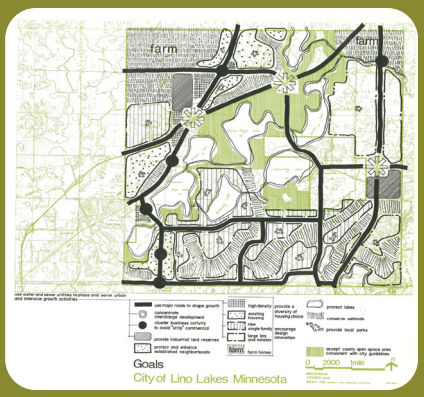
- Incorporated in 1955 and a City in 1972
- 2020 Population of 21,399
- Over 3,200 acres of lakes & 3,500 acres of parks
- Home to a majority of the Rice Creek Chain of Lakes Park Reserve

Project Approach

The Metropolitan Land Planning Act requires local governments to update their Comprehensive Plans every 10 years, to prepare for growth in their community and to respond to changes in the region. The 2050 Comprehensive Plans are due in 2028. The 2050 Comprehensive Plan is required to have the following plans elements, which have been incorporated into our plan:

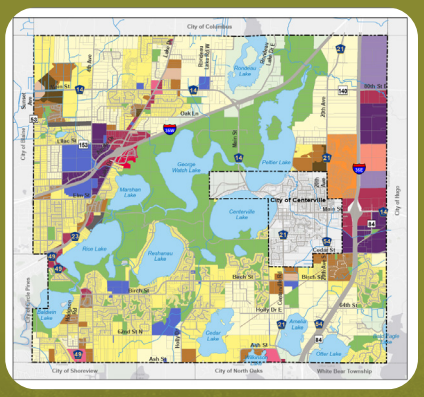
1. Land Use
2. Housing
3. Transportation
4. Wastewater
5. Water Supply
6. Surface Water
7. Parks and Trails
8. Climate
9. Natural Systems
10. Implementation

The Project Team will work with the City Council, Planning & Zoning Board and other City boards/commissions as well as members of the public. The specifics of the work plan are described in the next section but are intended to be flexible enough to respond to feedback to ensure the best results.



1974

Comprehensive Planning has been key to the development of Lino Lakes from the 1974 Plan to the most recent 2040 Plan.



2040 Land Use Plan

Project Work Plan

Task 1: Project Management & Community Engagement

1.1 Kickoff Meeting

Kickoff meeting with staff and Project Team to review scope, schedule, and deliverables.

1.2 Monthly Project Team Meetings

We will meet monthly with City staff and the Project Team to coordinate the work. We anticipate 15 meetings.

1.3 Kickoff Meeting with City Council

We propose a kickoff meeting with the Council and all Commissions to outline the process and encourage them to serve as ambassadors of the project.

1.4 Planning & Zoning Meetings

We propose using the Planning & Zoning Board as the working group for this project. We anticipate meeting monthly for a total of 12 meetings.

1.5 EDAC Meetings

We propose two meetings with EDAC (Economic Development Advisory Committee).

1.6 Park Board Meetings

We propose two meetings with the Park Board.

1.7 City Council Meetings

We propose three working meetings with the City Council but anticipate that staff will be providing regular updates to the Council on the process.

1.8 Facilitate Community Workshops & Open Houses

We propose up to six open house/workshops including the following:

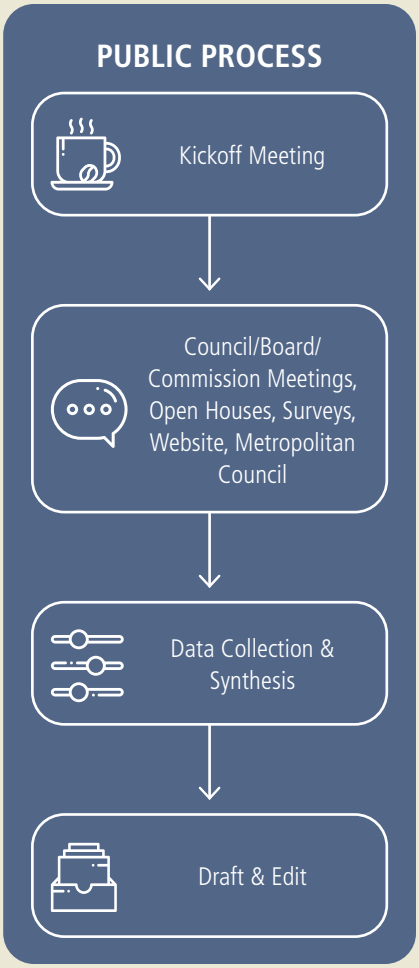
- A key issues workshop in May/June.
- A booth at Blue Heron Days on August 15 or another event
- Two Public engagement activities will focus on inviting residents into parks and open spaces to help shape future policies.
- An informational open house in January/February.
- An open house in May/June.

1.9 Internet-based Community Survey

We propose two internet-based surveys. This may include Survey123 and interactive ArcGIS Storymap activities for people to provide both written and mapped comments about Lino Lakes.

1.10 Metropolitan Council Meetings

We will prepare the Metropolitan Council submittal upon completion of the Plan. This includes three meetings with Metropolitan Council during the process.



Task 2: Preparation of the Plan

2.1 Community Background Chapter

We will inventory and analyze data, goals and priority areas from the existing Comprehensive Plan, and review other policies and discussions related to the population and demographics in Lino Lakes and the region. This will include a summary of existing land use, population, housing and employment characteristics. We will prepare text graphics, charts, and tables to represent the information.

2.2 Land Use Chapter

We will prepare the 2050 and full build land use maps to ensure compliance the City's forecasts and density goals. We will describe existing conditions and development land use classifications for Lino Lakes and the region. We will work with staff to determine opportunity areas and area where changes are warranted. Together with city staff, we will analyze the projected land use need in relation to the forecasted growth numbers and develop an implementation plan to meet the existing and projected needs of the community. We will prepare graphics, charts, and tables to represent the information.

2.3 Housing Chapter

Describe existing conditions and housing trends in Lino Lakes and the region. We will complete an assessment of existing housing stock for incorporation in the Housing Chapter. Together with the Project Team, we will analyze the projected needs for housing in relation to the forecasted growth numbers and develop an implementation plan to meet the existing and projected needs of the community. We will prepare graphics, charts, and tables to represent the information.

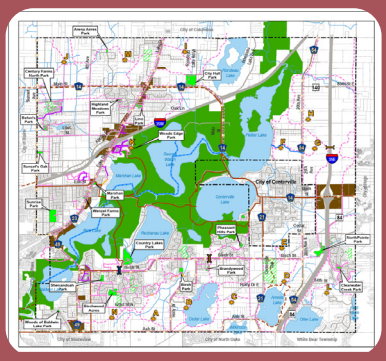
2.4 Parks, Climate and Natural Systems Chapters

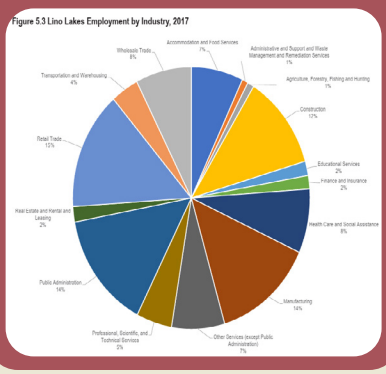
The Parks Chapter update will provide a forward looking, integrated framework that meets Metropolitan Council requirements while reflecting the community's evolving values around natural resource protection, climate resilience, and high quality park experiences. Building on Lino Lakes' strong identity as a city of lakes, wetlands, woodlands, and regional open space, the updated chapter will shift from a primarily facilities based approach to one that more intentionally balances recreation, conservation, and ecological health.

The update will align parks planning with land use, transportation, and natural resources policy to ensure parks function not only as places for recreation, but also as essential green infrastructure that supports environmental resilience, habitat connectivity, and community well being. Meaningful public engagement, grounded in on site, park based activities, will be central to shaping a chapter that reflects local priorities and builds long term stewardship.

Plan Content

Each chapter explores data as it relates to land use, natural systems, transportation, utilities, and housing affordability.





This update will be implemented through the following approaches:

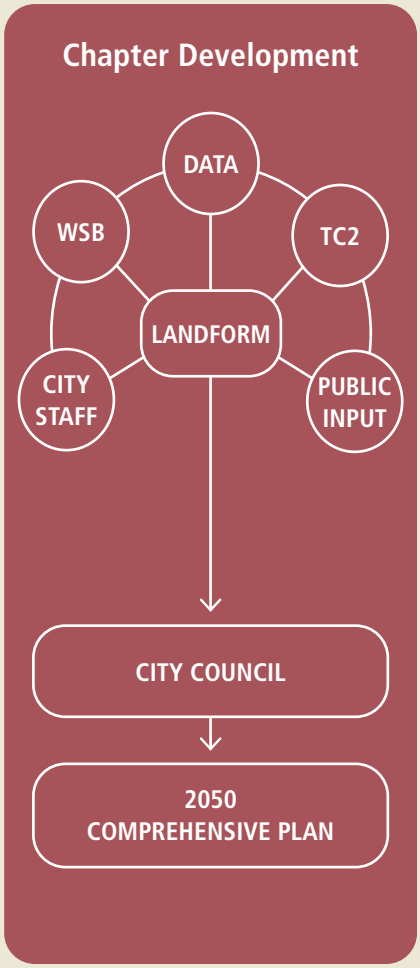
- We will begin with the Minnesota GreenStep Cities program to identify parks and open space related actions the City has already achieved and opportunities for new or expanded responsibilities. GreenStep best practices will help translate sustainability goals into implementable park policies related to habitat protection, climate resilience, green infrastructure, and community health.
- We will strengthen the chapter to place greater emphasis on a connected green infrastructure system that supports recreation, ecological function, and climate adaptation.
- The update will prioritize the citywide greenway framework that links parks, lakes, wetlands, and natural areas.
- Park classifications will be updated to reflect both recreational function and natural resource value.
- The chapter will highlight partnerships with regional park agencies, watershed districts, schools, and community groups to support land conservation, restoration, and programming. Encouraging stewardship through volunteers, education, and shared management will be framed as an essential part of sustaining the parks system.

2.5 Mapping

Landform will prepare all maps required for the Comprehensive Plan. We will coordinate with WSB to ensure accuracy and consistency across all plan maps. We will prepare a map template, gather and organize data from relevant sources and distribute data to project team members.

2.6 Plan Integration

Landform will coordinate with the Project Team to ensure consistency in language, style and format across chapters. We will set up document design in a software determined by staff and consultant. Develop document branding that increases readability and allows users to navigate easily in document. Landform will edit the final document for public review and comment.



Task 3: Finalize & Adopt the Plan

3.1 Planning & Zoning Board Public Hearing

We will prepare reports and notices for meetings as needed.

3.2 City Council Approval

We will prepare the materials as needed for the initial approval in order to start the adjacent review process.

3.3 Metropolitan Council Review

We will submit to the Metropolitan Council for an initial review and coordinate as required to complete the review and obtain authorization to implement the plan.

3.4 City Council Adoption

We will finalize the plan and all related materials for final adoption and publication of the plan.

FINAL ADOPTION

1. Public Hearing at Planning & Zoning
2. City Council Approves Plan for Review
3. Six-Month Agency Review
4. City Council Authorizes Submission
5. Metropolitan Council Authorizes Implementation
6. City Council Adopts the 2050 Comprehensive Plan

Project Team

The Project Team is comprised of professionals with extensive experience in Comprehensive Plan creation. Our interdisciplinary team ensures a comprehensive approach to the City of Lino Lakes' 2050 Comprehensive Plan.

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Landform will lead the project and consultant team. Team members include:

- Kendra Lindahl, AICP
- John Uphoff
- Zeke Peters, AICP
- Grace Gerard

TC2 will work on the Parks and Climate Chapters with:

- Lance Bernard
- Eve Vanagas
- Ally de Alcuaz

WSB will work on engineering and utility aspects of the plan on a separate contract. They will work with the Project Team on compiling and mapping of the plan.

Kendra will lead the entire 2050 Comprehensive Plan Update with City Staff. She brings experience built on multiple update cycles and project management skills to coordinate the numerous consultants working across the project with City Staff and elected officials.

ROLE: PROJECT MANAGER

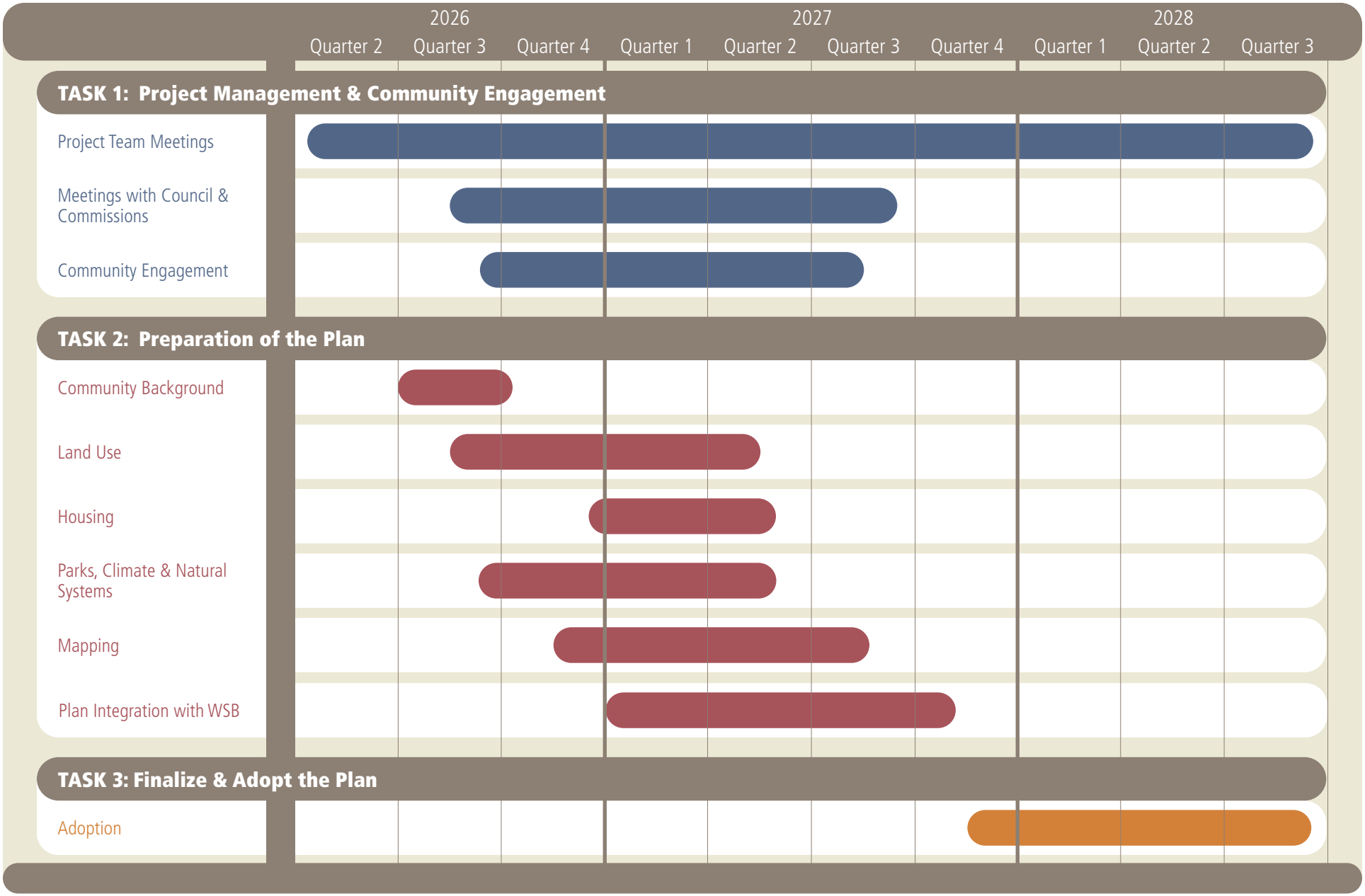
Kendra Lindahl, AICP
Landform: Principal Planner

Lance will provide extensive experience in parks and trail planning in order to lead and develop the sections of the Comprehensive Plan related to the environment and natural systems. He will work with Kendra to coordinate his team from TC2 through plan development and community engagement.

ROLE: PARKS & NATURAL RESOURCES

Lance Bernard
TC2: Director of Planning

Proposed Schedule



Proposed Fee

COMPENSATION

The Basic Services described under the Scope of Services shall be completed on an hourly compensation basis with an estimate as detailed below:

TASKS	HOURS	ASSOCIATED FEE
Task 1: Project Management and Community Engagement	352	$61,565
Task 2: Preparation of the Plan	578	$88,300
Task 3: Finalize & Adopt the Plan	104	$20,288
Total	1,034	$170,153

Resumes

EDUCATION

Masters in Public Administration *Hamline University*

Bachelor of Arts in Political Science *University of Minnesota -Morris*

CERTIFICATION

American Institute of Certified Planners (AICP)

AFFILIATIONS

American Planning Association

Economic Development Association of Minnesota

Sensible Land Use Coalition

LANDFORM
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Kendra Lindahl, AICP
Principal, Studio Lead

PROFILE

Ms. Lindahl leads the Planning & Urban Design Studio at Landform and brings more than 30 years of experience serving public sector clients. She has developed a strong ability to balance big-picture planning concepts with the detailed coordination needed to implement successful projects. Ms. Lindahl is highly skilled in navigating complex approval and entitlement processes while managing multidisciplinary teams. She possesses a comprehensive understanding of municipal review and permitting procedures. Ms. Lindahl's experience and leadership position her as a trusted advisor in guiding projects from concept through successful completion.

