CITY COUNCIL AGENDA

Monday, July 13, 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)

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

A. Review Regular Agenda

B. City Administrator Update

C. Adjourn

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

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

SPECIAL PRESENTATION

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

1. Consent Agenda

A. Consider Approval of Expenditures for July 13, 2026 (Check No. 125242 through 125366) in the Amount of $1,929,762.36

B. Approval of June 22, 2026, City Council Work Session Minutes

C. Approval of June 22, 2026, City Council Meeting Minutes

D. Approval of June 22, 2026, City Council Special Closed Meeting Minutes

E. Approval of Resolution No. 26-125 Authorizing the Issuance of a Solicitor's License to

Custom Remodelers Inc. (CRI)

F. Approval of Resolution No. 26-126 Authorizing the Issuance of a Solicitor's License to Pommier Window Washing LLC

G. Approval of Resolution No. 26-133 Authorizing the Execution of License Agreement between the City of Lino Lakes and Anoka County for Landscape Median Improvements

H. Appointment to the Planning and Zoning Board

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

J. Approval of Resolution No. 26-139 Stormwater Re-use Agreement, Wilkinson Waters

2. Finance Department Report

A. Consider Resolution No. 26-137 Authorizing Preparation of Utility Rate Study and Utility Rate Structure Review, Tracy Thoma

3. Administration Department Report

4. Police Department Report

5. Fire Department Report

6. Public Services Department Report

A. Resolution 26-136, Accepting Quotes and Awarding a Construction Contract, 2026 Trail Maintenance Project, Rick DeGardner

7. Community Development Report

A. Wilkinson Waters Second Addition, Katie Larsen

i. Approval of Resolution No. 26-127 for PUD Final Plan/Final Plat
ii. Approval of Resolution No. 26-128 for Development Agreement

B. Peltier Ponds, Katie Larsen

i. Approval of Resolution No. 26-131 for PUD Final Plan/Final Plat
ii. Approval of Resolution No. 26-132 for Development Agreement

C. Resolution No. 26-130, Approving Economic Development Strategic Plan, Michael Grochala

D. Resolution 26-129, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026 Public Works Utility Extension Project, Diane Hankee

E. Resolution No. 26-134, Order Project, Approve the Plans and Specifications and Authorize Ad for Bid, Production Well No. 7, Diane Hankee

F. Resolution No. 26-135, Accepting Quotes and Awarding a Construction Contract, County Road J and Centerville Road Roundabout Landscaping Project , Diane Hankee

G. Resolution No. 26-138, Approving Roadway Improvement and Easement Agreement, Wilkinson Way, Michael Grochala

8. Unfinished Business

9. New Business

10. Notices and Communications

A. The next City Council meeting is on Monday, July 27th, beginning with a Work Session at 6:00 p.m. followed by the Regular Meeting at 6:30 p.m.

ADJOURNMENT

Expenditures

July 13, 2026

Check #125242 to #125366

$1,929,762.36

Significant Disbursements this Period:

- White Bear Township - $935,070.00 – Payment of Wilkinson Waters Hook Up Fees Per WBT_NO_LL JPA (Res 26-39)

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 125242 - 125366

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
06/19/2026	125242	CENTRAL PENSION FUND	Remittance Check	6,628.80
06/19/2026	125243	METROPOLITAN LIFE INSURANCE C	Remittance Check	5,879.86
06/19/2026	125244	NCPERS GROUP LIFE INSURANCE	Remittance Check	304.00
07/02/2026	125245	AFSCME COUNCIL #5	Remittance Check	505.76
07/02/2026	125246	INTERNATIONAL UNION OF OPERAT	Remittance Check	630.00
07/02/2026	125247	LAW ENFORCEMENT LABOR SERVICE	Remittance Check	1,679.00
07/13/2026	125248	1ST CHOICE DOCUMENT DESTRUCTI	JUNE SHREDDING EVENT	880.00
07/13/2026	125249	ALEXANDER P. SCHWARTZ	2ND QTR 2026 STIPEND	100.00
07/13/2026	125250	ALLINA HEALTH SYSTEM	MEDICAL DIRECTION, TRAINING	5,318.00
07/13/2026	125251	AMERICAN LEGAL PUBLISHING COR	CITY CODE UPDATE	90.00
07/13/2026	125252	ANOKA COUNTY TREASURY OFFICE	JUNE 2026 CAC FIBER	825.00
07/13/2026	125253	ASPEN MILLS, INC.	UNIFORM ALLOWANCE - M. REINEKE	179.00
			DEPT EXP - REBRANDING TIE CLIPS, BUTTON	531.00
			DEPT EXP - REBRANDING, RSV A. BENNETT	164.55
			UNIFORM ALLOWANCE - M. REINEKE	32.85
			UNIFORM ALLOWANCE - K. MCKINNEY	212.00
				1,119.40
07/13/2026	125254	AXON ENTERPRISE, INC.	SQUAD CAMERA/LICENSE YR 2 OF 5	1,767.27
07/13/2026	125255	BAYCOM, INC.	TOUGHBOOK COMP (7)	25,375.00
07/13/2026	125256	BENEFIT EXTRAS, INC.	MAY 2026 COBRA ADMIN FEES	37.50
07/13/2026	125257	BLAINE BROTHERS	AIR FITTING #629	12.82
07/13/2026	125258	BLAINE LOCK & SAFE, INC.	JOB TRAILER KEYS	21.00
07/13/2026	125259	BOND TRUST SERVICES CORPORATI	BOND SERIES 2018A PAYING AGENT FEE	475.00
			BOND SERIES 2016A PAYING AGENT FEE	237.50
				712.50
07/13/2026	125260	BROOKE & CHRISTINE TURCOTTE	UB refund for account: 012537-000	152.27
07/13/2026	125261	C.W. HOULE, INC.	STORM MANHOLE REPAIR - ARROWHEAD & TOMA	3,950.00
07/13/2026	125262	CARDINAL INVESTIGATIONS	2 DUTY CREW HIRING-BACKGROUND	1,657.50
07/13/2026	125263	CENTERPOINT ENERGY	NATURAL GAS	655.45
07/13/2026	125264	CENTURYLINK	TELEPHONE - ROOKERY FIRE PROTECTION EQU	69.69
07/13/2026	125265	CENTURYLINK	TELEPHONE	106.84
07/13/2026	125266	COLLINS ELECTRICAL CONSTRUCTI	ELECTRICAL- MECHANICS' EQUIP SETUP	4,545.01
			REPLACE CIVIL SIREN BATTERIES	684.95
				5,229.96
07/13/2026	125267	CONDOR ELITE, INC	UNIFORM ALLOWANCE - C. SCHIRMERS	134.17
07/13/2026	125268	CONNEXUS ENERGY	WATERMARK PARK PAVILION ELECTRICITY	50.90
			ELECTRICITY	7,294.55
				7,345.45
07/13/2026	125269	CORE & MAIN LP	MANHOLE PICK	275.75
07/13/2026	125270	CUSTOM FIRE APPARATUS, INC.	CLAIM #CA484726 E2 LABOR & PARTS	10,377.72
07/13/2026	125271	DACOTAH PAPER CO.	COMPOSTABLE BOWLS	128.17

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			PAPER (10)	400.60
				528.77
07/13/2026	125272	DANIELLE BERGER	2ND QTR 2026 STIPEND	75.00
07/13/2026	125273	DELTA DENTAL OF MINNESOTA	DENTAL INS PREMIUMS JULY 2026	5,274.35
07/13/2026	125274	DON'S CIRCLE SERVICE	A/C REPAIR - SQUAD 623	282.24
07/13/2026	125275	ELIZABETH LARKIN	2ND QTR 2026 STIPEND	75.00
07/13/2026	125276	EMERGENCY APPARATUS MAINTENAN	AERIAL 622 HANDPUMP REPLACEMENT	1,986.11
			#629 ENGINE 1 MAINTENANCE	918.15
			#620 ENGINE 4 REPAIR LIGHT	724.76
				3,629.02
07/13/2026	125277	ENDURANCE FITNESS OF MN, LLC	MONTHLY FEE JULY 2026	11,665.00
07/13/2026	125278	FACTORY MOTOR PARTS COMPANY	STOCK TAHOE BRAKE ROTORS AND PADS	632.08
			TRANSMISSION FILTER #623	56.07
			STOCK OIL FILTERS	16.15
			TAHOE TRANSMISSION FILTER #326	56.07
			STOCK TAHOE TRANSMISSION FILTER	56.07
			FRONT BRAKE ROTORS AND PADS #326, 329	746.96
			STOCK TAHOE TRANSMISSION FILTER	56.07
			STOCK TAHOE BRAKE ROTORS AND PADS	303.10
			DRIVERS WINDOW SWITCH #314	44.80
			STOCK HYDRAULIC FLUID (2)	137.06
			STOCK NITRILE GLOVES (4)	52.76
				2,157.19
07/13/2026	125279	FERGUSON WATERWORKS #2518	CURB STOP LIDS	526.90
07/13/2026	125280	FIDELITY SECURITY LIFE INSURA	JULY 2026 VISION INSURANCE PREMIUMS	210.93
07/13/2026	125281	FINANCE & COMMERCE, INC.	PUBLIC NOTICE - BIRCH ST SEWER XING BID	323.00
07/13/2026	125282	FIRE SAFETY U.S.A.	FOAM PAIL WRENCH	24.95
07/13/2026	125283	GALLS, LLC	TRAUMA BAGS (12)	754.00
07/13/2026	125284	GDO LAW	JULY PROSECUTOR CONTRACT	8,925.00
07/13/2026	125285	GOPHER STATE ONE-CALL	JUNE LOCATES	927.45
07/13/2026	125286	GRAINGER	T- ANCHORS	31.46
07/13/2026	125287	H&L MESABI COMPANY	STOCK CARBIDE CUTTING EDGES	1,260.00
07/13/2026	125288	HALLBERG ENGINEERING	MAY HVAC COMMISSIONING ROOKERY/CH	12,894.50
07/13/2026	125289	HAWKINS, INC.	POOL CHEMICALS	661.83
07/13/2026	125290	HKGI	TREE PRESERVATION ORD UPDATES	1,819.08
			LINO LAKES LANDSCAPING CODE UPDATES	315.00
				2,134.08
07/13/2026	125291	HUGO EQUIPMENT COMPANY	CHAINSAW CHAIN SHARPENING	56.00
			CHAINSAW AND ARBORIST SAW	762.47
				818.47

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
07/13/2026	125292	HUGO PLUMBING & PUMP SERVICE	ROOF VENT LEAK REPAIR	200.00
07/13/2026	125293	IMAGE PRINTING & GRAPHICS, IN	KINDNESS GARDEN SIGNS	109.04
			PLOW DAMAGE REPAIR DOOR HANGERS	266.66
				375.70
07/13/2026	125294	IMPERIAL DADE	DISINFECTANT CLEANER, PAPER TOWELS	196.63
			WAXED BAGS, CARPET SPRAY	34.13
			CARPET PRESPRAY	46.31
			JANITORIAL SUPPLIES	322.27
				599.34
07/13/2026	125295	INSTRUMENTAL RESEARCH, INC.	JUNE WATER TESTING	270.00
07/13/2026	125296	ISAAC WIPPERFURTH	2ND QTR 2026 STIPEND	150.00
07/13/2026	125297	ISPACE ENVIRONMENTS	SERGEANT OFFICE BUILDOUT 1 OF 2	4,230.78
07/13/2026	125298	JONATHAN PARSONS	2ND QTR 2026 STIPEND	75.00
07/13/2026	125299	KELLI DAMIANI	2ND QTR 2026 STIPEND	75.00
07/13/2026	125300	KELLIE SCHMIDT	2ND QTR 2026 STIPEND	75.00
07/13/2026	125301	KWIK TRIP, INC.	JUNE FUEL	24,918.66
07/13/2026	125302	LANGUAGE LINE SERVICES	JUNE INTERPRETATION SERVICES	81.37
07/13/2026	125303	LEAST SERVICES/COUNSELING, LL	COUNSELING SERVICES & RETAINER FEE	630.00
07/13/2026	125304	LENNAR MN DIVISION	ESCROW RELEASE - 2142 KORONIS CIR	5,400.00
			ESCROW RELEASE - 7544 NORWAY LN	4,400.00
				9,800.00
07/13/2026	125305	LINDSAY BUCHMEIER	2ND QTR 2026 STIPEND	75.00
07/13/2026	125306	LORITA JANAS	MILEAGE REIMBURSEMENT	29.00
07/13/2026	125307	LRS	TOILET RENTAL - CLEARWATER CREEK PARK	65.00
			TOILET RENTAL - SUNRISE PARK	195.00
			TOILET RENTAL - WATERMARK PARK	65.00
			TOILET RENTAL - SUNSET OAKS PARK	65.00
			TOILET RENTAL - LINO PARK	65.00
			TOILET RENTAL - TOWER PARK	65.00
			TOILET RENTAL - HIGHLAND MEADOWS	65.00
			TOILET RENTAL - BIRCH PARK	65.00
			TOILET RENTAL - CITY HALL PARK	65.00
			TOILET RENTAL - MARSHAN PARK	65.00
				780.00
07/13/2026	125308	MACQUEEN EQUIPMENT, INC.	DEPT EXP - HELMET FRONT	435.00
07/13/2026	125309	MANSFIELD OIL COMPANY	999 GALLONS DIESEL	4,662.76
07/13/2026	125310	MARSHA ERICKSON	PATCH VECTOR IMAGES FOR NIGHT TO UNITE	337.50
07/13/2026	125311	MARY JO STEVENSON	2ND QTR 2026 STIPEND	75.00
07/13/2026	125312	MENARDS - BLAINE	ANT KILLER, NUTS & BOLTS	60.32
07/13/2026	125313	MENARDS - FOREST LAKE	OSHA REQUIRED FIREFIGHTER SUPPLIES	63.37
			GALVANIZED NIPPLE FOR CURBSTOP REPAIR	3.29

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			BATTERIES	16.07
			PHEASANT HILL PARK RESTORATION SUPPLIES	144.62
			CONCRETE AND SUPPLIES PHEASANT HILLS PL	103.73
			PIPE REPAIR SUPPLIES FOR IRRIGATION	29.61
				360.69
07/13/2026	125314	MET COUNCIL ENVIRONMENTAL SER	AUGUST WASTE WATER SERVICES	115,725.05
07/13/2026	125315	METRO SALES INCORPORATED	PUBLIC WORKS COPIER	69.97
			ROOKERY COPIER	453.21
			CITY HALL COPY ROOM COPIER	549.41
			CITY HALL CD COPIER	230.59
			PD COPIER CONTRACT	36.00
				1,339.18
07/13/2026	125316	METRO-INET	JULY IT SERVICES	33,282.00
			PW CRADLEPOINT HARDWARE	347.14
				33,629.14
07/13/2026	125317	MICHAEL ROOT	2ND QTR 2026 STIPEND	300.00
07/13/2026	125318	MIDWEST MACHINERY CO.	CASTER CAPS (2) #426	10.32
07/13/2026	125319	MINNESOTA FIRE SERVICE CERTIF	FIRE EXAM FEES-POC	1,161.00
			FAO-PUMPER CERTIFICATION EXAM - S. SCHM	317.00
			FIRE OFFICER 1 CERTIFICATION EXAM - S.	131.00
				1,609.00
07/13/2026	125320	MNSPECT, LLC	FIELD INSPECTIONS & PLAN REVIEW JUNE 20	4,060.10
07/13/2026	125321	MORGAN ROSS	2ND QTR 2026 STIPEND	75.00
07/13/2026	125322	MULCAHY COMPANY, INC	SPLASH POOL BOILER PARTS	460.54
			SPLASH POOL BOILER PART	877.81
				1,338.35
07/13/2026	125323	NAC MECHANICAL & ELECTRICAL	A/C UNIT SERVICE	570.00
			ROOFTOP UNIT NOT COOLING	990.00
			DECTRON PULLEYS	3,850.55
			SPLASH POOL BOILER DIAGNOSIS	2,502.94
			BOILER INSTALLATION AND PIPING	68,286.00
				76,199.49
07/13/2026	125324	NATHAN VOJTECH	2ND QTR 2026 STIPEND	225.00
07/13/2026	125325	NEIL EVENSON	2ND QTR 2026 STIPEND	150.00
07/13/2026	125326	NORTH COUNTRY CHEVROLET BUICK	2026 CHEVROLET TAHOE #334 (K9)	55,381.20
07/13/2026	125327	NORTHWAY IRRIGATION/LANDSCAPE	IRRIGATION STARTUP & REPAIR - 550 TOWN	302.43

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
07/13/2026	125328	O'REILLY AUTOMOTIVE STORES	SERPENTINE BELT #326	62.37
			STOCK OIL FILTERS (6)	16.14
			DENT PULLER TOOL	13.99
			GENERATOR FUEL FILTER	3.94
			SERPENTINE BELT #326 (RETURN)	(1.09)
				95.35
07/13/2026	125329	PATRICK KOHLER	2ND QTR 2026 STIPEND	225.00
07/13/2026	125330	PERRY LADEN	2ND QTR 2026 STIPEND	225.00
07/13/2026	125331	PETERSON COMPANIES	IRRIGATION REPAIR WATERMARK PARK	4,656.80
			IRRIGATION REPAIR - NORTHPOINTE PARK	645.51
			IRRIGATION REPAIR - BIRCHWOOD ACRES PAR	315.34
			IRRIGATION REPAIR - HIGHLAND MEADOWS PA	383.02
			IRRIGATION REPAIR - HIGHLAND MEADOWS PA	252.96
				6,253.63
07/13/2026	125332	PHILIP'S TREE CARE, LLC.	WEED CONTROL	1,649.76
			WEED CONTROL - ICE HOCKEY RINKS	195.00
				1,844.76
07/13/2026	125333	PLAYPOWER LT FARMINGTON, INC.	PHEASANT HILLS PARK EQUIPMENT	78,000.00
07/13/2026	125334	POMP'S TIRE SERVICE, INC.	#210 MOUNT & BALANCE 2 NEW REAR TIRES	1,041.58
			REPLACE DAMAGED REAR TIRE #210	744.75
			POLICE TAHOE TIRES (8) - STOCK	1,408.00
				3,194.33
07/13/2026	125335	PRECISE MRM LLC	GPS SERVICE FOR PACE CONTROLS	180.00
07/13/2026	125336	PREMIUM WATERS, INC.	KANDIYOHI WATER	9.00
07/13/2026	125337	PRESS PUBLICATIONS, INC.	LEGAL NOTICE - INS RFP	40.68
07/13/2026	125338	QUADIENT FINANCE USA, INC.	POSTAGE MACHINE POSTAGE	2,000.00
07/13/2026	125339	SAFEASSURE CONSULTANTS, INC.	FORKLIFT CERTIFICATION	935.00
07/13/2026	125340	SAFETY-KLEEN SYSTEMS, INC.	SOLVENT	50.42
07/13/2026	125341	SHI INTERNATIONAL CORP	VISION STANDARD LICENSE	203.28
07/13/2026	125342	SHRED-IT, C/O STERICYCLE, INC	DOCUMENT DESTRUCTION	143.32
07/13/2026	125343	SITEONE LANDSCAPE SUPPLY LLC	ARBORJET ELBOW	18.00
07/13/2026	125344	SQUIRES, WALDSPURGER & MACE P	APRIL LEGAL	19,257.50
07/13/2026	125345	STAIGERWALD, FRANKLIN	REIMBURSEMENT - ANTIFREEZE FOR SQUAD	17.99
07/13/2026	125346	STREICHER'S, INC.	UNIFORM ALLOWANCE - K. KRAEMER	13.99
			UNIFORM ALLOWANCE - B. PETRIE	270.96
			UNIFORM ALLOWANCE - K. KRAEMER	21.99
			UNIFORM ALLOWANCE - N. HAMANN	95.99
				402.93
07/13/2026	125347	STRYKER SALES, LLC	AED REPAIR/SERVICE	988.00
07/13/2026	125348	SUN CONTROL OF MINNESOTA INC	WINDOW PRIVACY FILM INSTALLATION	1,248.00

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
07/13/2026	125349	SUNSET LAW ENFORCEMENT	TRAINING AMMO	403.20
07/13/2026	125350	SUZANNE GUTHMUELLER	2ND QTR 2026 STIPEND	225.00
07/13/2026	125351	T-MOBILE USA INC	CELL PHONES & WI-FI	1,997.76
07/13/2026	125352	TACTICAL TRAINING SPECIALTIES	TACTICAL EMS SCHOOL-PETRIE	2,000.00
07/13/2026	125353	TASC - CLIENT INVOICES	ADMIN FEES JUNE 2026	87.10
07/13/2026	125354	THOMAS MOTORS, INC.	#256 REPAIR REAR BRAKES & AXLE SEALS	2,742.19
07/13/2026	125355	TJB REMODELING, LLC	ST ESCROW CLOSURE - LAKE AMELIA WOODS P	5,723.65
			ST ESCROW CLOSURE - LAKE AMELIA WOODS F	3,856.30
				9,579.95
07/13/2026	125356	TRANS UNION LLC	PRE-EMPLOYMENT CREDIT CHECK	32.98
07/13/2026	125357	TURFWERKS/DAVIS EQUIPMENT COR	SPINDLE REBUILD KITS (4) #409	200.07
			WHEEL NUTS & STUDS #409	60.78
				260.85
07/13/2026	125358	TWIN CITIES TRANSPORT & RECOV	TOW #506 TO PUBLIC WORKS	150.00
07/13/2026	125359	TWIN CITY GARAGE DOOR CO, INC	PD GARAGE DOOR REPAIR	859.50
07/13/2026	125360	VEHICLE RESPONSE TRAINING LLC	ELECTRIC VEHICLE RESPONSE TRAINING	3,963.30
07/13/2026	125361	WATER CONSERVATION SERVICE IN	LEAK DETECTION AT 7701 LAKE DRIVE	605.84
07/13/2026	125362	WHEELER HARDWARE COMPANY	DONGLE MONTHLY LICENSE & SERVICE FEE	75.00
07/13/2026	125363	WHITE BEAR TOWNSHIP	PAYMENT OF WILKINSON WATERS HOOK UP FEE	935,070.00
07/13/2026	125364	WOLKERSTORFER CONTRACTING	PHEASANT HILLS PLAYGROUND CURB	8,500.00
07/13/2026	125365	WSB & ASSOCIATES, INC.	MAY 2026 REHAB PROJECT	18,757.50
			MAY 2026 PRIVATE UTILITY PERMITS	5,934.00
			MAY 2026 PW UTILITY EXT	18,976.50
			MAY SUNSET AVE TRUNK SAN SEWER & WATERM	19,014.25
			MAY VALVOLINE (CLEARWATER COMMONS)	263.00
			MAY PUBLIC WORKS FACILITY PLAN REVIEW	9,388.75
			MAY OTTER CROSSING SOUTH 2ND ADDITION	2,724.75
			MAY TACO BELL (OTTER CROSSING S 2ND)	2,049.25
			MAY 2026 CRACKFILL & SEAL COAT	789.00
			MAY LINO LAKES GOODWILL	1,075.00
			MAY WELL NO. 7	20,620.50
			MAY 2026 LINO LAKES PMP	1,354.50
			MAY LYNGBLOMSTEN PUD 4 - MIXED USE	1,428.75
			MAY WILKINSON WATERS 2ND	809.50
			MAY PELTIER PONDS 1ST FP	1,078.00
			MAY NATURES REFUGE	263.00
			MAY WINTERS WETLAND BANK	8,375.75
			MAY WATERMARK 5TH ADDITION	775.00
			MAY WATER TREATMENT PLANT	26,868.50
			MAY WATERMARK 6TH ADDITION	441.50
			MAY WATERMARK PARK	912.00
			MAY OTTER LAKE RD EXT DESIGN & CONSTRUC	105,000.00
			MAY NATURES REFUGE NORTH	7,595.00
			MAY WATERMARK 8TH ADDITION	1,215.50
			MAY WILKINSON WATERS	2,423.50

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			MAY SP 062-660-013 I35E & CRJ INTERCHAN	131.50
			MAY JAVA PROPERTIES LINO LAKES 2.0	1,598.50
			MAY OTTER LAKE RD EXT PROJECT - ROW SER	5,956.00
			MAY PELTIER PONDS	1,428.00
			MAY 2025 SURFACE WATER MGMT PROJECT	655.50
			MAY ALDI	263.00
			MAY CENTERVILLE RD & CRJ RAB LANDSCAPIN	627.00
			MAY CLEARWATER COMMONS	5,922.00
			MAY HARVEST GRANGE (FMR NELSON REHBEIN)	2,655.50
			MAY CHIPOTLE (CLEARWATER COMMONS)	657.50
			MAY JAVA LINO LAKES 2ND ADDITION	789.00
			MAY HAMPTON ADDITION	18,205.50
			MAY SHENANDOAH DRAINAGE FINAL DESIGN	4,122.25
			MAY 2025 LUMEN FIBER EXT	1,550.00
			MAY 2026 GENERAL ENGINEERING SERVICES	8,290.58
			MAY 2025 STREET RECON & MUNICIPAL UTILI	18,541.75
			MAY 2026 TRAIL MAINTENANCE PROJECT	310.00
			MAY LINO 2026 RISK & RESILIENCE ASSESSM	1,487.50
			MISC GPS/GIS ASSISTANCE	916.25
			MISC ENGINEERING SERVICES	6,803.50
				339,043.83
07/13/2026	125366	XCEL ENERGY	ELECTRIC - STREET LIGHTS	4,989.62
			ELECTRIC	30,183.82
				35,173.44
CKING TOTALS:				
Total of 125 Checks:				1,929,762.36
Less 0 Void Checks:				0.00
Total of 125 Disbursements:				1,929,762.36

Electronic Funds Transfer
MN Statute 471.38 Subd. 3

Council Meeting July 13, 2026

		Transfer In/(Out)
6/18/2026	Anoka County	6,156,439.63
6/18/2026	Transfer to FRB MM	(4,000,000.00)
6/18/2026	Payroll #13	(249,126.42)
6/18/2026	Payroll #13 Federal Deposit	(70,852.02)
6/18/2026	Payroll #13 PERA	(65,839.28)
6/18/2026	Payroll #13 State	(16,254.93)
6/18/2026	Payroll #13 H.S.A. Bank Pretax	(3,736.49)
6/18/2026	Payroll #13 TASC Pretax	(1,648.06)
6/18/2026	Payroll #13 Mission Sq 457 Def. Comp #301596	(3,270.00)
6/18/2026	Payroll #13 Mission Sq Roth IRA #706155	(720.00)
6/18/2026	Payroll #13 MSRS HCSP #98946-01	(5,495.59)
6/18/2026	Payroll #13 MSRS Def. Comp #98945-01	(1,505.00)
6/18/2026	Payroll #13 MSRS Roth IRA #98945-01	(1,330.00)
7/2/2026	Council Payroll #07	(4,135.93)
7/3/2026	Council Payroll #07 Federal Deposit	(170.68)
7/3/2026	Council Payroll #07 PERA	(450.78)
7/3/2026	Council Payroll #07 State	(23.19)
7/1/2026	Payroll #14	(252,457.44)
7/1/2026	Payroll #14 Federal Deposit	(71,909.93)
7/2/2026	Payroll #14 PERA	(65,725.47)
7/2/2026	Payroll #14 State	(16,385.37)
7/2/2026	Payroll #14 H.S.A. Bank Pretax	(3,986.49)
7/2/2026	Payroll #14 TASC Pretax	(1,655.75)
7/2/2026	Payroll #14 Mission Sq 457 Def. Comp #301596	(3,270.00)
7/2/2026	Payroll #14 Mission Sq Roth IRA #706155	(720.00)
7/2/2026	Payroll #14 MSRS HCSP #98946-01	(5,514.20)
7/2/2026	Payroll #14 MSRS Def. Comp #98945-01	(1,505.00)
7/2/2026	Payroll #14 MSRS Roth IRA #98945-01	(1,330.00)

Lino Lakes City Council
Work Session
Minutes

DATE: **June 22, 2026**
TIME STARTED: **6:00 P.M.**
TIME ENDED: **6:30 P.M.**
LOCATION: **Community Room**
MEMBERS PRESENT: **Mayor Rafferty Councilmembers Lyden, Nelson and Rennaker**
EXCUSED ABSENT: **Councilmember Ruhland**

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

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

2. **Setting the Agenda: Addition or Deletion of Agenda Items**
   Councilmember Lyden requested that the Council discuss placing flags along the decorative light poles in town for America's 250th Anniversary this 4th of July.

   The agenda was adopted as amended.

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

   Councilmember Rennaker, referenced Consent Agenda Items 1H and 1I, related to the issuance of solicitor permits, and reported that the City of Fridley recently had a social media post regarding the solicitor badges that were part of their program.

   The City Clerk stated that Lino Lakes solicitors are issued individual permits that they are to carry with them. She stated that it would be possible to create a badge with a lanyard for solicitors if the Council would prefer that.

   Council Consensus
   It was the consensus of the City Council to direct staff to develop a badge/lanyard system; and to require that solicitors wear the identification badge when conducting business in Lino Lakes.

   Mayor Rafferty requested that Item 2A, Resolution No. 26-123, Authorizing Preparation of Utility Rate and Restructure Study, be pulled from the regular agenda to allow staff time to further research the per hour costs and comparable study costs.

   Council Consensus
   It was the consensus of the City Council to remove item 2A from the regular agenda this evening.

The Human Resources and Communications Manager reported that the recommended hire under Item 3A, for the Public Work Maintenance Work position is Michael Cave. He brings relevant maintenance experience from the City of Coon Rapids Public Works Department and a background as a construction foreman. The hiring of Cave will backfill the Parks Maintenance Worker vacancy that was created due to a resignation on April 16, 2026. The 2026 Adopted Budget includes four full-time Parks Maintenance Worker positions.

The City Engineer reviewed Item 7A, Resolution No. 26-114, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026, Trunk Watermain Project. She noted that Lennar development company is allowing the City access across their property for this work.

The Community Development Director reviewed the Harvest Grange, ordinance amendment, rezoning property from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential.

The Community Development Director reviewed the bids received for the Otter Lake Road Improvement Project. The low bid was submitted by North Pine Aggregate of Forest Lake, MN in the base bid amount of $10,598,386.85. North Pine Aggregate has previously completed projects in Lino Lakes.

The low bid was approximately $700,000 below the engineer's estimate and is within the estimated budgeted amount and recommended for award. The estimated total project cost, including construction contingency, engineering, right of way acquisition and roadway lighting is $14,900,000. The project is being funded by several sources including Municipal State Aid, Mn/DOT Local Road Improvement Grant, Area and Unit Fund, Surface Water Management Fund and the City of Hugo.

The project will start in mid-to-late July, and the final completion date is fall 2027.

Mayor Rafferty and the City Council thanked staff for their work in securing a Minnesota Department of Transpiration (MnDOT) Local Road Improvement Program (LRIP) grant in the amount of $1,500,000 for the Otter Lake Road extension project. The grant award is scheduled for acceptance this evening under Item 7D, Resolution No. 26-120, Approving Local Road Improvement Program Grant Agreement, Grant Terms and Conditions.

The Community Development Director provided an overview of Item 7E(i), Resolution No. 26-121, Approving Professional Servies Contract with JRM Construction, Construction Manger as Agent.