EXPERIENCE

- 2040 Comprehensive Plan \ Corcoran, MN
- 2040 Comprehensive Plan \ Hugo, MN
- 2040 Comprehensive Plan \ Lino Lakes, MN
- Corcoran Northeast District Plan & Design Guidelines \ Corcoran, MN
- Comprehensive Housing Study & Needs Analysis \ Sherburne County, MN
- Consulting Planner \ Big Lake, MN
- Consulting Planner \ Clearwater, MN
- Consulting Planner \ Corcoran, MN
- Consulting Planner \ Dayton, MN
- Consulting Planner \ Golden Valley, MN
- Consulting Planner \ Hugo, MN
- Consulting Planner \ Lino Lakes, MN
- Consulting Planner \ North Oaks, MN
- Interim Community Development Director \ East Bethel, MN
- Zoning, Subdivision and Sign Ordinance Updates \ Big Lake, MN
- Zoning Ordinance and Map Update \ Lino Lakes, MN
- Rogers Land Development Regulations \ Rogers, MN

STRENGTHS

Kendra has completed one or more Gallup Strengths Workshops and these are her CliftonStrengths®:
Achiever®, Competition®, Consistency®, Harmony®, Responsibility®

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John Uphoff
Planning Lead

PROFILE

Mr. Uphoff serves as Planning Lead at Landform, partnering with cities and counties to provide professional planning services. He is known for delivering clear, practical recommendations that align community vision and policy goals with real-world implementation, timelines, and budgets. He helps move projects efficiently through the development review process. His collaborative approach builds trust among staff, decision-makers, developers, and community stakeholders, through effective and detail-oriented planning and zoning administration. Mr. Uphoff's leadership keeps teams aligned, decisions documented, and momentum steady throughout the planning process.

EXPERIENCE

- Consulting Planner \ City of Clearwater, MN
- Consulting Planner \ City of Corcoran, MN
- Consulting Planner \ City of East Bethel, MN
- Consulting Planner \ City of North Oaks, MN
- Redevelopment - Beautiful You Dermatology \ Big Lake, MN *
- Executive Director – Benton Economic Partnership \ Benton County, MN *

EDUCATION

Bachelor of Arts in Planning & Community Development
St. Cloud State University

AFFILIATIONS

American Planning Association

Economic Development Association of Minnesota

Sensible Land Use Coalition

STRENGTHS

John has completed one or more Gallup Strengths Workshops and these are his CliftonStrengths®:
Woo®, Strategic®, Communication®, Developer®, Positivity®

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**Individual experience gained at prior association*

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EDUCATION

Masters in City & Metropolitan Planning
University of Utah

Masters in Public Administration
University of Utah

Bachelor of Arts in Political Science
Brigham Young University

CERTIFICATION

American Institute of Certified Planners (AICP)

AFFILIATIONS

American Planning Association

Association of Pedestrian and Bicycle Professionals

Sensible Land Use Coalition

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Zeke Peters, AICP
Planner

PROFILE

Mr. Peters is a Planner at Landform and holds dual Master's degrees in Planning and Public Administration from the University of Utah. He has experience in both private and public development, with expertise in local and state government administration, environmental policy, active transportation design, and GIS. Mr. Peters takes a collaborative approach to planning, helping guide projects from concept through implementation in public and private sectors. He utilizes GIS and Adobe tools to develop functional designs and communicate complex information in a clear, user-friendly format. Mr. Peters is also professionally proficient in Spanish, supporting communication with diverse communities and stakeholders.

EXPERIENCE

- 165th Street AUAR \ Hugo, MN
- Arris Townhomes \ Duluth, MN
- Consulting Planning support \ City of Big Lake, MN
- Consulting Planning support \ City of Corcoran, MN
- Consulting Planning support \ City of Dayton, MN
- Consulting Planning support \ City of Golden Valley, MN
- Consulting Planning support \ City of North Oaks, MN
- Hampton Addition \ Lino Lakes, MN
- Kohler Farms \ Ham Lake, MN
- Luther Automotive \ Multiple Minnesota Locations
- McDonald's Restaurants \ Multiple Midwest Locations
- Victoria Gateway East \ Victoria, MN
- Zachman Meadows EAW \ Otsego, MN
- Urban Planner & Designer \ Township + Range Community Planning, Salt Lake City, UT *

STRENGTHS

Zeke has completed one or more Gallup Strengths Workshops and these are his CliftonStrengths®:
Relator®, Strategic®, Communication®, Arranger®, Command®

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**Individual experience gained at prior association*

EDUCATION

Bachelors of Science in Urban Studies
University of Minnesota

AFFILIATIONS

American Planning Association

Sensible Land Use Coalition

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Grace Gerard
Planner

PROFILE

Ms. Gerard is a Planner in Landform's Planning and Urban Design Studio, where she supports land use planning and development review for municipal clients. She holds a Bachelor of Science in Urban Studies from the University of Minnesota–Twin Cities, with minors in Geographic Information Science, Geography, and Sustainability Studies. She assists with ordinance updates and public engagement efforts that help guide community planning initiatives. Her background includes experience in GIS, data analysis, and community development. Ms. Gerard brings strong communication skills and a thoughtful approach to helping communities address planning and development needs.

EXPERIENCE

- Consulting Planning support \ City of Big Lake, MN
- Consulting Planning support \ City of Dayton, MN
- Consulting Planning support \ City of East Bethel, MN
- City Planner \ City of East Bethel, MN *
- Data Consultant \ Alliance Housing *
- Intern \ Alliance Housing *
- Intern \ Minneapolis Park and Recreation Board *

STRENGTHS

Grace has completed one or more Gallup Strengths Workshops and these are her CliftonStrengths®:
Achiever®, Arranger®, Focus®, Responsibility®, Analytical®

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**Individual experience gained at prior association*

Lance Bernard
Director of Planning

EDUCATION

Bachelor of Arts in Planning & Community Development/Urban Affairs
St. Cloud State University

AFFILIATIONS

American Planning Association
- Past: *President, Legislative Liaison, Treasurer*
- Current: *Conference Co-Chair, Metro District Representative*

CONTACT

Transportation Collaborative & Consultants
Minneapolis, Minnesota

Email:
lbernard@transportationcollaborative.com

Phone:
320.420.7768

PROFILE

Lance has over 20 years of experience leading a variety of planning projects. Lance's work has touched on all aspects of planning, including comprehensive/land use plans, neighborhood studies, public health initiatives, expanded multimodal planning, corridor studies, parking and micro-mobility assessments, asset management, and financial planning. His approach is built on trust and genuinely listening to community needs, aspirations, and desires.

EXPERIENCE

Parks and Trails Strategic Framework & Asset Management | Carver County, Minnesota | Project Manager
Over the years, Lance has provided on-call planning support to the Parks and Recreation Department, with a focus on facilitating board workshops for the development of the County's Capital Improvements Program (CIP). His work includes monitoring park assets, assessing trail pavement conditions, planning for future needs, and offering technical expertise. Lance also contributes through grant writing and strategic support in prioritizing park and trail investments.

TRPD Trail Crossing Design Guidelines | Three Rivers Park District | Task Lead
This project focuses on reassessing and updating trail crossing guidance for the Three Rivers Park District. Lance and his team analyzed existing trail crossings, crash data, and GIS mapping to inform policy and design decisions. Their work resulted in an interactive GIS tool and dashboard that enables staff to monitor trail crossing conditions and make investment decisions aligned with available funding sources, such as the Regional Solicitation.

Comprehensive Plan & Conservation Design Manual | Stearns County | Project Manager
Prior to joining TC2, Lance led Stearns County's Comprehensive Plan update. This effort placed greater emphasis on balancing natural resources with development while preserving the county's rural and agrarian landscape. The updated plan includes a land use decision making framework and development guide that articulate how conservation design strategies can be integrated into residential development. A separate parks system plan was also created as part of this effort.

AREAS OF EXPERTISE

Comprehensive Planning/Multimodal Planning/Corridor Studies/Asset Management/Financial Planning and Grant/Assistance/Parking Studies/Community Planning/Land Use Planning/ Neighborhood Studies/Redevelopment Plans/Strategic Frameworks/Community Engagement/ Stakeholder Facilitation

EDUCATION

Bachelor of Arts in Political Science
University of Florida

Bachelor of Arts in Economics
University of Florida

Masters in Urban and Regional Planning
University of Minnesota

CONTACT

Transportation Collaborative & Consultants
Minneapolis, Minnesota

Email:
evanagas@transportationcollaborative.com

Phone:
727.674.8921

Eve Vanagas
Community Engagement Planner

PROFILE

Eve Vanagas is a Community Engagement Planner who joined TC2 in the summer of 2024. She brings a creative and relationship-centered approach to public engagement, believing that every meaningful project begins with empowering community members to shape their future. Eve's background in government relations, political communications, and strategic planning informs her ability to design inclusive engagement strategies and facilitate impactful conversations. Her work spans a variety of planning contexts, from corridor redesigns to regional park plans.

EXPERIENCE

Midtown Greenway Trail Expansion Planning Study | Minneapolis and Saint Paul, Minnesota | Community Engagement Planner
Eve was consulted on this project to help the project team in developing a plan to promote the Midtown Greenway Trail Expansion Planning Study. Eve helped the team in crafting ideas for an online survey and in-person engagement opportunities where the community could connect with the project team.

Minnetonka Dog Leash Ordinance Community Engagement | Minnetonka, Minnesota | Community Engagement Planner
Eve served as a community engagement planner for the Minnetonka Dog Leash Ordinance Workgroup. Eve created engagement materials for the project and worked with the project team to develop and facilitate 3 community workgroup sessions with 12 community members. In between sessions, Eve led the process of developing surveys and materials to prep workgroup members for the next workgroup session and reporting back to community members on what was heard during the previous session.

Mississippi Flyways Habitat Enhancement and Connectivity Pilot Plan | Minneapolis, Minnesota | Park Planner
Prior to joining TC2, Eve led the process of developing an evaluation matrix and coordinating with stakeholders to help identify the location of future habitat enhancement within Minneapolis Park System. The process focused on centering equity, environmental justice and expanding connectivity to the Mississippi Flyway. Eve also developed educational engagement materials about the different types of habitats within the Minneapolis Park System.

AREAS OF EXPERTISE

Community Engagement/Strategy Development/Engagement Materials & Activities/Meeting Facilitation/Feedback Analysis/Strategic Planning/Land Use Planning/Comprehensive Planning/ Park Plans/Technical Support/Graphic Design/Web Design/GIS

EDUCATION

Bachelor of Science in Environmental Studies
Santa Clara University

Masters in Urban and Regional Planning
University of Minnesota

AFFILIATIONS

American Planning Association

CONTACT

Transportation Collaborative & Consultants
Minneapolis, Minnesota

Email:
adealcuaz@transportationcollaborative.com

Phone:
612.474.2880

Ally de Alcuaz
Planner

PROFILE

Ally de Alcuaz is a transportation planner and GIS specialist with a strong background in multimodal planning, performance measurement, and data visualization. She brings valuable institutional knowledge from her work with MnDOT, where she contributed to the development of interactive tools and dashboards to support planning and decision-making. Ally is passionate about applying data-driven approaches to improve accessibility and equity in transportation systems. Her collaborative style and technical expertise make her a key contributor to multidisciplinary planning and modeling efforts.

EXPERIENCE

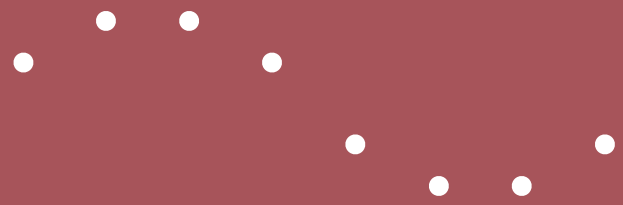
Watertown City-Wide Bicycle and Pedestrian Path Network Plan | Watertown, Wisconsin | GIS Analyst Support Staff
Ally supported the City of Watertown and HKGI in the development of a city-wide bicycle and pedestrian path network plan. Ally's contributions included GIS analysis of the existing multimodal network to assess current conditions, gaps, and connectivity, as well as identifying priority areas for future bicycle and pedestrian improvements. This analysis informed crash data evaluation, public engagement efforts, and the development of infrastructure recommendations. Through this work, Ally helped advance a plan that identifies best practices for safety, connectivity, and multimodal access across both developed and growing areas of the community.

Carver County On-Call Planning Services | Carver County, Minnesota | GIS Analyst Support Staff
Ally supports Carver County's Parks and Recreation Department as part of TC2's on-call planning services by providing GIS-based technical support for strategic planning and capital improvement programming. She is actively contributing to an ongoing project prioritization effort with a strong focus on safety and pavement preservation. Through comprehensive spatial analysis and data-driven mapping, Ally provides clear visual insights and online dashboards that directly inform prioritization decisions and support long-term capital investment planning.

Districtwide Trail Crossing Guidance Reassessment | Three Rivers Park District | Hennepin County, Minnesota | GIS Analyst Support Staff
This project reassesses and updates trail crossing guidance for the Three Rivers Park District. It includes a review of existing crossings, crash data, and GIS mapping to inform policy and design decisions. The goal is to improve safety and consistency across the district's trail network. Ally assisted this project by performing GIS based analysis which was integrated into an interactive excel based deliverable.

AREAS OF EXPERTISE

Transportation Planning/System Analysis/Multimodal Accessibility/System Analytics/Performance Measures/Data Analytics/GIS Systems and Mapping/Web Based Dashboards/Technical Support/ Graphics and Design



Projects

Lino Lakes 2040 Comprehensive Plan Update

Location

Lino Lakes, MN

Client

City of Lino Lakes

Date Completed

2020

In 2017 Landform was asked to lead the 2040 Comprehensive Plan Update for the City of Lino Lakes. Landform worked with City staff, the City's consulting engineer, Council members, board members and community members to identify strengths, weaknesses, opportunities and obstacles that stand in the way of the community achieving their goals.

The direction from the Council was that no major changes were desired and the Council directed staff to use the Planning & Zoning Board as the working group to develop the update. Landform held three outreach events and used the City newsletter, postcards, the City webpage and My Sidewalk to engage the community.

The Comprehensive Plan is a reflection of the community's social and economic values. The resulting document is graphically robust, contains interactive links, and incorporates text updates that will shape the future of the City. The 2040 Comprehensive Plan was adopted by the City in 2020.

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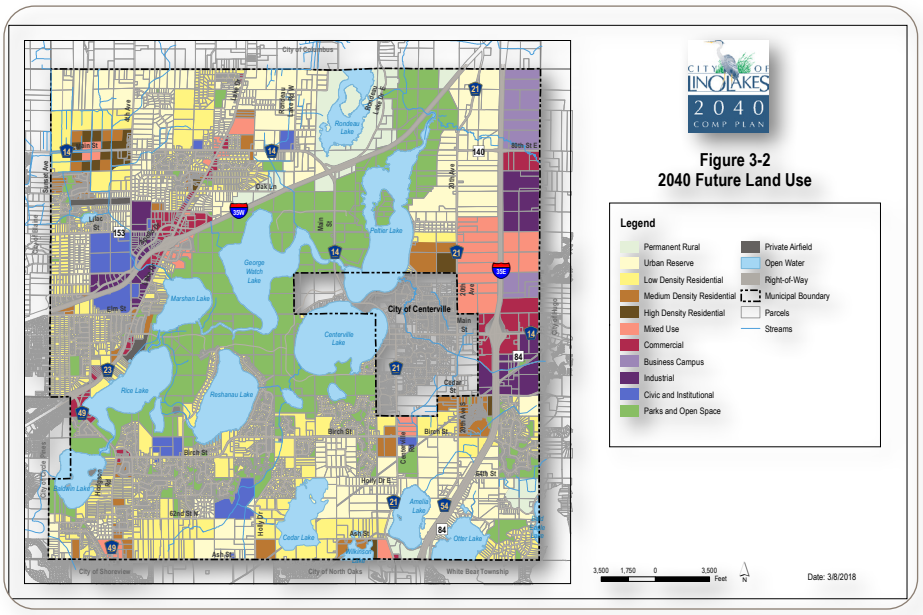
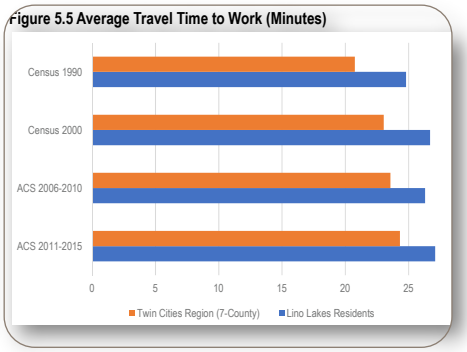
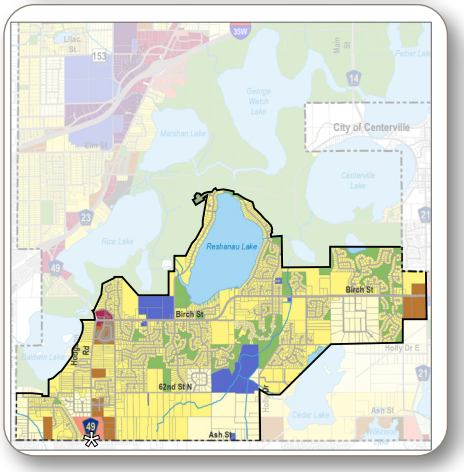
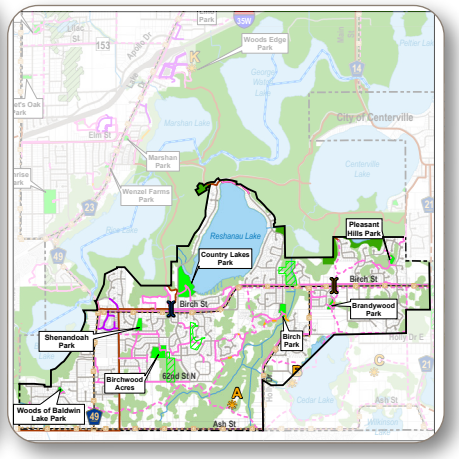
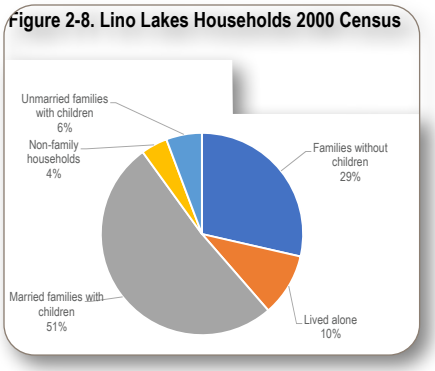










2040 Comprehensive Plan Update

Location

Corcoran, MN

Client

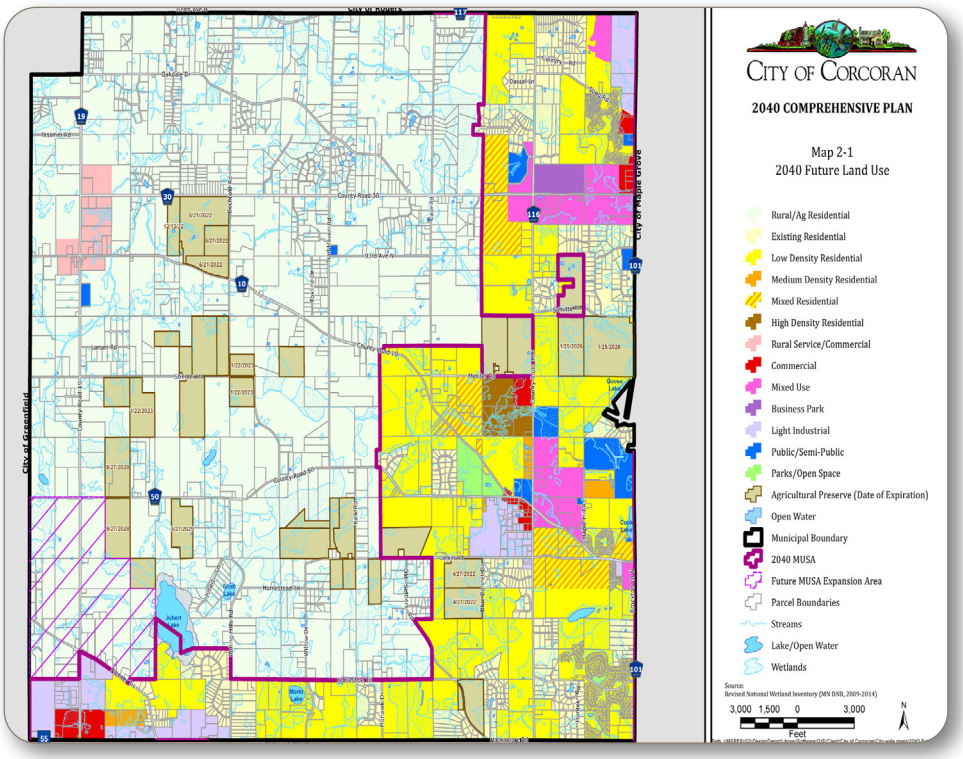
City of Corcoran

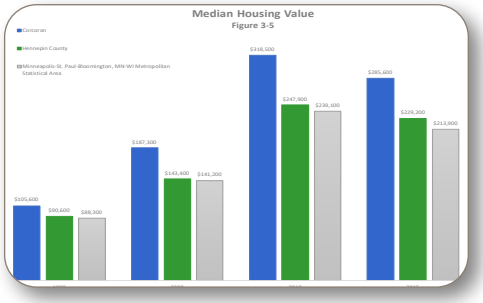
Date Completed

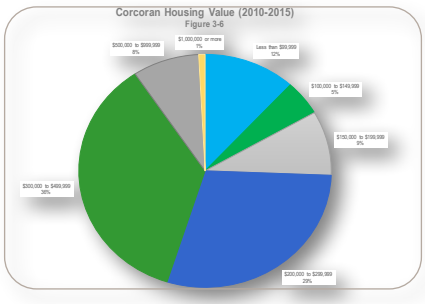
2019

In 2017, The City of Corcoran began the process of updating the Comprehensive Plan with Landform leading the effort. Landform worked with City staff, the City's consulting engineer, Council members,commissioners and community members to identify the key aspects for the community to achieve their goals. Three outreach events were held at City Hall, Country Daze and Night to Unite to engage the community.

Through the Comprehensive Plan the City seeks to plan for future growth. Planning for growth is achieved through planning and programs related to land use, economic development, housing, parks, transportation, resiliency and other areas. The Comprehensive Plan includes an implementation section that provides a road map for steps to take after adopting the plan. The 2040 Comprehensive Plan was adopted in 2019.







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Hugo 2040 Comprehensive Plan Update

Location

Hugo, MN

Client

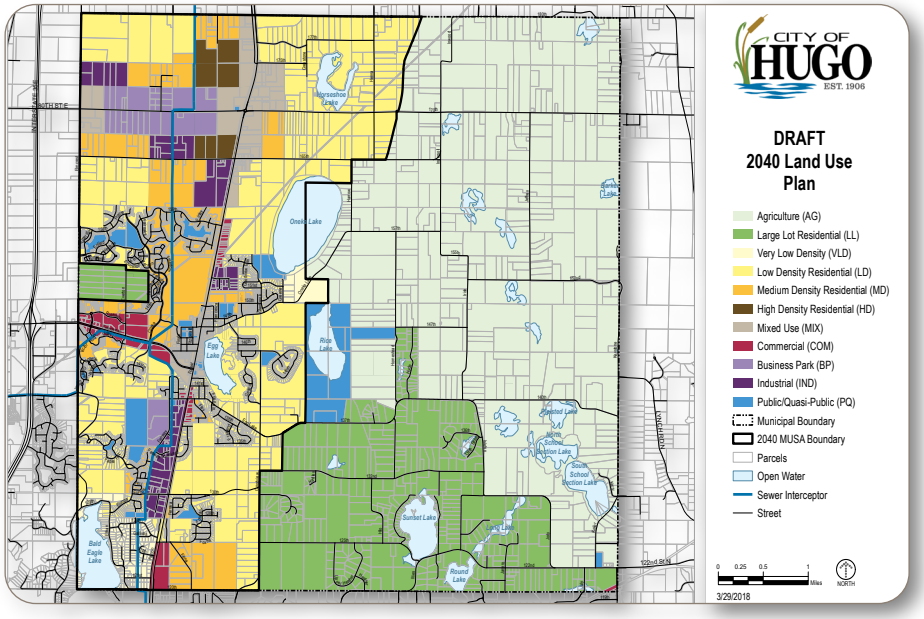
City of Hugo

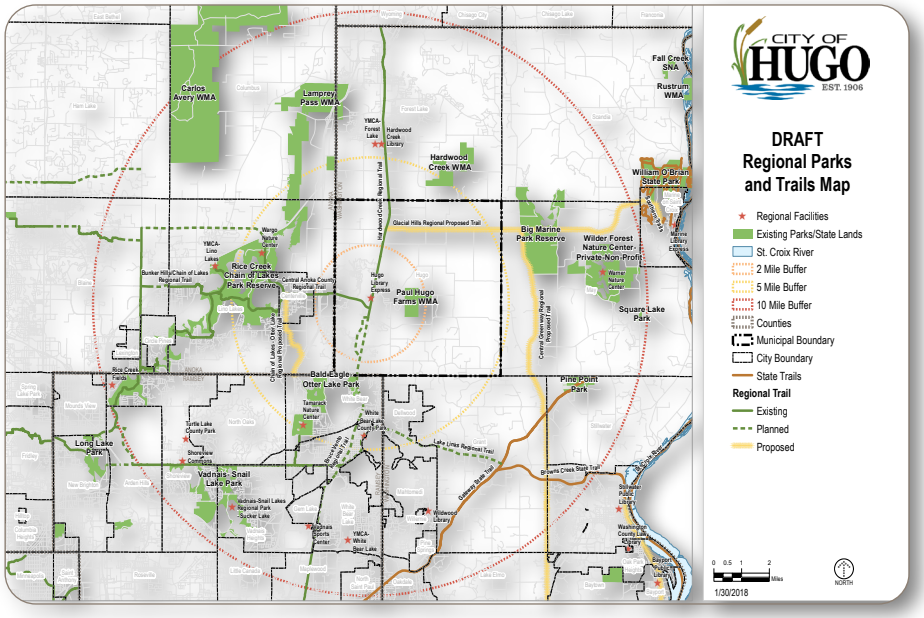
Date Completed

2019

In 2017 Landform was asked to lead Hugo's 2040 Comprehensive Plan Update. Landform worked with City staff, the City's consulting engineer, Council members, commissioners, and community members to identify strengths, weakness, opportunities, and obstacles that stand in the way of the community achieving their goals. Using community feedback and GIS, Landform successfully updated the Comprehensive Plan and helped the community define their vision for the next 20 years.

The Comprehensive Plan is a guide that defines the goals and visions of a community. The plan provides direction for a number of policy areas including land use, transportation, parks, housing, and others. The Comprehensive Plan identifies short- and long-term strategies to work towards achieving the community's vision. It serves as a guide for future decisions on both public and private investment within the community. The 2040 Comprehensive Plan was adopted by the City in 2019.





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Districtwide Trail Crossing Guidance Reassessment

Client

Three Rivers Park District

Schedule

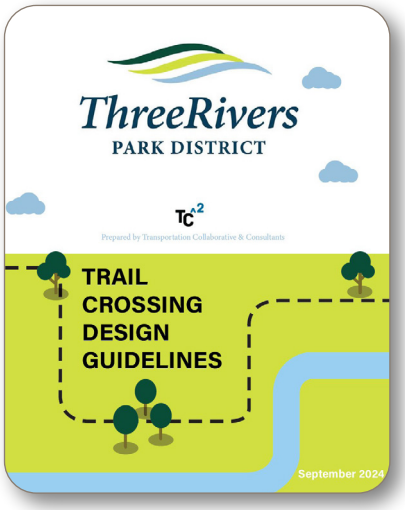
July 2023 - August 2024

Job Focus

Systemwide reassessment of trail crossing guidance to improve safety, consistency, and policy alignment across a regional trail network

Three Rivers Park District engaged TC2 to reassess and update its districtwide trail crossing guidance to reflect current best practices, legal standards, and user needs. The project includes a review of over 400 trail crossings across 30 municipalities, with the goal of improving safety, consistency, and clarity in crossing design and policy. TC2's scope includes technical analysis, stakeholder coordination, and development of a revised guidance document and prioritization framework for future improvements. Key contributions included:

- **Policy and Best Practices Review:** TC2 reviewed national and state guidance, legal definitions, and historic planning documents to identify gaps and opportunities in the district's existing crossing policies.
- **GIS and Crash Data Analysis:** The team conducted a systemwide GIS-based assessment of trail crossings, incorporating crash data and roadway characteristics to evaluate safety performance and identify high-risk locations.
- **Tool and Guidance Development:** TC2 developed a revised guidance matrix and evaluation tool to support consistent application of treatments across the district, including flowcharts and decision-making frameworks.
- **Stakeholder Collaboration:** The team coordinated with district staff and agency partners through working group meetings and technical reviews to ensure the updated guidance was practical, supported, and implementable



Carver County Strategic Framework & Asset Management

Client

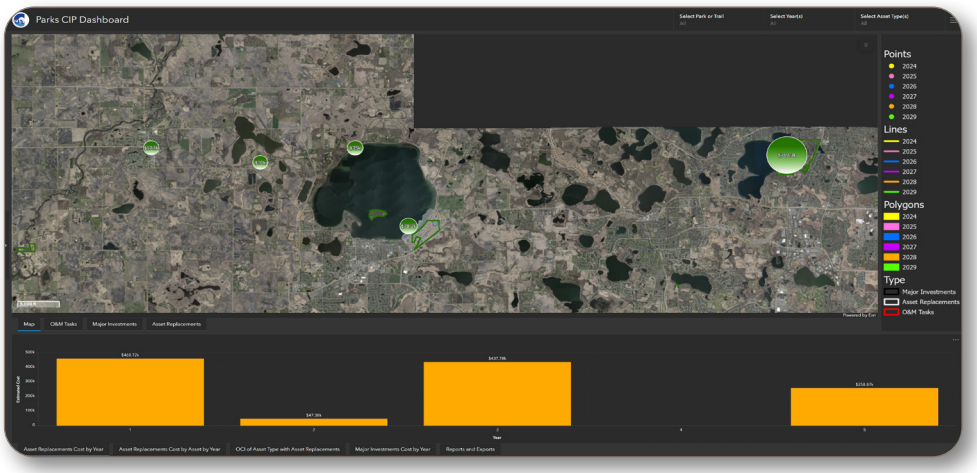
Carver County Parks and Recreation Department

Schedule

July 2023 - Ongoing

Job Focus

Asset management, project prioritization, strategic planning, grant writing, and capital planning



TC2 provides comprehensive planning support for Carver County's Parks and Recreation Department, with a focus on building a strategic foundation for long-term system management. In addition to facilitating visioning workshops with the Parks Commission and County Board to align the parks and trail system with community needs and growth trends, TC2 staff led a full inventory of park and trail assets across the county. This effort included creating a centralized GIS-based database to capture asset conditions and characteristics, enabling data-driven decision-making.

Leveraging this inventory, TC2 and County staff developed a customized asset management tool designed to help the County prioritize projects, schedule maintenance, and plan capital investments over time. These resources informed a prioritized project list and a ten-year financial plan, ensuring future investments are strategic and sustainable. TC2 also supported community engagement through surveys and pop-up events and provided grant writing assistance to secure funding for implementation.

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7D

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: June 8, 2026

TOPIC: Consider Resolution No. 26-103, Authorize the Preparation of Plans and Specifications, Otter Lake Road Roundabout

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council authorization to prepare plans and specifications for Otter Lake Road Roundabout Improvements associated with the Otter Crossing South development.

BACKGROUND

The Otter Crossing South development, located in the southwest corner of Main Street and Otter Lake Road, was originally approved in 2025 with the Aldi Food Stores project. 2nd Addition was approved in 2026 with additional commercial buildout of the site. The traffic study for the development identified the need for additional improvements to Otter Lake Road with future phases. These improvements include a proposed roundabout on Otter Lake Road, median improvements restricting access to 70th Street, and turn lane improvements at Main Street.

City staff and the developer have worked with Anoka County to identify the scope of improvements to Otter Lake Road. The developer has requested that the City's Engineering, WSB LL, prepare the design for the improvements. WSB is currently the engineer for the Otter Lake Road Extension project to the north and has significant experience in county road design and, more specifically, roundabouts.

The project would include improvements from Main Street to approximately 2,000 feet south. WSB has prepared a proposal to complete the preparation of plans and specifications for the project in the amount of $183,942.

It is anticipated that the Developer will be responsible for all the construction costs at this time. However, there could be ancillary improvements completed as part of the project that may, outside the Developer's scope, which may require public (City of County) participation. A

separate agreement would be required if the project where to move forward as a public improvement project.

The City will be responsible for the cost of the improvements and will need to execute a Deposit Agreement and escrow the cost of the study with the City prior to work on the plans.

The project is proposed for construction in 2027.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-104, Authorizing the Preparation of Plans and Specifications, Otter Lake Road Roundabout Improvements.

ATTACHMENTS

1. Resolution No. 26-103
2. WSB Engineering Proposal
3. Project Location Map

CITY OF LINO LAKES
RESOLUTION NO. 26-103

AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS FOR THE OTTER LAKE ROAD ROUNDABOUT IMPROVEMENTS, OTTER CROSSING SOUTH

WHEREAS, improvements to Otter Lake Road are required to continue development of the Otter Crossing South development, located in the southwest quadrant of Main Street and Otter Lake Road; and

WHEREAS, CLINO, LLC (the "Developer") has requested that the City's Engineer prepare the plans and specifications for improvements to Otter Lake Road including design of a roundabout; and

WHEREAS, WSB, Inc., the City Engineer, has submitted a proposal to prepare the design for roadway improvements; and

WHEREAS, the City finds that it would be in the best interest of the City to proceed with the preparation of plans and specifications provided the Developer is responsible for 100% of the costs of the design; and

NOW, THEREFORE BE IT RESOLVED by the City Council of Lino Lakes, Minnesota Authorizes the Preparation of the Plans and Specifications for Otter Lake Road Roundabout project in the amount of $183,942 subject to the following conditions:

1. CLINO, LLC or its assigns shall enter into a Deposit Agreement with the City prior to WSB LLC proceeding with the improvements.
2. The form and content of the agreement shall in subject to the review and approval of the City Attorney.
3. The agreement shall provide for deposit of a cash escrow to cover the cost of said plans and specifications and provide for the City's right to reimbursement of costs incurred under the agreement.

BE IT FURTHER RESOLVED, that staff is authorized to enter into an agreement with WSB LLC for the preparation of plans and specifications upon receipt of an executed deposit agreement from the Developer.

Adopted by the Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, City Clerk

A PROPOSAL FOR

Engineering Services for the Detailed Roundabout Design of Otter Lake Road (South of Main Street)

FOR THE CITY OF LINO LAKES

1. Contact Information

Andrew Plowman, PE | WSB
701 Xenia Avenue S, Suite 300
Minneapolis, MN 55416

612.360.1311 (P)
aplowman@wsbeng.com

2. Project Understanding

The City of Lino Lakes is administering a project to reconstruct Otter Lake Road from approximately 2,000' south of Main Street (CSAH 14) to Main Street. This project will be completed in conjunction with the Otter Crossing South development. It is anticipated that there will be a roundabout constructed near the southern end of the project and improvements completed at the intersection of Main Street, with potential turn lane improvements.