The Community Development Director reported that Item 7E(ii), Resolution No. 26-108, Approving Encroachment Agreement with Great River Energy, is not required to complete the work and therefor has been struck from the agenda.

4. **Adjournment**
   Mayor Rafferty adjourned the meeting at 6:30 p.m.

These minutes were approved at the regular Council Meeting on July 13, 2026.

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

LINO LAKES CITY COUNCIL
REGULAR MEETING
MINUTES

DATE:	**June 22, 2026**
TIME STARTED:	**6:34 PM**
TIME ENDED:	**6:57 PM**
LOCATION:	**City Council Chambers**
MEMBERS PRESENT:	**Mayor Rafferty Councilmembers Lyden, Nelson and Rennaker**
EXCUSED ABSENT:	**Councilmember Ruhland**

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

CALL TO ORDER

The meeting was called to order by Mayor Rafferty at 6:34 p.m.

SETTING THE AGENDA

Staff removed Item 7E (ii), Resolution No. 26-108, Approving Encroachment Agrement with Great River Energy, from the agenda as it was not required to complete the project work.

Motion to table disucssion on Item 2A, Resolution No. 26-123, Authroizing Preapration of Utlity Rate and Restructure Study.

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Lyden**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

Motion to approve the agenda as amended.

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Lyden**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

SPECIAL PRESENTATIONS

None

PUBLIC COMMENT

Mayor Rafferty opened the public comment period at 6:35 p.m.

Danielle Ward-Lorenz, 1987 Norma Way, Lino Lakes, spoke regarding Item 7B, Harvest Grange, Ordinance No. 02-26, Rezoning Property from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential. According to the staff report 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, Harvest Grange, contains four (4) parcels totaling approximately 27 gross acres and 95 housing units.

Ms. Ward-Lorenz stated that she appreciated the right-in/right-out street design on Cedar Street. She asked that the Council consider safety, access and infrastructure with this new development. She noted that the existing neighborhood is an island without a park and now more people are being added to the areas. She also stated that the school buildings are full and now more students will be added to the school district.

Motion to Close the Public Comment period at 6:37 p.m.

RESULT:	**CARRIED [4-0]**
MOVER:	**Lyden**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

1. CONSENT AGENDA

A. Approval of Expenditures for June 22, 2026 (Check No. 125153 through 125241) in the Amount of $1,211,251.88

B. Adopt Resolution 26-124, Authorizing Gambling Permit for the Centennial Football Boosters

C. Approval of June 1, 2026, City Council Work Session Minutes

D. Approval of June 1, 2026, City Council Special/Closed Meeting Minutes

E. Approval of June 8, 2026, City Council Work Session Minutes

F. Approval of June 8, 2026, City Council Meeting Minutes

G. Adopt Resolution No. 26-111, Special Event Permit and Temporary Liquor License, American Legion Post 566, 2026 Events

H. Adopt Resolution No. 26-112, Amending Gypsum Consulting, Inc., Solicitor License

I. Adopt Resolution No. 26-113, Authorizing the Issuance of a Solicitor License to Pommier Window Washing LLC

J. Resolution No. 26-116, Approving Property Owner Agreement Prior Connection, 904 81st Street

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

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

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

2. FINANCE DEPARTMENT REPORT

No Report

3. ADMINISTRATION DEPARTMENT REPORT

A. Appointment of Public Works Maintenance Worker

Motion to appoint Michael Cave to the Parks Maintenance Worker position at Step 2 of the Maintenance Worker salary scale, with a start date of June 29, 2026.

RESULT:	**CARRIED [4-0]**
MOVER:	**Nelson**
SECONDER:	**Rennaker**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

4. POLICE DEPARTMENT REPORT

No Report

5. FIRE DEPARTMENT REPORT

No Report

6. PUBLIC SERVICES DEPARTMENT REPORT

No Report

7. COMMUNITY DEVELOPMENT REPORT

A. Resolution 26-114, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026 Trunk Watermain Project

Motion to adopt 26-114, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026 Trunk Watermain Project.

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

B. Harvest Grange

Motion to waive the full reading of Ordinance No. 02-26 Rezoning Property from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential.

RESULT:	**CARRIED [4-0]**
MOVER:	**Lyden**
SECONDER:	**Rennaker**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

Motion to provide second reading and adopt Ordinance No. 02-26 Rezoning Property from R, Rural to R-2, Two Family Residential and R-3, Medium Density Residential.

RESULT:	**CARRIED [4-0]**
MOVER:	**Nelson**
SECONDER:	**Rennaker**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**
Roll Call Vote	

Motion to adopt Resolution No. 26-115 Approving Summary Publication of Ordinance No. 02-26.

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

C. Otter Lake Road Improvement Project

Motion to adopt Resolution No. 26-117, Accepting Bids, Awarding Construction Contract.

RESULT:	**CARRIED [4-0]**
MOVER:	**Lyden**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

Motion to adopt Resolution No. 26-118, Approving Construction Services Contract with WSB LLC.

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

Motion to adopt Resolution No. 26-119, Approving Encroachment Agreement with Mn Pipe Line Company.

RESULT:	**CARRIED [4-0]**
MOVER:	**Lyden**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

Motion to adopt Resolution No. 26-122, Approving Street Lighting Agreement with Connexus Energy.

RESULT:	**CARRIED [4-0]**
MOVER:	**Nelson**
SECONDER:	**Rennaker**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

D. Local Road Improvement Grant Agreement

Motion to adopt Resolution No. 26-120, Approving Local Road Improvement Program Grant Agreement, Grant Terms and Conditions.

RESULT:	**CARRIED [4-0]**
MOVER:	**Lyden**
SECONDER:	**Rennaker**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

E. Public Works Building

Motion to adopt Resolution No. 26-121, Approving Professional Services Contract with RJM Construction, Construction Manager as Agent.

RESULT:	**CARRIED [4-0]**
MOVER:	**Nelson**
SECONDER:	**Rennaker**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

8. UNFINISHED BUSINESS

No Report

9. NEW BUSINESS

No Report

10. NOTICES AND COMMUNICATIONS

A. The Park Board Meeting is July 1st at 6:30 PM in the Council Chambers.

B. The Economic Development Advisory Committee Meeting is July 2nd at 8 AM at City Hall.

C. There is a Closed Meeting of the City Council Immediately Following tonight's Council Meeting, in the Council Work Room for the purpose of conducting the City Administrator's Annual Performance Review.

D. Mayor Rafferty recognized Lino Lakes resident David Selle on catching a new State Record, Black Crappie, with a certified weight of 4 pounds, 1 ounce, on May 3, 2026.

ADJOURNMENT

Mayor Rafferty adjourned the meeting at 6:51 p.m.

These minutes were approved at the City Council Meeting on July 13, 2026.

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

Lino Lakes City Council
Special Closed Meeting
Minutes

DATE:	**June 22, 2026**
TIME STARTED:	**7:01 P.M.**
TIME ENDED:	**8:30 P.M.**
LOCATION:	**Council Work Room**
MEMBERS PRESENT:	**Mayor Rafferty, Councilmembers Lyden, Nelson and Rennaker**
EXCUSED ABSENT:	**Councilmember Ruhland**

Staff Members Present: City Administrator Karen Anderson.

1. **Call to Order and Roll Call**
   Mayor Rafferty called the meeting to order at 7:01 p.m.

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

3. **Annoucement**
   Mayor Rafferty announced that pursuant to Minnesota Statutes, Section 13D.05, subdivision 3(a), the meeting will be closed to conduct the City Administrator's Annual Performance Evaluation.

4. **Closed Session**

   Motion to go into closed session at 7:02 p.m. pursuant to Minnesota Statutes, Section 13D.05, subdivision 3(a) to conduct the City Administrator's Annual Performance Evaluation.

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

   Closed Meeting discussion to conduct the City Administrator's Annual Performance Evaluation.

   M**otion to return to Open Session at 8:30 p.m.**

RESULT:	**CARRIED [4-0]**
MOVER:	**Rennaker**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

5. **Adjournment**

Motion to adjourn the meeting at 8:30 p.m.

RESULT:	**CARRIED [4-0]**
MOVER:	**Lyden**
SECONDER:	**Nelson**
AYES:	**Rafferty, Lyden, Nelson and Rennaker**
NAYS:	**None**

These minutes were approved at the regular Council Meeting on July 13, 2026.

_____
Roberta Colotti, CMC
City Clerk

_____
Rob Rafferty,
Mayor

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.E.

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE July 13, 2026

AGENDA ITEM: Approval of Resolution No. 26-125 Authorizing the Issuance of a Solicitor's License to Custom Remodelers Inc. (CRI)

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to approve Resolution No. 26-125 Authorizing the Issuance of a Solicitor's License to Custom Remodelers Inc. (CRI)

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. 26-125 Authorizing the Issuance of a Solicitor's License to Custom Remodelers Inc. (CRI)

ATTACHMENTS

1. 26-125- Solicitor License Custom Remodelers Inc

CITY OF LINO LAKES
RESOLUTION NO. 26-125

AUTHORIZING THE ISSUANCE OF A SOLICITOR LICENSE TO CUSTOM REMODELERS INC. (CRI)

WHEREAS, Custom Remodelers Inc. (CRI), 474 Apollo Drive, Lino Lakes, MN 55014, has applied for a solicitor license to allow the following salespeople to solicit within the City of Lino Lakes:

1. Jeremy Larson
2. Landon Hall
3. Shawn Vensland
4. Tyler Janckila
5. Shawn Vanburen
6. Ethan Richter
7. Mundah Keleekai
8. Max Cullen

WHEREAS, CRI 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 CRI 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 the background check and meeting all conditions of the license.

Adopted by the City Council of the City of Lino Lakes on July 13, 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 July 13, 2026

AGENDA ITEM: Approval of Resolution No. 26-126 Authorizing the Issuance of a Solicitor's License to Pommier Window Washing LLC

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Council is being asked to approve Resolution No. 26-126 Authorizing the Issuance of a Solicitor's License to Pommier Window Washing LLC.

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. 26-126 Authorizing the Issuance of a Solicitor's License to Pommier Window Washing LLC.

ATTACHMENTS

1. 26-126- Solicitor License Pommier window Washing LLC

CITY OF LINO LAKES
RESOLUTION NO. 26-126

AUTHORIZING THE ISSUANCE OF A SOLICITOR LICENSE TO POMMIER WINDOW WASHING LLC

WHEREAS, Pommier Window Washing LLC, located at 7014 Humber Trail NE, North Branch, MN 55056, has applied for a solicitor license to allow the following salespeople to solicit within the City of Lino Lakes:

1. Evan Pommier

WHEREAS, Pommier Window Washing LLC 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 Pommier Window Washing LLC 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 the background check and meeting all conditions of the license.

Adopted by the City Council of the City of Lino Lakes on July 13, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC
City Clerk

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.G.

STAFF ORIGINATOR: Rick DeGardner, Public Services Director

MEETING DATE July 13, 2026

AGENDA ITEM: Approval of Resolution No. 26-133 Authorizing the Execution of License Agreement between the City of Lino Lakes and Anoka County for Landscape Median Improvements

VOTE REQUIRED: Simple Majority

INTRODUCTION

The portion of the landscape median located within our city limits along County Road 14/Frenchman Road needs site improvements. This median was originally landscaped in the mid-2000s and updated during the 2014 County State Aid Highway (CSAH) 14/8 Improvement Project.

The project scope enhances the landscape median within Lino Lakes city limits to mirror the existing visual layout completed on the Hugo/Washington County side.

BACKGROUND

Since Anoka County owns the right-of-way, a License Agreement is required. The proposed License Agreement with Anoka County establishes a formal partnership that allows the City of Lino Lakes to legally execute, manage, and care for the landscape enhancements along the County Road 14/Frenchman Road median.

RECOMMENDATION

Authorize the approval of Resolution 26-133 to execute the License Agreement with Anoka County to secure legal access to the right-of-way.

ATTACHMENTS

1. Resolution No. 26-133 Authorizing the Execution of License Agreement Between the City of Lino Lakes and Anoka County for Landscape Median Improvements
2. License Agreement with Anoka County
3. Exhibit A - County Right-of-Way
4. DreamScapes Site Landscape Plan

CITY OF LINO LAKES
RESOLUTION NO. 26-133

AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT BETWEEN THE CITY OF LINO LAKES AND ANOKA COUNTY FOR LANDSCAPE MEDIAN IMPROVEMENTS ALONG COUNTY STATE AID HIGHWAY (CSAH) 14

WHEREAS, a portion of the landscape median located within the city limits of Lino Lakes along County State Aid Highway (CSAH) 14 (also known as Frenchman Road) is in need of site enhancements; and

WHEREAS, City Staff recommends improving this area to mirror the completed, visually unified landscaping plan currently established on the adjacent City of Hugo/Washington County side of the corridor; and

WHEREAS, the median was previously landscaped in the mid-2000s and subsequently revised in 2014 as part of the CSAH 14/8 Improvement Project; and

WHEREAS, Anoka County owns and maintains the right-of-way encompassing said median, thereby requiring a formal License Agreement to permit municipal work within the county jurisdiction; and

WHEREAS, the proposed License Agreement grants the City of Lino Lakes a license to plant, install, maintain, replace, and repair the proposed landscape improvements as specifically depicted in Exhibit A and the Site Landscape Plan; and

WHEREAS, the City Council finds that executing this agreement serves the public interest by enhancing community aesthetics and ensuring clear operational guidelines for long-term maintenance.

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

1. The License Agreement between the City of Lino Lakes and Anoka County for the CSAH 14 landscape median enhancements is hereby approved.
2. The Mayor and City Clerk are authorized and directed to execute said agreement on behalf of the City, along with any minor, non-substantive changes.
3. City Staff is authorized to proceed with the planting, installation, and ongoing maintenance activities as outlined in Exhibits A and B of the agreement.

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is made and entered into by and between the County of Anoka, a political subdivision of the State of Minnesota, 2100 Third Avenue, Anoka, Minnesota 55303, hereinafter referred to as the "Licensor," and the City of Lino Lakes, a Minnesota municipal corporation, 600 Town Center Parkway, Lino Lakes, Minnesota 55014, hereinafter referred to as the "Licensee."

WHEREAS, the Licensor owns right-of-way located along Main Street east of Otter Lake Road in the city of Lino Lakes, as depicted in Exhibit A, which is attached hereto and incorporated herein ("County Property"); and

WHEREAS, Licensee desires to place a number of trees and plantings on the County Property, which trees, shrubs, and plantings are more particularly described and shown in Exhibit B, which is attached hereto and incorporated herein ("Improvements"); and

WHEREAS, Licensee has requested and the Licensor has agreed to permit the Improvements on the County Property pursuant terms and conditions contained in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements stated herein, the parties agree as follows:

I. GRANT OF LICENSE

The Licensor hereby grants to Licensee a license to plant/install, maintain, replace, and repair the Improvements on the County Property at the locations depicted in Exhibits A and B.

II. LIMITATIONS OF LICENSE

Licensor grants this License for the sole purpose of allowing the existence of the Improvements on the County Property and Licensee's right to install, maintain, and replace said Improvements on the County Property as provided herein. Licensee's placement of the Improvements will be in the approximate location along the center median area of Main Street between Otter Lake Road. and the east County line, as depicted in Exhibit A. Licensor must ensure that the Improvements do not obstruct or impair traffic sightlines at the intersection, as determined by Licensor.

III. MAINTENANCE AND PAYMENT OF COSTS

The Licensee shall be solely responsible for and pay for all costs associated with the installation, short and long-term maintenance, replacement and/or removal of the Improvements on the County Property. After the installation of the Improvements, the Licensee shall restore the topographic grade of the County Property to the grade elevation that existed prior to said installation.

IV. REMOVAL OF IMPROVEMENTS

At such time as the County Property may need to be used to construct improvements to Main Street, or if the County Property is needed for any other public purpose, and upon not less than 90 days' written request of the Licensor, Licensee shall at its sole cost, remove the Improvements, including any irrigation, and restore the County Property to the condition it was in prior to the grant of this License. Licensee acknowledges that no costs or damages may be assessed against Licensor for the loss of the Improvements being placed on the County Property.

V. INDEMNIFICATION

Subject to the liability limits set forth in Minn. Stat. Chapter 466, the Licensee agrees to and shall hold harmless the Licensor, its commissioners, officers, agents, and employees from any and all liability and claims (including attorneys' fees), related to or resulting from the use of County Property for the purposes permitted herein.

VI. COMPLIANCE WITH LAWS

Licensee agrees to comply with all applicable federal, state and local law ordinances, or any rules, regulations or standards of any agency of such governmental entity, which are applicable to the use of the County Property as provided for herein.

VII. ENTIRE AGREEMENT

It is understood and agreed by the parties that the entire agreement of the parties is contained herein and that this License Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the County and Owners relating to the subject matter hereof.

VII. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each one of which shall be deemed to be an original, but all such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have set their hands on the date so indicated.

COUNTY OF ANOKA

By: _____
Jim Dickinson
County Administrator

Dated: _____

By: _____
Joseph J. MacPherson, P.E.
Transportation Division Manager

Dated: _____

CITY OF LINO LAKES

By: _____
Rob Rafferty
Mayor

Dated: _____

By: _____
Roberta Colotti
City Clerk

Dated: _____

APPROVED AS TO FORM AND EXECUTION:

By: _____
Christine V. Carney
Assistant County Attorney

Exhibit A - County Right-of-Way

1 in = 167 Ft

County Right-of-Way

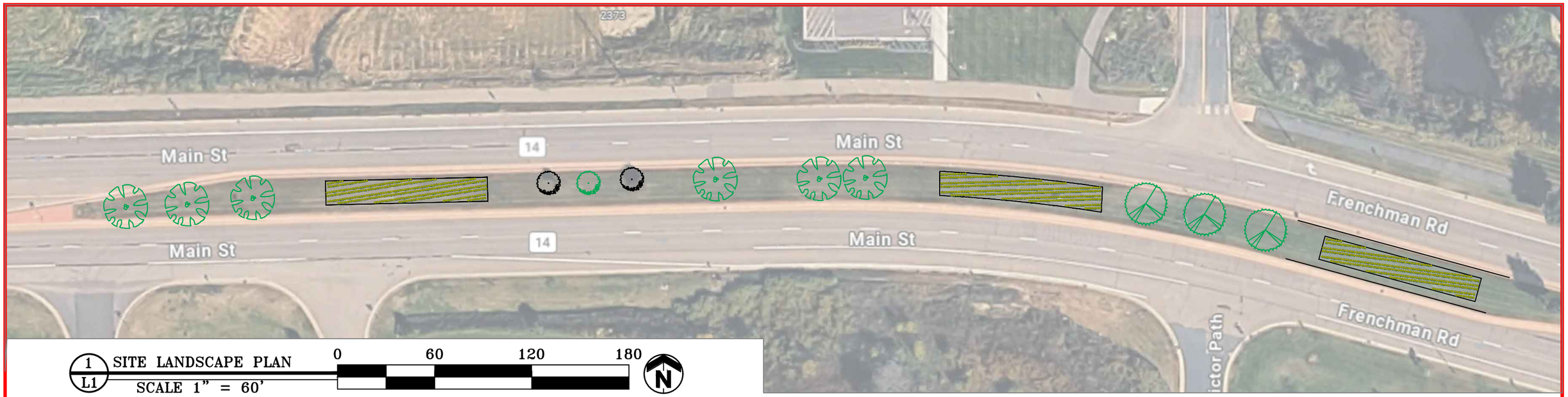
CITY OF LINO LAKES

N

July 7, 2026

Map Powered By Datafi

WSB



1 / L1 SITE LANDSCAPE PLAN
SCALE 1" = 60'

0 60 120 180

N

LANDSCAPE LEGEND

KEY		BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	INSTALL HEIGHT	MATURE HEIGHT	
DECIDUOUS TREES									
HB		Celtis occidentalis	HACKBERRY	2.5"	BB	6	15'	50'	STRAIT LEADER NO "V" CROTCH
RM		Acer rubrum 'Nothwoods'	RED MAPLE	2.5"	BB	3	14'	50'	
ORNAMENTAL TREES									
SS		Malus x 'Spring Snow'	SPRING SNOW CRABAPPLE	1.5"	BB	1	8'	25'	
PDS			PRAIRIE DROP SEED	#1	CONT	1100	8'	25'	

HACKBERRY

RED MAPLE

SPRING SNOW CRABAPPLE

PRAIRIE DROP SEED

DreamScapes Landscaping & Design, Inc.
7087 20th Ave S, Centerville MN
Phone: (651) 415-1000
www.DreamScapesMN.com

DREAMSCAPES LANDSCAPING & DESIGN
Commercial Landscape Architect & Estimator
Jim Kalkes, RLA
Dream Scapes Landscaping & Design
612.638.7944 - Mobile
651.415.1000 - Office

Revisions: Drawing is 11" X 17" Paper
1.

- Lino Lakes Streetscapes -
Main Street & 35E
Lake Drive and 35W

Save Date: 07/01/26 c:\users\jimka\alexs lawn and turf\dreamscapes - documents\design projects 2026\jim\commercial\city of lino lakes\ll streetscape\02-drawings\cad\lino lakes streetscape.dwg

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.H.

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE July 13, 2026

AGENDA ITEM: Appointment to the Planning and Zoning Board

VOTE REQUIRED: Simple Majority

INTRODUCTION

It is requested that the City Council make an appointment to fill the current vacancy on the Planning and Zoning Board.

BACKGROUND

Planning and Zoning Board Member and Chair Michael Root has submitted his notice of resignation. His term ends December 31, 2027. At the July 6, 2026, City Council Work Session, the appointment process was reviewed, and it was recommended that Blakely LaCroix, who currently serves on the Economic Development Advisory Committee (EDAC) be appointed to fill the vacancy on the Planning and Zoning Board. Mr. LaCroix expressed interest in serving on the Planning and Zoning Board through his original application and has confirmed his willingness to serve in this role if appointed.

The Planning and Zoning Board is responsible for the selection of a new Chair from its membership.

RECOMMENDATION

Motion to appoint Blakely LaCroix to the Planning and Zoning Board with a term ending December 31, 2027.

ATTACHMENTS

None

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 1.I.

STAFF ORIGINATOR: Meg Sawyer, Human Resources and Communications Manager

MEETING DATE July 13, 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
Hannah	Dunaway	Lifeguard
Andrew	Richardson	Lifeguard

Start dates vary based on position and training schedule.

ATTACHMENTS

None

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 1J

STAFF ORIGINATOR:	Diane Hankee PE, City Engineer
MEETING DATE:	July 13, 2026
TOPIC:	Approval of Resolution No. 26-139 Stormwater Re-use Agreement, Wilkinson Waters
VOTE REQUIRED:	Simple Majority

INTRODUCTION

Staff is requesting that City Council approve the Stormwater Re-Use Agreement for the Wilkinson Waters development.

BACKGROUND

On April 27, 2026 the City Council passed Resolution No. 26-60 approving Wilkinson Waters PUD Final Plan/Final Plat. To reduce the use of municipal water for irrigation a stormwater re-use system has been included in the Wilkinson Waters project. The execution of a Stormwater Re-Use Agreement between the Developer and the City of Lino Lakes is required for the maintenance and operations of the re-use system.

RECOMMENDATION

Staff is recommending the City Council approve Resolution 26-139 approving the Stormwater Re-use Agreement for the Wilkinson Waters development.

ATTACHMENTS

1. Resolution No. 26-139
2. Stormwater Re-use Agreement

CITY OF LINO LAKES
RESOLUTION NO. 26-139

APPROVING STORMWATER RE-USE AGREEMENT FOR WILKINSON WATERS

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

WHEREAS, the approval required the execution of a Stormwater Re-Use 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 that the Stormwater Re-Use Agreement between the City of Lino Lakes and Anoka Holdings, 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 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

STORMWATER RE-USE AGREEMENT
(Wilkinson Waters Addition, Lino Lakes, Minnesota)

THIS STORMWATER RE-USE AGREEMENT (this "**Agreement**") is entered into as of this 16th day of June, 2026, by and between the City of Lino Lakes ("City"), a Minnesota municipal corporation, and Anoka Holdings LLC ("Developer").

RECITALS

A. A surface water management system including a Pond ("**Pond**") have been located on property owned by the Developer and legally described as:

Outlot D Wilkinson Waters Addition, Anoka County, Minnesota (the "**Outlot**).

B. The Pond is encumbered by a public Drainage and Utility easement in favor of the City of Lino Lakes.

C. The Developer is using surface water from the Pond to provide irrigation water to the common elements within the Wilkinson Waters Addition (the "**Common Elements**") as identified on ***Exhibit A*** attached hereto and incorporated herein, including the apartments (Block 1 Lot 1), townhomes (Outlot G and H), commercial (Outlot F), and senior living (Outlot E)areas, green space and boulevards within City ROW and Outlot D.

D. A Stormwater Re-Use Distribution System (the "**Distribution System**"), including without limitation an Outlet Control Structure and Stormwater Re-Use Pump (the "**Outlet Control Structure and Pump**"), have been designed and will be installed by the Developer in locations as generally depicted on ***Exhibit A*** attached hereto and incorporated herein, which System, Outlet Control Structure and Pump will allow stormwater from the Pond to be used to provide irrigation water to the Wilkinson Waters irrigation system (the "**Irrigation System**") on the Common Elements as described herein.

E. The City and the Developer wish to enter into this Agreement, governing the installation, use and maintenance of the Distribution System and Irrigation System.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Use of Surface water.** The City hereby acknowledges and agrees that the Developer will use the stormwater from the Pond to provide irrigation water to the Distribution System and Irrigation System, all in accordance with the terms and conditions of this Agreement. The Pump and electrical controls will be installed by the Developer and stored within the property owned by the Developer. Nothing herein shall be construed to restrict any other use of the property owned by the Developer in accordance with applicable laws.

The emergency overflow freeboard is 0.5 feet and shall be maintained by the Developer. The City of Lino Lakes reserves the right to require that the Developer, at any time, connect to the municipal water supply as outlined in the Wilkinson Waters Development Agreement dated April 27, 2026.

2. **Duration of Agreement.** The term of this Agreement is a period of twenty-five (25) years from the date of execution, subject to extensions and termination as set forth herein.

3. **Pumping Requirements.** Notwithstanding anything herein to the contrary, the Developer shall be required to use the Distribution System to irrigate the Common Elements with surface water from the Pond.

The pond falls to the low water level elevation of 898.75 which leaves a dead storage of four (4') to the pond bottom elevation of 894.75. The pond will need to remain at the low water level elevation for at least twenty-four (24) hours.

In this case, the Developer shall be required to contact the City, in writing, and request the Irrigation System supply be switched to treated drinking water from the City's municipal water supply system. The City reserves the right to disable the Pump at any time in order to prevent exceedance of the low-water level elevation.
Notwithstanding the foregoing paragraph 4(2), after a period of three (3) years from the execution of this Agreement, both parties will consider and evaluate and negotiate in good faith the matter of whether the low water level pond reduction limitation may be increased or decreased. If the low water level pond reduction limitation is decreased, it may not be decreased by more than two feet (2'). In the event that the Developer uses treated drinking water from the City's municipal water supply system for the Irrigation System rather than surface water from the Pond, the City shall bill the Developer at the City's established water rate during that time period.

5. **Irrigation.** In the event that a municipal connection is required, the Developer shall meet City of Lino Lakes' irrigation watering restrictions when using the City's water supply for irrigation purposes.

6. **Maintenance.** The Developer shall allow the City access over real property owned by the Developer as is reasonably needed to inspect the Irrigation System, Outlet Control Structure, Pond and Pump. The Developer shall coordinate and perform full-system draining and blow-out for winterization purposes, up to and including the System, Outlet Control Structure, and Pump. Maintenance and winterization activities shall include by way of illustration, but not by way of limitation, those in ***Exhibit B***. All maintenance, repair, and replacement of the System, Outlet Control Structure and Pump shall be the responsibility of the Developer. Notwithstanding the foregoing, in no event shall the City be responsible for turf degradation, consequential damages, or property damage as a result of water quality or supply issues or otherwise by reason of its provision of or failure to provide the services offered by it under this Agreement.

The City's entry and access to, and use of, real property owned by the Developer for inspection purposes or any construction work shall always be subject to the following provisions: (i) the City shall promptly restore any areas disturbed in the course of the City's entry or use thereof, (ii) the City shall maintain, repair and replace any improvements installed by the City at

the City's sole cost and expense, and (iii) the City shall indemnify, defend and hold the Developer harmless from and against any costs, damages, liabilities, losses, expenses, liens or claims (including, without limitation, reasonable attorney's fees) arising out of or relating to any such access, entry or use thereof, all such obligations shall survive termination or expiration of this Agreement.

7. **Startup and Testing.** It shall be the Developer's responsibility to ensure water quality is adequate for irrigation prior to System startup each spring. The Developer shall coordinate pond water quality sampling and analysis every year between the months of April and May and transmit the results to the City following the City's request therefor. The water quality parameters shall include, at a minimum, the following: fecal coliforms (*E. coli*), total coliforms, turbidity, total dissolved solids (TDS), total suspended solids (TSS), pH, chloride, nitrate, total phosphorus, zinc, and copper.
Notwithstanding the foregoing paragraph 7, after a period of three (3) years from the execution of this Agreement, both parties will consider and evaluate and negotiate in good faith the matter of whether the pond water quality results collected to date warrant increasing or decreasing the frequency of water quality sampling and analysis.

8. **Equipment Failure.** In the event there is a deficiency with the System, Outlet Control Structure, or Pump which causes the Irrigation System to become inoperable, the Developer shall correct the deficiency within thirty (30) days after the City gives written notice to the Developer specifying the deficiency, or as soon as reasonably possible otherwise. If Developer fails to correct the deficiency within thirty (30) days after the City provides written notice to the Developer, the City may, without further notice, access the Distribution system to make necessary repairs. The Developer shall be billed for labor and material costs associated with the City preforming repairs on the Distribution system for irrigation during the inoperability.

9. **Credits.** The Developer recognizes the City's intent to have a Storm Water Reuse System to reduce reliance on Municipal water supplies. Notwithstanding the foregoing, the Developer have no obligation to operate the Irrigation System in any manner other than in accordance with the requirements of this Agreement.

10. **Default.** In the event the Developer fails or refuses to maintain, repair and/or operate the System as required herein, the Developer shall correct the deficiency within thirty (30) days after the City gives written notice to the Developer specifying the deficiency, or as soon as reasonably possible otherwise. If the Developer fails to correct the deficiency in a timely manner, then the City may, with ten (10) days written notice and without regard to the formalities of Minnesota Statutes Chapter 429, perform such work to maintain, repair, and/or operate the Irrigation System and assess Developer for the cost of such work.

11. **Extension.** Except to the extent otherwise provided in this Agreement following the initial twenty-five (25) year term, this Agreement will be automatically extended for successive one-year periods (subject to the "Termination" section below), on the same terms and conditions as in effect immediately prior to the then-current expiration date, unless either part gives the other notice of non-extension at least three (3) months before the then-current expiration date.

12. **Termination.** If either party breaches any provision of this agreement and if such breach is not cured within thirty (30) days after receiving written notice thereof, the non-breaching party shall have the non-exclusive right to terminate this agreement thereafter, upon written notice.