The intent is that the project will be ready for construction in 2027.

3. Deliverables

The following is a list of some of the key deliverables for the project:

- Meeting agenda and meeting minutes
- Concept Layout
- 60%/90% and Final Design Plans
- Specifications and Project Manual
- Private Utility Coordination
- Final Cost Estimate

4. Project Approach

Task 1: Project Management

The project management task will include general coordination, meeting agenda and meeting minutes and coordinating approvals. It is assumed there will be 6 project management team meetings and 3 agency meetings.

Task 2: Topographic Survey and Base Mapping

It is assumed that WSB can use the existing topography that was completed for the development, and WSB will complete additional survey assumed on the east side of the roadway.

Task 3. Private Utility Coordination

WSB will lead a full utility coordination process. This will include completing a Gopher State One Call, two design and identification meetings and providing materials to the utility companies.

Task 4: Preliminary Design

WSB will develop the concept for the roadway improvements that includes a roundabout and approaches to the signal and the area in between. This concept will include typical sections, construction limits and profiles along the corridor as well as the preliminary drainage design. It is understood the improvements shall not impact the east side right of way.

WSB will develop an initial roundabout concept. This will include horizontal geometrics, approach profiles and initial construction limits. WSB will also provide initial drainage design including catch basin spacing, pipe network and pipe outlet elevations. It is assumed the pipe network will outlet to ponds that have been designed as part of the development.

WSB will analyze construction staging options and share with the project management team, and ultimately provide a recommended alternative. They will complete a staging matrix and memorandum to provide the information to the County and City to make an ultimate decision on the chosen staging technique.

Task 5. Final Design and Plan Production and Project Manual

Once the concept has been approved, WSB will complete the final design of the roadway including roadway geometrics, drainage, lighting, staging and cross sections. The plans will be produced following the MnDOT standard plans and following Anoka County standards. It is assumed the plans will be reviewed and approved by MnDOT State Aid, Anoka County and the City of Lino Lakes. WSB will handle all submittals and associated documents.

WSB will complete a project manual and specifications and lead the bidding process for the project.

5. Project Schedule

Below is a draft schedule, the exact schedule will be subject to change based on agency approvals.

Topographic Survey	May 20, 2026
Initial Concept	June 20, 2026
County and City Concurrence of Concept Layout	August 31, 2026
60% Plans Complete	October 31, 2026
90% Plans Complete	January 15, 2027
Final Plans Complete	February 10, 2027
Final Plans Approved	March 5, 2027
Begin Construction	May 10, 2027

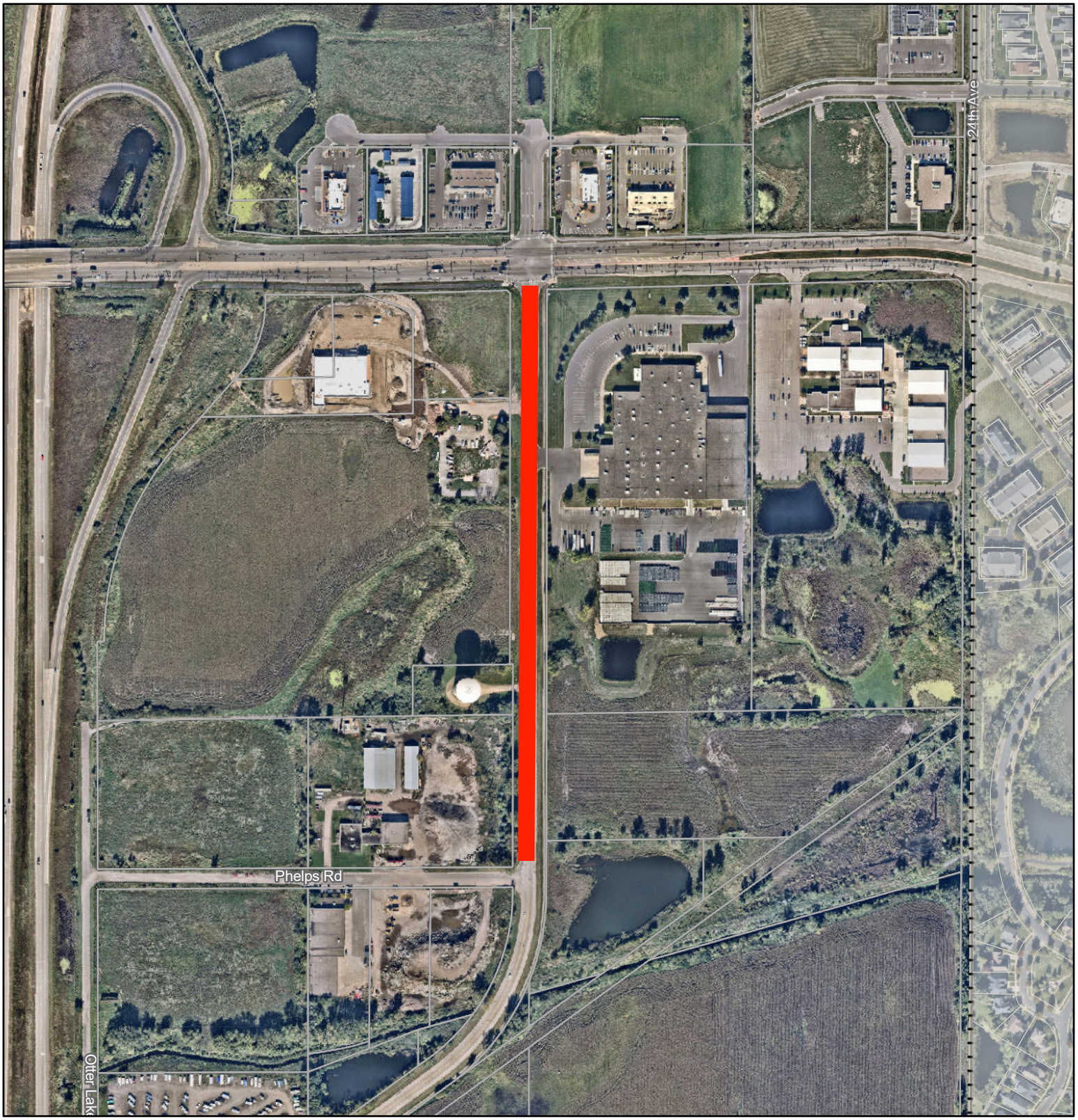
6. Assumptions

Below are a list of assumptions for roles and responsibilities.

- The permitting will be handled as part of the development
- Geotechnical information provided by the development will suffice for the design of the roadway
- No ponding will be required, as the treatment can be handled on the development site.
- Right of way acquisition will not be required
- No public engagement will be required
- No upgrades to the sanitary sewer and/or watermain is required

	Task Description	Estimated Hours												Task Cost
		Project Manager	Design Lead	Graduate Engineer	CAD Technician	Hydraulic Design Lead	Hydraulic Design Support	Traffic Lead	Traffic Support	Utilities Engineer	Surveyor	2-Person Survey Crew	Clerical	Total	
1	**Project Management**													**80**	**$18,312**
	PMT Meetings (Assume 6 meetings)	12	12			4		4						32	$7,512
	Agency Meetings	4	4											8	$1,880
	General Coordination	24	8										8	40	$8,920
2	**Surveying and Mapping**													**14**	**$3,396**
	Field Survey											8		8	$2,240
	Base Mapping and DTM				2						4			6	$1,156
3	**Private Utility Coordination**													**38**	**$8,040**
	GSOC			2						4				6	$1,188
	Utility Coordination (Assume 3 meetings)	4	8	4						16				32	$6,852
4	**Preliminary Design**													**176**	**$35,984**
	Concept Design/Typicals/Profiles, etc.	24	40	24	12									100	$20,680
	Hydraulic Analysis					8	16							24	$4,360
	Signal Design							4	8					12	$2,204
	Staging Design	12	16	4	8									40	$8,740
5	**Final Design**													**628**	**$118,210**
	Final Roadway Design	36	32	16	8									92	$20,180
	Signal Design							2	12					14	$2,414
	Lighting/Signing/Striping Design							8	24					32	$5,720
	Hydraulic Design					16	48							64	$11,120
	Plan Preparation	24	96	108	48	8	40	8	54	8				394	$72,696
	Special Provisions	16											16	32	$6,080
SUBTOTAL		156	216	158	78	36	104	26	98	28	4	8	24	**936**	**$183,942**
Labor Rates		$ 265	$ 205	$ 150	$ 210	$ 245	$ 150	$ 223	$ 164	$ 222	$ 184	$ 280	$ 115		
Labor Subtotal		**$ 41,340**	**$ 44,280**	**$ 23,700**	**$ 16,380**	**$ 8,820**	**$ 15,600**	**$ 5,798**	**$ 16,072**	**$ 6,216**	**$ 736**	**$ 2,240**	**$ 2,760**		
TOTAL ESTIMATED COST OF SERVICES															**$183,942**

Otter Lake Road Roundabout



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City Mask

CITY OF LINO LAKES

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June 3, 2026

Map Powered By Datafi

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7E

STAFF ORIGINATOR: Diane Hankee, PE City Engineer

MEETING DATE: April 13, 2026

TOPIC: Otter Lake Road Extension Project

i. Resolution No. 26-51, Approving Joint Powers Agreement with the City of Hugo for Improvement and Maintenance of 24th Avenue/Elmcrest Avenue
ii. Resolution No. 26-109, Approving Design Contract Amendment with WSB for 24th Avenue/Elmcrest Avenue and Rosemary Way Improvements

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council approval of a Joint Powers Agreement with the City of Hugo for improvements and maintenance of 24th Avenue/Elmcrest Avenue and for the design contract amendment with WSB for 24th Avenue/Elmcrest Avenue and Rosemary Way Improvement Project.

BACKGROUND

On August 14, 2023, the City Council approved the preparation of the plans and specifications for the Otter Lake Road Extension Project. As the project evolved in coordination with adjacent land owners, construction staging, traffic evaluations, public input, and the City of Hugo it was determined that improvements to 24th Avenue/Elmcrest Avenue and Rosemary Way were necessary and most cost effectively completed in conjunction with the Otter Lake Road Extension Project. The design amendment cost for both24th Avenue/Elmcrest Avenue and Rosemary Way is $105,000.00. This amount falls within the project contingencies and overall budget.

24th Avenue/Elmcrest Avenue is a shared roadway with City of Hugo and a Joint Powers Agreement for improvements and maintenance has been prepared and identifies an equal cost share for the road improvements and future maintenance responsibilities.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-51 for a Joint Powers Agreement with the City of Hugo for improvements and maintenance of 24th Avenue/Elmcrest Avenue and Resolution No. 26-109 approving a design contract amendment with WSB for 24th Avenue/Elmcrest Avenue and Rosemary Way Improvement Project.

ATTACHMENTS

1. Resolution No. 26-51
2. Resolution No. 26-109
3. Joint Powers Agreement
4. Design Contract

CITY OF LINO LAKES
RESOLUTION NO. 26-51

APPROVING A JOINT POWERS AGREEMENT BETWEEN THE CITY OF LINO LAKES AND THE CITY OF HUGO REGARDING 24TH AVENUE / ELMCREST AVENUE STREET IMPROVEMENTS AND MAINTENANCE

WHEREAS, the City of Lino Lakes is constructing the Otter Lake Road Extension project, from where it exists today, 300 feet north of Main Street to 400 feet north of Heritage Avenue; and

WHEREAS, the City of Hugo and the City of Lino Lakes have determined it be in the best interest of Hugo and Lino Lakes to pave Elmcrest Avenue / 24th Avenue from approximately 400 feet north of Heritage to Washington County Roade 4A / Anoka County Road 140; and

WHEREAS, 24th Avenue / Elmcrest Avenue is a boarder roadway where Lino Lakes and Hugo recognize and acknowledge that the Project will benefit both Lino Lakes and Hugo; and

WHEREAS, a portion of the Project is to be constructed within the corporate limits of Lino Lakes and a portion is to be constructed within the corporate limits of Hugo; and

WHEREAS, subject to the terms of the Agreement, Lino Lakes is assuming responsibility for the design and construction of the Project to be built both within the corporate limits of Lino Lakes and Hugo; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota, that the Council hereby approves the Joint Powers Agreement with the City of Hugo and authorizes the Mayor and City Clerk to execute the agreement on behalf of the City, subject to any non-substantive changes to the agreement approved by the City Attorney and City Administrator, and further conditioned on the agreement being approved by the City of Hugo.

Adopted by the City Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

CITY OF LINO LAKES
RESOLUTION NO. 26-109

APPROVING DESIGN CONTRACT AMENDMENT WITH WSB FOR 24TH AVENUE / ELMCREST AVENUE AND ROSEMARY WAY IMPROVEMENTS

WHEREAS, the City authorized plans and specifications for the Otter Lake Road Extension project on August 14, 2023; and

WHEREAS, during the design process additional improvements were identified to accommodate business access, construction staging, utility connections, and address potential increases in traffic requiring the connection of Rosemary Way to Otter Lake Road and the paving of 24th Avenue/Elmcrest to 80th Street; and

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

1. The Otter Lake Road design contract is amended to include preparation of plans and specifications for the 24th Avenue/Elmcrest Avenue and Rosemary Way Improvements.

2. WSB is designated as the engineer for this improvement and directed to prepare plans and specifications for the 24th Avenue/Elmcrest Avenue and Rosemary Way Improvements Project for an amount not to exceed $105,000.00.

Adopted by the Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, City Clerk

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF LINO LAKES
AND THE CITY OF HUGO
REGARDING 24TH AVENUE / ELMCREST AVENUE STREET AND UTILITY IMPROVEMENTS AND MAINTENANCE

THIS AGREEMENT is made and entered into on the latest date set forth below by and between the City of Hugo and the City of Lino Lakes, both of which are municipal corporations under the laws of the State of Minnesota.

RECITALS:

WHEREAS, the City of Lino Lakes (hereinafter described as "Lino Lakes") is constructing the Otter Lake Road Extension project, (the "Extension Project") from where it exists today (300 feet north of Main Street) to 400 feet north of Heritage Parkway, as shown in the attached Exhibit A; and

WHEREAS, the City of Hugo (hereinafter described as "Hugo") and Lino Lakes have determined it be in the best interest of Hugo and Lino Lakes to pave Elmcrest Avenue / 24th Avenue from approximately 400 feet north of Heritage Parkway to Washington County Road 4A / Anoka County Road 140 (the "Overlay Project"), as shown in the attached Exhibit B (the area to be improved hereinafter referred to as the "Roadway Improvements"); and

WHEREAS, 24th Avenue / Elmcrest Avenue is a border roadway between Lino Lakes and Hugo, and Lino Lakes and Hugo recognize and acknowledge that the Overlay Project will benefit both Lino Lakes and Hugo; and

WHEREAS, a portion of the Overlay Project is to be constructed within the corporate limits of Lino Lakes and a portion is to be constructed within the corporate limits of Hugo, as shown in the attached Exhibit B; and

WHEREAS, subject to the terms hereof, Lino Lakes is assuming responsibility for the design and construction of the Overlay Project to be built both within the corporate limits of Lino Lakes and Hugo; and

NOW, THEREFORE, in consideration of the mutual undertakings herein expressed, the sufficiency of which is acknowledged by the parties, Lino Lakes and Hugo agree as follows:

SECTION 1. PURPOSE. The purpose of this Agreement is to set forth the terms of the agreement Lino Lakes and Hugo have reached regarding the design, construction, maintenance, and financing of the Overlay Project both within the corporate limits of Lino Lakes and Hugo, in accordance with Minnesota Statutes, Section 471.59.

SECTION 2. TERM. This Agreement shall become effective upon execution by both Parties and shall remain in effect until terminated by mutual written agreement of the Parties, or as otherwise expressly provided herein. The provisions of this Agreement relating to payment obligations, maintenance responsibilities, and cost reconciliation shall survive completion of the Overlay Project and any termination of this Agreement to the extent applicable.

SECTION 3. DESIGN AND CONSTRUCTION.

A. Design. Lino Lakes shall be responsible for the design and construction of both the portion of the Overlay Project located within Hugo and the portion of the Overlay Project located within Lino Lakes. Therefore, the parties agree that:

1) Lino Lakes shall design the Overlay Project, administer the construction, and conduct inspections of the construction process. Hugo shall have the right to inspect, review, and comment upon construction of the Overlay Project. Hugo shall have the right to review and approve the final plans and specifications prior to Lino Lakes submitting the advertisement for bids, with such approval not being unreasonably withheld, delayed, or conditioned.

2) For purposes of performing its obligations under this Agreement, Hugo hereby grants to Lino Lakes the right to use the streets, public ways, and easements of Hugo for purposes of constructing the Extension Project and Overlay Project, including any excavations necessary to perform work incidental to the performance of this agreement.

3) Lino Lakes and Hugo agree to notify property owners in their own communities of the construction Overlay Project scope and schedule.

4) The project is planned to be constructed within existing public right of way. Stormwater management will be coordinated between Lino Lakes and Hugo during the design. Lino Lakes will obtain the Rice Creek Watershed District permit, if necessary.

B. Cost Sharing. Hugo shall be responsible for fifty percent (50%) of the engineering costs and fifty percent (50%) of the construction costs of the Overlay Project. Estimated project costs and each Party's respective share shall be set forth in Exhibit C, which may be updated to reflect actual bid prices and project phasing.

Lino Lakes shall invoice Hugo for one hundred percent (100%) of Hugo's share of design engineering costs upon completion of design engineering services. Hugo shall pay such invoice within thirty (30) days of receipt.

With respect to construction engineering and construction costs, Hugo shall pay ninety percent (90%) of its estimated share, as updated based on awarded bid

prices, no later than May 30 of the year in which construction is anticipated to occur. The remaining ten percent (10%) of Hugo's share shall be reconciled and paid based on actual costs incurred upon final completion of the Overlay Project, as provided herein. Final project costs shall be determined upon completion of the Overlay Project, and any necessary adjustments to Hugo's estimated share shall be made through a credit or additional payment as part of the final cost reconciliation.

C. Termination Prior to Award of Contract. Each city has the right to terminate this Agreement prior to award of a construction contract within 15 days after the opening of bids for the construction contract. The terminating party is responsible for all design costs incurred up to the date of termination.

D. City Council Approval. Before this Agreement shall become binding and effective, it shall be approved by appropriate resolutions of the City Councils of Hugo and Lino Lakes, which resolutions shall be attached hereto as Exhibits D and E, respectively.

E. Change Orders. Any change order that affects the scope or cost of the Overlay Project within the project area subject to this Agreement shall require the prior written approval of both Lino Lakes and Hugo. Approved change orders shall be incorporated into the Project and the costs associated therewith shall be shared equally by the Parties, with Hugo responsible for fifty percent (50%) and Lino Lakes responsible for fifty percent (50%) of such costs.

SECTION 4. STREET MAINTENANCE AND IMPROVEMENTS

A. Routine Maintenance. After each City's written acceptance of the Overlay Project's Roadway Improvements, Lino Lakes shall, at its sole cost and expense, perform routine, day-to-day maintenance of the Roadway Improvements ("Routine Maintenance") as Hugo is currently providing this maintenance to the north shared section between 170th Street and 180th Street, the section from Heritage Parkway south to CSAH 8/CSAH 14, as well as the south shared section of Elmcrest/24th Avenue between Fable Hill Parkway and 65th Street N. Routine Maintenance includes, but is not limited to: snow plowing, street sweeping, minor patching, signage, striping, crack filling, and other customary municipal roadway maintenance activities. Routine Maintenance shall be performed in a manner consistent with Lino Lakes customary municipal practices and standards for similar roadway facilities. Nothing herein shall be construed to require maintenance at a level exceeding Lino Lakes standard practices. Hugo shall continue to be responsible for annual bridge inspections over Hardwood Creek and Judicial Ditch 2.

B. Overlay and Capital Improvements. Lino Lakes and Hugo acknowledge that certain work exceeds Routine Maintenance and constitutes capital maintenance or improvement work, including without limitation mill and overlay, reclamation, or

other significant resurfacing of the Roadway Improvements (collectively referred to as "Overlay and Capital Improvements"). Any determination that an Overlay and Capital Improvements project is necessary shall be made jointly by Lino Lakes and Hugo. The Parties shall coordinate in good faith to evaluate roadway condition, scope, timing, and estimated costs prior to proceeding with any Overlay and Capital Improvements. The costs of any bridge repairs and bridge maintenance associated with the Roadway Improvements shall be shared equally by the Parties, with Lino Lakes and Hugo each responsible for fifty percent (50%) of such costs; provided, however, that no such bridge repair or maintenance work shall be undertaken, nor shall either Party be obligated to share in the cost thereof, unless approved in writing by the Parties' respective City Councils in a manner consistent with the approval requirements for Overlay and Capital Improvements set forth herein.

No Overlay and Capital Improvements shall be undertaken, nor shall either Party be obligated to share in the cost thereof, unless the Parties' respective City Councils mutually agree in writing that such work is necessary and approve the general scope and cost estimate. Upon mutual agreement, Lino Lakes and Hugo shall equally share the costs of Overlay and Capital Improvements. Each Party shall pay its share within forty-five (45) days after receipt of written invoice and reasonable documentation of the Overlay and Capital Improvements, with such documentation including, at a minimum, a summary of project costs, copies of contractor invoices or pay applications, and such other supporting materials as are reasonably necessary to substantiate the invoiced amount.

C. Ditch System. Lino Lakes shall maintain the westerly ditch system of the Roadway Improvements, and Hugo shall maintain the easterly ditch system of the Roadway Improvements. The maintenance of the culverts located under the roadway, connecting the westerly ditch and easterly ditches, shall be performed by Hugo, and the costs of such maintenance, including materials and labor, shall be shared equally by the Parties, with Hugo and Lino Lakes each responsible for fifty percent (50%).

SECTION 5. MISCELLANEOUS PROVISIONS

A. No Waiver of Immunities. Nothing in this Agreement is intended to, nor shall it be construed to, waive or limit any statutory or common-law immunities, defenses, or limitations of liability available to either Party under Minnesota law.

B. Insurance. Each Party shall maintain insurance coverage as required by law and consistent with its customary practices. Upon reasonable request, a Party shall provide evidence of such coverage to the other Party.

C. Amendments. This Agreement may be amended or modified only by a written agreement executed by authorized representatives of both Parties and approved by their respective City Councils.

D. Written Approval. Each Party shall designate an authorized staff representative responsible for coordination, communication, and administration under this Agreement. Such designation may be made by title or position and may be changed from time to time upon written notice to the other Party. Authorized representatives may act on behalf of their respective Parties for routine administrative matters consistent with this Agreement.

E. Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed given when personally delivered or when deposited in the United States mail, postage prepaid, addressed to the City Clerk or other designated official of the respective Parties at their principal offices, or at such other address as a Party may designate by written notice.

F. Severability. If any provision of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the validity or enforceability of the remaining provisions, which shall remain in full force and effect.

G. Entire Agreement. This Agreement constitutes the entire understanding between the Parties relating to the subject matter hereof and supersedes all prior negotiations, representations, or agreements, whether written or oral.

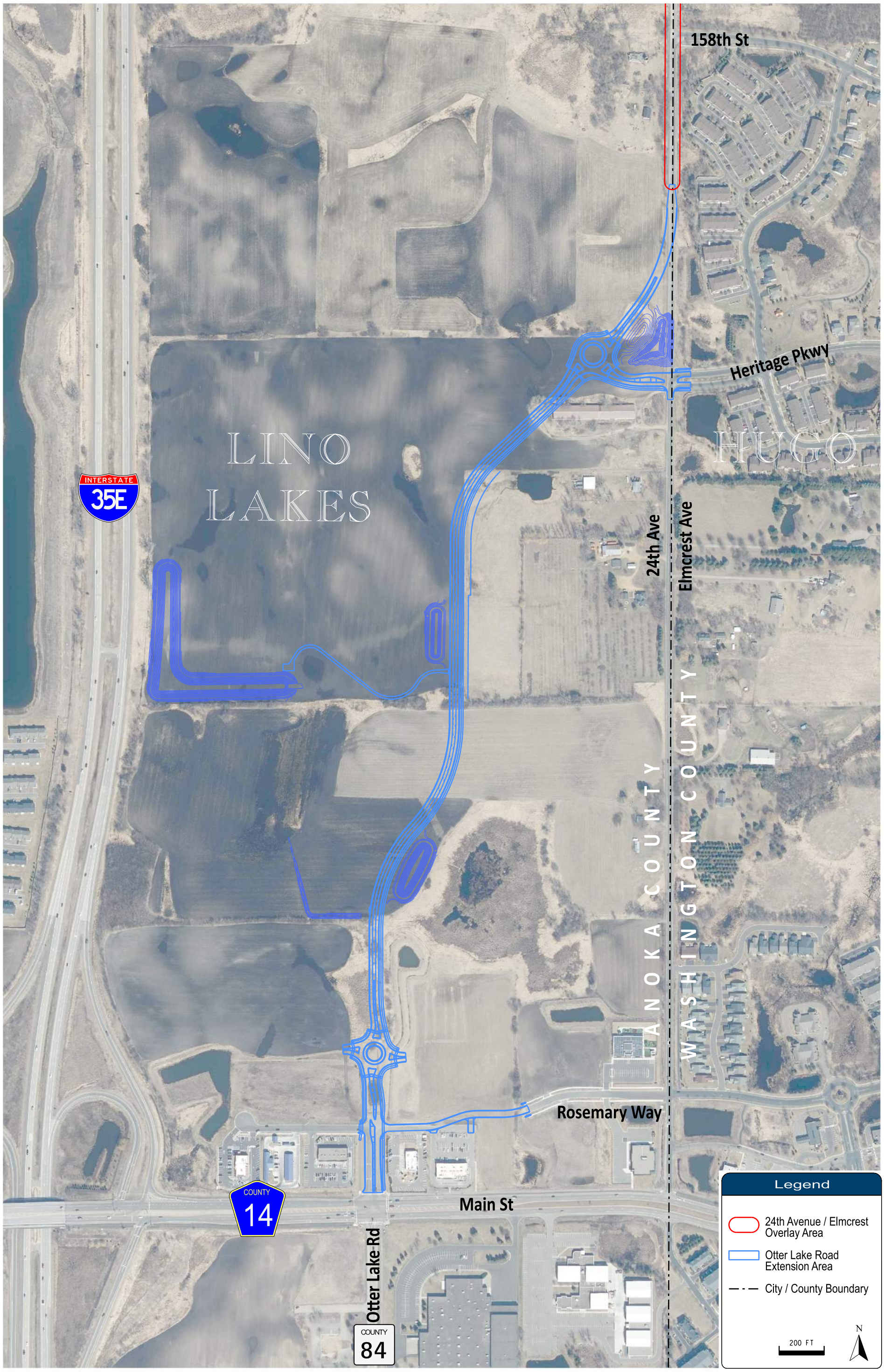
[signature page to follow]

IN WITNESS WHEREOF, Hugo and Lino Lakes have caused this Agreement to be executed by the proper officers.

CITY OF HUGO	CITY OF LINO LAKES
_____	_____
Mayor	Mayor
Attest:	Attest:
_____	_____
City Clerk	City Clerk
_____	_____
Date	Date

Exhibit A

Overview of the Extension Project



Date: Printed: 5/28/2026
WSB Filename: Projects\Minnesota\023584-000\05_Discipline\Roadway\Exhibits\24th Avenue - Elmcrest Avenue Project\Otter Lake Road Extension Project Map-1.dgn

24th Avenue / Elmcrest Avenue Project
Cities Lino Lake & Hugo, Minnesota

Exhibit A
Extension Project Location

Exhibit B

Overview of the Overlay Project area with outline of corporate limits

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24th Avenue / Elmcrest Avenue Project
Cities Lino Lake & Hugo, Minnesota

Exhibit B
Overlay Project Location

Exhibit C

Estimate of Overlay Project cost share

OPINION OF PROBABLE COST

Project: 24th Avenue Rehabilitation
Location: Lino Lakes, Minnesota
Project No.: WSB 023584-000

Date: 6/4/2026

STATEMENT OF ESTIMATED QUANTITIES

ITEM NUMBER	DESCRIPTION	NOTES	UNIT	UNIT PRICE	PROJECT TOTAL	
					Estimated Quantity	Estimated Cost
1507.601	UTILITY COORDINATION		LUMP SUM	$500.00	1	$500.00
2011.601	AS BUILT		LUMP SUM	$400.00	1	$400.00
2021.501	MOBILIZATION		LUMP SUM	$17,500.00	1	$17,500.00
2104.503	REMOVE PIPE CULVERTS		LIN FT	$18.00	95	$1,710.00
2112.619	AGGREGATE PREPARATION		ROAD STA	$1,200.00	63	$75,600.00
2118.507	AGGREGATE SURFACING (CV) CLASS 1		CU YD	$44.00	269	$11,836.00
2211.507	AGGREGATE BASE (CV) CLASS 5		CU YD	$28.00	500	$14,000.00
2215.504	FULL DEPTH RECLAMATION		SQ YD	$2.00	3031	$6,062.00
2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)		TON	$84.00	4690	$393,960.00
2451.507	FINE AGGREGATE BEDDING (CV)		CU YD	$50.00	39	$1,950.00
2501.502	15" GS PIPE APRON		EACH	$375.00	2	$750.00
2501.502	18" GS PIPE APRON		EACH	$440.00	2	$880.00
2501.503	15" CS PIPE CULVERT		LIN FT	$60.00	50	$3,000.00
2501.503	18" CS PIPE CULVERT		LIN FT	$65.00	45	$2,925.00

OPINION OF PROBABLE COST

Project: 24th Avenue Rehabilitation
Location: Lino Lakes, Minnesota
Project No.: WSB 023584-000

Date: 6/4/2026

STATEMENT OF ESTIMATED QUANTITIES

ITEM NUMBER	DESCRIPTION	NOTES	UNIT	UNIT PRICE	PROJECT TOTAL	
					Estimated Quantity	Estimated Cost
2554.502	GUIDE POST TYPE B		EACH	$95.00	4	$380.00
2563.601	TRAFFIC CONTROL		LUMP SUM	$1,250.00	1	$1,250.00
2564.618	SIGN		SQ FT	$77.00	26	$2,002.00
2573.501	STABILIZED CONSTRUCTION EXIT		LUMP SUM	$375.00	1	$375.00
2573.502	CULVERT END CONTROLS		EACH	$186.00	2	$372.00
2573.503	SEDIMENT CONTROL LOG TYPE COMPOST		LIN FT	$3.25	9059	$29,441.75
2575.504	RAPID STABILIZATION METHOD 4		SQ YD	$1.30	200	$260.00
2582.503	4" SOLID LINE MULTI COMP		LIN FT	$1.10	15339	$16,872.90
2582.503	4" BROKEN LINE MULTI COMP		LIN FT	$0.50	1731	$865.50
2582.503	4" DBLE SOLID LINE MULTI COMP		LIN FT	$1.75	137	$239.75
				CONSTRUCTION TOTAL		$ 583,131.90
				ENGINEERING DESIGN ($42,000) AND CONSTRUCTION (10%)		$ 100,313.19
				TOTAL PROJECT COST		**$ 683,445.09**

Exhibit D

Lino Lakes approval resolution

Exhibit E

Hugo approval resolution

May 26, 2026

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

RE: Amendment No. 1
Otter Lake Road Extension
Wright County, MN

Dear Mr. Grochala:

We respectfully request an amendment to the original contract for the Otter Lake Road Extension Project. The original fee for services for the project was $468,258.00. We are requesting an additional fee in the amount of $105,000 which results in a revised not to exceed amount of $573,258.00. The construction estimate is currently $11.6M and this engineering fee is approximately 4.94% of the construction cost, which is below the typical standard of 7-8%:

Below is a summary of the design amendment items that includes out of scope of work:

- Rosemary Way Design - $63,000
  - The original scope did not include the extension and connection of Rosemary Way. This task includes the design of roadway, storm sewer and utility extensions as well as the construction staging of the Rosemary Way connection, and the implementation of the plan sheets.

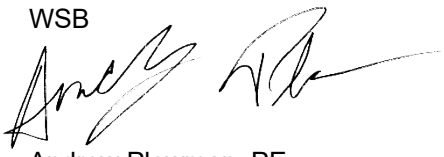
- North Section Paving - $42,000
  - Paving of the existing gravel road, up to 80th Street, was not part of the original scope. This task included analyzing the existing condition on-site and completing associated plan sheets.

Total Design Fees: $105,000

701 XENIA AVENUE S | SUITE 300 | MINNEAPOLIS, MN | 55416 | 763.541.4800 | WSBENG.COM

Sincerely,

WSB



Andrew Plowman, PE
Project Manager

ACCEPTED BY:

Lino Lakes

_____
Name

_____
Title

_____
Date

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7F

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: June 8, 2026

TOPIC: Public Works Building, Grant of Easements and Approving Agreements

i. Resolution No. 26-106, Approving Buffer Maintenance Agreement and Grant of Wetland Easement to the Rice Creek Watershed District
ii. Resolution No. 26-107, Approving Encroachment Agreement with Minnesota Pipe Line Company, LLC

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council consideration to grant easements to Rice Creek Watershed District, approve a Buffer Maintenance Agreement, and easement encroachment agreements with William Flint Hills pipeline and Great River Energy respectively.

BACKGROUND

The Public Works Building project requires a permit from the Rice Creek Watershed District (RCWD). The wetland on the site is located within the RCWD Wetland Management Corridor. As a condition of permit approval, the City is required to grant an easement to the RCWD over the Wetland and enter into an agreement for maintenance of the wetland buffer.

The Public Works property includes easements in favor of both the Minnesota Pipeline Company and Great River Energy (GRE) electrical transmission lines. The facility parking lot and utility service lines cross through the pipeline easement area. The proposed stormwater pond is located partially within the GRE transmission line easement.

The encroachment agreement with Minnesota Pipe Line agreement has been drafted for consideration by the City Council. The GRE agreement will be brought to the City Council for consideration on June 22, 2026.

RECOMMENDATION

Staff recommends approval of Resolution No. 26-106 and No. 26-107.

ATTACHMENTS

1. Resolution No. 26-106
2. Wetland Easement
3. Buffer Maintenance Agreement
4. Resolution No. 26-107
5. Mn Pipe Line Company Encroachment Agreement

CITY OF LINO LAKES
RESOLUTION NO. 26-106

APPROVING WETLAND BUFFER MAINTENANCE AGREEMENT AND WETLAND EASEMENT TO RICE CREEK WATERSHED DISTRICT

WHEREAS, the City awarded contracts for the construction of a Public Works Building at 1189 Main Street, and

WHEREAS, development of the site is subject to a permit from the Rice Creek Watershed District (RCWD), and

WHEREAS, the RCWD will be considering approval of the permit (Permit No. 26-031) at their June 10, 2026 Board of Managers subject to certain conditions including the execution of a wetland buffer maintenance agreement, attached hereto as Exhibit A, and granting of a wetland easement in favor or the RCWD, attached hereto as Exhibit B.

NOW, THEREFORE BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the City hereby approves the Wetland Buffer Maintenance Agreement, with the RCWD and hereby grants the wetland easement.