13. **Miscellaneous.** This Agreement contains the entire agreement between the City and the Developer regarding the subject matter hereof. This Agreement may be signed in any number of counterparts, each of which shall be considered an original, but which together shall constitute one and the same instrument. This Agreement may be amended only by a written instrument signed by the parties hereto. This Agreement shall run with the land and shall bind and inure to the benefit of the respective parties and their successors and assigns.

14. **Authorization.** The parties represent and warrant that the undersigned are duly authorized to execute this Agreement and to bind the respective parties to the terms of this Agreement.

[Signature and Acknowledgement Page Follows.]

SIGNATURE PAGE TO
STORMWATER RE-USE AGREEMENT

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

CITY OF LINO LAKES

By: _____
Rob Rafferty, Mayor

By: _____
Roberta Colotti, Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Rob Rafferty and Roberta Colotti, the Mayor and Clerk of the City of Lino Lakes, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

Anoka Holdings LLC
By: _____
President

STATE OF MINNESOTA)
) ss.
COUNTY OF) Ramsey

The foregoing instrument was acknowledged before me this 16th day of June, 2026, by Mark Hauge, the President of Anoka Holdings LLC, a Minnesota limited liability corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Lino Lakes
600 Town Center Parkway
Lino Lakes, Minnesota 55014

RENAE ELIZABETH OMDAHL
Notary Public
Minnesota
My Commission Expires
Jan 31, 2029

EXHIBIT A

IRRIGATION SYSTEM LOCATION

VLAWMO WATER REUSE FEASIBILITY NOTES
Water in Motion, Inc. June 9, 2025
RESERVOIR & CONSUMPTION

8 million gallons (1,167,888 ft) annually = 346,154 gallons /wk (46,274 ft./wk)

2 month reservoir = 2,769,232 gallons for irrigation (370,192 ft) a.k.a. "dead storage"

If only considering 'bounce' for irrigation, pond must hold more than 370,192 ft plus a 4 foot 'sump' Civil to calculate total needed pond volume.

Next – will the site harvest support the irrigation volumes needed (horticultural)?

If not, can the site accept stormwater from offsite (ex. roadway or neighboring development)?

BACKUP WATER

If backup water is used, need a 4-inch municipal supply likely with booster pump.

If municipal backup, it is most efficient to centralize the backup source and if possible, locate the municipal backup near the pump station.

DESIGN & CONSTRUCTION COSTS

546,390 Ft of irrigated area x $2.5/ft = $1,365,975 +/- of reuse irrigation (very rough estimate) plus design & CPS fees.

Plums & vault pit ($25k–$35k), electrical ($30–$40k) & municipal backup water ($30k–$40k)) are additional.

If offsite water is available, then possible grant funding for over-and-above ability at the site to process stormwater. Grant funding often applies to design and construction. Sometimes educational programming is requested/advisable.

M&O

Thinking of all water, how does developer want to bill for irrigation services/management, etc.? Will there be an HOA or centralized entity to maintain & operate equipment and assess properties for services?

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	AREA			
	APARTMENTS				
	TOWNHOMES				
	RIGHT OF WAY				
	TOTAL				

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Source		
	IRRIGATION MAINLINE: HDPE R.SE PRESSURE PIPE CLASS 200 SDR-11 HDPE ASTM D2241 PE14	8,010 LF
	IRRIGATION BRANCH LINES/LAT. HDPE R.SE PRESSURE PIPE CLASS 200 SDR-11 HDPE ASTM D2241 PE14	400 LF
	PIPE SLEEVE: PVC SCHEDULE 40	250 LF

REUSE DISTRIBUTION LINE

REUSE RPZ & PUMP LOCTION

DDS

CALL BEFORE YOU DIG !
MINNESOTA LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER AT LEAST TWO BUSINESS DAYS BUT NOT MORE THAN FOURTEEN CALENDAR DAYS PRIOR TO EXCAVATION
GOPHER STATE ONE CALL
1-800-252-1166

Water in Motion

LICENSED REGISTERED LANDSCAPE ARCHITECT

VLAWMO FEASIBILITY STUDY
LING LAKES, MINNESOTA

DRAWN BY
COLIN GEASON

CHECKED BY
TIM MALOSKY

ISSUED/REVISED
NO. DESCRIPTION DATE

ISSUE DATE
MAY, 2025

PROJECT NUMBER
6259-1082-00

DRAWING SCALE
SCALE
1" = 80'

SHEET NAME
IRRIGATION FEASIBILITY PLAN

SHEET NUMBER
IR100

EXHIBIT B

OPERATION AND MAINTENANCE REQUIREMENTS

Start-Up

- Prior to start-up, staff responsible shall become familiar with all operation and maintenance information provided by the pump manufacturer.
- Verify the gate elevation in the Outlet Control Structure every year before start-up.
- Inspect the pump cart assembly, piping, meters, valves, and fittings and repair defects as necessary.
- Provide City staff annual stormwater reuse meter data and maintenance logs.
- Address any issues with cavitation, excess vibration, leaks, water quality, or other concerns prior to further operating the system.

Pump

- Pump system shall automatically maintain the requisite pressure to the irrigation system.
- Pump controller shall automatically disable the pump in the event of an alarm condition.
- The City reserves the right to disable the pump in order to maintain the agreed-upon pond water level.

Routine Maintenance

Every two (2) Weeks:

- Visually inspect pond water level and water quality.
- Visually inspect pump station and vicinity for leaks and signs of vibration or cavitation.
- Run each pump to ensure proper operation. Note any abnormal sounds, cavitation, vibration, leaks, or other concerns.
- Check for operational codes or alarms on the controller.

Annual:

-
- Coordinate water quality sampling and analysis.
- Inspect the top of the berm and safety bench to ensure soil stabilization and integrity of the berm.

Winterization

- Turn off controller and disconnect power. Lock main disconnect with a padlock to ensure power cannot be applied unintentionally.
- Close all curb stops and isolation valves and completely drain and blow-out the entire system, including any supply lines. Leave all drain valves open through the winter.
- Remove and store pump cart, meters, and other miscellaneous equipment in a location where they will not be subjected to freezing.

- Perform pump winterization as recommended by the pump manufacturer.
- Open any petcocks to allow draining.
- Install new corrosion inhibitors in the electrical control panel.

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 2.A.

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE July 13, 2026

AGENDA ITEM: Consider Resolution No. 26-137 Authorizing Preparation of Utility Rate Study and Utility Rate Structure Review

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting council consideration to authorize preparation of a Utility Rate Study and Utility Rate Structure Review.

BACKGROUND

The primary goal of the utility rate study and utility rate structure review is to develop fair and equitable water, sanitary sewer, and storm water rates while ensuring each utility fund remains financially stable and aligned with its operating, capital, and reserve requirements. A key component of this effort will be the development of a long-term financial plan that positions the City to successfully carry out planned infrastructure improvements as scheduled, with confidence that adequate resources will be available when needed.

The last utility rate study was performed in 2021 by Baker Tilly recommending water and sewer rates through 2026.

Staff is recommending the authorization of Erickson Northstar LLC to conduct the utility rate study and utility rate structure review. The Erickson Northstar project team includes Nicholas Dragisich, who was on the Baker Tilly team that conducted the 2021 rate study. The proposal estimates 178 hours with a cost of $26,700. The utility rate study was included in the 2026 water and sewer fund budget. Results of the study should be available in November for Council to consider rate recommendations to take effect on January 1, 2027.

The study will include:

- Water Rates
- Sanitary Sewer Rates
- Storm Water Rates
- Water Rate Structure Review

- Sanitary Sewer Rate Structure Review
- Utility Connection Fee Review

RECOMMENDATION

Motion to adopt Resolution No. 26-137 Authorizing Preparation of Utility Rate Study and Utility Rate Structure Review.

ATTACHMENTS

1. Erickson Northstar Utility Rate Study Quote
2. 26-137 - Authorizing Preparation of Utility Rate Study and Utility Rate Structure Review

Proposal

City of Lino Lakes, Minnesota

Utility Rate Study

July 1, 2026

Erickson Northstar, L.L.C

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Proposed Schedule.....17

July 1, 2026
Tracy Thoma
Finance Director
600 Town Center Pkwy
Lino Lakes, MN 55014-1182

RE: Proposal for a Utility Rate Study

Dear Tracy:

Enclosed please find the Erickson Northstar, L.L.C. response to your request for a quote for a Utility Rate Study. We have prepared this proposal based on our understanding of the services you have requested in your email message of June 25, 2026 and our extensive experience in developing utility rates, fees and charges for local governments. Our team will work closely with the City to develop a compelling business case for the City's water, sanitary sewer and stormwater rates based on the application of proven best practices and a sophisticated appreciation for the unique challenges local governments face in the current environment. The enclosed response demonstrates that Erickson Northstar, L.L.C. possesses the expertise and capability to assist Lino Lakes with this important project.

As you review our proposal, we would ask you to consider the qualifications, experience, and value we can bring to this project:

1. The consultants who will work on this project have established themselves as experts in assisting local government with utility rate studies. Their experience blends local knowledge with a national perspective.
2. The consultants will bring their significant local government experience to this project helping the City identify new approaches and creative solutions to utility rates studies providing cost effective and affordable solutions.
3. The Erickson Northstar project team is designed specifically for the City of Lino Lakes and represents experienced professionals who will be working on this project. The team assigned to this project is experienced in performing utility rate studies from years of both practical local government experience and national management consulting experience. 1) it represents the staff who will be directly responsible for your project; 2) it provides a range of expertise to cover the range of service requirements; 3) it provides a solid record of utility rate-setting knowledge to achieve your objectives; 4) it provides significant experience in utility asset renewal and replacement and capital improvement planning; and 5) it represents the commitment to take personal and professional responsibility for the services and outcomes for the City of Lino Lakes.

In summary
Helping local governments succeed is not just our livelihood, it is our passion. Over our careers as both local government managers and consultants, each member of the Erickson Northstar team has built a record of success helping local governments improve their services across the United States. We are confident that a careful review of our proposal, the qualifications and experience of our team, and significant experience with similar organizations will provide the City of Lino Lakes with the confidence that the Erickson Northstar team is the best choice to assist you on this important engagement.

Erickson Northstar submits this proposal with the understanding that, if awarded, we will be afforded the opportunity to negotiate in good faith with the City to reach mutually agreeable terms and conditions prior to executing a final contract.

Should you have any questions or desire further information, please feel free to contact us at any time. Our team would consider it a professional and personal privilege to provide these services to the City of Lino Lakes.

Sincerely,

Alan J. Erickson

Nicholas R. Dragisich, P.E.

Erickson Northstar, LLC
8225 133rd Place,
Savage, MN 55378
(612) 799-0236
aandmerickson@gmail.com

Our understanding of Lino Lake's needs

The City of Lino Lakes is seeking a qualified consultant to conduct a Water, Sanitary Sewer, and Stormwater Utility Rate Study. The intent is to provide the City of Lino Lakes with a report establishing equitable utility rates for residential, commercial, industrial, and institutional customers.

The City's annual financial report for fiscal year ended December 31, 2025, shows the Water and Storm Water Funds had positive operating income of $355,067 and $200,710 respectively while the Sewer Fund had negative operating income of ($540,233). The Water and Sewer Funds experienced an increase in net position primarily as a result of capital contributions while the Storm Water Fund experienced an increase in net position as a result of its positive operating income. Cash and cash equivalents increased in all three funds. The Water Fund was the only fund with outstanding debt; from a 2024 G.O. Water Revenue Note from the Minnesota Public Finance Authority.

Erickson Northstar consultants believe utility rates should be based on four primary objectives:

- Ability to maintain and expand each utility's capital assets
- Maintain financially viable utility operations
- Maintain acceptable user rates, fees, and charges
- Complement the local government's overall development and financial goals

Our approach is based on achieving these objectives through our extensive utility operations financial expertise which includes:

- Understanding of cash flow requirements over the course of the fiscal year as opposed to solely on a year-end basis
- Establishing an adequate level of cash reserves for operating and capital needs and to comply with any existing and projected debt covenants required by debt providers
- Understanding the impact of future debt needed for new capital assets and for asset renewal and replacement
- Rates and rate allocations to debt service that make sense from debt management and loan and/or bond covenant perspectives
- An analysis of key credit rating criteria and the impact of the City of Lino Lakes's financial projections on those criteria
- Integrating future debt for each utility fund into the City's overall financial plan:
    - Consistent with the City's Debt Management Plan
- Developing effective communications to present complex financial concepts/plans to the governing body and public; and
- Assist in the formulation of policies that address assumptions used in rate setting related to excess revenues and criteria for cash/debt funding of projects, etc.

The purpose of utility rate setting is to determine the revenue requirements and total costs of service to be met from utility rates and fees among customer classes in accordance with generally accepted and legally defensible methodologies. Proposed new rates or required adjustments to the existing utility rates and fee structures should recover costs while providing equity among the users. In addition, recommended rates and fees should at a minimum:

Project Understanding

- Be easy to administer by the City
- Be easily understandable by the City's utility customers
- Reflect the true cost of service, including debt service, to preserve financial self-sufficiency while meeting level of service objectives
- Be consistent with industry practice for utility rate making both nationally and, in the State of Minnesota,
- Account for the impact of current and future environmental regulations; and
- Recognize other impacts as identified and/or required.

Erickson Northstar, L.L.C.'s Qualifications

Erickson Northstar Introduction

Erickson Northstar consultants have provided consulting services to local government across the United States. Our consultants bring a solid background of experience to our clients both as former local government managers and as consultants to local governments. Their experience includes service with Springsted Incorporated and with Baker Tilly, LLP. Our focus is providing local governments and not-for-profit organizations with high quality consulting services providing a balance of national perspective and local expertise.

Local governments are under a great amount of pressure to deliver high quality services in a fiscally constrained environment. The evolution of technology and lasting impacts of the pandemic have heightened residents and businesses expectations of service delivery resulting in traditional methods and means of service delivery no longer meeting expectations. This scenario is not likely to change at any time in the future. Elected officials and public administrators are under pressure to adapt and to employ new and innovative solutions that require progressive leadership, creative partnerships, cautious risk taking and an investment in their personnel and organizational foundation. There is a compelling need in the public sector to enhance and enrich their organization, their people, their processes, and their systems to deliver more value by maximizing the use of public resources in meeting the current and future need of their stakeholders to achieve more success in the marketplace of public opinion.

Erickson Northstar, L.L.C. will provide a team of senior, experienced consultants with direct experience in utility operations and management. Our team has assisted approximately thirty local governments with utility rate studies over the past five years. They will use a time-tested methodology to perform their analyses working in close collaboration with City staff and the City Council.

Clients the Erickson Northstar, LLC consultants have assisted with utility rate studies in the past include:

- City of Wyoming, Minnesota – 2025 Surface Water Utility Rate Study and 2023 Water and Sewer Rate Study
- City of Savage, Minnesota – 2025 Water and Sanitary Sewer Rate Study
- City of Taylors Falls, Minnesota – 2025 Water, Sanitary Sewer and Storm Water Utility Rate Study
- Village of Lemont, Illinois - 2023 Water and Sewer Rate Study (performed when with Baker Tilly, L.L.C.)
- Saint Paul Regional Water Services - 2022 Cost of Services Water Rate Study for Retail and Wholesale Customers (performed when with Baker Tilly, L.L.C.)
- Town of Sudlersville, Maryland – 2022 Water and Sewerage Utility Rate Study (performed when with Baker Tilly, L.L.C.)
- Village of Cary, Illinois – 2022 Water and Sewer Rate Study (performed when with Baker Tilly, L.L.C.)
- City of Saint Paul, Minnesota – 2022 Sanitary and Storm Sewer Rate Study (performed when with Baker Tilly, L.L.C.)
- City of Chisholm, Minnesota – 2021 Water, Sewer, and Solid Waste Collection Utility Rate Study (performed when with Baker Tilly, L.L.C.)
- City of Ashland, Wisconsin -2021 Review and Analysis of Water and Sewer Budgets (performed when with Baker Tilly, L.L.C.)

Project Approach

- City of Lino Lakes, Minnesota – 2021 Water and Sewer Rate Study (performed when with Baker Tilly, L.L.C.)
- Black River Falls Municipal Utilities, Wisconsin – 2021 Sewer Utility Rate Study (performed when with Baker Tilly, L.L.C.)
- City of Montgomery, Minnesota – 2021 Water, Sewer, and Storm Water Rate Study (performed when with Baker Tilly, L.L.C.)
- City of Lino Lakes, Minnesota – 2020 Stormwater Utility Analysis (performed when with Baker Tilly, L.L.C.)

Demonstrating successful relationships with similar clients

We encourage you to connect with the clients below to learn more about the quality of services our consultants have provided to them. Each client will offer a different perspective as you consider your own needs.

City of Savage, Minnesota			
Name	Matt Burt	**Title**	Finance Director
Phone	+1 (952) 882-2691	**Email**	mburt@SavageMN.gov
Services	Erickson Northstar, LLC was engaged by the City of Savage to conduct a Water and Sanitary Sewer Utility Rate Study to determine the appropriate rates, fees, and charges needed to adequately fund these operations over the next five years. This project included a review of each utility's historical revenues and expenses, their 2025 budgets and actual performance to date, the City's capital improvement plan, historical consumption and customer data, projected growth of the customer bases, and current outstanding debt repaid from each utility. Using this information, a projection of each utility's financial performance over the next ten years was developed based on current rates and then on rates needed to provide sufficient revenues to adequately fund each utility.		

City of Taylors Falls, Minnesota			
Name	Sherrie Thomasen	**Title**	City Clerk
Phone	+1 (651) 465-5133 Ext 21	**Email**	rclerk@taylorsfalls.org
Services	Erickson Northstar, LLC was engaged by the City of Taylors Falls to review and analyze the City's Water, Sewer, and Storm Water Utility Funds to determine the appropriate rates, fees, and charges needed to adequately fund these operations over the next five years. Our Final Report included a review of each fund's historical revenues and expenses, their 2024 budgets and actual performance to date, their projected 2025 budgets, the City's capital improvement plan, historical consumption and customer data, projected growth of the customer bases, and current outstanding debt repaid from each fund. Using this information, a projection of each fund's financial performance over the next ten years was developed based on current rates and then on rates needed to provide sufficient revenues to adequately fund each utility.		

Project Approach

City of Montgomery, Minnesota			
Name	Brian Heck	**Title**	City Administrator
Phone	+1 (507) 364-8888	**Email**	Bheck@cityofmontgomerymn.com
Services	The City of Montgomery engaged Baker Tilly to review and analyze their Water, Sewer, and Storm Water Utility Funds. Our work included a review and analysis of each fund's historical revenues and expenses, the City's current capital improvement program, and other relevant data. Based on this review we developed and recommended rates and charges necessary to cover the cost of operations, to maintain current infrastructure, to pay for anticipated capital improvements, and to maintain an adequate level of cash reserves over the next five years. Nick Dragisich was the lead consultant on this project for Baker Tilly.		

City of Wyoming, Minnesota			
Name	Robb Linwood	**Title**	City Administrator
Phone	+1 (651) 462-0575	**Email**	rlinwood@wyomingmn.org
Services	Erickson Northstar, L.L.C was engaged by the City of Wyoming in 2023 to conduct a water and sewer utility rate study. The purpose of the study was to provide the City of Wyoming with a report that analyzed their Water and Sewer Utility Funds to determine the appropriate rates, fees, and charges needed to adequately fund these operations over the next five years. Our work included a review of each fund's historical revenues and expenses and the current budgets including their actual performance to date, the City's capital improvement plan, historical consumption and customer data, projected growth of the customer bases, and current outstanding debt repaid from each fund. Based on this information, a projection of each fund's financial performance over the next ten years was developed based on current rates and then on rates needed to provide sufficient revenues to adequately fund each utility. In 2025, we were engaged again by the City to undertake a comprehensive storm water utility rate study. Our work included a review of the Surface Water Utility Fund's historical revenues and expenses, the 2025 budget and actual performance to date, the projected 2026 budget, the projected capital improvements for the Surface Water Utility, and projected growth of the customer base. Based on this information, a projection of the fund's financial performance over the next ten years was developed based on current rates and then on rates needed to provide sufficient revenues to adequately fund the utility.		

Project Approach

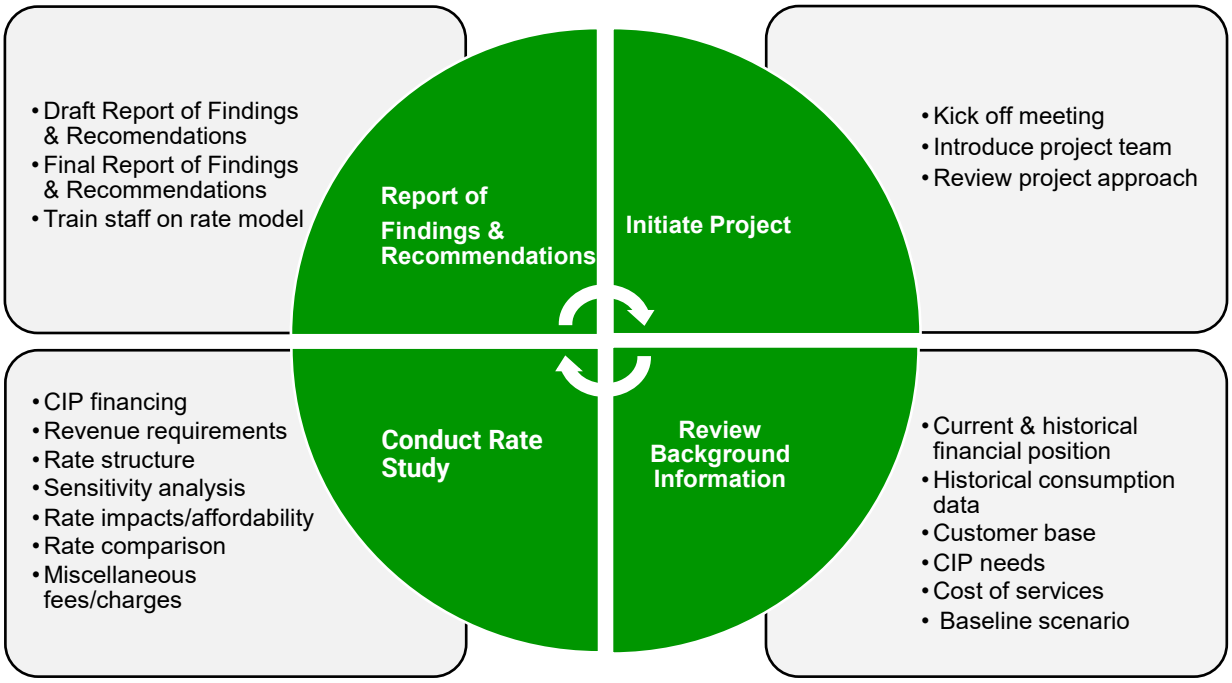
Village of Richton Park, Illinois			
Name	Mike Wegrzyn	**Title**	Public Works Director
Phone	+1 (708) 481-8950	**Email**	mwegrzyn@richtonpark.org
Services	Baker Tilly performed a Water and Sewer Rate Study for the Village of Richton Park as a subcontractor to HR Green, Inc. Our work included a seven-year projection of water and sewer fund financial performance to establish recommended water and sewer rate adjustments which required to ensure that the utilities remain financially sustainable and in compliance with the terms of their bond covenants. We also examined the equity of current water and sewer rates between all utility customers. Nick Dragisich was the lead consultant for the Baker Tilly team assigned to this project		

Project Approach

Erickson Northstar, LLC's staff's expertise in local government management, nationwide consulting expertise and extensive consulting experience make our team the natural choice to perform your Utility Rate Study.

Project Plan

To fully meet the City of Lino Lakes's needs in this Utility Rate Study, Erickson Northstar will complete a detailed scope of work to determine the rates needed for each utility going forward. Our approach to this project is shown in the process diagram below and described in detail in the tasks, and subtasks that follow.



Project Approach

Erickson Northstar's technical approach would be to review and analyze each the City of Lino Lakes's Utilities Funds to gain an understanding of its historical financial performance and the current rate structure, fees, and other charges and the basis for each. We would undertake an analysis that would enable the City to determine the appropriate rate structures, fees, and other charges needed for the fund's operations over a five-year planning period based on current knowledge and information.

We would identify the costs of each Utility to enable the recovery of those costs of services that provide equity to the users. Equity will be evaluated based on the ability to allocate the cost of service to each customer class in proportion to the benefit received provided the City of Lino Lakes's accounting system can provide the necessary financial and operating data. We will evaluate the impact of anticipated capital improvement and asset renewal and replacement financing options on rates, fees, and charges and develop recommendations for the financing of the anticipated capital improvements and long-term replacement and renewal of existing assets based on their impact on these revenue sources. We will perform a sensitivity analysis to illustrate the impacts of adverse assumption changes (e.g. future regulatory requirements, future growth, cost of capital improvements, etc.). The long-term replacement and renewal plan will be based on an empirical probability of failure analysis and the need for periodic asset maintenance (e.g. painting of water towers).

A full cost of service study for each utility will be provided. The cost of services will be allocated based on the data available and a reasonable approach. The cost allocation will be based on *the Financing and Charges for Wastewater Systems* by the Water Environment Federation.

Our approach is outlined in the tasks below

Task 1 Initiate and mobilize the project

This task includes identifying a process to develop a mutual understanding of the project scope, objectives, deliverables, and timing as well as ensuring that appropriate City and consultant resources are available and well-coordinated.

- Meet with the City's project management team to commence the project and review the overall objectives, scope, schedule, and work products to be delivered.
- Establish points of contact and project reporting structure.
- Establish a partnership between the Erickson Northstar project team and their City of Lino Lakes counterparts to gain a commitment for the project.
- Review the project communication plan, status reporting, and control procedures to be used.
- Finalize the project scope, work plan, and schedule.
- Mobilize project consulting team
  - Brief the project team on the project plan and expectations.
- Prepare and deliver an initial data request for each utility
  - Current rates, fees, and charges
  - Historical financial information, user fees, capacity and development charges, connection charges, customer specific charges, miscellaneous fees and charges, and any other fees and charges that provide sources of revenue
  - Historical operating data
  - Current asset depreciation schedules

- Current allocation of costs to functional cost components and to rates and charges
- Any current allocations of capital costs to connection, availability, and other charges and fees
- Current and historical billing data and customer information
- Current and past five years operating budgets and Annual Comprehensive Financial Reports
- Current and projected regulatory requirements
- Projected operational needs
- Any existing intergovernmental agreements
- Current funding practices, funding sources and policies related to financing capital improvements
- Current capital improvement plans
- City Code sections related to each utility's rates, fees, and charges
- Existing financial and debt management policies
- Future planned service sector growth
- Comprehensive Plan
- Any engineering studies, cost of services studies and other relevant related studies

Task 2 Review Background Information

- Current rates, fees, and charges for each utility
- Historical financial information, user fees, capacity and development charges, connection charges, customer specific charges, miscellaneous fees and charges, and any other fees and charges that provide sources of revenue
- Relevant accounts, invoices, and documentation
- City Code sections related to utility rates, fees, and charges
- Historical operating data
- Current asset depreciation schedules
- Current and historical billing data and customer information
- Existing financial and debt management policies
- Current allocation of costs to functional cost components and to rates and charges
- Any current allocations of capital costs to connection, availability, and other charges and fees
- Current and past operating budgets and Annual Comprehensive Financial Reports
- Outstanding debt and debt service repayment schedules
- Existing debt service coverage requirements for both senior and subordinate debt and the impact of adding additional debt to finance new capital improvements
- Current capital improvement program
- Projected maintenance, repair and/or replacement costs for utility assets
- Current funding practices, funding sources and policies related to financing capital improvements
- Current financial policies
- Interview City staff to identify potential changes in expenses including:
  - Current and projected regulatory requirements
  - Projected growth of the customer base and utility services
  - Operating costs impacts related to assets in the C.I.P.
  - Other
- Relevant engineering studies, cost of services studies and other relevant studies

- Evaluate the current fees and charges to determine whether there are additional service fees and charges that are currently not assessed and that may be applicable to each utility's provision of services

Task 3 Develop Preliminary Revenue Requirements

- Analyze the information obtained in Task 2 to identify any omissions and/or inconsistencies and collect additional information, as needed
- Analyze future capital funding needs for each utility including asset renewal and replacement brought about by aging infrastructure
- Develop a preliminary plan for accomplishing the capital improvement program for each utility to minimize rate impacts on existing ratepayers
- Develop a preliminary plan to fund asset renewal and replacement for each utility over the planning period
- Update the existing asset depreciation schedules
- Develop recommended annual ending cash balances and reserve levels for cash flow, catastrophes, infrastructure replacement, emergencies, and other purposes
- Develop projected customer growth and future service demands for each utility
- Develop a Microsoft® Excel-based financial rate model that will identify the overall changes in revenues required to provide for adequate funding for major capital improvement programs, to meet all recurring annual operating and capital expenditures, to cover all debt service requirements, to comply with any revenue bond covenants and to maintain sufficient cash balances and capital reserves for each utility.
  - The projections will be made using an income statement approach and will include a yearly cash flow analysis
- Develop a baseline scenario for the recovery of the cost of services for each utility that provides equity to the users.
  - Identify the relative responsibility of each rate classification for the recovery of the costs of service that provides equity to the users of the utility. Equity will be evaluated based on the ability to allocate the cost of service to each customer class in proportion to the benefit received.
    - Develop allocation factors for various classes of customers based on peak to average ratios or other appropriate metrics
    - Apportion costs to fixed costs and base (average), maximum day and maximum hour demands
    - Develop fixed costs based on equivalent meter calculations or other appropriate metrics
    - Develop unit cost of services for base, maximum day, and maximum hour demands
  - Compare the cost of service with the revenue received from each customer class to determine if the existing rate structures and charges of the utility are equitable
- Review the baseline scenario and preliminary rate model with the City. Based on this review, we will make modifications or changes incorporating the City's comments into the rate model as appropriate.