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

Adopted by the City Council of the City of Lino Lakes this 8th day of June 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

EXHIBIT B

Wetland Easement

_____(Above Space is Reserved for Recording Information)_____

EASEMENT

1. For the sum of one dollar and other valuable consideration, and as a condition to the issuance of Rice Creek Watershed District ("District") permit number 26-031 issued pursuant to the duly adopted rules of the District, the City of Lino Lakes, a Minnesota municipal corporation ("Grantor") hereby conveys to the District, a political subdivision of the State of Minnesota with powers and purposes set forth at Minnesota Statutes Chapters 103B and 103D, an easement on and under the parcel lying in Anoka County, Minnesota, and legally described as follows:

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT the West 10 acres thereof. EXCEPT the East 233 feet of the South 468 feet of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT Parcel 60 of Anoka County Highway Right-of-Way Plat No. 25.

(the "Property").

2. Exhibit A, appended hereto and incorporated herein, delineates the area subject to this easement ("Easement Area"). This easement grants the District and its authorized representatives the right to enter the Easement Area to monitor, modify and maintain hydrological and vegetative conditions, including the right to:

a. Alter land contours and realign channels within the Easement Area.

b. Direct and redirect surface water flows; flood or drain lands, wholly or partly; and otherwise preserve surface flows through the Easement Area. This does not include the right to increase flood elevation, drain or redirect surface flows on or across any lands outside of the Easement Area.

c. Install, operate, maintain and remove structures to manage water flow and water elevation.

d. Plant, remove and otherwise manage vegetation through means including but not limited to mowing, weeding, use of approved herbicides and controlled burns.

e. Install, maintain and remove sign or markers identifying Easement Area boundaries or describing terms applicable to the Easement Area.

f. Install, operate, maintain and remove equipment to sample or monitor soils, surface water or groundwater, including appurtenances such as power supply for the equipment.

g. Ingress and egress, equipment staging and use, material stockpiling and other actions as reasonably necessary or convenient for the work described.

3. Grantor also conveys to the District and its authorized representatives the right to cross and recross the Property to reach the Easement Area. The route will be determined through mutual consultation, but will provide a reasonable means of access. If a route cannot be mutually determined after reasonable effort, the District may cross and recross in a manner that minimizes disruption and damage to the Property. The District will repair any damage to the Property.

4. Grantor reserves all rights and privileges associated with ownership of the Property except as specifically provided in this easement. Grantor will not place any structure or improvement within, on or under the Easement Area; remove, destroy, cut, mow or otherwise alter vegetation within the Easement Area, or apply fertilizers, herbicides or pesticides on or to the Easement Area; fill, excavate or otherwise alter land contours within the Easement Area; or place waste material, including waste vegetation, permanently or temporarily within the Easement Area. Notwithstanding, Grantor may:

a. With prior written approval of District staff, construct or install a structure or improvement for passive use of or recreation within the Easement Area;

b. Build, maintain and replace typical agricultural fences on and over the Easement Area if surface flows are not restricted;

c. Include the Easement Area or a part thereof within a subdivision as permitted by local ordinance for lot size or density purposes, provided that no alteration or development is permitted within the Easement Area except as elsewhere herein allowed, and no right conveyed to the District by this easement is diminished;

d. With prior written approval of District staff, install utility system components including, without limitation, water, sewer, power, fuel, and communications lines and related facilities;

e. With prior written approval of District staff, manage vegetation to prevent or control infestation, noxious weeds, disease, fire, personal injury or property damage, or to improve the hydrological function and value of the water resources within or associated with the Easement Area.

5. No one other than Grantor holds any right, title or interest in the Easement Area or any part thereof.

6. This easement extends only to the District, its successors and assigns, and their authorized representatives and contractors, and grants no right of access onto or across the Property to any other party or member of the public.

7. This easement will run with and burden the Property in perpetuity, and bind thereby Grantor, Grantor's successors and assigns, and all those who use the Property by right of the Grantor. This easement is appurtenant to the surface waters and related water resources lying on and proximate to the Property and the protection of which lies within the mandate and authority of the District pursuant to Minnesota state statutes.

IN WITNESS WHEREOF, this _____day of_____, 2026.

City of Lino Lakes

By:_____

Title: Mayor

Dated:_____

By: _____

Title: City Clerk

Dated:_____

STATE OF MINNESOTA

ss.

COUNTY OF _____

This forgoing instrument was acknowledged before me this ___ day of _____, 2026, by Rob Rafferty, the Mayor and Roberta Colotti, the City Clerk, respectively, of the City of Lino Lakes, a municipal corporation under the laws of Minnesota.

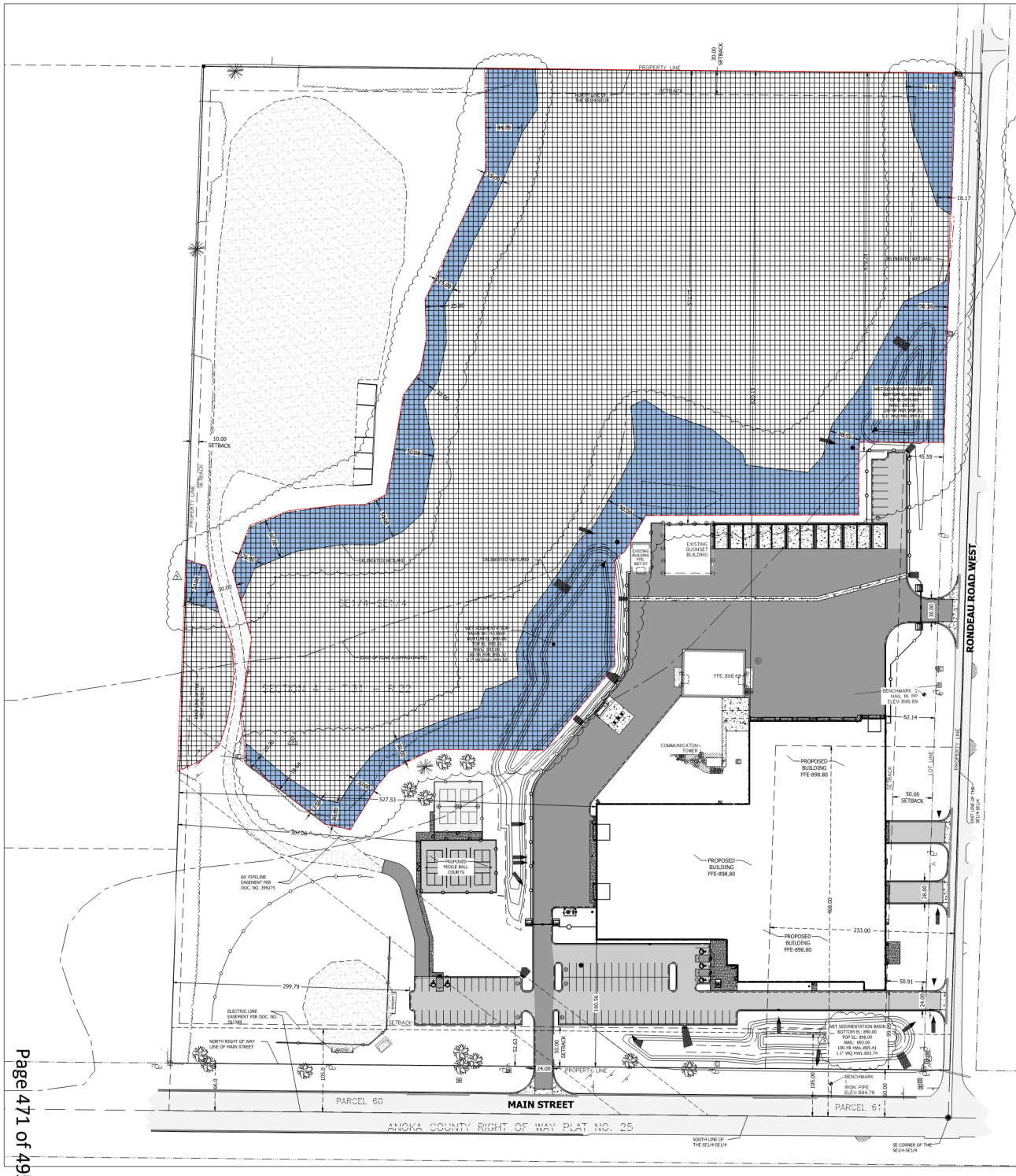
_____

Notary Public

This instrument was drafted by:
The City of Lino Lakes
600 Town Center Parkway
Lino Lakes, MN 55014

EXHIBIT A

Easement Area



MAIN WETLAND BUFFER INFORMATION:

REQUIRED AREA (50' WIDTH B' DELINEATED LENGTH ON PROPERTY): 125,965 SF

PROVIDED AREA: 126,104 SF

WEST WETLAND BUFFER INFORMATION:

REQUIRED AREA (50' WIDTH B' DELINEATED LENGTH ON PROPERTY): 12,543 SF

PROVIDED AREA: 1,771 SF

NOTES:

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

SITE LEGEND

- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- GRAVEL SURFACING
- CURB AND GUTTER
- TIPPED CURB AND GUTTER
- SETBACK
- CHAINLINK FENCE
- TRAFFIC CONTROL SIGNAGE
- PAINTED ACCESSIBLE PARKING SYMBOL
- LOT LINE
- WEDLAND BUFFER LINE
- BOUNDARY LINE
- EDGE OF DELINEATED WETLAND
- EDGE OF FEMA ZONE A (APPROX.)

Easement Area

Legal Description

Parcel A:

The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE1/4) of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT the West 10 acres thereof. EXCEPT the East 233 feet of the South 468 feet of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT Parcel 60 of Anoka County Highway Right-of-Way Plat No. 25.

Parcel B:

The East 233 feet of the South 468 feet of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT Parcel 61 of Anoka County Highway Right-of-Way Plat No. 25.

BENCHMARK INFO:

BENCHMARK 1:
LOCATED SE CORNER OF SITE. ELEV:894.76

BENCHMARK2:
LOCATED NE CORNER OF SITE. ELEV:896.89

1. The subject property is located a Flood Zone A, according to FEMA Flood Zone Map 27003C0335E with an effective date of 2/16/2015.
2. Rice Creek Watershed District has a 100 year floodplain elevation of 891.8. This elevation is within the delineated wetland.

0' 50 100

DATUM = NAVD 88

CLIENT:

CITY OF LINO LAKES

ARCHITECTS:
ARTEL ARCHITECTS, LTD.
1797 Saint Clair Avenue, St. Paul, Minnesota 55105
phone: (651) 696-5166 www.artelarchitects.com

CONSULTANT:

DESIGN TREE engineering + land surveying
Corporate Office
120 17th Ave W Alexandria, MN 56308
888-256-1816

NOTES:
CONFORMED SET - 05/15/2026

PROJECT NAME:
LINO LAKES PUBLIC WORKS
1180 MAIN ST, LINO LAKES, MN 55014

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

SIGNATURE: MICHAEL J. GERBER

56653 — LICENSE #
03/30/2026 — DATE

SHEET NAME:
SITE PLAN OVERALL

REVISIONS:

No.	Date	Description
1	4/16/2026	ADDENDUM 3
2	4/27/2026	ADDENDUM 4
3	4/28/2026	BUFFER REVISION
4	5/15/2026	CONFORMED SET
5	5/22/2026	WATERSHED REVISIONS

09625001 — PROJECT NUMBER
03/30/2026 — DATE
JEN — DRAWN BY
MJG — CHECKED BY

SHEET NO:
C200

MAINTENANCE AGREEMENT

Rice Creek Watershed District and the City of City of Lino Lakes

This Maintenance Agreement ("Agreement") is made by and between the Rice Creek Watershed District, a watershed district with purposes and powers set forth at Minnesota Statutes Chapters 103B and 103D (RCWD), and the City of Lino Lakes, a Minnesota municipal corporation ("Permittee").

Recitals and Statement of Purpose

WHEREAS pursuant to Minnesota Statutes § 103D.345, the RCWD has adopted and implements Rule F, Wetland Alteration;

WHEREAS Rule F imposes certain requirements, which Permittee will meet in this case by establishing and maintaining vegetated wetland buffer and/or upland habitat as identified and delineated on the site plan incorporated into this Agreement as Exhibit A;

WHEREAS in accordance with Rule F and as a condition of Permit 26-031, Permittee's obligation to maintain this wetland buffer and/or upland habitat must be memorialized by a recorded maintenance declaration or, alternatively, a maintenance agreement establishing Permittee's perpetual maintenance obligation;

WHEREAS Permittee and the RCWD execute this Agreement to fulfill the condition of Permit 26-031, and concur that it is binding and rests on mutual valuable consideration;

THEREFORE:

1. The wetland buffer and upland habitat are subject to the following terms:

    a. The wetland buffer and upland habitat will consist of vegetated land, consisting primarily of plant species native to this region, that is not cultivated, cropped, pastured, mowed, fertilized, used as a site for depositing snow removed from roads, driveways or parking lots, subject to the placement of mulch or yard waste, or otherwise disturbed, except for periodic cutting or burning that promotes the health of the wetland buffer or upland habitat, actions to address disease or

invasive species, or other actions to maintain or improve wetland buffer or upland habitat quality, each as approved in writing by RCWD staff. Permittee will maintain the wetland buffer and upland habitat in accordance with the vegetation management plan attached hereto and incorporated herein as Exhibit B.

b. Permittee will place no above- or below-ground structure or impervious surface within the wetland buffer or upland habitat permanently or temporarily, except as follows:

i. A structure may extend over or be suspended above wetland buffer or upland habitat if the impact of any supports within the wetland buffer or upland habitat is negligible, the design allows sufficient light to maintain the species shaded by the structure and, for wetland buffer, the structure does not interfere with the protection afforded by the buffer.

ii. A public utility, or a structure associated with a public utility, may be located within a wetland buffer or upland habitat if the RCWD has concurred in writing that there is no reasonable alternative that avoids or reduces the proposed intrusion. The utility or structure must minimize the area of permanent vegetative disturbance.

iii. Wetland buffer may enclose a linear surface no more than 10 feet in width and, for buffer, no less than 25 feet from the delineated wetland edge for non-motorized travel if wetland habitat will not be measurably reduced. Trail edge mowing is not permitted.

c. Permittee may disturb wetland buffer to alter land contours or improve buffer function if the following criteria are met:

i. An erosion control plan is submitted to the District under which: alterations are designed and conducted to expose the smallest area of disturbed ground for the shortest time possible; fill or excavated material is not placed to create an unstable slope; mulches or similar materials are used for temporary soil coverage; and permanent native vegetation is established as soon as possible.

ii. Wooded buffer and native riparian canopy trees are left intact;

iii. When disturbance is completed, sheet flow characteristics within the buffer are improved; average slope is no steeper than preexisting average slope or 5:1 (horizontal: vertical), whichever is less steep (preexisting slopes steeper than 5:1 containing dense native vegetation do not require regrading); the top 18 inches of the soil profile is not compacted, has a

permeability at least equal to the permeability of the preexisting soil in an uncompacted state and has organic matter content of between five and 15 percent; and habitat diversity and riparian shading are maintained or improved.

iv. A re-vegetation plan is submitted to the District, specifying removal of invasive species and establishment of native vegetation suited to the location.

v. For three years after the site is stabilized, the property owner will correct erosion, maintain and replace vegetation, and remove invasive species to establish permanent vegetation according to the vegetation management plan in Exhibit B.

vi. Disturbance is not likely to result in erosion, slope failure or a failure to establish vegetation due to existing or proposed slope, soil type, root structure or proposed construction methods.

d. Permittee will not excavate material from, or place material in, wetland buffer or upland habitat, except for temporary placement of fill or excavated material pursuant to duly-permitted work in the associated wetland or upland habitat.

e. Permittee will maintain permanent, free-standing identifying markers at the wetland buffer's or upland habitat's upland edge, which may be markers flush to the ground, or breakaway markers of durable material, with a design and text approved by RCWD staff in writing. A marker will be placed at each lot line, with additional markers at an interval of no more than 200 feet. Monumentation in accordance with this standard will apply as well to any further subdivision or lot line adjustment of the Property.

2. If Permittee conveys into private ownership a fee interest in all or any portion of the public property that is subject to this Agreement, it must require as a condition of conveyance, and enforce: (a) that the acquiring party record a declaration on the property incorporating the maintenance requirements of this Agreement; and (b) that recordation occur either before any encumbrance is recorded on the property or, if after, only as accompanied by a consent and non-disturbance executed by the encumbrance holder ensuring that the declaration will run with the land in perpetuity. If the Permittee conveys into public ownership a fee interest in all or any portion of the property that is subject to this Agreement, it must require as a condition of the purchase and sale agreement that the acquiring party accept an assignment of all obligations vested under this Agreement.

3. This Agreement is in force for five years from the date on which it is fully executed and will renew automatically for five-year terms unless terminated by the parties. This Agreement may be amended only in a writing signed by the parties.

4. The recitals are incorporated as a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

RICE CREEK WATERSHED DISTRICT

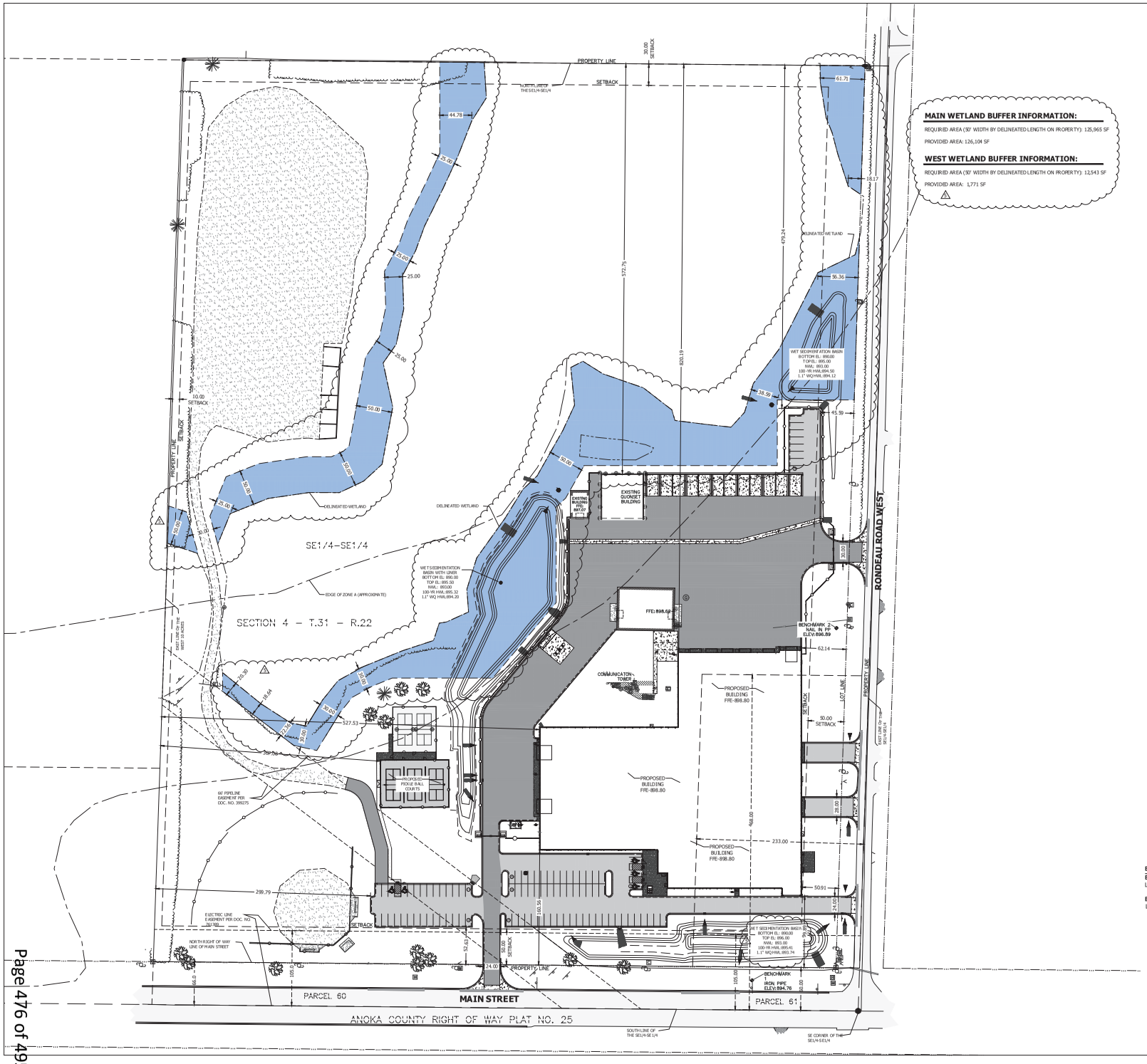
By _____ Date:
RCWD Administrator

CITY of Lino Lakes

By: _____ Date:
Its Mayor

By: _____ Date:
Its City Clerk

Exhibit A - WETLAND BUFFER and UPLAND HABITAT AREAS
Exhibit B - VEGETATION MANAGEMENT PLAN



MAIN WETLAND BUFFER INFORMATION:

REQUIRED AREA (50' WIDTH BY DELINEATED LENGTH ON PROPERTY): 125,965 SF

PROVIDED AREA: 126,104 SF

WEST WETLAND BUFFER INFORMATION:

REQUIRED AREA (50' WIDTH BY DELINEATED LENGTH ON PROPERTY): 12,543 SF

PROVIDED AREA: 1,771 SF

NOTES:

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SITE LEGEND

- LIGHT DUTY BITUMINOUS PAVEMENT
- HEAVY DUTY BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
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- CHAINLINK FENCE
- TRAFFIC CONTROL SIGNAGE
- PAINTED ACCESSIBLE PARKING SYMBOL
- LOT LINE
- WEDLAND BUFFER LINE
- BOUNDARY LINE
- EDGE OF DELINEATED WETLAND
- EDGE OF FEMA ZONE A (APPROX.)

Legal Description

Parcel A:

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Parcel B:

The East 233 feet of the South 468 feet of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT Parcel 61 of Anoka County Highway Right-of-Way Plat No. 25.

BENCHMARK INFO:

BENCHMARK 1:
LOCATED SE CORNER OF SITE. ELEV:894.76

BENCHMARK2:
LOCATED NE CORNER OF SITE. ELEV:896.89

1. The subject property is located a Flood Zone A, according to FEMA Flood Zone Map 27003C0235SE with an effective date of 12/16/2015.
2. Rice Creek Watershed District has a 100 year floodplain elevation of 891.8. This elevation is within the delineated wetland.

DATUM = NAVD 88

CLIENT:

CITY OF LINO LAKES

ARTEL ARCHITECTS, LTD.

CONSULTANT:

DESIGN TREE engineering + land surveying

NOTES:

CONFORMED SET - 05/15/2026

EXHIBIT A

PROJECT NAME:

LINO LAKES PUBLIC WORKS

1180 MAIN ST. LINO LAKES, MN 55014

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

SIGNATURE: MICHAEL J. GERBER

56653 — LICENSE #

03/30/2026 — DATE

SHEET NAME:

SITE PLAN OVERALL

REVISIONS:

No.	Date	Description
1	4/16/2026	ADDENDUM 3
2	4/27/2026	ADDENDUM 4
3	4/28/2026	BUFFER REVISION
4	5/15/2026	CONFORMED SET
5	5/22/2026	WATERSHED REVISIONS

09625001 — PROJECT NUMBER

03/30/2026 — DATE

JEN — DRAWN BY

MJG — CHECKED BY

SHEET NO:

C200

Exhibit B

Vegetation Maintenance for Mesic Prairie Vegetation (plantings of native grass and forb mixtures). Shown as PROPOSED WETLAND BUFFER on Site Plan and PERMANENT WETLAND BUFFER on Wetland Buffer Exhibit.

Year 1

- Maintenance:
  - Mow 2-3 times, when vegetation is18" high or before weeds flower. Cut to 6-10" height
  - Water if conditions get very dry after germination
  - Weed control – In addition to mowing, spot spray 3 times (June, July, August) for thistles, etc.
- Evaluation:
  - Cover crop – growing within 2 weeks of planting (except dormant plantings)
  - Key indicator (Black eyed Susan, Golden Alexander, Sideoats Grama) species should emerge within 3-5 weeks
  - Grass and forb seedling density should be 4-6 plants per square foot
  - Grass and forb seedlings may only be 4-6 inches tall

Year 2

- Maintenance:
  - Mow 1-2 times, before weeds flower. Cut to 8-12" height
  - Weed Control – Spot spray perennial noxious weeds and Birdsfoot Trefoil two times (June and late August)
- Evaluation:
  - Cover crop will be gone unless winter wheat was used in a fall planting
  - Grass and forb density should be 1 plant per square foot
  - Planted vegetation should cover 50% of the soil surface by mid-summer
  - Some flowers should be blooming (Black eyed Susans, Bergamot, etc.)

Year 3

- Maintenance:
  - Mow only if necessary
  - Weed Control – spot spray thistles, etc. two times a year (June and late August)
- Evaluation:
  - Plantings should begin to look like a prairie with 2' or taller grasses and forbs
  - Planted vegetation should cover minimum 80% of the soil surface by mid-summer

Long-term:

- Maintenance:
  - Mow or burn once every 3 years
  - Spot spray weeds and brush as needed

CITY OF LINO LAKES
RESOLUTION NO. 26-107

APPROVING EASEMENT ENCROACHMENT AGREEMENT

WHEREAS, the Minnesota Pipe Line Company, LLC (the "Grantor") owns a pipeline easement (the "easement") that crosses the City's Public Works property located at 1189 Main Street , and

WHEREAS, parking lot and utility service improvements, being constructed as part of the new municipal public works building, are proposed to encroach upon said easement, and

WHEREAS, Grantor has agreed to allow encroachment onto the easement subject to certain terms and conditions included in the Encroachment Agreement, attached hereto as Exhibit A;

NOW, THEREFORE BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the City hereby approves the Encroachment Agreement and the Mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City subject to final review by the City Attorney.

Adopted by the City Council of the City of Lino Lakes this 8th day of June, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

Exhibit A

Encroachment Agreement

EXHIBIT A

(ABOVE SPACE FOR RECORDER'S USE)

DRAFTED BY AND RECORDING REQUESTED BY:
MINNESOTA PIPE LINE COMPANY, LLC
3120 117th St. East
Inver Grove Heights, MN 55077
FOLLOWING RECORDING, RETURN TO:
FLINT HILLS RESOURCES, LC
SAME ADDRESS AS ABOVE
ATTENTION: ROW GROUP

STATE OF MINNESOTA)
) SS:
COUNTY OF WASHINGTON)

ENCROACHMENT AGREEMENT

This Encroachment Agreement (the **"Agreement"**) is made and entered into on this 4th day of June, 2026 (the **"Effective Date"**), by and between Minnesota Pipe Line Company, LLC, a Delaware limited liability company (**"Grantor"**) and The City of Lino Lakes, Minnesota, a Minnesota municipal corporation (**"Grantee"**).

WHEREAS, Grantor has agreed to permit Grantee to encroach upon the pipeline easement, more particularly described below, with the Encroachment described below, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

Grantor consents to Grantee encroachment as detailed below:

Property Location:

Parcel A: The Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT the West 10 acres thereof. EXCEPT the East 233 feet of the South 468 feet of Section 4, Township 31, Range 22, Anoka County, Minnesota. EXCEPT Parcel 60 of Anoka County Highway Right-of-Way Plat No. 25. Abstract Property, ("Grantor Easement").

Encroachment:
One asphalt parking lot, one four-inch (4") PVC forced main sewer, and one eight-inch (8") C900 plastic water main will cross Grantor's pipeline and easement, (the "Encroachment"), as depicted and/or described in "Exhibit A", which is incorporated herein by reference, and as further detailed in Section 1 below.

Contact:

Grantor Contact	**Grantee Contact**
Name: Ed Traut	Name: Community Development Director
Telephone: (320) 232-8910	Address: 600 Town Center Parkway
	Lino Lakes, MN 55014-1182
	Telephone: 651-982-2427

Special Provisions:

1) The parking lot must maintain a cover over Grantor's pipelines of forty-eight inches (48").
2) The PVC forced main sewer must maintain a separation of twenty-four inches (24") or greater from Grantor's pipelines.
3) The C900 plastic water main must maintain a separation of twenty-four inches (24") or greater from Grantor's pipelines.
4) All utilities must cross Grantor's pipeline at an angle of sixty (60) to ninety (90) degrees.
5) Grantee shall not install, or permit the installation of, monuments, light poles, woody-stemmed vegetation, or similar structures or plantings within the pipeline easement.

General Terms and Conditions

1. **Grantee's Facilities**. Grantee may construct the Encroachment, within the Grantor Easements, subject to the terms of this Agreement. Grantee shall be solely responsible for construction, maintenance, and operations of the Encroachment at no cost or expense to Grantor.

2. **Grantor's Easement Rights.** This Agreement is subject to the easement rights of Grantor. Grantor may place additional restrictions concerning the Encroachment, not contained in this Agreement, in order to protect its easement rights and pipeline facilities.

3. **Specifications**. Grantee shall supply plans, surveys, and drawings for the Encroachment upon Grantor's request. Grantee shall ensure a minimum clearance between Grantor's pipe and the Encroachment of twenty-four inches (24"), or one and a half (1.5) times the diameter of Grantor's pipe, whichever is greater.

4. **Notification. Grantee shall notify, or cause its representative to notify, the appropriate state One-Call notification center as required by law, but in no event less than 48 hours prior to the commencement of excavation in or near Grantor Easements. Grantee shall provide Grantor's representative a valid One Call Ticket before beginning excavation.**

5. **Excavation Monitor.** Grantor's representative must be onsite if any excavation activity occurs within twenty-five feet (25') of Grantor's pipe. Grantee shall hand dig when within two feet (2') of Grantor's pipe. No work shall take place without Grantor's staff being given the opportunity to be present at the specified worksite. If Grantor determines that any proposed work may potentially cause an unsafe condition or damage to Grantor's pipe, Grantor shall have the authority to immediately prevent such work from being done.

6. **Construction.** The Encroachment shall be constructed and maintained to comply with all applicable laws and industry standards. Grantee shall construct the Encroachment to as close to a ninety (90) degree angle as practicable unless otherwise approved by Grantor in writing.

7. **Grantor's Facilities.** Except to the extent prior written approval is granted by Grantor, Grantee will not remove or permit the removal of the existing cover from over Grantor's facilities or remove or permit the removal of the lateral support for Grantor's facilities. If the Encroachment crosses above Grantor's pipeline, Grantee shall install sight holes to monitor the Encroachment, as it crosses Grantor's pipeline. Grantee shall ensure that cover

over Grantor's pipeline is maintained at its current depth. Grantee shall not place heavy equipment on or over Grantor's pipeline if less than five feet (5') of cover exists, unless otherwise approved by Grantor. If Grantee uses heavy equipment, Grantee must obtain Grantor's engineer's approval of the weight/load bearing prior to crossing Grantor's pipeline.

8. **Corrosion Control Device.** Grantee shall ensure that any corrosion control device or system utilized in connection with, or any condition, created as a result of, the Encroachment will be compatible with any device or system utilized by Grantor to control corrosion on its facilities. If Grantee's control device or system is not compatible with Grantor's device or system, Grantor may require Grantee to discontinue use of Grantee's device or system, make such modifications to its device or system, or correct any condition created to Grantor's facilities, as a result of the Encroachment, at Grantee's cost and risk to ensure the compatibility of the Encroachment with Grantor's device or system.

9. **Termination.** Grantor may terminate this Agreement (1) in the event of Grantee's failure to comply with any provision of this Agreement, or (2) if Grantor determines that the Encroachment prevents Grantor from enjoying its easement rights, such termination effective upon providing written notice to Grantee. If this Agreement is terminated, Grantee shall promptly relocate and/or remove the Encroachment at no expense or risk to Grantor.

10. **Term and Restoration.** Grantee shall complete construction of the Encroachment within one year of the date of this Agreement. If construction of the Encroachment is not complete within one year, the entire Agreement shall automatically terminate. If this Agreement is terminated and the Easement Area has been disturbed by Grantee, Grantee shall restore the Easement Area to its pre-existing condition at no cost or expense to Grantor. This restoration requirement survives the termination or expiration of this Agreement.

11. **Grantor Facilities Maintenance.** Grantee agrees that Grantor may remove, at Grantee's expense, any Encroachment or portion thereof if, in Grantor's judgment, it is reasonably necessary to do so in order to construct, alter, maintain, repair, or replace Grantor's facilities located within the Easement Area, or in order to construct or install new facilities.

12. **Indemnification. To the fullest extent permitted by law, Grantee agrees to release, defend, indemnify, and hold harmless Grantor, its respective parent companies, partners, subsidiaries and any other related or affiliated entity, and their respective officers, agents, directors, employees, and shareholders (collectively the "Indemnified Parties") against all claims, liabilities, damages, demands, lawsuits, causes of action, strict liability claims, penalties, fines, administrative law actions and orders, environmental claims, remediation costs, cleanup costs, restoration costs, expenses (including, but not limited to, attorneys' fees and other costs of defense) and costs of every kind and character (collectively "Claims/Liabilities"), arising from or in any way connected to the installation, maintenance, repair, removal and/or presence of the Encroachment regardless of whether such harm is to Grantee, the Indemnified Parties or any other person or entity. THE DUTY TO RELEASE, DEFEND, INDEMNIFY AND HOLD THE INDEMNIFIED PARTIES HARMLESS SHALL INCLUDE, BUT NOT BE LIMITED TO, CLAIMS/LIABILITIES THAT RESULT FROM THE COMPARATIVE, CONCURRENT OR CONTRIBUTING NEGLIGENCE OF ANY PERSON OR ENTITY INCLUDING, BUT NOT LIMITED TO, THE INDEMNIFIED PARTIES, EXCEPT GRANTEE SHALL NOT BE LIABLE UNDER THIS SECTION FOR CLAIMS/LIABILITIES RESULTING FROM THE SOLE NEGLIGENCE OF THE INDEMNIFIED PARTIES. Grantee shall select legal counsel acceptable to Grantor to defend any Claim/Liability, and Grantor shall have the right to participate in the defense at Grantee's expense. No settlement of any Claim/Liability shall be made without Grantor's prior written consent. Grantee's duties under this section shall survive the termination, revocation, or expiration of this Agreement.**

13. **Insurance.** Grantee is a municipal corporation and shall maintain, at its sole cost and expense, such insurance coverages as are usual and customary for similarly situated public entities in the State of Minnesota in connection with the construction, operation, and maintenance of public infrastructure of the type contemplated by this Agreement.

To the extent Grantee maintains commercial insurance applicable to the Encroachment, Grantee shall use commercially reasonable efforts to name Grantor as an additional insured, as available and permitted under such policies and applicable law. Grantee shall provide reasonable evidence of such insurance upon Grantor's written request.

14. **Liability for Damage.** Grantee accepts full liability for any damage to Grantor's facilities from the placement, operation, and/or maintenance of the Encroachment.

15. **Special Provisions.** In addition, Grantee shall perform any requirements set forth in the Special Provisions section above. To the extent that any of the requirements set forth in the Special Provisions section conflict with or are more stringent than the requirements set forth in this Agreement, the requirements set forth in Special Provisions shall control.

16. **Remedies.** The violation of any of the terms and conditions of this Agreement would be irreparable and immediately harmful to Grantor and Grantor is entitled to enforce the terms and conditions of this Agreement through injunctive proceedings, specific performance, or other equitable relief in addition to such other remedies as may be available.