Task 4 Conduct Rate Study

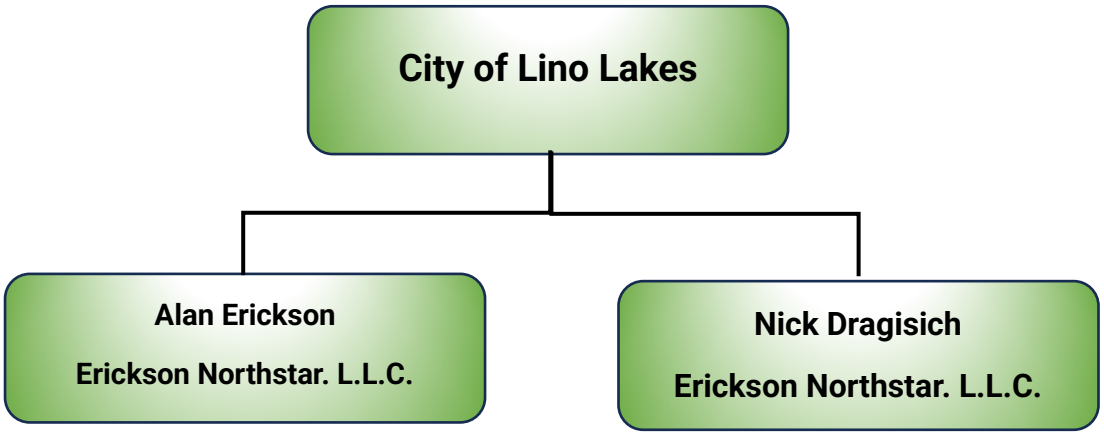
- Develop a five-year (or optional ten-year) financial projection for each utility that integrates all anticipated revenue sources, anticipated operating expenditures, including existing and projected new depreciation, anticipated capital expenditures, existing and projected debt service, and changes in the customer base over the planning period:
  - Develop recommendations for the financing of the anticipated capital improvements
  - Evaluate financing alternatives and structures to minimize rate impacts to the greatest extent possible
  - Develop recommendations for cash reserve balances
  - Identify the overall change in revenue required to provide adequate funding for major capital improvement programs, to meet all recurring annual operating and capital expenditures, to cover all debt service requirements, to comply with any existing revenue bond and loan covenants, and to maintain sufficient cash balances and capital reserves
  - The projections will be made using an income statement approach and will include a yearly cash flow analysis
- Develop recommended rates for each utility:
  - The rates will provide revenue recovery at levels necessary to support each utility's operation as defined above for a five-year (or optional ten-year) period
  - Rates developed will include fixed and variable user fees and other fees and charges that provide sources of revenue to each utility
  - The proposed new rates or required adjustments to the existing utility rates and fee structures will recover costs while providing equity among the users
  - Our recommended fee/rates will result in no decrease in the stability of revenue streams for the utility, as compared to the current rate structures. Rate structure will take into consideration the following:
    - Current and future cost of providing utility services
    - Projected demand
    - The need to fund long-term capital improvements and replacements, and annual capital reinvestment for asset renewal and replacement
    - Funding requirements for all current and anticipated long-term liabilities and debt obligations (bonds and loans)
    - Impact of current and future environmental regulations
    - Maintenance of existing utility assets and infrastructure
    - City's automated billing system
    - Base rates to cover fixed costs and consumption rates to cover variable costs
    - Ease of administration and understanding
    - Weigh the benefits of any proposed charges in rate structures against the financial impacts on ratepayers, including an affordability analysis for residential customers
    - Perform a sensitivity analysis to illustrate the impacts of adverse assumption changes (e.g., future growth, cost of capital improvements, and mandated requirements under current and upcoming federal and state programs)
- Compare the proposed fees and charges for each utility to the current rates, fees and charges and demonstrate the effect of proposed rates on typical utility customers
- Evaluate and compare the proposed fee structures to each utility's current fee structure and to the fee structure of up to five comparable local governments

- Make recommendations for reasonable operational or policy level strategies (i.e., refinancing, combining or paying off outstanding bond issues, deferring or accelerating capital investment which the City may reasonably consider for mitigating the impact of any proposed/required rate increases)
- Meet with the city project management team to review the preliminary rate schedules, financial projections, and analyses. Based on this review, we will modify or change the rate schedules incorporating the City's comments as appropriate.

Task 5 Prepare Report of Findings & Recommendations

- We will prepare a Draft Report of Findings and Recommendations which will include the consulting team's findings and recommendations. We will provide the City with the Draft Report in PDF format
  - We will review the Draft Report of Findings and Recommendations with the City staff in a workshop session
  - Based on this review, we will make modifications or changes incorporating the City staff's comments into the final report as appropriate
- We will provide the City with the Final report in PDF format
- We will formally present the Final Report of Findings and Recommendations in a meeting selected by the City
- Should the City decide to purchase the Utility Rate Model and staff training
  - We will present the Utility Rate Model to City staff and provide training in the use of the model. Erickson Northstar L.L.C.'s training package will include 1) on-site training by Erickson Northstar personnel for key staff; 2) a written training manual; 3) a worksheet containing instructions for the operation of the model will be included within the Excel file containing the model
  - We will provide the City with a digital copy of the rate model electronically

Organizational Structure



Project Team

The Erickson Northstar consulting team is comprised of seasoned professionals who offer a collaborative approach to this project and who bring a depth of experience and understanding of the City's needs in this study. Engagement team members are introduced below.

Nicholas R Dragisich, P.E. – Project Lead

Nick Dragisich has more than 40 years of management experience. He has been directly responsible for or involved in numerous utility rate and cost analysis studies, long-range financial planning, capital improvement planning, growth and fiscal impact studies, impact fee studies, debt management organizational management studies, staffing analyses, strategic planning studies, as well as in the development of Excel®-based computer models for clients in California, Illinois, Indiana, Iowa, Kansas, Louisiana, Maryland, Minnesota, Montana, Missouri, Nebraska, New York, North Carolina, North Dakota, South Carolina, Tennessee, Texas, Utah, Virginia, Washington and Wisconsin.

Relevant experience

- Lead the management consulting services practice for Springsted Incorporated and served as a Managing Director for Baker Tilly, LLP in its management consulting practice
- Served as a city administrator, assistant city manager and city engineer where he managed a staff of up to 1,000 employees and fourteen departments
- More than 40 years of experience in engineering
- Served as a project engineer for a private firm
- Managed the design and construction of projects for municipal and private sector clients
- Has been a speaker at state and national conferences on utility rates, long-range financial planning, strategic planning, and organizational management
- Guest lecturer at the University of Minnesota Department of Civil Engineering on how cities finance capital assets
- Served as an elected Mayor and city council member

Education

Master of Business Administration

University of St. Thomas (Saint Paul, Minnesota)

Bachelor of Science Civil Engineering

University of Minnesota – Minneapolis

Registered Professional Engineer in Minnesota and Washington

Industry Involvement:

- American Society of Civil Engineers (ASCE)
- Central States Water Environment Association (CSWEA)
- Water Environment Federation (WEF)
- American Water Works Association (AWWA)

Current Community Involvement

- Member of the Lake Elmo City Council

Project Team

Alan J. Erickson - Consultant

Al Erickson has over 40 years of financial, management and consulting experience. During his career he has worked extensively with cities, counties and various not-for-profit organizations assisting them in the areas of financial sustainability, operational and management excellence, and long-term trend analysis. Al's experience in both hands-on management and operational leadership as well as consulting allows him to ask the questions that need to be asked in order to help leadership face their current reality and execute their plans for a successful future.

Relevant Experience

- Executive Vice President for Springsted Incorporated leading the analytical and debt management operations areas while also severing as lead consultant for many client engagements
- Served as Director of Finance and Administrative Service and Deputy City Manager for the sixth largest city in Minnesota
- Simultaneously served as Managing Director (CEO) of two consulting firms which worked with not-for-profits in the areas of strategic financial and operational management planning. While there, spearheaded the development and implementation of various proprietary multi-variable models which assessed the financial viability of client operations.
- Has consulted with cities, counties, and not-for-profit clients in more than a dozen different states
- Has been a speaker on various governmental finance topics both locally and nationally
- Guest lecturer at Hamline University (Minnesota) graduate program in public administration

Education

Master of Business Administration
University of St. Thomas (St. Paul, Minnesota)
Bachelor of Arts, Economics and Business Administration
St. John's University (Collegeville, Minnesota)

Industry Involvement:

- Government Finance Officers Association (GFOA)
  - Former Vice Chair of Debt Management Committee
  - Former Member of Economic Development Committee
- Minnesota Government Finance Officers Association (MGFOA)
  - Past President

Awards:

- Thomas J. Moran Award. Presented by the MNGFOA for outstanding service rendered to advance the quality of public financial administration

Current Community Involvement

- Chairperson of City of Savage, Minnesota Economic Development Commission
- Audit Committee member, Order of Saint Benedict, Collegeville, Minnesota
- Board Member and Treasurer, Crimestoppers Minnesota

Proposed Fees

Erickson Northstar will perform all tasks delineated in this proposal for a total professional fee of $26,700 which includes all direct and indirect costs to complete the project as described in this proposal.

Task	Estimated Hours	Fees
Water Rates	48.00	$7,200.00
Sanitary Sewer Rates	48.00	$7,200.00
Storm Water Rates	42.00	$6,300.00
Water Rate Structure Review	4.00	$600.00
Sanitary Sewer Rate Structure Review	4.00	$600.00
Utility Connection Fee Review	12.00	$1,800.00
Presentation to the Council with Findings and Recommendations	8.00	$1,200.00
Utility Rate Model and staff training	8.00	$1,200.00
Extension of rate study for years 6 through 10	4.00	$600.00
TOTAL HOURS & FEES	178.00	$26,700.00

Additional work

Should the City of Lino Lakes request and authorize additional work outside the scope of services described in our proposal, Erickson Northstar would invoice the City at either our standard hourly fee of $150.00 plus any related out-of-pocket costs or at an agreed-upon fee based on the additional scope requested. Additional work includes work outside the scope of services as described in this proposal including, but not limited to:

- Work related to a special request
- Additional on-site meetings or presentations
- Additional rate structures
- Additional city utilities for comparison purposes
- Project delays exceeding four weeks attributable to the City

Negotiation

This proposal is submitted with the understanding that Erickson Northstar will be afforded an opportunity to negotiate a contract with mutually acceptable terms and conditions.

Assumptions

We based our proposed fees on the assumptions detailed below. Should any of these assumptions change during the engagement, we will bring the matter to the City and discuss any impact on the project budget.

- The City leadership is fully committed to the success of this project
- The City recognizes that the services provided are advisory in nature only and that the City will assume full responsibility for implementation decisions
- Erickson Northstar will have access to, and be provided with, electronic or other readily available data without the need to conduct data extraction or comprehensive synthesis

Proposed Fees

- The City will assign a designated project manager to provide overall executive guidance and direction to Erickson Northstar.
- The project schedule is dependent upon the availability of City personnel and elected officials to participate in interviews, focus groups, deliverable reviews, etc.

Proposed Schedule

Erickson Northstar has the resources to begin your project within ten days of receiving the notice to proceed. We will complete the project within twelve weeks provided that all necessary information is made available to us in a timely manner and that City staff are available for meetings as needed according to the approved schedule. Assuming we receive the notice to proceed by August 1, 2026, we would complete the study no later than October 31, 2026.

Below is a tentative timeline based on our experience with previous studies conducted for similar local governments. We will collaborate with the City to confirm the project schedule.

ACTIVITY	2026		
	August	September	October
Task 1 Initiate and mobilize the project			
Task 2 Review Background Information			
Task 3 Develop Preliminary Revenue Requirements			
Task 4 Conduct Rate Study			
Task 5 Prepare Report of Findings & Recommendations			

CITY OF LINO LAKES
RESOLUTION NO. 26-137

AUTHORIZING PREPARATION OF UTILITY RATE STUDY AND UTILITY RATE STRUCTURE REVIEW

WHEREAS, the City of Lino Lakes has identified the need to ensure adequate funding for the water, sanitary sewer, and storm water utilities operations, debt service, and capital infrastructure; and

WHEREAS, Erickson Northstar LLC has submitted a proposal to provide professional services to assist the City in conducting a Utility Rate Study and Utility Rate Structure Review; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the Professional Services Agreement with Erickson Northstar LLC for Preparation of a Utility Rate Study and Utility Rate Structure Review is hereby approved and staff is authorized to execute the proposal on behalf of the City.

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

CITY COUNCIL
STAFF REPORT
AGENDA ITEM 6.A.

STAFF ORIGINATOR: Rick DeGardner, Public Services Director

MEETING DATE July 13, 2026

AGENDA ITEM: Resolution 26-136, Accepting Quotes and Awarding a Construction Contract, 2026 Trail Maintenance Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting authorization to accept quotes and award the construction contract for the 2026 Trail Maintenance Project.

BACKGROUND

The 2026 Trail Maintenance Project includes milling and overlaying approximately 0.24 miles of bituminous trail north of Country Lakes Dr. The project also includes removal of one tree and trees roots that have grown into the trail. The project is funded through the General Fund – Parks Department. The overall budget is $120,000.

Quotes for the project were received on June 30, 2026.

CONTRACTOR	Total Quote
Winberg Companies LLC	$94,395.00
Dimke Excavating Inc	$99,551.85
Allied Blacktop Company	$139.963.05
Bituminous Roadways Inc.	Did Not Quote

The low quote was submitted by Winberg Companies, LLC of Shafer, Minnesota, in the amount of $94,395.00. Winberg Companies LLC. has adequately completed projects in the City of Lino Lakes in the past. The completion date for this project is November 31, 2026.

RECOMMENDATION

Staff recommends adoption of Resolution No. 26-136 accepting quotes and awarding a

construction contract for the 2026 Trail Maintenance Project, in the amount of $94,395.00 to Winberg Companies, LLC.

ATTACHMENTS

1. Resolution 26-136, Accepting Quotes and Awarding a Construction Contract, 2026 Trail Maintenance Project
2. Project Location Map

CITY OF LINO LAKES
RESOLUTION NO. 26-136

RESOLUTION ACCEPTING QUOTES, AND AWARDING A CONSTRUCTION CONTRACT, 2026 TRAIL MAINTENANCE PROJECT

WHEREAS, pursuant to a request for quotes for the construction of the 2026 Trail Maintenance Project, quotes were received, and tabulated:

CONTRACTOR	Total Quote
Winberg Companies LLC	$94,395.00
Dimke Excavating Inc	$99,551.85
Allied Blacktop Company	$139.963.05
Bituminous Roadways Inc.	Did Not Quote

WHEREAS, it appears that Winberg Companies LLC, of Shafer, Minnesota, is the lowest responsible bidder; and

WHEREAS, the funding for the project is from the General Fund – Parks Department in the amount of $120,000; and

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Winberg Compaines LLC in the amount of $94,395.00 by the name of the City of Lino Lakes for the construction of the 2026 Trail Maintenance Project according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.

Adopted by the Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, City Clerk

2026 Trail Maintenance Project Location Map

Address Labels

Parcels

1 in = 155 Ft

N

June 11, 2026

Map Powered By Datafi

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7A

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: July 13, 2026

TOPIC: Wilkinson Waters Second Addition

i. Approval of Resolution No. 26-127 for PUD Final Plan/Final Plat

ii. Approval of Resolution No. 26-128 for Planned Unit Development Agreement

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Anoka Holdings, LLC., submitted a land use application for Wilkinson Waters Second Addition PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat is for the 20-unit, Phase 1B townhome development.

Tentative Review Schedule:

Complete Application Date:	May 19, 2026
60-Day Deadline:	July 18, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	June 10, 2026
City Council Work Session:	July 13, 2026
City Council Meeting:	July 13, 2026

This staff report is based on the following information:

- Wilkinson Waters Second Addition Final Plat
- Wilkinson Water Townhomes East 90% Plan Set prepared by ISG dated May 11, 2026
- Title Commitment dated June 18, 2026

BACKGROUND

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

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan is the master plan of the entire development. Wilkinson Waters provides a mix of residential and commercial components. The residential component consists of the following:

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

Preliminary Plat

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

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

Phasing Plan

The entire development is proposed to be built out in 4 phases.

Phase	Use	# Units
1A	Market Rate Multi-Family (2 buildings x 100 units)	200
1B	Townhomes (5 building x 4 units)	20
2	Townhomes (5 building x 4 units)	20
3	Senior Living Multi-Family	100
4	Commercial	NA

PUD Final Plan

The PUD Final Plan is for a specific stage or phase of the PUD Preliminary Plan. Wilkinson Waters Second Addition is for the Phase 1B townhome development. These townhomes will be renter occupied units. All mowing, landscaping, snow removal, and other daily operations will be done by the same management company as the apartment/clubhouse complex.

Phase	Use	# Units
1B	Townhomes (5 building x 4 units)	20

Final Plat

The final plat contains one (1) lot. The 5 townhome buildings will be constructed on the one lot. This is slightly different than the preliminary plat that showed 5 separate lots for the 5 buildings; however, the same number of units are being constructed. The final plat is still consistent with the preliminary plat.

Lot or Outlot	Purpose	Ownership
Lot 1, Block 1	Townhomes (5 building x 4 units)	Private

Public Land Dedication

The City will collect a cash fee in lieu of land dedication.

Wilkinson Waters Second Addition	
Total # Units	20
x Park Dedication Fee	$3,800
= Cash Fee	$76,000

Title Commitment

The City Attorney has reviewed the title commitment and final plat.

Agreements

- Stormwater Maintenance Agreement
  - Private stormwater facilities will be maintained through the previously executed Declaration for Maintenance of Stormwater Facilities.

- Development Agreement
  - A Development Agreement will be prepared by the City and shall be executed.

- Site Improvement Performance Agreement
  - Not applicable.

Planning & Zoning Board

The Planning & Zoning Board reviewed the PUD Final Plan/Final Plat on June 10, 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. 26-127 details these findings of fact.

RECOMMENDATION

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

ATTACHMENTS

1. PUD Preliminary Plan-Land Use & Density Plan
2. Preliminary Plat

3. Phasing Plan
4. Resolution No. 26-127
5. Final Plat
6. Resolution No. 26-128
7. Planned Unit Development Agreement
8. City Engineer Memo dated June 3, 2026
9. Environmental Coordinator Memo dated June 3, 2026

INDIVIDUAL PARCEL IMPERVIOUS COVERAGE TABLE

Parcel	Land Use	Impervious Coverage (Sq Ft.)	Lot Size (Sq Ft.)	Percent Coverage
L1 B1	Residential	11,770	30,510	38.6%
L1 B2	Residential	11,402	24,310	46.9%
L1 B3	Residential	11,402	24,310	46.9%
L1 B4	Residential	11,402	24,608	46.3%
L1 B5	Residential	11,402	27,818	41.0%
L1 B2	Residential	10,890	22,744	47.9%
L2 B2	Residential	10,974	18,239	60.2%
L3 B2	Residential	10,974	18,239	60.2%
L4 B2	Residential	10,974	18,239	60.2%
L5 B2	Residential	10,974	18,239	60.2%
L6 B2	Residential	231,199	405,180	57.1%
Outlot D	Residential	74,099	171,814	43.1%
Outlot E	Commercial	102,222	224,862	45.5%
Outlot F	Residential	-	180,073	0.0%
Outlot G	Public	-	1,802,353	0.0%

NOTE: PER SHORELAND OVERLAY REQUIREMENTS IMPERVIOUS SURFACE COVERAGE SHALL BE 35% FOR RESIDENTIAL USES AND 60% FOR COMMERCIAL USES. THIS DEVELOPMENT IS REQUESTING A FLEXIBILITY TO CONSIDER THE IMPERVIOUS AREA BASED ON THE AGGREGATE AREA OF THE ENTIRE PLATTED LAND. THIS IS SHOWN IN THE ADJACENT TABLE.

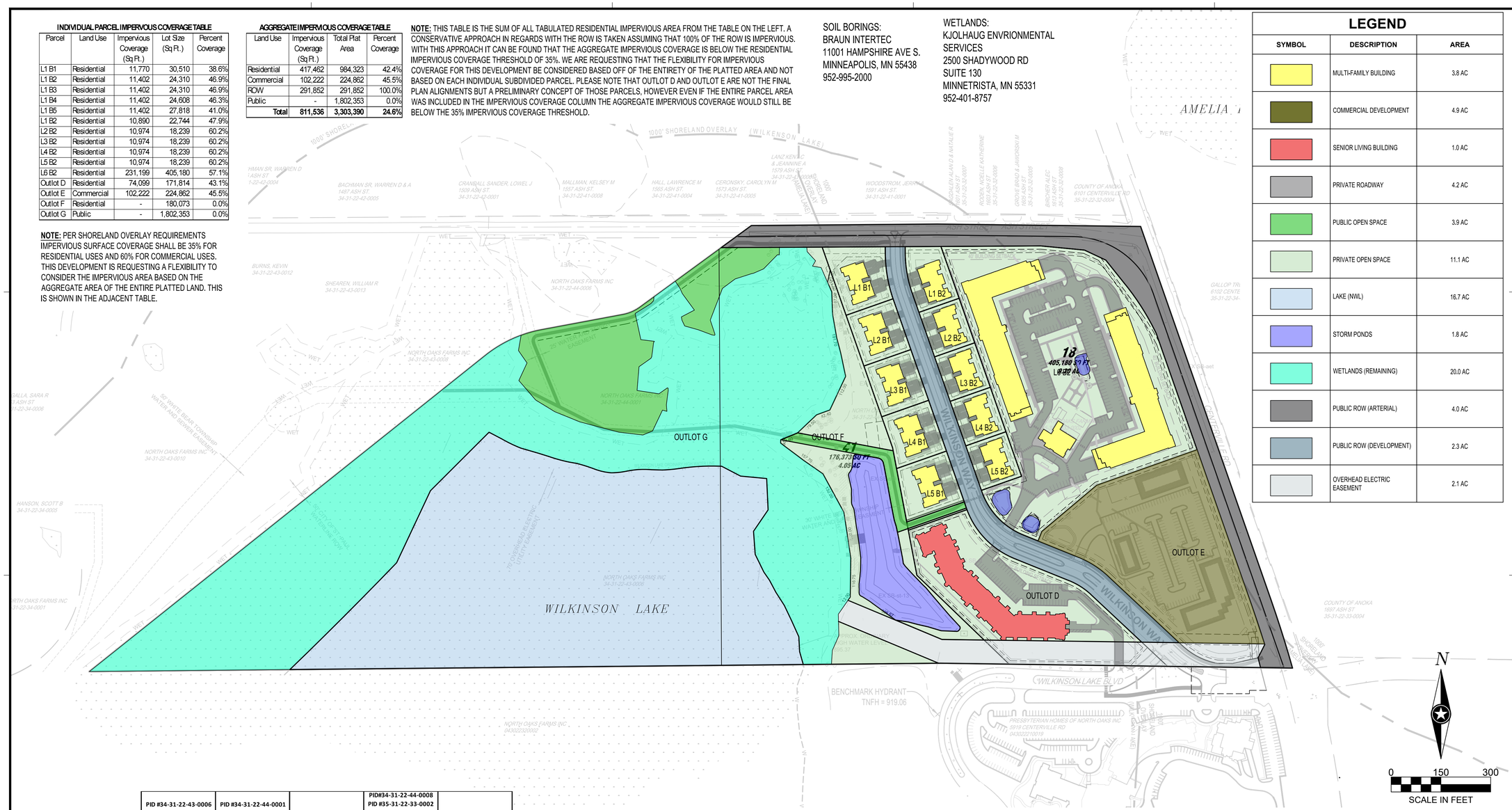
AGGREGATE IMPERVIOUS COVERAGE TABLE

Land Use	Impervious Coverage (Sq Ft.)	Total Plat Area	Percent Coverage
Residential	417,462	984,323	42.4%
Commercial	102,222	224,862	45.5%
ROW	291,852	291,852	100.0%
Public	-	1,802,353	0.0%
Total	**811,536**	**3,303,390**	**24.6%**

NOTE: THIS TABLE IS THE SUM OF ALL TABULATED RESIDENTIAL IMPERVIOUS AREA FROM THE TABLE ON THE LEFT. A CONSERVATIVE APPROACH IN REGARDS WITH THE ROW IS TAKEN ASSUMING THAT 100% OF THE ROW IS IMPERVIOUS. WITH THIS APPROACH IT CAN BE FOUND THAT THE AGGREGATE IMPERVIOUS COVERAGE IS BELOW THE RESIDENTIAL IMPERVIOUS COVERAGE THRESHOLD OF 35%. WE ARE REQUESTING THAT THE FLEXIBILITY FOR IMPERVIOUS COVERAGE FOR THIS DEVELOPMENT BE CONSIDERED BASED OFF OF THE ENTIRETY OF THE PLATTED AREA AND NOT BASED ON EACH INDIVIDUAL SUBDIVIDED PARCEL. PLEASE NOTE THAT OUTLOT D AND OUTLOT E ARE NOT THE FINAL PLAN ALIGNMENTS BUT A PRELIMINARY CONCEPT OF THOSE PARCELS, HOWEVER EVEN IF THE ENTIRE PARCEL AREA WAS INCLUDED IN THE IMPERVIOUS COVERAGE COLUMN THE AGGREGATE IMPERVIOUS COVERAGE WOULD STILL BE BELOW THE 35% IMPERVIOUS COVERAGE THRESHOLD.

SOIL BORINGS:
BRAUN INTERTEC
11001 HAMPSHIRE AVE S.
MINNEAPOLIS, MN 55438
952-995-2000

WETLANDS:
KJOLHAUG ENVRIONMENTAL SERVICES
2500 SHADYWOOD RD
SUITE 130
MINNETRISTA, MN 55331
952-401-8757



LEGEND

SYMBOL	DESCRIPTION	AREA
	MULTI-FAMILY BUILDING	3.8 AC
	COMMERCIAL DEVELOPMENT	4.9 AC
	SENIOR LIVING BUILDING	1.0 AC
	PRIVATE ROADWAY	4.2 AC
	PUBLIC OPEN SPACE	3.9 AC
	PRIVATE OPEN SPACE	11.1 AC
	LAKE (NWL)	16.7 AC
	STORM PONDS	1.8 AC
	WETLANDS (REMAINING)	20.0 AC
	PUBLIC ROW (ARTERIAL)	4.0 AC
	PUBLIC ROW (DEVELOPMENT)	2.3 AC
	OVERHEAD ELECTRIC EASEMENT	2.1 AC

	PID #34-31-22-43-0006 Southwest Parcel	PID #34-31-22-44-0001 Northwest Parcel	Middle Parcel	PID#34-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	Total
Gross Area (acres)	**15.16**	**15.18**	**0.00**	**45.48**	**75.82**
Wetlands & Water Bodies	15.16	12.11	0.00	9.43	36.70
Public Parks & Open Space	0.00	3.07	0.00	0.81	3.88
Arterial ROW	0.00	0.00	0.00	4.03	4.03
Other (UPA Powerline Easement)	0.00	0.00	0.00	2.11	2.11
Other (Commercial)	0.00	0.00	0.00	4.90	4.90
Net Area (acres)	**0.00**	**0.00**	**0.00**	**24.20**	**24.20**
Guided Land Use Per 2040 Comprehensive Plan	**Medium Density Residential**	**Medium Density Residential**	**Signature Gateway**	**Signature Gateway**	
Required Net Density	4.0 to 6.0 upa	4.0 to 6.0 upa	8.0-10.0 upa; max. 15	8.0-10.0 upa; max. 15	
Required Range # Housing Units					**Total**
Low	0	0	0	194	194
High	0	0	0	242	242
High + Signature Gateway -Max 15	0	0	0	363	363
Proposed # Housing Units					**340**
Gross Density (units/acre)					**4.48**
Net Density (units/acre)					**14.05**

SITE DATA

TOTAL RESIDENTIAL UNITS:	340
APARTMENTS:	200
SENIOR LIVING:	100
TOWNHOMES:	40

SITE DATA

TOTAL SITE AREA:	75.8 AC
TOTAL R.O.W. AREA:	6.3 AC
RESIDENTIAL LOT AREA:	21.9 AC
COMMERCIAL LOT AREA:	4.9 AC
TOTAL PUBLIC WATER AREA:	36.7 AC
PUBLIC OPEN SPACE:	3.9 AC
EASEMENT AREA	2.1 AC

ISG

CRW architecture + design group

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
JERREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY

DATE 3/10/2025 LIC. NO. 55871

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY
08/25/25	BOUNDARY CORRECTION	DWG
10/01/25	F.P. CITY COMMENTS	DWG
11/03/25	F.P. CITY COMMENTS 2	DWG

PROJECT NO.	24-30671
FILE NAME	30671 C3-LAND USE
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	03/10/25
CLIENT PROJECT NO.	-

TITLE

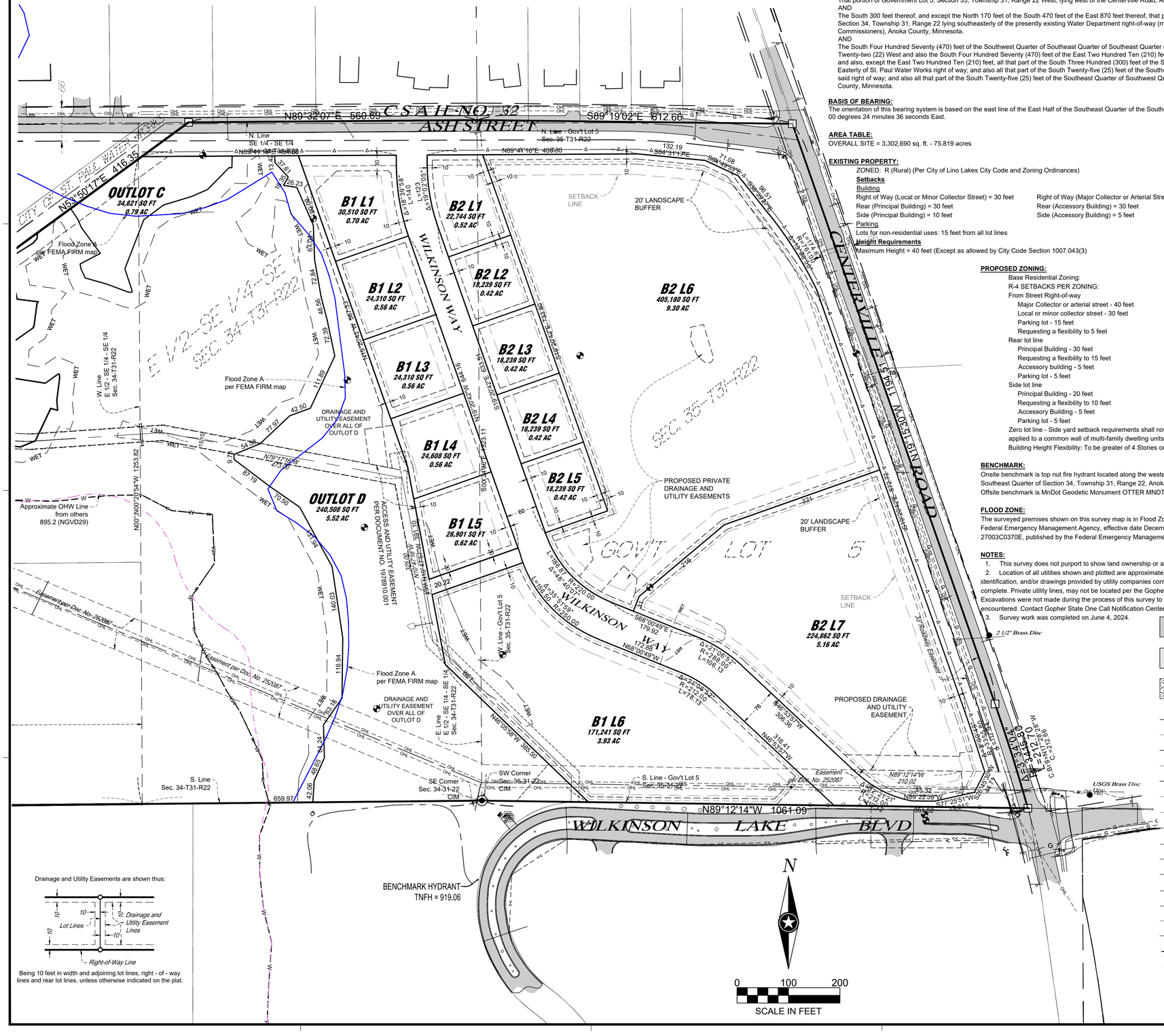
LAND USE & DENSITY PLAN

SHEET

A0-12

PRELIMINARY NOT FOR CONSTRUCTION

WILKINSON WATERS ADDITION



Drainage and Utility Easements are shown thus:

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

EXISTING LEGAL DESCRIPTION:

The East Half of the Southeast Quarter of the Southeast Quarter (E1/2 SE1/4 of SE 1/4) of Section 34, Township 31, Range 22, East of St. Paul Water Works, Anoka County, Minnesota.
AND
That portion of Government Lot 5, Section 35, Township 31, Range 22 West, lying west of the Centerville Road, Anoka County, Minnesota.
AND
The South 300 feet thereof, and except the North 170 feet of the South 470 feet of the East 870 feet thereof, that part of the West three-quarters of the South Half of the Southeast one-quarter (W 3/4 S 1/2 SE 1/4) Section 34, Township 31, Range 22 lying southeasterly of the presently existing Water Department right-of-way (meaning thereby the right-of-way easement for conduit purposes of the St. Paul Board of Water Commissioners), Anoka County, Minnesota.
AND
The South Four Hundred Seventy (470) feet of the Southwest Quarter of Southeast Quarter of Southeast Quarter (SW 1/4 of SE 1/4 of SE 1/4) of Section Thirty-four (34), Township Thirty-one (31) North, Range Twenty-two (22) West and also the South Four Hundred Seventy (470) feet of the East Two Hundred Ten (210) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34); and also, except the East Two Hundred Ten (210) feet, all that part of the South Three Hundred (300) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying Easterly of St. Paul Water Works right of way; and also all that part of the South Twenty-five (25) feet of the Southwest Quarter of Southeast Quarter (SW 1/4 of SE 1/4) of said Section Thirty-four (34) lying westerly of said right of way; and also all that part of the South Twenty-five (25) feet of the Southeast Quarter of Southwest Quarter (SE 1/4 of SW 1/4) of said Section Thirty-four (34) lying Easterly of the County Road, Anoka County, Minnesota.

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

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

EXISTING PROPERTY:
ZONED: R (Rural) (Per City of Lino Lakes City Code and Zoning Ordinances)
Setbacks
Building
Right of Way (Local or Minor Collector Street) = 30 feet
Rear (Principal Building) = 30 feet
Side (Principal Building) = 10 feet
Right of Way (Major Collector or Arterial Street) = 40 feet
Rear (Accessory Building) = 30 feet
Side (Accessory Building) = 5 feet
Parking
Lots for non-residential uses: 15 feet from all lot lines
Height Requirements
Maximum Height = 40 feet (Except as allowed by City Code Section 1007.043(3)

PROPOSED ZONING:

Base Residential Zoning:
R-4 SETBACKS PER ZONING:
From Street Right-of-way
- Major Collector or arterial street - 40 feet
- Local or minor collector street - 30 feet
- Parking lot - 15 feet
- Requesting a flexibility to 5 feet

Rear lot line
- Principal Building - 30 feet
- Requesting a flexibility to 15 feet
- Accessory building - 5 feet
- Parking lot - 5 feet

Side lot line
- Principal Building - 20 feet
- Requesting a flexibility to 10 feet
- Accessory Building - 5 feet
- Parking lot - 5 feet

Zero lot line - Side yard setback requirements shall not be applied to a common wall of multi-family dwelling units
Building Height Flexibility: To be greater of 4 Stories or 55' from grade to mid-rake.

Base Commercial Zoning:
General Business Setbacks per Zoning
From Street Right-of-way
- Major Collector or arterial street - 40 feet
- Local or minor collector street - 30 feet
- Parking lot - 15 feet
- Requesting a flexibility to 5 feet

Rear lot line
- Principal Building - 30 feet
- Requesting a flexibility to 15 feet
- Accessory building - 5 feet
- Parking lot - 10 feet

Side lot line
- Principal Building - 30 feet
- Requesting a flexibility to 15 feet
- Accessory Building - 10 feet
- Parking lot - 10 feet

BENCHMARK:
Onsite benchmark is top nut fire hydrant located along the westerly side of Wilkinson Lake Boulevard approximately 154 feet south of the southeast corner of the Southeast Quarter of Section 34, Township 31, Range 22, Anoka County, Minnesota - Elev = 919.06 feet.
Offsite benchmark is MnDot Geodetic Monument OTTER MNDT RESET - Elev = 941.081 feet.

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

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

LEGEND

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

ISG

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

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

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

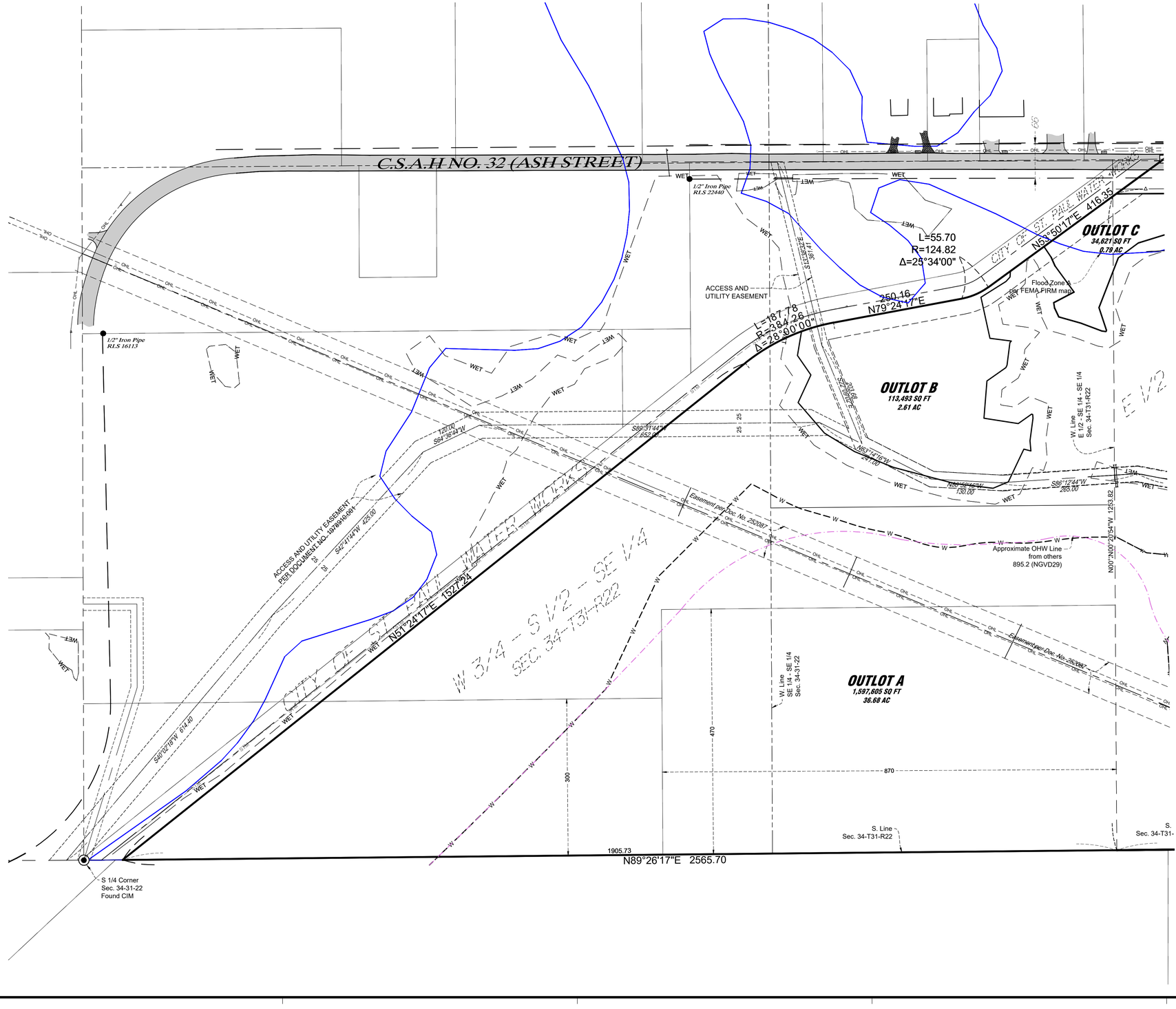
PROJECT NO.	PROJ. NO
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

TITLE

PRELIMINARY PLAT

SHEET **1** OF 2

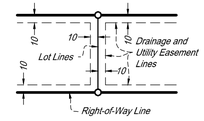
WILKINSON WATERS ADDITION



LEGEND

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

Drainage and Utility Easements are shown thus:



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

N

0 100 200

SCALE IN FEET

ISG

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MARK A. SCHWANZ

Mark A. Schwanz

DATE 2/10/25 LIC. NO. 45817

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

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

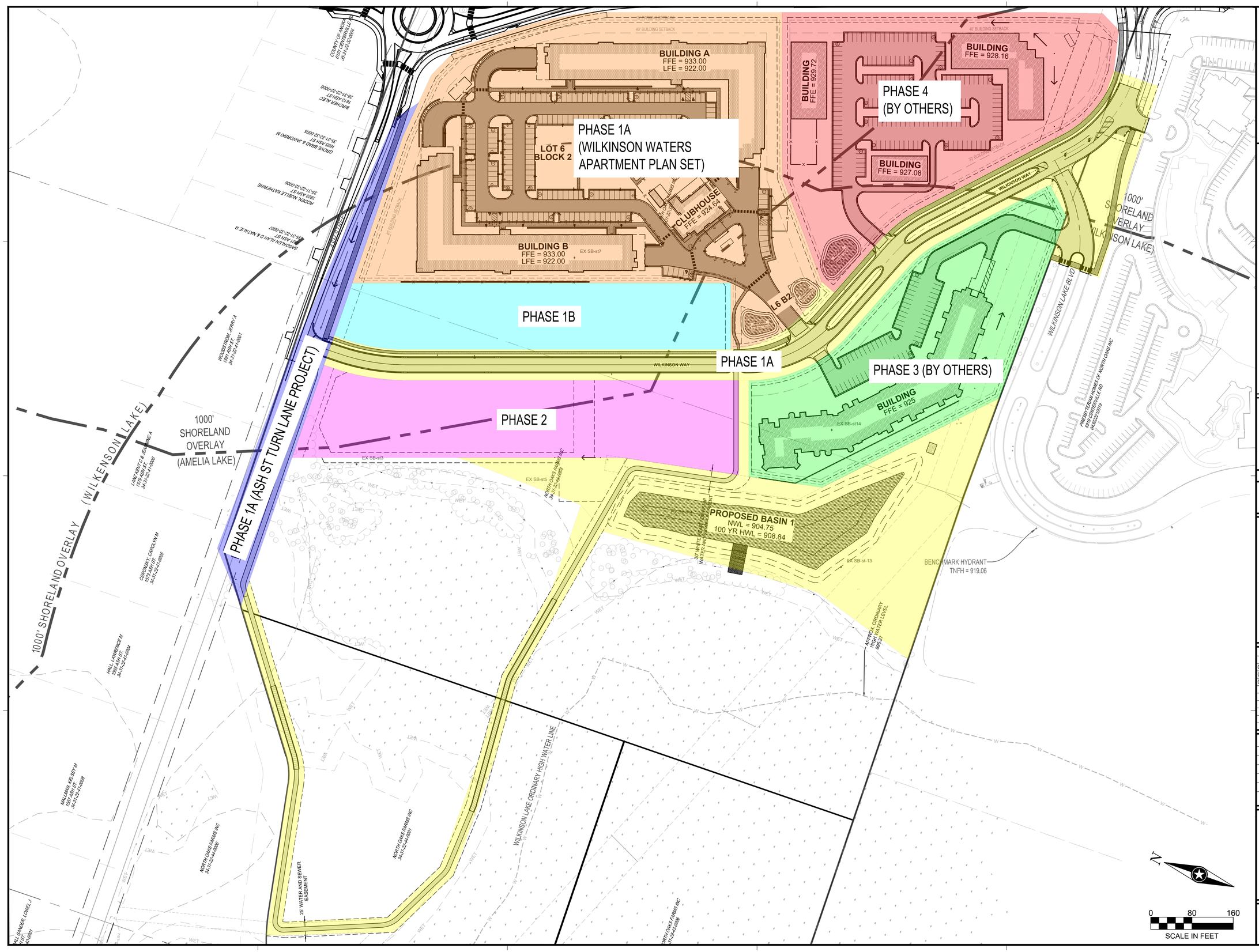
TITLE

PRELIMINARY PLAT

SHEET

1

OF 2



ISG

WILKINSON WATERS

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JERREMY D. FOSS, PE

DATE 12/04/25 LIC. NO. 55871

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS MAJOR INFRASTRUCTURE

LINO LAKES MINNESOTA

REVISION SCHEDULE

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

PROJECT NO.	24-30671
FILE NAME	30671 C0-PHASING
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	12/04/25
CLIENT PROJECT NO.	-

TITLE

PHASING PLAN

SHEET

C0-12

CITY OF LINO LAKES
RESOLUTION NO. 26-127

APPROVING WILKINSON WATERS SECOND ADDITION PUD FINAL PLAN/FINAL PLAT

WHEREAS, on May 19, 2026, the City received a complete land use application for Wilkinson Waters Second Addition PUD Final Plan/Final Plat hereafter referred to as Development; and

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

- Wilkinson Waters Second Addition Final Plat
- Wilkinson Water Townhomes East 90% Plan Set prepared by ISG dated May 11, 2026
- Title Commitment dated June 18, 2026; and

WHEREAS, on May 27, 2025, the City Council approved the PUD Preliminary Plan/Preliminary Plat with Resolution No. 25-65; and

WHEREAS, on June 10, 2026, the Planning & Zoning Board reviewed and recommended approval of the Development; and

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

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

FINDINGS OF FACT

Per City Code Section 1001.057 Review, Approval or Denial:

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

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

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

(b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the

preceding phase consists of 40 or more lots.

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

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

The City Attorney reviewed the title commitment and final plat. Anoka Holdings LLC shall be changed to Wilkinson Waters LLC on 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 Wilkinson Waters Second Addition PUD Final Plan/Final Plat is approved subject to the following conditions:

1. The underlying conventional zoning districts shall be R-4, High Density Residential for the townhomes.
2. Architecture and building design standards shall meet the requirements of the noise study prepared by ESI Engineering dated April 3, 2025.
3. The Design Guidelines & Statement of Intent-Wilkinson Waters shall provide additional development guidance.
4. A private entity shall be responsible for the maintenance of the townhome lot.

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

1. All comments from the City Engineer memo dated June 3, 2026.
2. All comments from the Environmental Coordinator memo dated June 3, 2026.
3. Final Plat:

a. Anoka Holdings LLC shall be changed to Wilkinson Waters LLC.

4. Recorded copies of the following documents shall be provided to the City:
    a. Final plat
    b. Development Agreement
    c. Common Area Management Documents - Declaration of Covenants and Restrictions

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

WILKINSON WATERS SECOND ADDITION

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

INSTRUMENT OF DEDICATION

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

OUTLOT H, WILKINSON WATERS ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILKINSON WATERS SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

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

Signed: Anoka Holdings, LLC

_____
Joshua Allard, Manager

State of _____
County of _____

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

_____
_____
Notary Public _____
My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20____.

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

State of Minnesota
County of _____

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

_____
_____
Notary Public _____

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

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

By: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR

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

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

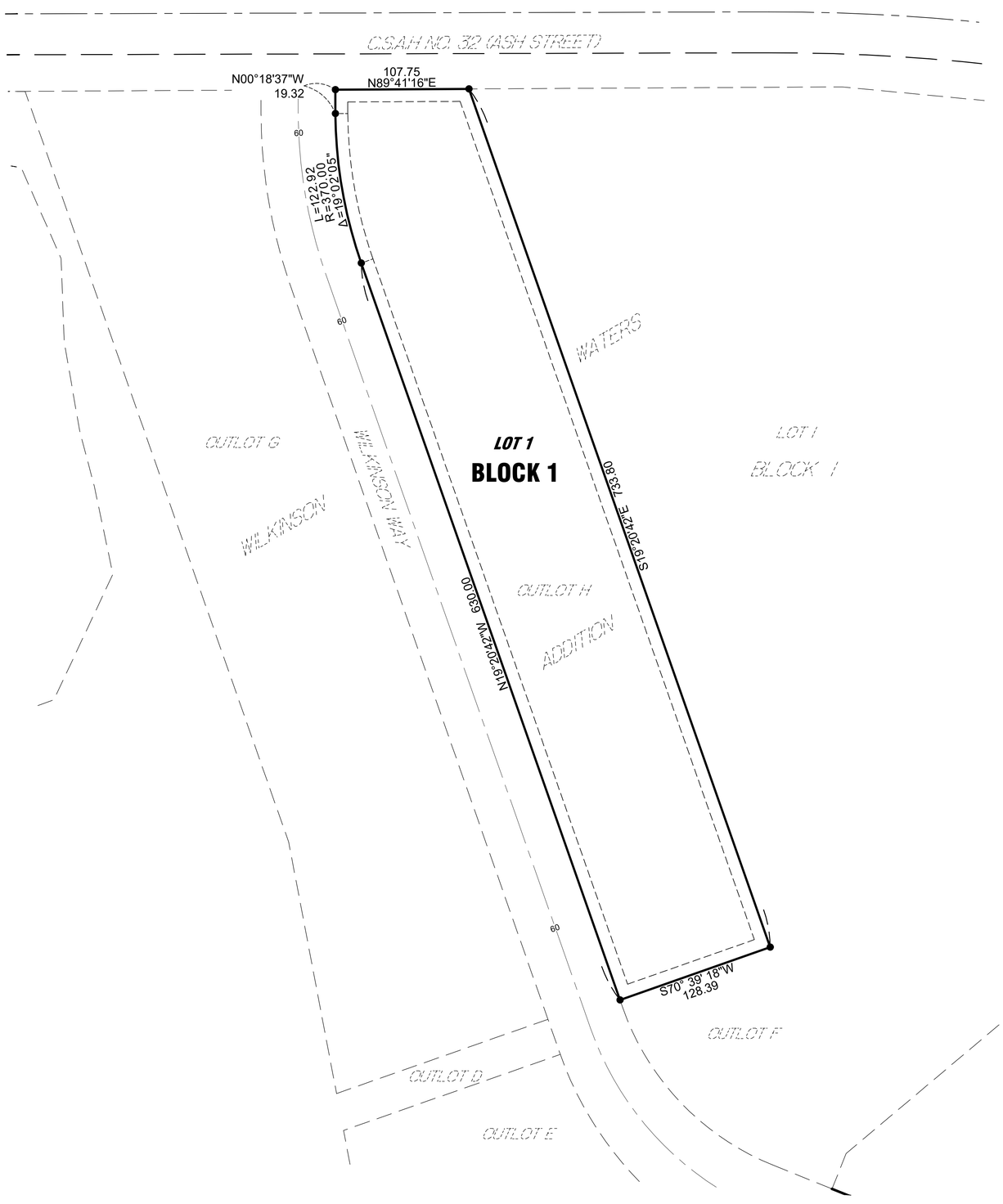
By: _____, Deputy

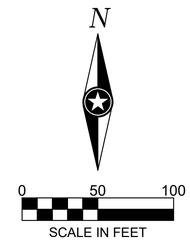
COUNTY RECORDER/REGISTRAR OF TITLES

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

_____
County Recorder/Registrar of Titles

By: _____, Deputy



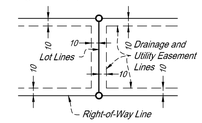


AREA TABLE			
LOT	GROSS AREA (SQ FT)	AREA (AC)	NET AREA (SQ FT)
L1 B1	95,702	2.20	78,668

LEGEND

● DENOTES IRON MONUMENT FOUND

Drainage and Utility Easements are shown thus:



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

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF WILKINSON WATERS ADDITION. SAID LINE BEARS NORTH 89 DEGREES 16 MINUTES 48 SECONDS EAST.

ISG

CITY OF LINO LAKES
RESOLUTION NO. 26-128

APPROVING WILKINSON WATERS SECOND ADDITION
PLANNED UNIT DEVELOPMENT AGREEMENT

WHEREAS, on July 13, 2026 the City Council passed Resolution No. 26-127 approving Wilkinson Waters Second Addition PUD Final Plan/Final Plat; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the Planned Unit Development Agreement for Wilkinson Waters Second Addition is approved and authorizes the Mayor and City Clerk to execute such agreement on behalf of the City

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

PLANNED UNIT DEVELOPMENT AGREEMENT

Wilkinson Waters Second Addition

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

1. **Subdivision.** Developer received preliminary plat approval from the City by Resolution No. 25-65 for a plat known as Wilkinson Waters Addition ("Subdivision"). Unless otherwise stated, all terms and conditions of this Agreement relate to work within the Subdivision and prior approved agreements.

2. **Final Plat Approval.** The City's approval of the final plat of Wilkinson Waters Second 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. 26-127. The Final Plat is attached hereto as Exhibit A.

3. **Phased Development.** The City may refuse to approve final plats of subsequent additions of the plat if the Developer has breached this Agreement and the breach has not been remedied. Development of subsequent phases may not proceed until Development Agreements for such phases are approved by the City and are fully executed.

4. **Developer Plans.**

    a. The Subdivision shall be developed in accordance with the following Developer Plans, original copies of which are on file with the City Engineer. The Developer Plans may be prepared and revised after entering into this Agreement but must be approved by the City before commencement of any work. If the plans vary from the written terms of this Agreement, this Agreement shall control.

    b. The Developer Plans as of the date of this Agreement are:

        i. Wilkinson Waters Second Addition final plat set containing 1 sheets, prepared by ISG, received May 11, 2026.

        ii. Wilkinson Water Townhomes East 90% Plan Set prepared by ISG dated May 11, 2026.

5. **Permits.** The Developer shall be responsible for securing project permits 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 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.

   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 public improvements serving Wilkinson Waters Second Addition have commenced and are subject to the Wilkinson Waters Development Agreement Developer shall construct and install at the Developer's expense the following improvements according to the following terms and conditions:

   a. 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.

   b. 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.

   c. 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.

   d. The Developer shall install mailboxes in accordance with Federal and Postal Service regulations.

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

8. **City Improvements.**

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

9. **Record Drawings.**

a. Upon project completion, Developer shall submit record drawings, in electronic format, of all public and private infrastructure improvements, including grading, , 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. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.

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

a. The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer for the installation and construction of all Developer Improvements. Concurrent with the execution hereof by the Developer, the Developer will furnish to, and at all times thereafter maintain with the City, a cash deposit, certified check, or Irrevocable Letter of Credit, based on one hundred twenty-five (125%) percent of the total estimated cost of Developer's Improvements as determined by the City Engineer.

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

c. Alternatively, the Developer may enter into a Public Improvement Surety Agreement, subject to City approval.

d. Reduction of Security. The Developer may request reduction of the Letter of Credit or cash deposit based on prepayment or the value of the completed improvements at the time of the requested reduction.

11. **Warranty.** Landscaping trees, grass and sod shall be warranted to be alive, of good quality and disease free for 12 months after planting. Prior to final acceptance of the Developer Improvements the City shall require a Surety Bond or Cash Escrow to cover the warranty provisions of this Agreement. The amount shall be 20 % of the original cost of construction identified in Exhibit B.

12. **Dedication.** The Developer shall dedicate to the City, at no cost to the City, any permanent or temporary easements that may be necessary for the construction and installation of the Developer Improvements. All such easements required by the City shall be in writing, in recordable form, containing such terms and conditions as the City shall determine.

13. **Ownership of Improvements**. 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

Wilkinson Waters Second Addition	
Total # Units	20
x Park Dedication Fee	$3,800
= Cash Fee	$76,000

b. The Developer shall pay 15 months of maintenance and energy costs for street lights installed within the Subject Property at the rate of $8/month/light. After that the City will assume the costs.

c. GIS Mapping Fees

d. Utility Trunk Fees; Joint Powers Agreement Charges

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

Except as expressly limited herein, the Developer shall be responsible for payment of all sanitary sewer and water trunk, connection, and availability charges imposed on the Development, whether imposed directly by the City or imposed on the City by White Bear Township under the JPA. The Trunk Sewer and Water Fees imposed under this Development Agreement have been

calculated and determined solely for the Townhome East site. Charges for future phases of the Development shall be calculated at the time of that portion of the Development.

i. Sanitary Sewer Trunk Fees

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

- City of Lino Lakes Sanitary Sewer Trunk Connection Charge, currently $1,855 per unit.

- White Bear Township Local Sewer Availability Charge ("Local SAC"), currently established under the JPA at $600.00 per unit.

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

There are no credits for sanitary sewer trunk improvements as they do not apply.

ii. Water Trunk Fees

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

- City of Lino Lakes Water Trunk Connection Charge, currently $2,660 per unit.

- White Bear Township Water Extension Charge, currently $1,300.00 per unit.

- White Bear Township Water Tower Charge, currently $50.00 per unit.

- White Bear Township Water Availability Charge (WAC), currently $2,440.00 per unit.

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

There are no credits for water system trunk improvements as they do not apply.

iii. Payment and Administration

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

iv. Future Phases; Fee Schedule Applicability

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

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

e. Surface Water Management Area Charges

Paid with Wilkinson Waters Addition. No charges due.

17. **Assessment of Charges and Waiver of Rights.**

Not applicable, Developer with pay cash for Trunk Sewer Unit Charge, Trunk Water Unit Charge and the Surface Water Management Area Charge.

18. **Building Permits.** No building permits shall be issued until:

a. Site grading, certified compaction testing, City sewer, water, storm sewer, and bituminous base construction of the streets, temporary street signs, gas, electric, telecommunication, cable and internet are installed and accepted by the City.

19. **Special Provisions.**

a. The Declaration of Easements and Covenants for Wilkinson Waters Addition shall be recorded against the Subject Property.

20. **Hours of Construction Activity.**

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

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

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

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

23. **General.**

    a. Binding Effect

    The terms and provisions hereof shall be binding upon and inure to the benefit of the heirs, representatives, successors and assigns of the parties hereto and shall be binding upon all future owners of all or any part of the Subdivision and

shall be deemed covenants running with the land, unless otherwise released pursuant to section 14 of this Agreement.

b. Validity.

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

c. Notices

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

Wilkinson Waters LLC
Attn: Peter Stalland
19356 Meadowridge Trail N
Marine on St. Croix, MN 55047
peterstalland@stalland.net

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

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

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

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

CITY OF LINO LAKES

By _____
Mayor

ATTEST

By _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

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

_____
Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

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

_____
Notary Public

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 Wilkinson Waters Second Addition

according to the recorded plat thereof.

WILKINSON WATERS SECOND ADDITION

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

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Wilkinson Waters, LLC, a Delaware limited liability company, owner of the following described property:

OUTLOT H, WILKINSON WATERS ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as WILKINSON WATERS SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

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

Signed: Wilkinson Waters, LLC

_____
Peter Stalland, Manager

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____ by Peter Stalland, Manager of Wilkinson Waters, LLC, a Delaware limited liability company.

_____ (signature)

_____ (print)

Notary Public _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20____.

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

State of Minnesota
County of _____

This instrument was acknowledged before me this _____ day of _____, 20____ by Mark A. Schwanz, Licensed Land Surveyor, Minnesota License No. 45817.

_____ (signature)

_____ (print)

Notary Public _____

My Commission Expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of **WILKINSON WATERS SECOND ADDITION**, was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held the _____ 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: _____ Mayor

By: _____ Clerk

COUNTY SURVEYOR

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

By: _____
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, 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

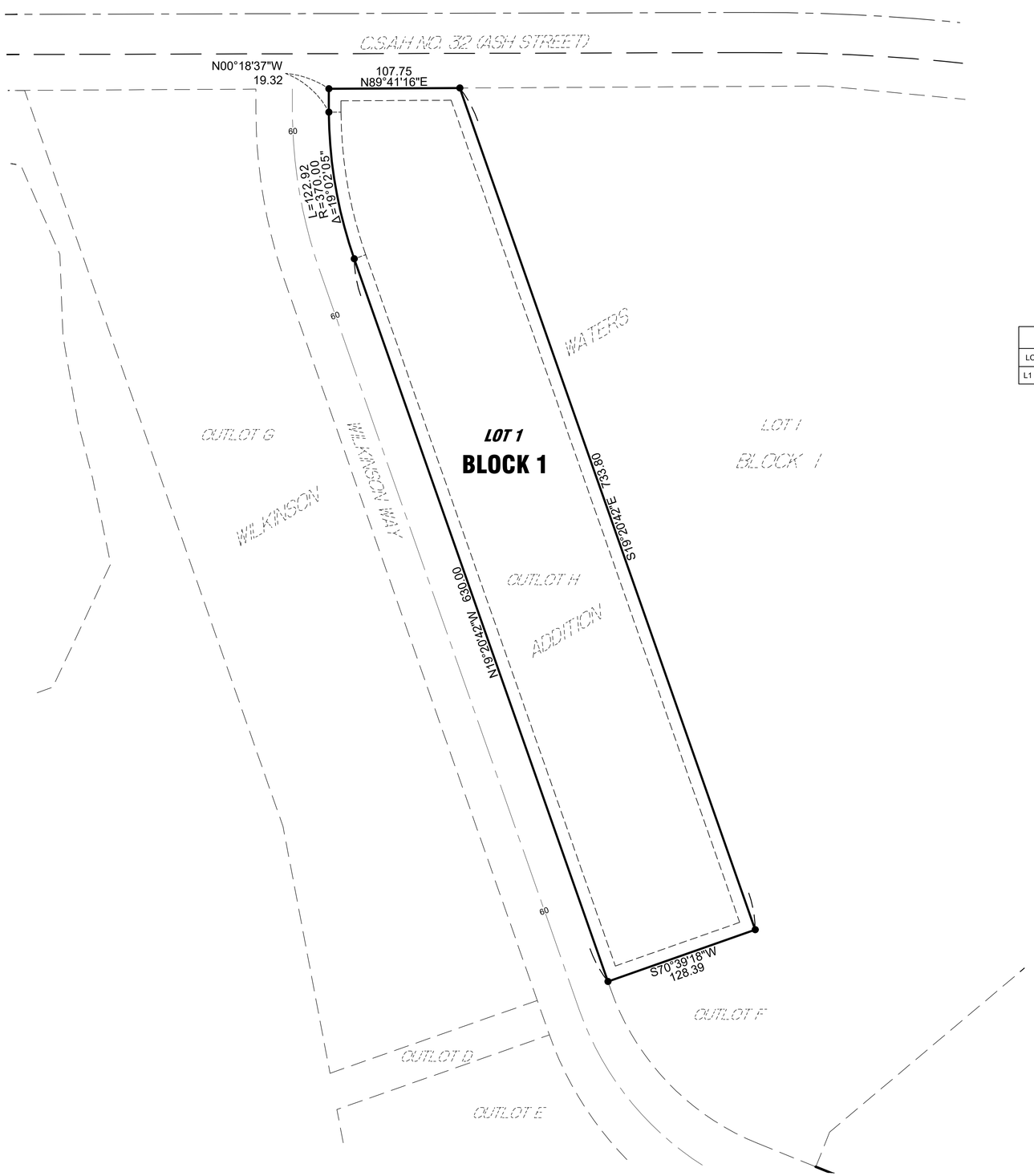
By: _____, Deputy

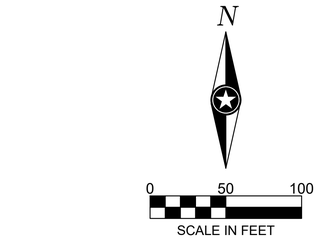
COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of **WILKINSON WATERS SECOND 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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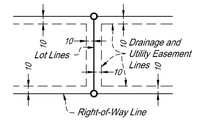


Being 10 feet in width and adjoining lot lines, right - of - way lines and rear lot lines, unless otherwise indicated on the plat.

BEARING NOTE:
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF OUTLOT H, WILKINSON WATERS ADDITION. SAID LINE BEARS NORTH 89 DEGREES 41 MINUTES 16 SECONDS EAST.

ISG

EXHIBIT B

Securities, Escrows & Fees

EXHIBIT B
Securities, Escrows & Fees

PROJECT: WILKINSON WATERS SECOND ADDITION	NUMBER OF REU's:	20
APPLICANT: ANOKA HOLDINGS LLC	NO. OF LOT FRONTAGE:	20
	AREA (ACRES):	NA

IMPROVEMENTS	COST
DEVELOPER IMPROVEMENT COSTS (Public)	
SITE GRADING	$0
EROSION CONTROL	$0
LANDSCAPING	$83,395
STREETS & SIDEWALK	$0
STORM SEWER CONST.	$0
SANITARY SEWER CONST.	$0
WATERMAIN CONST.	$0
ENGINEERING & SURVEYING	$8,000
Total	$91,395
Letter of Credit Amount X 125%	$114,244
ESCROW for CITY'S COSTS	
PLANNING/ REVIEW DEFICIT	
ADMINISTRATION	$2,750
ENGINEER PLAN REVIEW	$3,300
ENGINEER CONSTRUCTION SERVICES	$2,750
PROJECT FINAL DOCUMENTS & CITY ENGINEER	$2,500
STREET LIGHT INSTALLATION	$0
STREET & STORMWATER MAINTENANCE	$2,500
PROPERTY TAXES	$0
BOULEVARD TREE PLANTING	$12,000
Total	$25,800
DEVELOPMENT FEES	
PARK DEDICATION	$76,000
PARK DEDICATION CREDIT	$0
Subtotal Park Dedication Fee	$76,000
AUAR	$0
GIS MAPPING FEE	$1,800
STREET LIGHTING OPERATION	$0
Total	$77,800
TRUNK SANITARY SEWER	
TRUNK CHARGE PER UNIT	$37,100
AVAILABILITY CHARGE PER SAC UNIT (WBT)	$12,000
TRUNK SANITARY SEWER CREDIT	$0
TRUNK WATERMAIN	
TRUNK CHARGE PER UNIT	$53,320
AVAILABILITY CHARGE PER SAC UNIT (WBT)	$75,800
TRUNK WATERMAIN CREDIT	$0
TOTAL TRUNK SEWER & WATER FEES	$178,220
SURFACE WATER MANAGEMENT	$0
SURFACE WATER MANAGEMENT CREDIT	$0
TOTAL SURFACE WATER MANAGEMENT FEES	$0
Total	$178,220
SUMMARY OF SECURITIES, ESCROW & FEES	
SECURITY: DEVELOPER IMP'MENT COSTS	$114,244
ESCROW FOR CITY COSTS	$25,800
DEVELOPMENT FEES	$77,800
SECURITY: TRUNK FEES	$178,220

Memorandum

To: **Katie Larsen, Lino Lakes City Planner**

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

Date: **June 3, 2026**

Re: **Wilkinson Waters 2nd Addition (Townhomes East)**
Final Plat Review
036455-000

WSB's review of the Final Plat for the Wilkinson Waters 2nd Addition (Townhomes East) development in Lino Lakes, MN, prepared by ISG and received May 12, 2026. Our comments were made on the following documents:

- Wilkinson Waters Townhomes East 90% Plan Review prepared by ISG, dated May 11, 2026.

The following review comments should be responded to in writing by the applicant. Other comments will be reviewed with future complete submittals, there may be additional comments generated at that time.

Engineering

- **Grading**

The Wilkinson Waters 2nd Addition (Townhomes East) Development includes site grading for the townhomes only as the surrounding areas have all been graded with the 1st Addition (public and private (apartments).

Comments:

- **Stormwater Management**

Stormwater management for the Wilkinson Waters 2nd Addition (Townhomes East) site is consistent with and accounted for as part of the overall Wilkinson Waters stormwater Management Plan.

- **Water Supply**

The Wilkinson Waters 2nd Addition (Townhomes East) is utilizing water services installed as part of the 1st Addition (public) construction. No additional water utilities will need to be

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

installed as part of the 2nd Addition (Townhomes East). Water services will be connected to the buildings as part of the Building Permit.

- **Sanitary Sewer**

The Wilkinson Waters 2nd Addition (Townhomes East) is utilizing sanitary sewer services installed as part of the 1st Addition (public) construction. No additional sanitary sewer utilities will need to be installed as part of the 2nd Addition (Townhomes East). Water services will be connected to the buildings as part of the Building Permit.

- **Transportation**

The Wilkinson Waters 2nd Addition (Townhomes East) is not proposing any additional roads, sidewalks, and/or trails and will be utilizing roads, sidewalks, and/or trails installed as part of the 1st Addition (public) construction.

- **Landscaping**

A Landscape Plan for Wilkinson Waters 2nd Addition (Townhomes East) Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

No current outstanding comments.

- **Drainage and Utility Easements**

The one lot proposed for the 2nd Addition contains only standard perimeter easements even though there are 5 multi-unit buildings proposed. The additional easements will not be required as there is only one lot owner for all of the buildings/units that will be responsible for all site grading and maintenance in the future. Additional easements would be required with any future replatting or subdividing of the lot

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading is in place.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The 2nd Addition will need to be incorporated into the Association for shared responsibility of the maintenance. The City of Lino Lakes shall be party to the Declaration. City Engineer has provided a template.

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Department of Health
4. Vadnais Lake Area Water Management Organization Permit

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

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: June 3, 2026

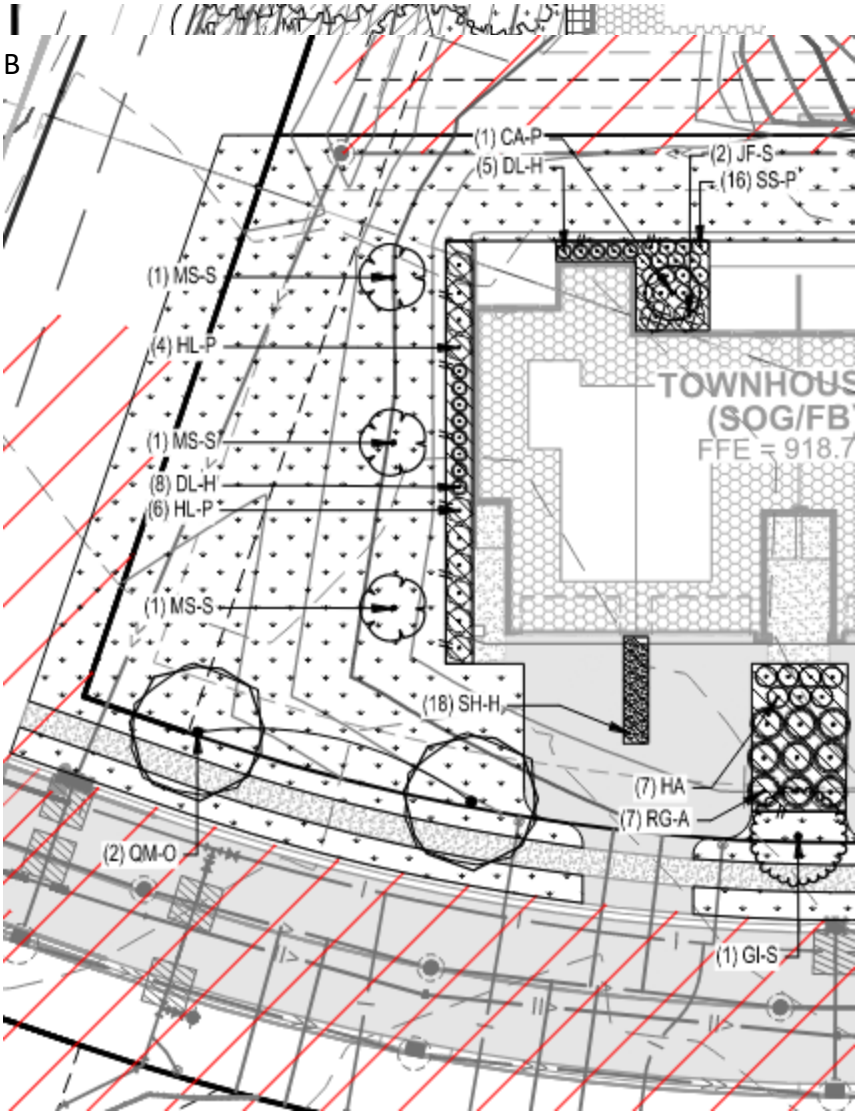
Re: Environmental Comments – Wilkinson Waters 2nd Addition

Staff reviewed the Wilkinson Waters 2nd Addition Final Plat and had the following comments/recommendations:

1. Confirm additional planting is being completed to meet the original FP along Ash street and Wilkinson Way

a.

b. B



2. Confirm LF of lot frontage for the townhomes to determine required boulevard tree plantings. My calculations are coming back different than what is on the plan
3. Open space calculations show 211,819 SF of open space. The site is approximately 2.2 acres or 95,702 SF. Please update calculations to reflect the site.
4. Sugar maple currently accounts for 45% of the total canopy trees onsite, no species should make up more than 30% of the plantings.
5. Recommend planting a diversity of species instead of 18 spring snow crabapples. Issues with over planting one species could have long term implications for the site.
6. Prioritize native plantings and species that are not as reliant on irrigation. Water reuse is being used onsite, drought tolerant plants should be incorporated into the landscape plan to reduce loss if irrigation cannot be used.

7. Final irrigation reuse calculations and plans should be submitted to the city for approval and review.

8. Screening/buffer should be incorporated along Ash Street to provide noise mitigation as shown in the approved plat

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7B

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: July 13, 2026

TOPIC: Peltier Ponds
i. Approval of Resolution No. 26-131 for PUD Final Plan/Final Plat
ii. Approval of Resolution No. 26-132 for Planned Unit Development Agreement

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, U.S. Home, LLC, submitted a land use application for Peltier Ponds PUD Final Plan/Final Plat. The PUD Final Plan/Final Plat contains 31 single family lots and 88 townhomes units for a total of 119 housing units.

Tentative Review Schedule:

Complete Application Date:	May 27, 2026
60-Day Deadline:	July 26, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	June 10, 2026
City Council Work Session:	July 13, 2026
City Council Meeting:	July 13, 2026

This staff report is based on the following information:

- Peltier Ponds Final Plat
- Peltier Ponds Preliminary Plat prepared by Hill Incorporated revision date July 6, 2026
- Peltier Ponds 1st Addition Final Sanitary Sewer, Watermain, Storm Sewer, and Street Construction Plan prepared by Hill Incorporated dated June 19, 2026
- Peltier Ponds Final Erosion Control, Sediment Control, Grading, Drainage, Wetland Impact, & Tree Preservation prepared by Hill Incorporated dated June 22, 2026

- Peltier Ponds Landscape Plans prepared by Calyx Design Group dated July 13, 2026
- Title Commitment dated June 12, 2026

BACKGROUND

On February 23, 2026, the City Council passed Resolution No. 26-06 approving the Peltier Ponds PUD Preliminary Plan/Preliminary Plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code.

ANALYSIS

PUD Preliminary Plan

The PUD Preliminary Plan is the master plan of the entire development. The revised Peltier Ponds PUD Preliminary Plan consists of the following housing products and units:

	PUD Preliminary Plan
Housing Type	**# Units**
Townhomes (back to back)	74
Townhomes (row)	62
Single Family 80ft	36
Single Family 65ft	38
Single Family 55ft	72
TOTAL	**282**

Preliminary Plat

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

Lot or Outlot	Purpose	Ownership
Lots and Blocks	Single family home & townhomes	Private
A, B, C	Public park	City
D	Future development	Private
E, F	Public open space, trail corridor	HOA
G	Public open space, wetland and buffer	HOA

H	Stormwater pond	HOA
I	Stormwater pond, wetland, and buffer	HOA
J, K	Public open space, wetland, buffer, stormwater pond and trail corridor	HOA
L	Townhome private streets	HOA
M-AA	Townhome private open space	HOA

Phasing Plan

The phasing plan indicates four (4) phases of development. This final plat is for Phase 1.

Phase 1	119 lots
Phase 2	92 lots
Phase 3	36 lots
Phase 4	35 lots
Total	**282 lots**

Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.

PUD Final Plan

The PUD Final Plan is for a specific stage or phase of the PUD Preliminary Plan. The Peltier Ponds PUD Final Plan consists of the following housing products and units:

	PUD Final Plan
Housing Type	**# Units**
Townhomes (back to back)	34
Townhomes (row)	54
Single Family 55ft	31
TOTAL	**119**

Final Plat

The final plat consists of the following lots and blocks:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	Single family home & townhomes	Private
A, D, F, Q	Future development	Private
B, E, G	Public open space, wetland, buffer, stormwater pond and trail corridor	HOA
C	Overhead powerline easement	HOA
H	Townhome private streets	HOA
I, J, K, L, M, N, O, P	Townhome private open space	HOA

Public Land Dedication

The City will collect a cash fee in lieu of land dedication. Credit will be given for 1,361 lf of trail and boardwalk construction costs.

Total # of Lots/Units =	119
x 2026 Park Dedication fee	$3,800
= Cash in Lieu Value	**$452,200**
- Park Trail Costs	($92,051)
Final Cash Balance =	**$360,149**

With the 2nd addition PUD Final Plan/Final Plat application, the developer shall provide an appraisal of fair market value of the unplatted land to determine the market value of the land that will be dedicated to the City as parkland.

Title Commitment

The City Attorney has reviewed the title commitment and final plat.

Agreements

- Stormwater Maintenance Agreement
    - The stormwater maintenance for public facilities in the Peltier Ponds development will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City. Borrow areas / Lakes area will be maintained by the HOA.
- Development Agreement
    - A Development Agreement will be prepared by the City and shall be executed.
- Site Improvement Performance Agreement

- Not applicable.

Planning & Zoning Board

The Planning & Zoning Board reviewed the final plat on June 10, 2026 and recommended approval. They added clarifying language to the following condition to ensure a minimum garage size.

1. No more than 14 houses in the entire development shall have garage sizes less than 520sf. <u>These garage sizes shall be at least 440sf (20ft x 22ft).</u>

Staff notes the smallest proposed garage size is 445sf so this requirement is met.

Findings of Fact

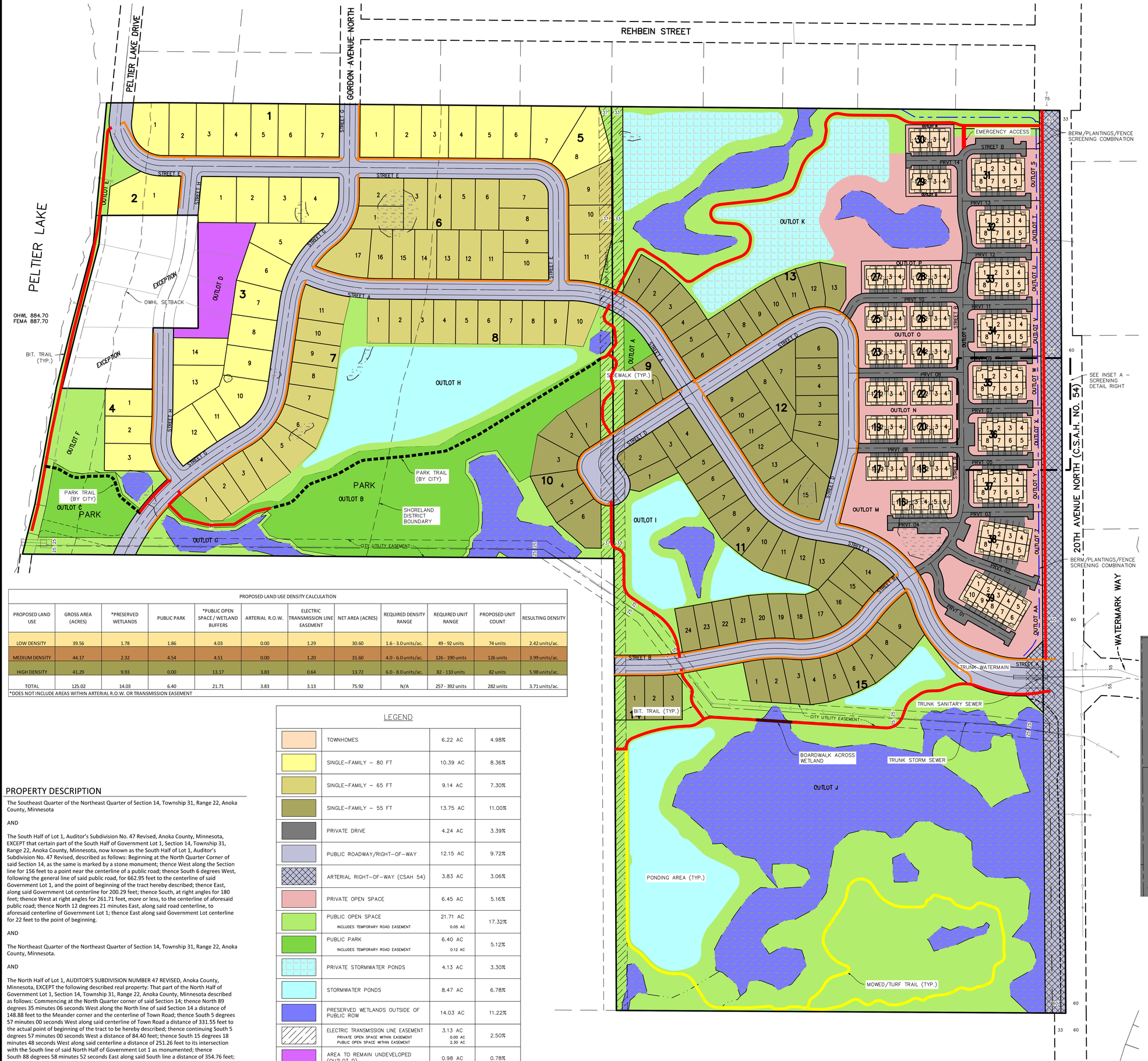
City Code Section 1001.057(2) details requirements that shall be met before consideration of the final plat by the City Council. The attached Resolution No. 26-131 details these findings of fact.

<u>RECOMMENDATION</u>

Staff recommends approval of the Peltier Ponds PUD Final Plan/Final Plat with conditions as noted in the resolution.

<u>ATTACHMENTS</u>

1. PUD Preliminary Plan-Land Use & Density Plan
2. Preliminary Plat
3. Phasing Plan
4. Resolution No. 26-131
5. Final Plat
6. Resolution No. 26-132
7. Planned Unit Development Agreement
8. City Engineer Memo dated July 9, 2026
9. Environmental Coordinator Memo dated July 6, 2026



SITE DATA

EXISTING ZONING – RURAL

PROPOSED ZONING – P.U.D.

TOTAL AREA – 125.02 ACRES

PUBLIC STREETS – 9,182 LF

PRIVATE STREETS – 5,026 LF

TOTAL LOTS 282 LOTS

SINGLE FAMILY – 80'	33 LOTS
(BLOCKS 1–4, LOTS 1–8, BLOCK 5)	
MINIMUM LOT WIDTH	80 FEET
MINIMUM LOT WIDTH (CORNER)	100 FEET
MINIMUM LOT DEPTH	135 FEET
MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	10 FEET
SIDE (STREET)	30 FEET
REAR	30 FEET
MINIMUM LOT SIZE	10,800 S.F.
SINGLE FAMILY – 65'	41 LOTS
(BLOCKS 6–7, LOTS 9–12, BLOCK 5)	
MINIMUM LOT WIDTH	65 FEET
MINIMUM LOT WIDTH (CORNER)	82.5 FEET
MINIMUM LOT DEPTH	130 FEET (14 LOTS)
MINIMUM LOT DEPTH	135 FEET (27 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	8,125 S.F.
SINGLE FAMILY – 55'	72 LOTS
(BLOCKS 8–14)	
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	72.5 FEET
MINIMUM LOT DEPTH	115 FEET (1 LOTS)
MINIMUM LOT DEPTH	125 FEET (21 LOTS)
MINIMUM LOT DEPTH	130 FEET (50 LOTS)
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	6,875 S.F.
BACK TO BACK TOWNHOMES	74 LOTS
(BLOCKS 15–20)	
(•FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET
ROW TOWNHOMES	62 LOTS
(BLOCKS 21–27)	
(•FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET

REQUIRED PARKING: (74+62)/3 = 45.3 -> 46 STALLS

PROVIDED PARKING: 46 STALLS

PROPOSED LAND USE DENSITY CALCULATION

PROPOSED LAND USE	GROSS AREA (ACRES)	*PRESERVED WETLANDS	PUBLIC PARK	*PUBLIC OPEN SPACE / WETLAND BUFFERS	ARTERIAL R.O.W.	ELECTRIC TRANSMISSION LINE EASEMENT	NET AREA (ACRES)	REQUIRED DENSITY RANGE	REQUIRED UNIT RANGE	PROPOSED UNIT COUNT	RESULTING DENSITY
LOW DENSITY	39.56	1.78	1.86	4.03	0.00	1.29	30.60	1.6 - 3.0 units/ac.	49 - 92 units	74 units	2.42 units/ac.
MEDIUM DENSITY	44.17	2.32	4.54	4.51	0.00	1.20	31.60	4.0 - 6.0 units/ac.	126 - 190 units	126 units	3.99 units/ac.
HIGH DENSITY	41.29	9.93	0.00	13.17	3.83	0.64	13.72	6.0 - 8.0 units/ac.	82 - 110 units	82 units	5.98 units/ac.
TOTAL	125.02	14.03	6.40	21.71	3.83	3.13	75.92	N/A	257 - 392 units	282 units	3.71 units/ac.

*DOES NOT INCLUDE AREAS WITHIN ARTERIAL R.O.W. OR TRANSMISSION EASEMENT

LEGEND

	TOWNHOMES	6.22 AC	4.98%
	SINGLE–FAMILY – 80 FT	10.39 AC	8.36%
	SINGLE–FAMILY – 65 FT	9.14 AC	7.30%
	SINGLE–FAMILY – 55 FT	13.75 AC	11.00%
	PRIVATE DRIVE	4.24 AC	3.39%
	PUBLIC ROADWAY/RIGHT–OF–WAY	12.15 AC	9.72%
	ARTERIAL RIGHT–OF–WAY (CSAH 54)	3.83 AC	3.06%
	PRIVATE OPEN SPACE	6.45 AC	5.16%
	PUBLIC OPEN SPACE INCLUDES TEMPORARY ROAD EASEMENT	21.71 AC 0.05 AC	17.32%
	PUBLIC PARK INCLUDES TEMPORARY ROAD EASEMENT	6.40 AC 0.12 AC	5.12%
	PRIVATE STORMWATER PONDS	4.13 AC	3.30%
	STORMWATER PONDS	8.47 AC	6.78%
	PRESERVED WETLANDS OUTSIDE OF PUBLIC ROW	14.03 AC	11.22%
	ELECTRIC TRANSMISSION LINE EASEMENT PRIVATE OPEN SPACE WITHIN EASEMENT PUBLIC OPEN SPACE WITHIN EASEMENT	3.13 AC 0.00 AC 2.30 AC	2.50%
	AREA TO REMAIN UNDEVELOPED (OUTLOT D)	0.98 AC	0.78%
	TOTAL	125.02 AC	100.00%

PROPERTY DESCRIPTION

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

AND

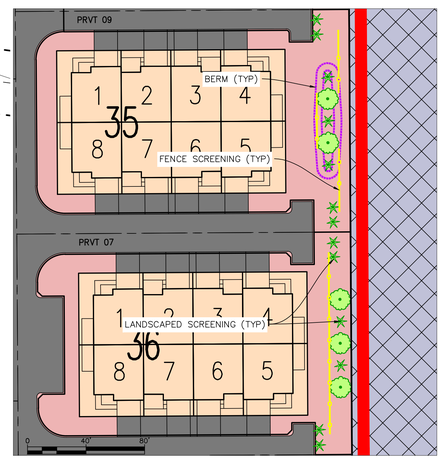
The South Half of Lot 1, Auditor's Subdivision No. 47 Revised, Anoka County, Minnesota, EXCEPT that certain part of the South Half of Government Lot 1, Section 14, Township 31, Range 22, Anoka County, Minnesota, now known as the South Half of Lot 1, Auditor's Subdivision No. 47 Revised, described as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

AND

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

AND

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



INSET A

SCALE IN FEET 0 100' 200'

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2969 WEST CR. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6844 www.jhinc.com

PELTIER PONDS
LAND USE & DENSITY PLAN
FOR
LENNAR

DRAWN BY CTY

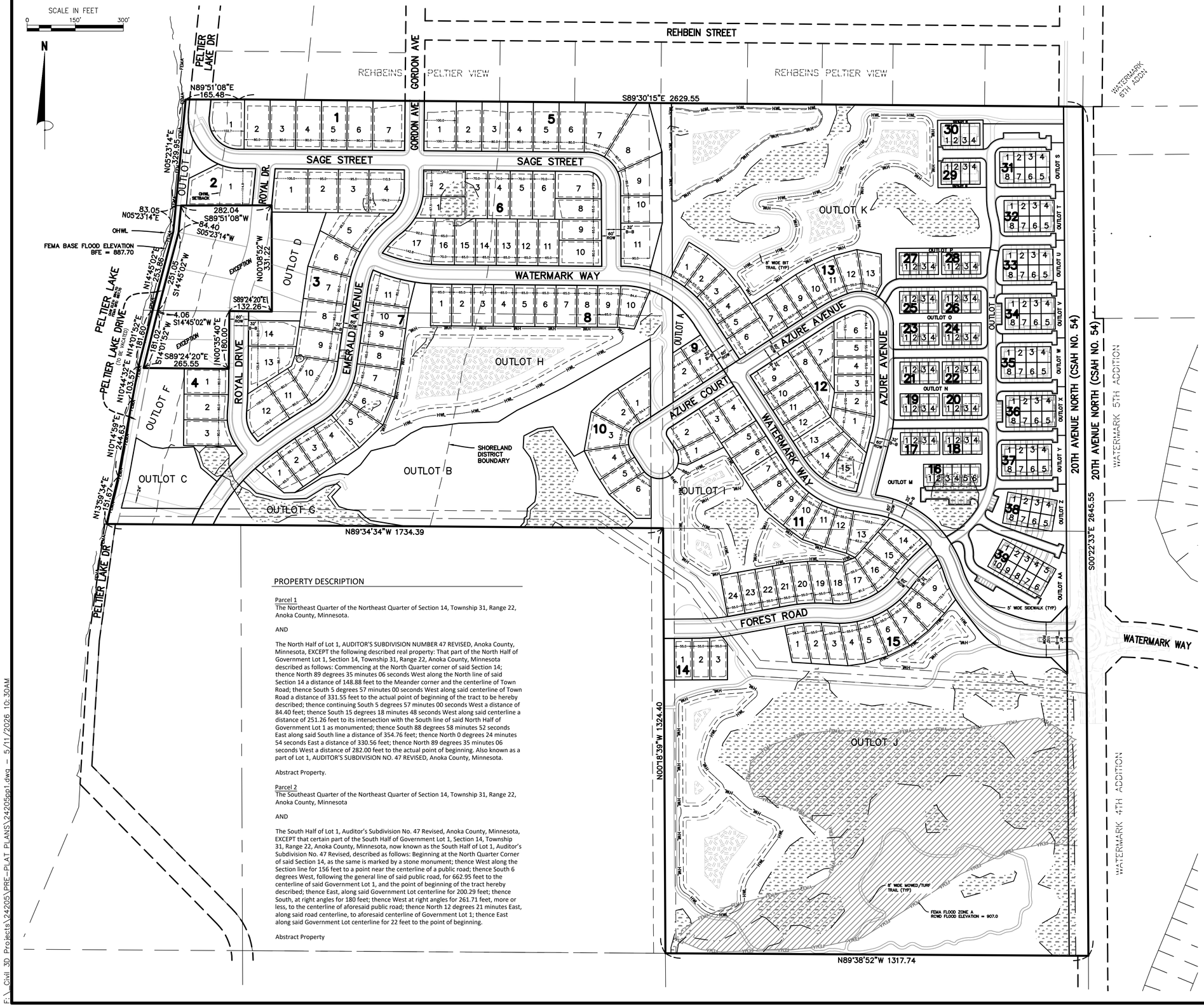
DATE 07/16/2025

REVISIONS
09/11/2025 FINAL PLAT APPLICATION

CAD FILE 24205cp-Land Use.dwg

PROJECT NO. 24205-00

SHEET 1 OF 1



PROPERTY DESCRIPTION

Parcel 1
The Northeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota.

AND

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

Abstract Property.

Parcel 2
The Southeast Quarter of the Northeast Quarter of Section 14, Township 31, Range 22, Anoka County, Minnesota

AND

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

Abstract Property

SITE DATA

EXISTING ZONING – RURAL
PROPOSED ZONING – P.U.D.

TOTAL AREA = 125.02 ACRES

LOTS = 39.86 ACRES
(SINGLE FAMILY – 80' = 11.39 ACRES)
(SINGLE FAMILY – 65' = 8.47 ACRES)
(SINGLE FAMILY – 55' = 13.77 ACRES)
(ROW TOWNHOMES = 2.99 ACRES)
(BACK TO BACK TOWNHOMES = 3.24 ACRES)

RIGHT OF WAY = 16.44 ACRES
(COUNTY ROAD = 3.64 ACRES)
(SUBDIVISION = 12.80 ACRES)

OUTLOTS = 68.72 ACRES
(PARKS (OUTLOTS A–C) = 6.40 ACRES)
(FUTURE DEVELOPMENT (OUTLOT D) = 0.98 ACRES)
(OPEN SPACE & PONDS (OUTLOTS E–K) = 52.24 ACRES)
(TOWNHOME PRIVATE ROAD (OUTLOT L) = 3.30 ACRES)
(ROW TOWNHOMES (OUTLOT M–R) = 2.64 ACRES)
(ROW TOWNHOMES OPEN SPACE)
(BACK TO BACK TOWNHOMES (OUTLOT S–AA) = 3.16 ACRES)
(BACK TO BACK TOWNHOMES OPEN SPACE)

CONSERVATION EASEMENTS
OVER WETLANDS, DITCHES, GREENWAY CORRIDOR: OUTLOTS = E–K

DRAINAGE & UTILITY EASEMENTS
OVER PONDS: OUTLOTS E–K

TOTAL LOTS 282 LOTS

SINGLE FAMILY – 80' (BLOCKS 1–5)	36 LOTS
MINIMUM LOT WIDTH	80 FEET
MINIMUM LOT WIDTH (CORNER)	100 FEET
MINIMUM LOT DEPTH	135 FEET
MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	10 FEET
SIDE (STREET)	30 FEET
REAR	30 FEET
MINIMUM LOT SIZE	10,800 S.F.
SINGLE FAMILY – 65' (BLOCKS 6–8)	38 LOTS
MINIMUM LOT WIDTH	65 FEET
MINIMUM LOT WIDTH (CORNER)	82.5 FEET
MINIMUM LOT DEPTH	130 FEET
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	8,125 S.F.
SINGLE FAMILY – 55' (BLOCKS 9–15)	72 LOTS
MINIMUM LOT WIDTH	55 FEET
MINIMUM LOT WIDTH (CORNER)	72.5 FEET
MINIMUM LOT DEPTH	125 FEET
MINIMUM SETBACKS	
FRONT	25 FEET
SIDE (HOUSE)	7.5 FEET
SIDE (GARAGE)	7.5 FEET
SIDE (STREET)	25 FEET
REAR	25 FEET
MINIMUM LOT SIZE	6,875 S.F.
ROW TOWNHOMES (BLOCKS 16–25)	62 LOTS
(•FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET
BACK TO BACK TOWNHOMES (BLOCKS 26–34)	74 LOTS
(•FRONT AND REAR STOOPS/CANTILEVER PORTIONS/DECKS/PATIOS OF BUILDING ARE ALLOWED EXCEPTIONS INTO SETBACK)	
FRONT (GARAGE TO BACK OF CURB (PRIVATE))	25 FEET
SIDE (BUILDING TO BUILDING)	20 FEET
SIDE (BUILDING TO BACK OF CURB (PRIVATE))	20 FEET
SIDE (BUILDING TO PUBLIC RIGHT OF WAY)	25 FEET

NOTE:
LOTS WITH OVERSIZED EASEMENTS MAY HAVE LIMITED ABILITY TO CONSTRUCT ACCESSORY STRUCTURES

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 WEST C.R. 42, SUITE 100, BURNSVILLE, MN 55306
PHONE: 952.890.6044 mhampton@jrhinc.com
www.jrhinc.com

PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY
PLM

DATE
04/04/2025

REVISIONS
05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL
01/15/2026 CITY COMMENTS
02/09/2026 CITY RESUBMITTAL
02/10/2026 OVERSIZED ESMT NOTE
05/11/2026 CITY RESUBMITTAL

CAD FILE
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PROJECT NO.
24205-00

C2.0

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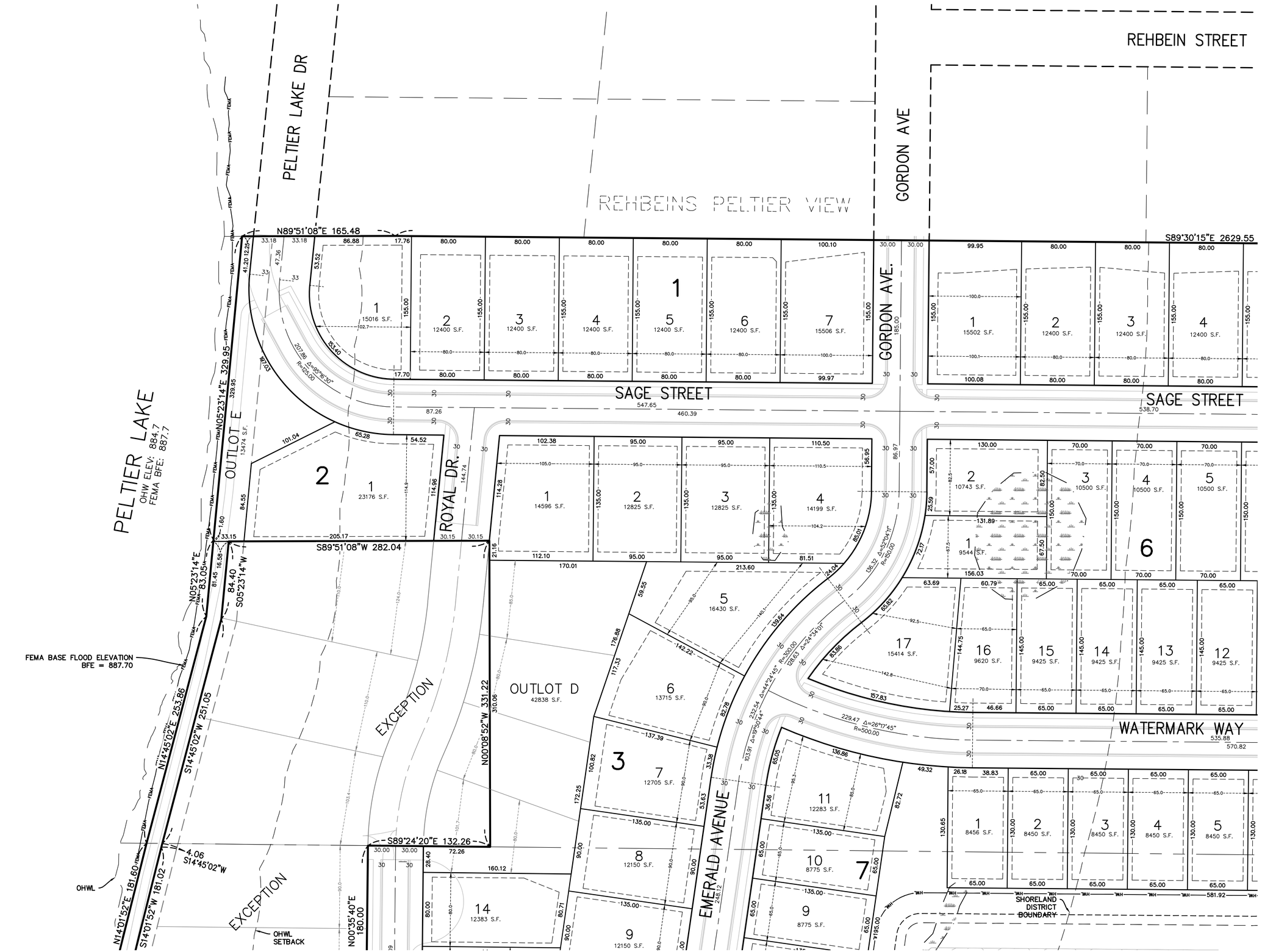

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PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16305 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY	PLM
DATE	04/04/2025
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REHBEIN STREET

REHBEIN STREET

REHBEINS PELTIER VIEW

S89°30'15"E 2629.55

SAGE STREET

WATERMARK WAY

AZURE AVENUE

OUTLOT A
7555 S.F.

OUTLOT D
441546 S.F.

OUTLOT K
498791 S.F.

70' WIDE ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008

SHORELAND DISTRICT BOUNDARY

N

SCALE IN FEET
0 50' 100'

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PELTIER PONDS
LINO LAKES, MINNESOTA
FOR
LENNAR
PRELIMINARY PLAT
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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05/11/2026 CITY RESUBMITTAL	
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PROJECT NO.	24205-00
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REHBEIN STREET

REHBEINS PELTIER VIEW

S89°30'15"E 2629.55

1291.77

75.01

20TH AVENUE NORTH (CSAH NO. 54)

S00°22'33"E 2645.55

OUTLOT K
498791 S.F.

OUTLOT R 4375 S.F.

OUTLOT Q 5117 S.F.

OUTLOT P 10062 S.F.

OUTLOT O
23350 S.F.

OUTLOT S
11703 S.F.

OUTLOT T
10722 S.F.

OUTLOT U
11096 S.F.

OUTLOT V
10328 S.F.

OUTLOT L
143922 S.F.

AZURE AVENUE

CONCRETE APRON PER DETAIL GEN-6 (TYP)

SCALE IN FEET
0 50' 100'

N

PELTIER PONDS
LINO LAKES, MINNESOTA

PRELIMINARY PLAT
FOR
LENNAR
16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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05/11/2026 CITY RESUBMITTAL	
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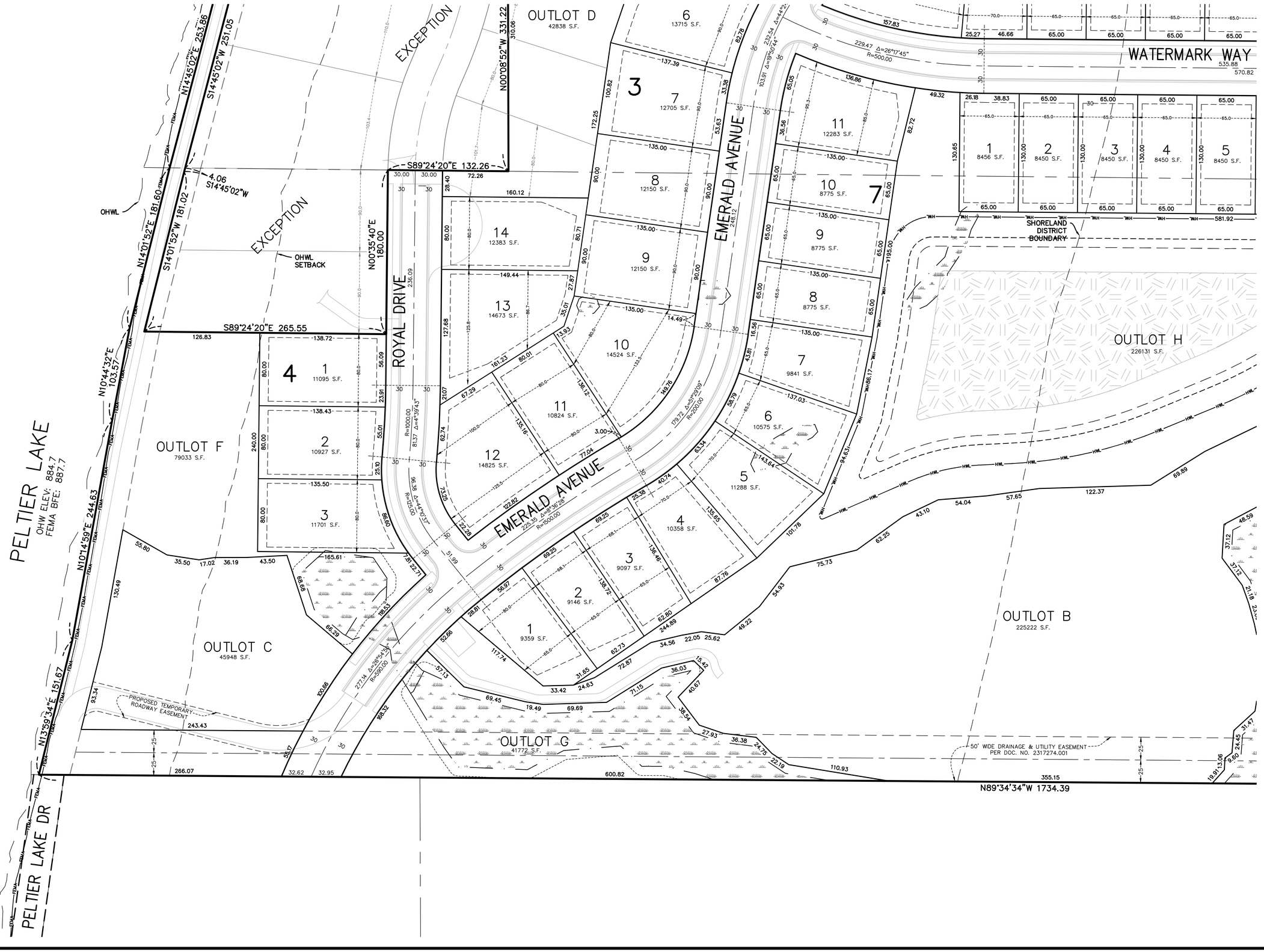

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PELTIER PONDS
LINO LAKES, MINNESOTA
PRELIMINARY PLAT
FOR
LENNAR
16505 38TH AVE N, SUITE 100, PLYMOUTH, MN 55446

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WATERMARK WAY
535.88
570.82

OUTLOT H
226131 S.F.

OUTLOT B
225222 S.F.

OUTLOT A
7555 S.F.

OUTLOT B
454513 S.F.

OUTLOT I
222613 S.F.

AZURE AVENUE

AZURE COURT

WATERMARK WAY

SHORELAND DISTRICT BOUNDARY

50' WIDE DRAINAGE & UTILITY EASEMENT PER DOC. NO. 2317274.001

70' WIDE ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008

N89°34'34"W 1734.39

SCALE IN FEET
0 50' 100'

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PELTIER PONDS
LINO LAKES, MINNESOTA

PRELIMINARY PLAT
FOR
LENNAR
16305 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

DRAWN BY
PLM

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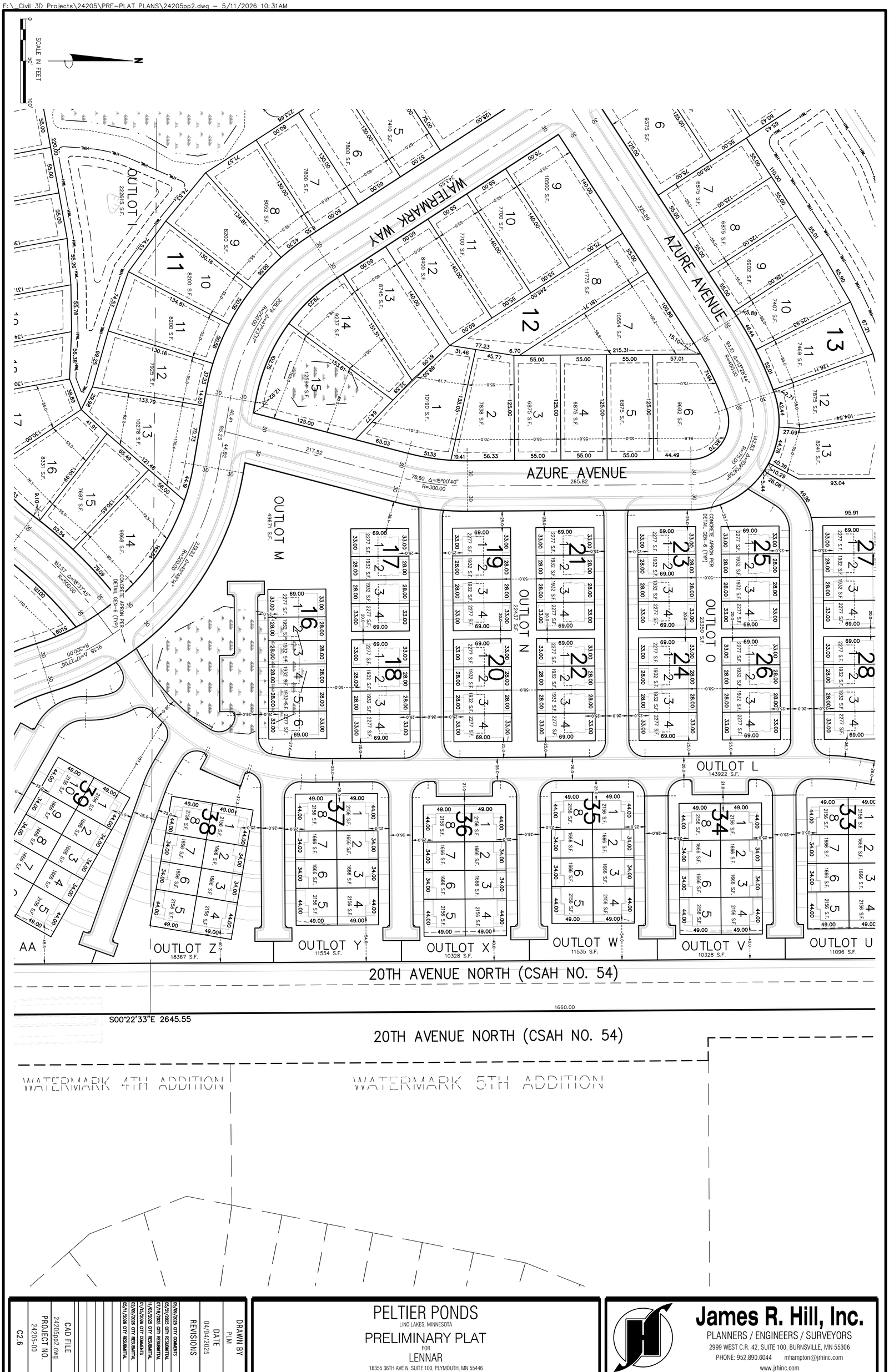

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PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

James R. Hill, Inc.

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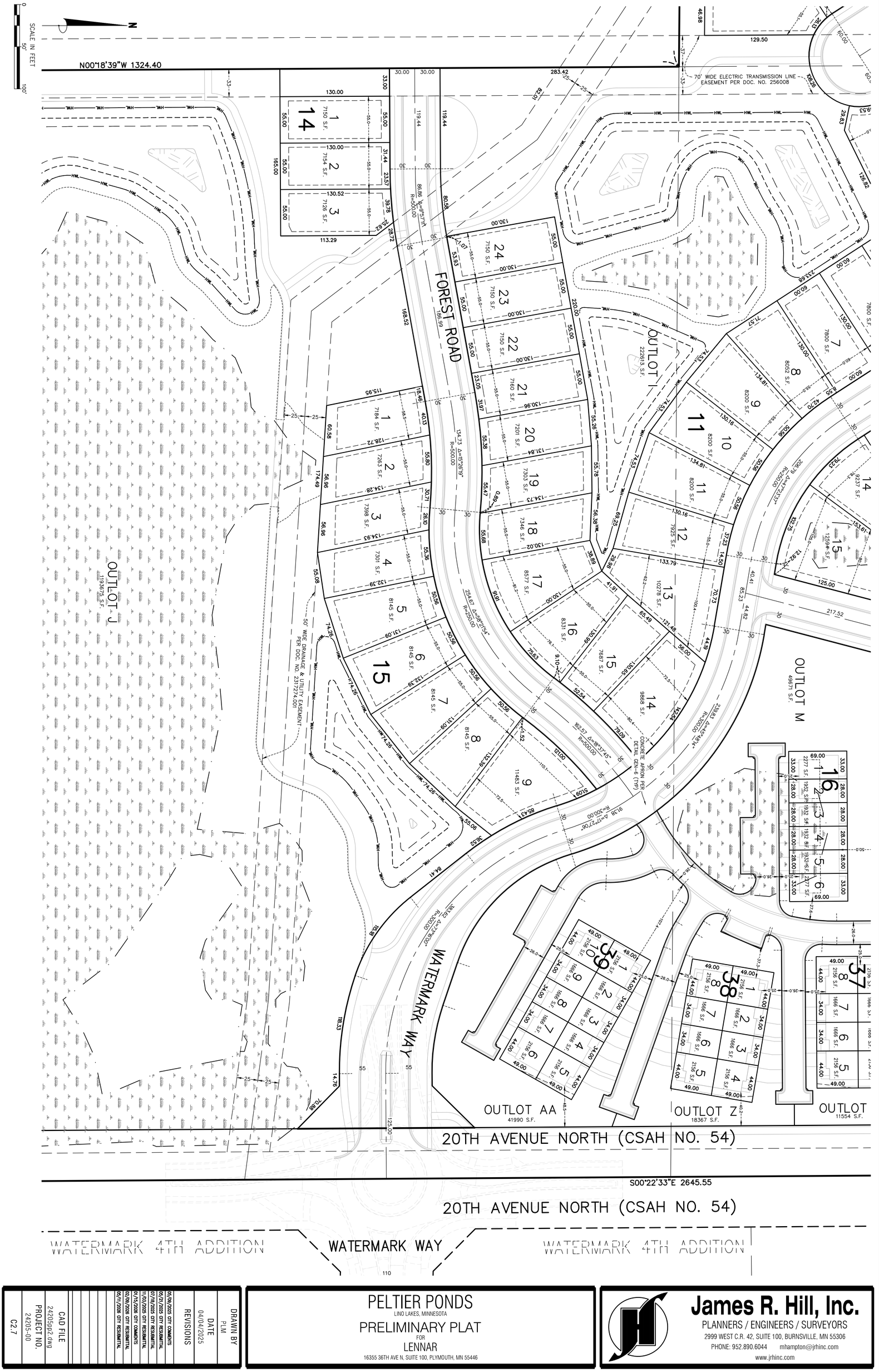

PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

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REVISIONS	DATE
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07/18/2025 CITY RESUBMITTAL	
11/03/2025 CITY RESUBMITTAL	
01/16/2026 CITY COMMENTS	
02/09/2026 CITY RESUBMITTAL	
05/11/2026 CITY RESUBMITTAL	

DRAWN BY: PLM

DATE: 04/04/2025

CAD FILE: 24205pp2.dwg

PROJECT NO.: 24205-00

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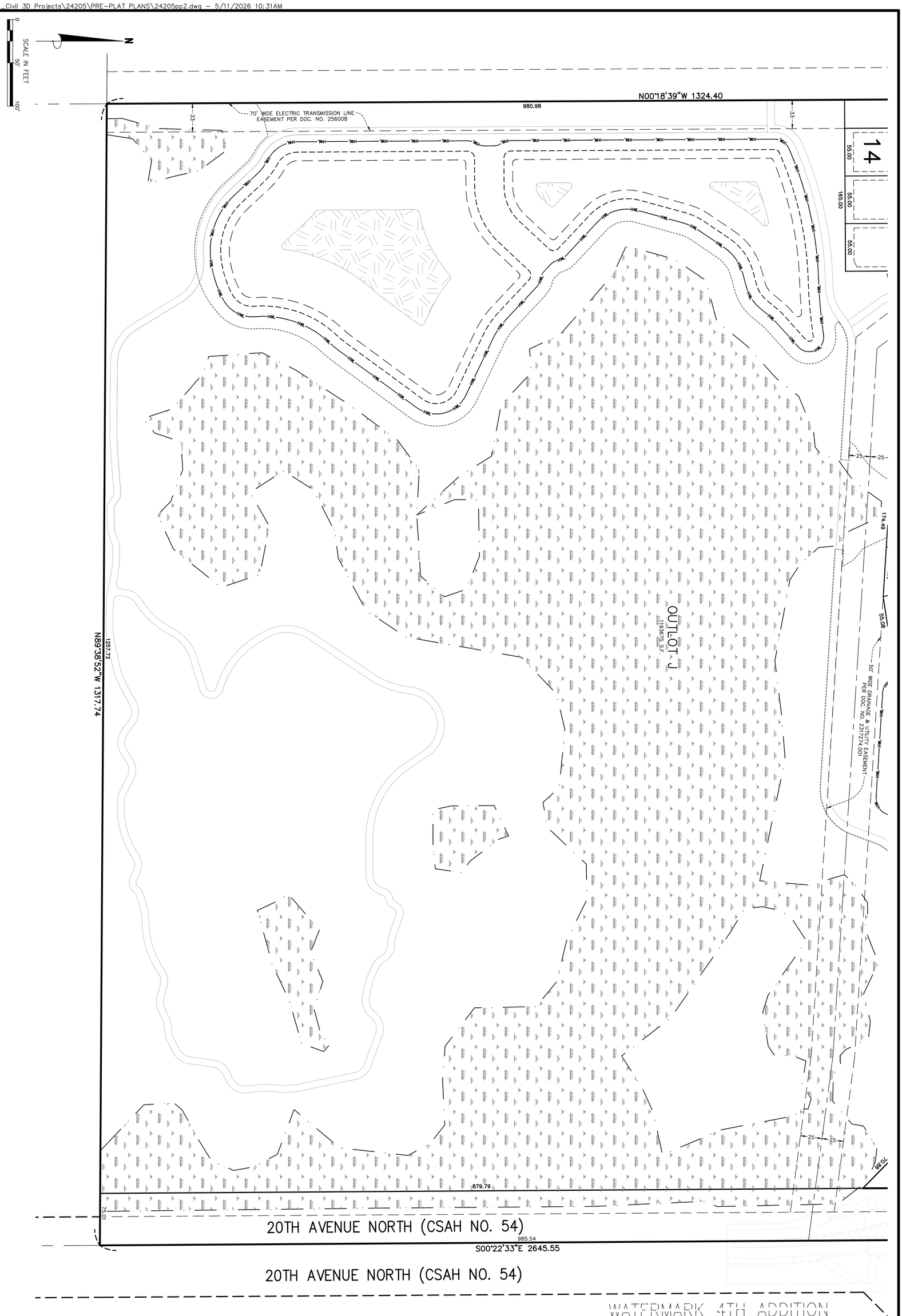

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PROJECT NO.	24205-00
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PELTIER PONDS

LINO LAKES, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16355 36TH AVE N, SUITE 100, PLYMOUTH, MN 55446

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

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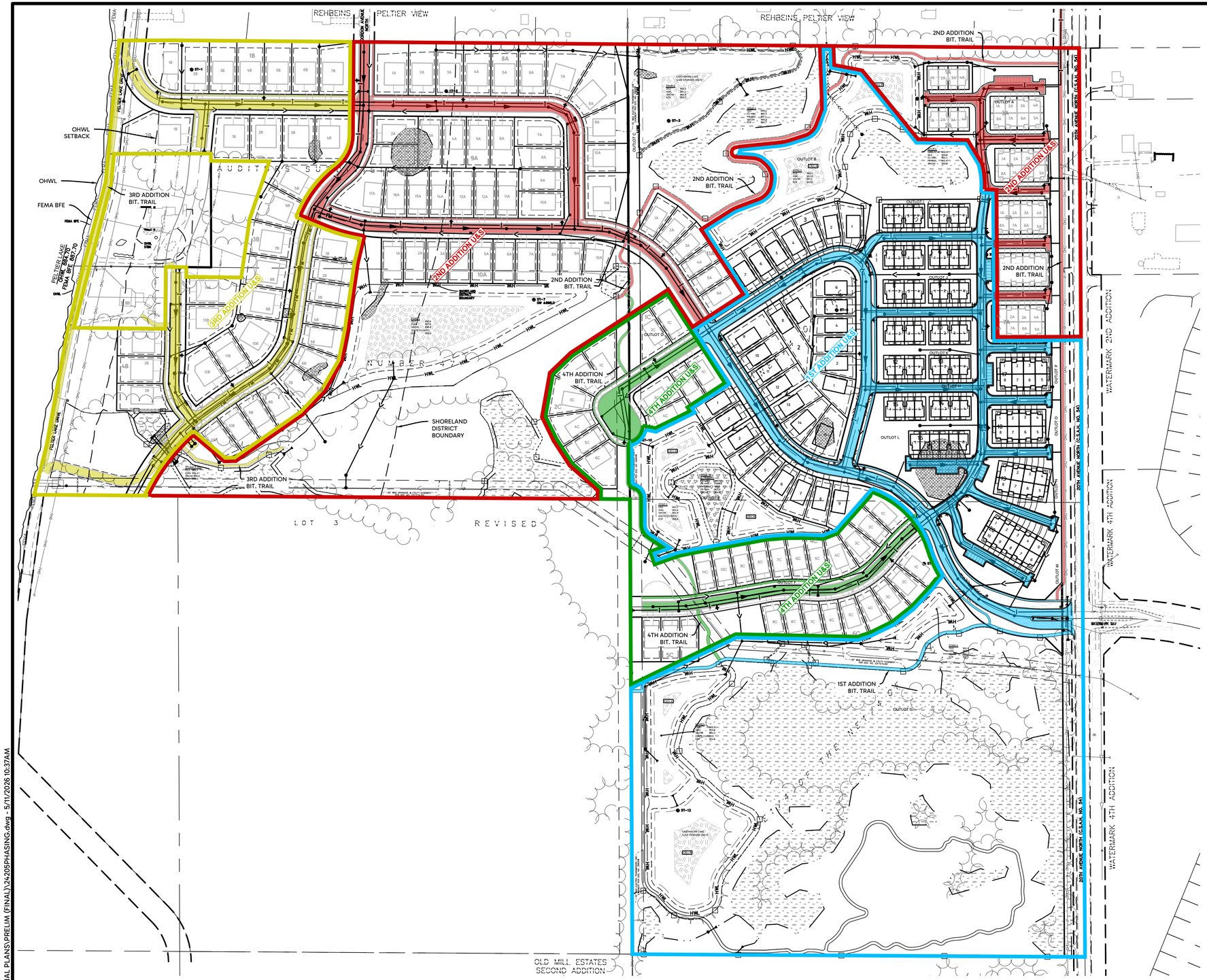

PHASING PLAN - LOT COUNTS	SF - 80'	SF - 65'	SF - 55'	B-B TH	ROW TH	TOTAL LOT COUNT
1ST ADDITION	0	0	31	34	54	119
2ND ADDITION	8	30	6	40	8	92
3RD ADDITION	25	11	0	0	0	36
4TH ADDITION	0	0	35	0	0	35
	33	41	72	74	62	282

BENCHMARKS
#1 MNDOT GSID STATION #92391 (0282L)
ELEV=909.48 (NAVD88)
#2 MNDOT GSID STATION #92400 (0282T)
ELEV=909.01 (NAVD88)

SCALE IN FEET
0 150 300

HILL INCORPORATED
2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
jbender@mnhill.com
www.mnhill.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.

PRELIMINARY

JOHN BENDER
Reg.No.__ 43358
Date: XX/XX/XXXX

PELTIER PONDS
LINO LAKES, MINNESOTA
PHASING PLAN - U&S
FOR
LENNAR
16355 36TH AVE N #100, PLYMOUTH, MN 55446

DRAWN BY
CTY

DATE
04/04/2025

REVISIONS

05/09/2025 CITY COMMENTS
05/21/2025 CITY RESUBMITTAL
07/18/2025 CITY RESUBMITTAL
11/03/2025 CITY RESUBMITTAL
02/09/2026 CITY RESUBMITTAL
03/10/2026 REV WETLAND BUFFER
04/02/2026 CITY RESUBMITTAL
05/11/2026 CITY RESUBMITTAL

CAD FILE
24205PHASING

PROJECT NO.
24205

C7.1

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CITY OF LINO LAKES
RESOLUTION NO. 26-131

APPROVING PELTIER PONDS PUD FINAL PLAN/FINAL PLAT

WHEREAS, on May 27, 2026, the City received a complete land use application for Peltier Ponds PUD Final Plan/Final Plat hereafter referred to as Development; and

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

- Peltier Ponds Final Plat
- Peltier Ponds Preliminary Plat prepared by Hill Incorporated revision date July 6, 2026
- Peltier Ponds 1st Addition Final Sanitary Sewer, Watermain, Storm Sewer, and Street Construction Plan prepared by Hill Incorporated dated June 19, 2026
- Peltier Ponds Final Erosion Control, Sediment Control, Grading, Drainage, Wetland Impact, & Tree Preservation prepared by Hill Incorporated dated June 22, 2026
- Peltier Ponds Landscape Plans prepared by Calyx Design Group dated July 13, 2026
- Title Commitment dated June 12, 2026; and

WHEREAS, on February 23, 2026, the City Council approved the Peltier Ponds PUD Preliminary Plan/Preliminary Plat with Resolution No. 26-06; and

WHEREAS, on June 10, 2026, the Planning & Zoning Board reviewed and recommended approval of the Development; and

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

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

FINDINGS OF FACT

Per City Code Section 1001.057 Review, Approval or Denial:

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

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

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

(b) For plats that consist solely of individual single family residential lots, final plat applications for subsequent phases shall not be approved until building permits have been issued for 40% of lots in the preceding phase. This division applies only when the preceding phase consists of 40 or more lots.

NA. This is the first phase of the development.

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

The City Attorney is reviewing 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 Peltier Ponds PUD Final Plan/Final Plat is approved subject to the following conditions:

1. Resolution No. 26-06 approving the Peltier Ponds PUD Preliminary Plan/Preliminary Plat is in effect.
2. The Developer will enter into a Development Agreement with the City.
3. A Homeowners Association shall own and maintain the outlots containing private streets, open space, wetlands, buffers, and townhome open space.
4. A Homeowners Association shall maintain the landscaped street medians, mowed turf trail on Outlot G, and stormwater re-use system.
5. A trail easement shall be recorded over the paved and mowed/turf trails and corridors after the trails have been constructed.
6. Wetland buffer declarations shall be recorded over the open space, wetlands, and buffers.

a. Outlot G

7. Conservation easements shall be recorded over the open space, wetlands, and buffers.
    a. Outlots B, E, G
8. The underlying conventional zoning districts shall be as follows:
    a. R-1, Single Family Residential for the 80ft wide single family lots
    b. R-2, Two Family Residential for the 55ft and 65ft wide single family lots.
    c. R-3, Medium Density Residential for the townhomes.
9. The Peltier Ponds Community PUD Master Plan Booklet (1st Addition) shall provide additional development guidance.
10. Outlots B, C, E, G, H, I, J, K, L, M, N, O, P shall be deeded to a Homeowners Association (HOA).
11. Building Design Standards:
    a. See additional PUD flexibility and conditions listed in Resolution No. 26-06 approving the Peltier Ponds PUD Preliminary Plan/Preliminary Plat.
    b. The row townhome end units abutting public streets shall incorporate the higher architectural standards as shown on Colonial Manor Patriot-CMS Sheet A3 dated March 1, 2022.
    c. An anti-monotony plan is required with each building permit submittal.
    d. A minimum 6 inch window trim is required on all front elevations.
    e. A minimum 4 inch window trim is required on all side and rear elevations.
    f. All garage doors shall be decorative and have a strip of windows.
    g. All townhome unit windows, patio doors, etc. adjacent to 20th Avenue (CSAH 54) shall be constructed in such a way that:
        i. The exterior to interior sound level attenuation is at least 30dB(A) as detailed in the noise study.
        ii. Window areas shall require a minimum STC 30 glazing.
    h. One-story homes with garage facades greater than 50% shall have a window in the largest gable.
    i. No more than 14 houses in the entire development shall have garage sizes less than 520sf. These garage sizes shall be at least 440sf (20ft x 22ft).
12. Based on projected water use, the initial phase of development can be accommodated by the City's system prior to development of Well 7. As the water issue continues to develop it may impact the City's ability to service future phases of the development. In such case future phases of the development may be deemed premature.
13. The public park shall be dedicated with the Phase 2 development.
14. With the 2nd addition PUD Final Plan/Final Plat application, the developer shall provide an appraisal of fair market value of the unplatted land to determine the market value of the land that will be dedicated to the City as parkland.
15. The turf trail on Outlot G shall be open to the public but maintained by the HOA.

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

1. All comments from the City Engineer memo (To Follow).
2. All comments from the Environmental Coordinator memo (To Follow).
3. All comments from City Attorney regarding the title commitment and final plat shall be addressed.
4. The PUD Master Plan Booklet dated July 13, 2026 and PUD Master Plan Booklet (1st Addition) dated June 22, 2026 shall be updated with the most current plan sheets.
5. Recorded copies of the following documents shall be provided to the City:
    a. Final plat
    b. Development Agreement
    c. Common Area Management/HOA Documents
        i. Neighborhood Declaration of Covenants for Peltier Ponds
        ii. CIC No. 352 Peltier Ponds Townhomes Declaration of Covenants
    d. Wetland Buffer Declarations
        i. Outlot G
    e. Conservation Easements
        i. Outlots B, E and G with City of Lino Lakes
        ii. Outlot G with RCWD and City of Lino Lakes
    f. Deed to HOA
        i. Outlots B, C, E, G, H, I, J, K, L, M, N, O, P
    g. Consent for Driveway Locations
        i. 7566 Peltier Lake Drive
        ii. 7542 Peltier Lake Drive

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That DRP GREENBOUGH 19, LLC, a Delaware limited liability company, owner of the following described property:

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

And

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

Has caused the same to be surveyed and platted as PELTIER PONDS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 54 as shown on this plat.

In witness whereof said DRP GREENBOUGH 19, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

DRP GREENBOUGH 19, LLC

By: _____ the _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ ,

20_____ by _____ the _____ , of DRP GREENBOUGH 19, LLC, a Delaware limited liability company.

_____ (Signature)

_____ (Print Name)

_____ County, _____

My commission expires _____

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

Dated this_____ day of _____, 20_____

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of_____,

20_____ by Marcus F. Hampton, a Licensed Land Surveyor, Minnesota License No. 47481.

_____ (Signature)

_____ (Print Name)

_____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of PELTIER PONDS was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held the _____ 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: _____ _____
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_____.

_____
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_____.

By: _____ By: _____
Property Tax Administrator Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PELTIER PONDS 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 _____.

By: _____ By: _____
County Recorder/Registrar of Titles Deputy

HILL INCORPORATED

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

WATERMARK 6TH ADD'N | HAMPTON ADDITION | WATERMARK 5TH ADDITION | WATERMARK 4TH ADDITION | WATERMARK WAY | WATERMARK 4TH ADDITION

EAST 1/4 CORNER OF SEC. 14, T. 31, R. 22

EAST LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

20TH AVENUE NORTH (CSAH NO. 54)

S00°22'33"E 2645.55

EAST LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

SE CORNER OF SEC. 14, T. 31, R. 22

20TH AVENUE NORTH (CSAH NO. 54)

20TH AVENUE NORTH (CSAH NO. 54)

S89°30'15"E 1314.77

NORTH LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

N89°38'52"W 1317.74

SOUTH LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

REHBEINS PELTIER VIEW

PELTIER VIEW

OUTLOT A

SEE DETAIL A

SEE DETAIL B

INSET A
SEE SHEET 3
OF 4 SHEETS

INSET B
SEE SHEET 3
OF 4 SHEETS

WATERMARK WAY

OUTLOT G

OUTLOT F

OUTLOT E

OUTLOT D

OUTLOT B

OUTLOT C

NE1/4 OF THE NE1/4 OF SEC. 14

SE1/4 OF THE NE1/4 OF SEC. 14

SOUTH LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

NORTH LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

DRAINAGE & UTILITY EASEMENT PER DOC. NO. 2317274.001

ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008

S00°18'39"E 533.03

N00°18'39"W 2648.81

WEST LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

WEST LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22

OLD MILL ESTATES SECOND ADDITION

SCALE IN FEET
0 100 200

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E

- ● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED
- ○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.
- ◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
- —△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

DETAIL A
1 INCH = 40 FEET

DETAIL B
1 INCH = 40 FEET

HILL INCORPORATED

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

INSET A

OUTLOT P
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT P

OUTLOT O
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT O

OUTLOT N
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT N

OUTLOT M
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT M

OUTLOT I
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT I

OUTLOT J
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT J

OUTLOT H
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT H

OUTLOT K
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT K

OUTLOT L
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT L

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E

● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.

—Δ— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY

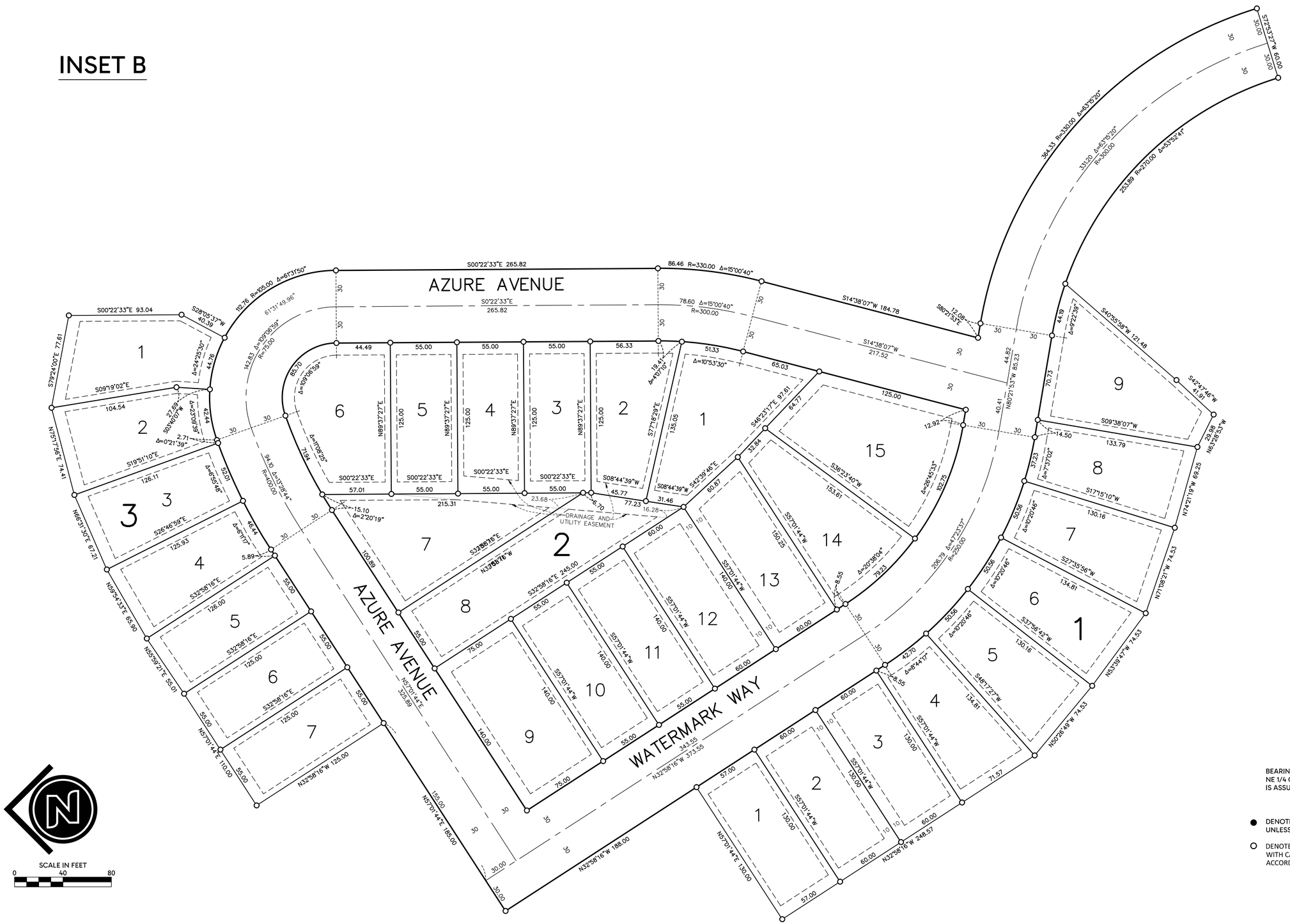
SCALE IN FEET
0 40 80

HILL INCORPORATED

PELTIER PONDS

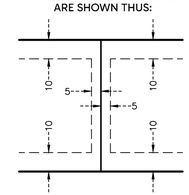
CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

INSET B



SCALE IN FEET
0 40 80

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E

● DENOTES FOUND OPEN 1/2 INCH IRON MONUMENT UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.

HILL INCORPORATED

CITY OF LINO LAKES
RESOLUTION NO. 26-132

APPROVING PELTIER PONDS
PLANNED UNIT DEVELOPMENT AGREEMENT

WHEREAS, on July 13, 2026 the City Council passed Resolution No. 26-131 approving Peltier Ponds PUD Final Plan/Final Plat; and

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

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

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

PLANNED UNIT DEVELOPMENT AGREEMENT

Peltier Ponds

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

DRP Greenbough 19, LLC is the fee owner of the land legally described in Exhibit C, and consents to this Agreement as provided for in Exhibit D, which consent shall be recorded against the lands described in Exhibit C.

1. **Subdivision.** Developer received preliminary plat approval from the City by Resolution No. 26-06 for a plat known as Peltier Ponds ("Subdivision"). Unless otherwise stated, all terms and conditions of this Agreement relate to work within the Subdivision.

2. **Final Plat Approval.** The City's approval of the final plat of Peltier Ponds 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. 26-131. The Final Plat 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. Peltier Ponds 1st Addition Final Sanitary Sewer, Watermain, Storm Sewer, and Street Construction Plan prepared by Hill Incorporated dated June 19, 2026
        ii. Peltier Ponds Final Erosion Control, Sediment Control, Grading, Drainage, Wetland Impact, & Tree Preservation prepared by Hill Incorporated dated June 22, 2026
        iii. Peltier Ponds Landscape Plans prepared by Calyx Design Group dated July 13, 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 per Grading Agreement dated May 15, 2026.

   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 October 31, 2027. The Developer may request a reasonable extension of time from the City. If the extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.

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

9. **Record Drawings.**

a. Upon project completion, Developer shall submit record drawings, in electronic format, of all public and private infrastructure improvements, including grading, sanitary sewer, watermain, storm sewer facilities, and roads, constructed by Developer. The files shall be drawn in Anoka County NAD 83 Coordinate system and provided in both AutoCAD .dwg and Adobe .pdf file formats. The plans shall

include accurate locations, dimensions, elevations, grades, slopes and all other pertinent information concerning the complete work.

b. The Developer shall submit certified compaction testing results for the site grading operations that certify that grading work meets pertinent compaction requirements for the project.

c. A summary of the record plan attribute data for the storm sewer, watermain, and sanitary sewer structures and pipes shall be submitted in the form of an Excel Spreadsheet as provided by the City Engineer.

d. No securities will be fully released until all record drawings have been submitted and accepted by the City Engineer.

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

a. The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer for the installation and construction of all Developer Improvements. Concurrent with the execution hereof by the Developer, the Developer will furnish to, and at all times thereafter maintain with the City, a cash deposit, certified check, or Irrevocable Letter of Credit, based on one hundred twenty-five (125%) percent of the total estimated cost of Developer's Improvements as determined by the City Engineer.

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

c. Alternatively, the Developer may enter into a Public Improvement Surety Agreement, subject to City approval.

d. Reduction of Security. The Developer may request reduction of the Letter of Credit or cash deposit based on prepayment or the value of the completed improvements at the time of the requested reduction.

11. **Warranty.** The Developer warrants all utility work required to be performed by it against poor material and faulty workmanship for a period of two years after its completion and acceptance by the City. All new streets shall be warranted by the developer for a period of one year from the time the final inspection of the street is completed and accepted by the City Council. All trees, grass and sod shall be warranted to be alive, of good quality and disease free for 12 months after planting. Prior to final acceptance of the Developer Improvements the City shall require a Surety Bond or Cash Escrow to cover the warranty provisions of this Agreement. The amount shall be 20 % of the original cost of construction 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:

Total # of Lots/Units =	119
x 2026 Park Dedication fee	$3,800
= Cash in Lieu Value	**$452,200**
- Park Trail Costs	($92,051)
Final Cash Balance =	**$360,149**

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. Residential trunk charges are based on one unit per dwelling unit.

Sanitary Sewer	$1,855.00 Per Unit

Availability Charge

For residential properties, the availability charge shall be paid at the time of subdivision approval or at the time of hook-up, whichever is first. Residential uses shall be assigned one unit per dwelling unit unless otherwise noted by 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. Residential trunk charges are based on one unit per dwelling unit.

Water	$2,666.00 Per Unit

Availability Charge

For residential properties, the availability charge shall be paid at the time of subdivision approval or at the time of hook-up, whichever is first. Residential uses shall be assigned one unit per dwelling unit unless otherwise noted by 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.**

a. In consideration of the construction of City Improvements listed in Section 7 and /or provision of sewer, water and storm water services, the Developer agrees that the costs of City Improvements together with Trunk Sewer Unit Charge, Trunk Water Unit Charge and the Surface Water Management Area Charge (collectively, "the Charges") may be assessed against the Subdivision parcels. The Developer hereby waives any and all procedural and substantive objections to the special assessments, including notice and hearing requirements, any claim that the assessments exceed the benefit to the properties, and any right to appeal.

b. Unless the Developer pays the entire balance owed for the Charges contemporaneously with the execution of this Agreement, the Developer shall provide to the City a cash escrow or irrevocable letter of credit in an amount equal to 35% of the total assessments for the Charges as estimated by the City Engineer (see Exhibit B). The letter of credit shall be in a form, and from a bank, as approved by the City. The letter of credit or cash escrow may be used by the City upon default by Developer in the payment of special assessments. The cash escrow or letter of credit shall remain in place throughout the term of the special assessments. The letter of credit may not be terminated without the City's written consent.

c. Developer, its heirs, successors or assigns, agrees that within 30 days after the date of sale of a lot, the Developer, its heirs, successors or assigns, at its own cost and expense, shall pay the entire unpaid charges assessed or to be assessed under this Agreement against such property.

d. If a certificate of occupancy is issued before the special assessments have been levied, the Developer, its heirs, successors or assigns shall pay the City the sum of cash equal to 120% of the Engineer's estimate of the special assessments for

such Charges that would be levied against the property. Upon such payment the City shall issue a certificate showing the assessments are paid in full. Notwithstanding the issuance of said certificate, the Developer shall be liable to the City for any deficiency and the City shall pay the Developer any surplus arising from the payment based upon such estimate.

e. Acceleration of Special Assessments upon Default. In the event the Developer violates any of the covenants, conditions or agreements herein, violates any ordinance, rule or regulation of the City, County of Anoka, State of Minnesota or other governmental entity having jurisdiction over the plat or development, or fails to pay when due any installment of any special assessment levied pursuant to this agreement, or any interest thereon, the City at its option, in addition to its rights and remedies hereunder, after 10 days written notice to the Developer, may declare all of the unpaid special assessments which are then estimated or levied pursuant to this agreement due and payable in full, with interest. The City may seek recovery of such special assessments due and payable from the security provided herein. In the event that such security is insufficient to pay the outstanding amount of such special assessments plus accrued interest the City may certify such outstanding special assessments in full to the County Auditor pursuant to Minnesota Statutes section 429.061, subdivision 3, for collection the following year. The City, at its option, may commence legal action against the Developer to collect the entire unpaid balance of the special assessments then estimated or levied pursuant hereto, with interest, including reasonable attorney's fees, and Developer shall be liable for such special assessments and, if more than one, such liability shall be joint and several. In addition to any other rights and remedies upon Developer's default, the City may refuse to issue building permits and/or Certificates of Occupancy for any property within the Subdivision until such time as such default has been corrected to the satisfaction of the City. The Developer agrees to reimburse the City for all costs incurred by the City in the enforcement of this agreement, or any portion thereof, including court costs and reasonable engineering and attorneys' fees, if the City prevails in any enforcement action.

18. **Building Permits.** No building permits shall be issued until:

a. Site grading, certified compaction testing, City sewer, water, storm sewer, and bituminous base construction of the streets, temporary street signs, gas, electric, telecommunication, cable and internet are installed and approved by the City, except as provided below

i. Model Homes: Structures may be installed as model homes consistent with City ordinance upon approval of the final plat. A record drawing of

the site grading for the model home lots shall be submitted prior to issuance of building permits for the model homes.

ii. If any building permits for model homes are issued prior to the completion and acceptance of public improvements, the Developer assumes all liability and costs resulting in delays in completion of public improvements and damage to public improvements caused by the City, the Developer, its contractors, subcontractors, material men, employees, agents or third parties. Any such costs shall be reimbursed from Developer's escrow.

19. **Special Provisions.**

a. The public park shall be dedicated with the Phase 2 development.

b. Homeowners' Association Covenants and Restrictions

i. The Developer shall establish a Homeowners' Association (the "HOA") for all phases of the Development and shall submit a Master Homeowners' Association Covenants and Restrictions to the City Attorney for review. The Master Homeowners' Association Covenants and Restrictions shall, among other matters, provide for the collection of annual dues for the HOA's maintenance obligation for the private surfacewater management areas, wetlands and buffers, landscaped street medians, mowed turf trail on Outlot G, townhome private streets and open space within each phase of the Development, together with reasonable reserves. The Covenants and Restrictions shall provide that the City has the right to perform maintenance of the buffer if the HOA fails to do so in compliance with applicable rules and regulations, and allow for the City to assess a lien or a Minn. Stat. Ch. 429 special assessment against the homesites for work which was to be paid for by the HOA dues. Homeowners' Association Covenants and Restrictions applicable to each phase will be submitted at the time of final plat approval of each phase, and the City shall have the right to review and to approve those portions of the Covenants and Restrictions for each Community within the Development that are required by the terms of this Agreement. Any amendments to the Homeowner's Association Covenants impairing the rights of the City shall be approved by the City Attorney. The Developer and Owner hereby waive, on their own behalves and on behalf of future owners, any procedural or substantive challenge to assessments under this section. All Covenants for the Project shall include language consistent with this section.

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.

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

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

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

a. Peltier Ponds is a Planned Unit Development (PUD) as approved by the City Council by Ordinance No. 01-26, and Resolution No. 26-06.

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

CITY OF LINO LAKES

By _____
Mayor

ATTEST

By _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

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

_____
Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

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

_____
Notary Public

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

DEVELOPER

By _____
Joe Jablonski
Its _Vice President_____

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

On this _____ day of _____, 2026, before me, a Notary Public within and for said County, personally appeared Joe Jablonski, Vice President of U.S. Home, LLC, a Delaware limited liability company (Developer), 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

EXHIBIT A

Final Plat

Legal Description for Recording Purposes

All lots, blocks, and outlots contained in Peltier Ponds

according to the recorded plat thereof.

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

KNOW ALL PERSONS BY THESE PRESENTS: That DRP GREENBOUGH 19, LLC, a Delaware limited liability company, owner of the following described property:

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

And

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

and that Hal Leibel and Pamela Leibel, husband and wife, owners of the following described property:

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

And

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

Has caused the same to be surveyed and platted as PELTIER PONDS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat. Also dedicating to the County of Anoka the right of access onto County State Aid Highway No. 54 as shown on this plat.

In witness whereof said DRP GREENBOUGH 19, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

DRP GREENBOUGH 19, LLC

By: _____ the _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ ,

20_____ by _____, the _____ of DRP GREENBOUGH 19, LLC, a Delaware limited liability company.

_____ (Signature)

_____ (Print Name)

_____ County, _____

My commission expires _____

In witness whereof said Hal Leibel and Pamela Leibel, husband and wife, have hereunto set their hand this _____ day of _____, 20____.

By: _____ By: _____
Hal Leibel Pamela Leibel

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ ,

20_____ by Hal Leibel and Pamela Leibel, husband and wife.

_____ (Signature)

_____ (Print Name)

_____ County, _____

My commission expires _____

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

Dated this_____ day of _____, 20_____

_____
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on this _____ day of_____,

20_____ by Marcus F. Hampton, a Licensed Land Surveyor, Minnesota License No. 47481.

_____ (Signature)

_____ (Print Name)

_____ County, _____

My commission expires _____

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of PELTIER PONDS was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held the _____ 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: _____ _____
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_____.

_____
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_____.

By: _____ By: _____
Property Tax Administrator Deputy

COUNTY RECORDER/REGISTRAR OF TITLES, COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of PELTIER PONDS 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 _____.

By: _____ By: _____
County Recorder/Registrar of Titles Deputy

HILL INCORPORATED

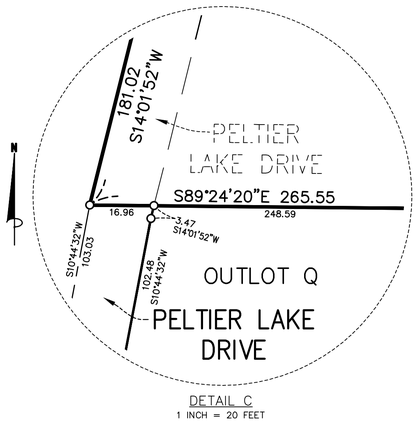
PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

WATERMARK 6TH ADD'N
HAMPTON ADDITION
WATERMARK 5TH ADDITION
WATERMARK 4TH ADDITION
WATERMARK WAY
WATERMARK 4TH ADDITION
NE CORNER OF SEC. 14, T. 31, R. 22
EAST 1/4 CORNER OF SEC. 14, T. 31, R. 22
EAST LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
EAST LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
20TH AVENUE NORTH (CSAH NO. 54)
S00°22'33"E 2645.55
20TH AVENUE NORTH (CSAH NO. 54)
20TH AVENUE NORTH (CSAH NO. 54)
817.43
879.79
818.40
1555.91
683.36
54.15
60.01
25.00
S89°37'27"W
SEE DETAIL B
OUTLOT A
S89°53'47"E
251.01
N89°37'27"E
151.00
62.62
R=264.00
Δ=13°35'27"
34.00
S00°22'33"E
Δ=23°50'06"
R=236.00
98.18
93.01
Δ=22°34'49"
SEE DETAIL A
N89°37'27"E
142.00
11.86
N00°22'33"W
N89°37'27"E
151.00
S00°22'33"E
210.00
N89°37'27"E
294.10
INSET A
SEE SHEET 4
OF 5 SHEETS
SOUTH LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
NORTH LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
S44°29'01"W
70.50
N89°37'27"E
15.21
S89°37'27"W
14.76
S45°31'01"E
70.88
110
25
25
N82°26'37"W
215.04
R=245.00
Δ=19°05'55"
81.67
53.62
S71°16'39"E
110
VARIES
WATERMARK WAY
R=355.00
Δ=19°05'55"
118.33
R=270.00
Δ=4°10'24"
19.67
Δ=49°58'41"
174.51
R=200.00
R=270.00
Δ=53°52'41"
364.33
R=330.00
Δ=63°15'20"
VARIES
84.41
N38°16'53"W
Δ=21°10'20"
R=330.00
122.04
60.00
N72°53'27"E
85.43
R=330.00
Δ=4°49'56"
36.51
R=330.00
Δ=6°20'24"
OUTLOT G
55.08
N39°37'10"E
74.26
N43°17'34"E
74.26
N51°38'34"E
74.26
N63°59'08"E
74.26
N72°20'06"E
55.08
N81°32'33"E
253.69
R=270.00
Δ=53°52'41"
S40°05'52"W
121.49
41.91
N42°47'46"E
29.98
N63°28'53"W
38.89
N68°59'00"E
69.25
N74°21'19"W
56.38
N87°33'50"W
55.78
S89°19'28"W
55.26
S85°16'43"W
74.53
N71°08'21"W
74.53
N53°38'47"W
74.53
N50°26'49"W
OUTLOT F
S86°26'17"E
174.49
S11°29'38"E
115.95
S79°44'10"W
220.00
S79°44'10"W
168.52
25
25
DRAINAGE & UTILITY EASEMENT PER DOC. NO. 2317274.001
N86°26'17"W
818.30
R=530.00
Δ=3°06'17"
28.72
S10°15'50"E
130.00
S00°18'39"E
113.29
25.62
N37°10'22"W
N56°23'19"W
103.06
N37°10'22"W
80.58
R=470.00
Δ=9°49'22"
N89°41'21"E
119.44
N89°41'21"E
198.00
ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008
438.78
172.49
190.00
850.98
N00°18'39"W 1324.40
WEST LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
1257.73
N89°38'52"W 1317.74
SOUTH LINE OF SE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
OLD MILL ESTATES SECOND ADDITION
REVISED
NUMBER 47
SUBDIVISION
AUDITORS
SE1/4 OF THE NE1/4 OF SEC. 14
NE1/4 OF THE NE1/4 OF SEC. 14
REHBEINS PELTIER VIEW
PELTIER VIEW
NORTH LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
1221.76
S89°30'15"E 2629.55
N89°34'34"W 1734.39
OUTLOT B
OUTLOT D
OUTLOT E
OUTLOT C
533.42
S00°18'39"E 533.03
33.08
13.92
635.62
N00°18'39"W 1324.40
WEST LINE OF NE1/4 OF THE NE1/4 OF SEC. 14, T. 31, R. 22
MATCH LINE
SEE SHEET 3
OF 5 SHEETS
INSET B
SEE SHEET 5
OF 5 SHEETS
N00°22'33"W
95.91
S00°22'33"E
93.04
S00°22'33"E
265.82
Δ=15°00'40"
86.46
R=330.00
S14°38'07"W
184.78
49.96
Δ=44°43'24"
R=64.00
C.BRG.=S53°29'59"W
C.=48.70
26.08
N30°51'16"E
5.42
S39°03'36"W
102.47
Δ=55°54'59"
R=112.00
Δ=61°31'51"
40.39
N28°05'37"E
10.29
Δ=5°36'31"
N79°24'09"W
77.61
74.41
S75°17'56"W
67.21
S66°31'30"W
65.90
S59°54'33"W
55.01
S55°59'21"W
S57°01'44"W
110.00
N32°58'16"W
125.00
N57°01'44"E
188.00
N32°58'16"W
188.00
S57°01'44"W
130.00
S32°58'16"E 248.57'
233.68
14.89
S83°47'01"W
128.82
29.83
S78°27'48"E
70.35
Δ=6°10'05"
R=860.00
C.BRG.=S80°07'30"W
C.=106.59
70.73
N49°23'33"W
70.67
N39°49'49"W
65.43
N32°58'16"W
70.73
N58°16'41"W
S27°16'45"W
126.50
112.58
29.32
Δ=5°29'24"
R=330.00
C.BRG.=N60°15'57"W
C.=29.31
ELECTRIC TRANSMISSION LINE EASEMENT PER DOC. NO. 256008
S09°52'07"W
33.90
Δ=10°14'40"
R=236.00
42.20
Δ=23°50'06"
R=236.00
98.18
93.01
Δ=22°34'49"
28.00
S80°07'53"E
5.17
Δ=1°15'17"
S00°22'33"E
28.00
S00°22'33"E
67.00
S00°22'33"E
28.00
S00°22'33"E
86.00
11.50
S00°22'33"E
29.85
R=19.00
Δ=90°00'00"
C.BRG.=S45°22'33"E
C.=26.87
18.00
N89°37'27"E
15.00
S89°37'27"W
4.24
S44°37'27"W
9.50
S00°22'33"E
4.24
S45°22'33"E
29.85
R=19.00
Δ=90°00'00"
C.BRG.=S45°22'33"E
C.=26.87
29.85
R=19.00
Δ=90°00'00"
C.BRG.=S44°37'27"W
C.=26.87
N
SCALE IN FEET
0 100 200
BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E
● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED
○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.
◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT
—△— DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY
25.00
N89°37'27"E
22.00
S00°22'33"E
5.00
N00°22'33"W
14.24
N44°37'27"E
16.00
N89°37'27"E
DETAIL B
1 INCH = 40 FEET
DETAIL A
1 INCH = 40 FEET
HILL INCORPORATED

PELTIER PONDS