17. **Governing Law.** THIS AGREEMENT AND ALL RIGHTS AND OBLIGATIONS OF THE PARTIES HEREUNDER SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE WHERE THE ENCROACHMENT IS LOCATED, WITHOUT REGARD TO CONFLICTS OF LAWS PRINCIPLES THAT WOULD REQUIRE THE APPLICATION OF ANY OTHER LAW.

18. **Entirety.** This Agreement between the parties comprises the entire agreement between the parties with respect to the subject matter hereof, and there are no agreements, understandings, requirements, warranties, or representations, oral or written, expressed or implied, that are not merged herein or superseded hereby.

19. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be considered an original instrument for all purposes but which together shall constitute on and the same instrument.

20. **Assignment**. Grantee shall not assign, transfer, convey, or encumber this Agreement or any rights or obligations hereunder, in whole or in part, without the prior written consent of Grantor, which consent may be withheld in Grantor's sole and absolute discretion. Any attempted assignment without such consent shall be null and void and shall constitute a material breach of this Agreement. No assignment shall relieve Grantee of any of its obligations hereunder. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns.

21. **Representations and Warranties**. Grantee represents and warrants to Grantor that: (a) Grantee has the full power and authority to enter into this Agreement and perform all of its obligations hereunder; (b) the execution and performance of this Agreement does not and will not violate any law, regulation, court order, or agreement to which Grantee is bound; (c) Grantee has obtained all licenses, permits, and approvals required for the construction, operation, and maintenance of the Encroachment; and (d) Grantee is financially capable of performing its obligations under this Agreement, including the indemnification and insurance obligations set forth herein. These representations and warranties shall survive the termination or expiration of this Agreement.

22. **Inspection Rights**. Grantor and its authorized representatives shall have the right, at any time and from time to time, with or without notice to Grantee, to enter upon and inspect the Encroachment, the Easement Area, and any records relating to the construction, operation, or maintenance of the Encroachment. Grantee shall cooperate fully with any such inspection and shall provide Grantor with copies of any requested documents within five (5) business days of Grantor's request.

23. **Severability**. If any provision of this Agreement is held to be invalid, illegal, or unenforceable, the remaining provisions shall continue in full force and effect. The invalid, illegal, or unenforceable provision shall be modified to the minimum extent necessary to make it valid, legal, and enforceable while preserving the parties' original intent.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the Effective Date.

GRANTOR:

Minnesota Pipe Line Company, LLC

By: _____
Henri St. Arnault, President

STATE OF)
) SS:
COUNTY OF)

This instrument was acknowledged before me on this _____ day of _____, 2026, by Henri St. Arnault, the President of Minnesota Pipe Line Company, a Delaware limited liability company on behalf of said limited liability company.

_____
Notary Public

My Commission Expires:

_____

{Intentionally Left Blank}

GRANTEE:

The City of Lino Lakes, Minnesota

By: _____
Name: Rob Rafferty
Its: Mayor

By: _____
Name: Roberta Colotti
Its: City Clerk

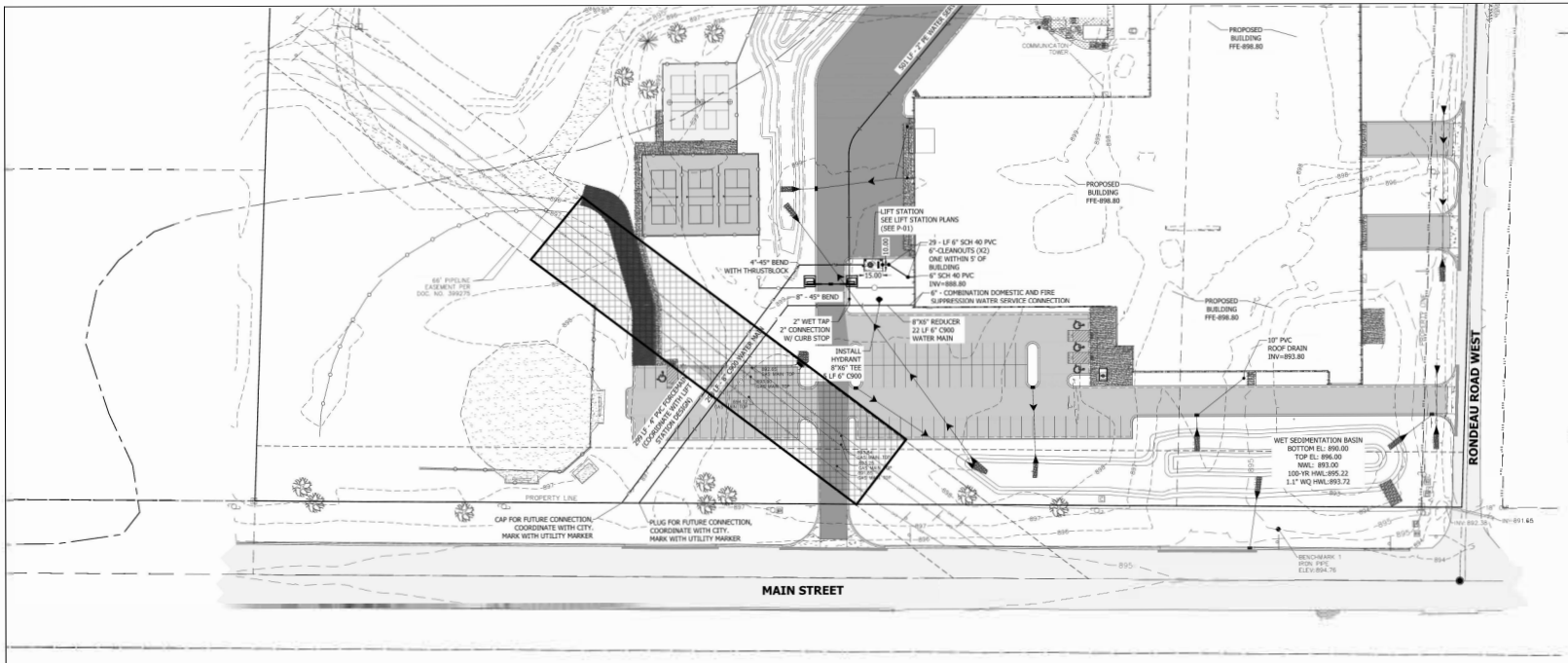
STATE OF	**)**
	) SS:
COUNTY OF	**)**

This instrument was acknowledged before me on this _____ day of _____, 2026, by Rob Rafferty as Mayor and Roberta Colotti as City Clerk of City of Lino Lakes, a municipal corporation under the laws of Minnesota on behalf of said city.

_____
Notary Public

My Commission Expires:

_____



SUBSURFACE UTILITY NOTE
CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL UTILITIES.

NOTES:

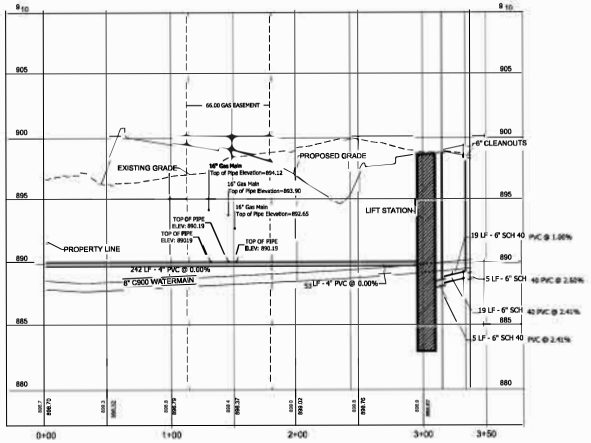
1. ALL DISTURBED AREAS SHALL BE FINAL GRADED AND PERMANENTLY STABILIZED WITH THE SEED MIX IDENTIFIED ON PLANS.
2. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES PERMIT, MNDOT, AND THE CITY.
3. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
4. PROVIDE SILT FENCE PERIMETER CONTROL DOWN GRADIENT OF ALL CONSTRUCTION ACTIVITY AND TEMPORARY STOCKPILES.
5. TEMPORARY STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
6. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCURS AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
7. REFER TO THE SWPPP AND THE CITY OF LINO LAKE'S EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.
8. IN ADDITION TO THESE PLANS, A STORMWATER MANAGEMENT STUDY HAS BEEN PROVIDED. THE STORMWATER MANAGEMENT STUDY INCLUDES ADDITIONAL INFORMATION REGARDING THE DESIGN OF THE STORMWATER MANAGEMENT BMP(S). THE CONTRACTOR SHALL REVIEW THE STORMWATER BOOK AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
9. WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
10. GOPHER STATE ONE CALL DAMAGE PREVENTION SYSTEM FOR BURIED UTILITIES. 1-800-252-1166. CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATOR TO ASSIST WITH PRIVATE UTILITY LOCATES.

Encroachment Area

GOPHER STATE ONE CALL
1-800-252-1166

NOTES:

1. MUST MAINTAIN 18" SEPARATION BETWEEN WATERMAIN, SANITARY SEWER, AND STORM SEWER AT CROSSINGS.
2. WATERMAIN SHALL HAVE A MINIMUM OF 8 FT. OF COVER.
3. STATIONING FOLLOWS PROPOSED SANITARY ALIGNMENT.



1. The subject property is located a Flood Zone A, according to FEMA Flood Zone Map 27003C0355E with an effective date of 12/16/2015.
2. Rice Creek Watershed District has a 100 year floodplain elevation of 891.8. This elevation is within the delineated wetland.

CLIENT:
CITY OF LINO LAKES

ARTEL ARCHITECTS, LTD.
170 Saint Olaf Avenue (phone: (651) 696-5700) St. Paul, Minnesota 55102 www.artelarchitects.com

CONSULTANT:
DESIGN TREE engineering + land surveying
Corporate Office: 120 17th Ave W Alexandria, MN 56308 888-256-1016

NOTES:
BID PACK 02 - 03/30/2026

Exhibit A

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

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

SIGNATURE: MICHAEL J. GERBER

58653 LICENSE #
03/30/2026 DATE

SHEET NAME:
PLAN AND PROFILE WATER AND SANITARY

REVISIONS:

No.	Date	Description
1	4/16/2026	ADDENDUM 3

09625001 PROJECT NUMBER
03/30/2026 DATE
JEN DRAWN BY
MJG CHECKED BY

SHEET NO:
C601

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7G

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: June 8, 2026

TOPIC: Consider Resolution No. 26-105, Accepting bids and Awarding Construction and Professional Services Contracts, Bid Package 2, Rebid Quote Categories

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council's consideration to accept quotes, and award construction contracts for the Public Works Building, Bid Package No. 2 rebid quote categories.

BACKGROUND

The bid opening for Big Package No. 2 was held on Monday, May 5, 2026. A total of 110 bids were received for the 24 bid categories, and 32 quotes were received for the 16 quote categories.

No bids or quotes were received for **Categories 1A Specialty Testing & Inspections**, **6B Casework and Millwork, 11A Appliances & Equipment**, and **11C Vehicle Wash Equipment**. City staff and RJM where authorized to resolicit quotes for these categories and/or retain an allowance for them in the project budget.

On May 27th, 2026 resolicited quotes where received for Categories 1A Specialty Testing & Inspections, 6B Casework and Millwork, 11A, and 11C Vehicle Wash Equipment.

RJM has recommended award of bids and quotes in accordance with their letter dated June 3, 2026, included as attachment 1 of this report and as follows:

Category	Vendor	Amount
Category 01A, Special Testing and Inspections	Chosen Valley Testing Inc	50,305.00
Category 06B, Casework & Millwork,	Willmar Wood Products Inc	106,075.00
Category 11C, Vehicle Wash Equipment,	Interclean Equipment Co.	113,205.00

RECOMMENDATION

Staff recommends adoption of Resolution No. 26-105.

ATTACHMENTS

1. RJM Recommendation dated June 3, 2026
2. Resolution No. 26-105

CONSTRUCTION

June 3rd, 2026

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

RE: City of Lino Lakes – Public Works Facility Bid Package #2
Recommendations for Award of Contract – Rebid Quote Categories

Dear Mr. Grochala;

On May 27th, 2026, Quotes were received at the City of Lino Lakes for the City of Lino Lakes – Public Works Facility project. Please find attached a summary by trade for each of these bid categories for your reference. At this time RJM Construction has completed its review of all Quotes and are recommending award as noted below. The recommendations are based on the low cumulative total bid received for the base bid, as well as the following additive alternates.

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

BID CATEGORY	AWARD AMOUNT
01A – Special Testing & Inspections Chosen Valley Testing Inc. 245 Roselawn Ave. E Suite #29, St paul, MN 55117	Base Bid: $50,305
06B – Casework & Millwork Willmar Wood Products, Inc 1410 5th Street SE, PO Box 366 Willmar, MN 56021	Base Bid: $106,075
11C – Vehicle Wash Equipment	Base Bid: $113,205

Interclean Equipment, LLC
709 James L Hart Parkway
Ypsilanti, MI 48197

If you should have any questions, please contact by phone at 651-894-2970

Sincerely,

Aaron Chappuis

Aaron Chappuis
Project Manager

CC:
Brad Barickman – RJM Construction
Nick Driessen – RJM Construction
Curtis Sell – RJM Construction

Lino Lakes Public Works

Bid Summary by Trade
Updated 6/3/26

Bid Category 1A - Special Testing & Inspections
Low Bid or Company **Company** Chosen Valley

Company	Base Bid	Bid Security	Responsible Contractor Verification	Attachment A-1	Addenda #1	Addenda #2	Addenda #3	Addenda #4	Alt #1 Cast-in-place stem walls in lieu of precast	Alt #2 Add for EV Chargers per plan.	Alt #3 Carlisle or Versico "fleece back hook and loop" roof	Total Contract
Chosen Valley	$50,305	no	no	no	x	x	x	x	$0	$0	$0	$50,305
Allowance	$50,000											$50,000
AET	$69,756	no	no	no	x	x	x	x	$0	$0	$0	$69,756
Braun	$76,695	no	no	no	x	x	x	x	$0	$0	$0	$76,695
Chosen Valley	$50,305	no	no	no	x	x	x	x	$0	$0	$0	$50,305
Terracon	$67,847	no	no	no	x	x	x	x	$0	$0	$0	$67,847
												$0
												$0
												$0
												$0
												$0
												$0
												$0
												$0
												$0
												$0

Lino Lakes Public Works

Bid Summary by Trade
Updated 6/3/26

Bid Category **6B - Casework and Millwork**
Low Bid or Company **Company** **Willmar**

Company	Base Bid	Bid Security	Responsible Contractor Verification	Attachment A-1	Addenda #1	Addenda #2	Addenda #3	Addenda #4	Alt #1 Cast-in-place stem walls in lieu of	Alt #2 Add for EV Chargers per plan.	Alt #3 Carlisle or Versico "fleece back	Total Contract
Willmar	$106,075	no	no	no	x	x	x	x	$0	$0	$0	$106,075
Allowance	$81,979											$81,979
Willmar	$106,075	no	no	no	x	x	x	x	$0	$0	$0	$106,075
Distictive Cabinet Design	$112,389	no	no	no	x	x	x	x	$0	$0	$0	$112,389
												$0
												$0
												$0
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												$0
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												$0
												$0

Lino Lakes Public Works

Bid Summary by Trade
Updated 6/3/26

Bid Category 11C - Vehicle Wash Equipment
Low Bid or Company
Low Bid Interclean

Company	Base Bid	Bid Security	Responsible Contractor Verification	Attachment A-1	Addenda #1	Addenda #2	Addenda #3	Addenda #4	Alt #1 Cast-in-place stem walls in lieu of	Alt #2 Add for EV Chargers per plan.	Alt #3 Carlisle or Versico "fleece back	Total Contract
Interclean	$113,205	no	no	no	x	x	x	x	$0	$0	$0	$113,205
Allowance	$180,000											$180,000
Interclean	$113,205	no	no	no	x	x	x	x	$0	$0	$0	$113,205
												$0
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												$0

CITY OF LINO LAKES
RESOLUTION NO. 26-105

ACCEPTING QUOTES AND AWARDING CONSTRUCTION CONTRACTS, PUBLIC WORKS BID PACKAGE 2 REBID QUOTE CATEGORIES PUBLIC WORKS BUILDING IMPROVEMENT PROJECT

WHEREAS, on May 5, 2026, pursuant to an advertisement for bids and quotes for the construction of the Public Works Building Improvement Project ("Project"), bids and quotes were received for Bid Package No. 2, consisting of Building Demolition, Earthwork, Utilities, Site Furnishings, MEP's and interior and exterior finishes, opened and tabulated according to law, and

WHEREAS, no bids or quotes were received for Categories 1A Specialty Testing & Inspections, 6B Casework and Millwork, 11A, Appliances & Equipment, 11C Vehicle Wash Equipment; and

WHEREAS, on May 27th, 2026 quotes were received for rebid quote Categories 1A Specialty Testing & Inspections, 6B Casework and Millwork, 11A, and 11C Vehicle Wash Equipment; and

WHEREAS, the City's construction manager for the Project, RJM Construction, has completed its review of all the quotes and is recommending that the City award contracts to the lowest responsible bidder in each category, inclusive of project requirements;

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Chosen Valley Testing Inc., in the name of the City of Lino Lakes, for **Category 01A, Special Testing and Inspections**, according to the plans and specifications approved by the City Council and on file in the office of the City Clerk, in the amount of $50,305.00.

2. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Willmar Wood Products Inc., in the name of the City of Lino Lakes, for **Category 06B, Casework & Millwork**, according to the plans and specifications approved by the City Council and on file in the office of the City Clerk, in the amount of $106,075.00.

3. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Interclean, in the name of the City of Lino Lakes, for **Category 11C, Vehicle Wash Equipment**, according to the plans and specifications approved by the City Council and on file in the office of the City Clerk, in the amount of $113,205.00.

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

Adopted by the City Council of the City of Lino Lakes this 8th day of June, 2026.

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Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk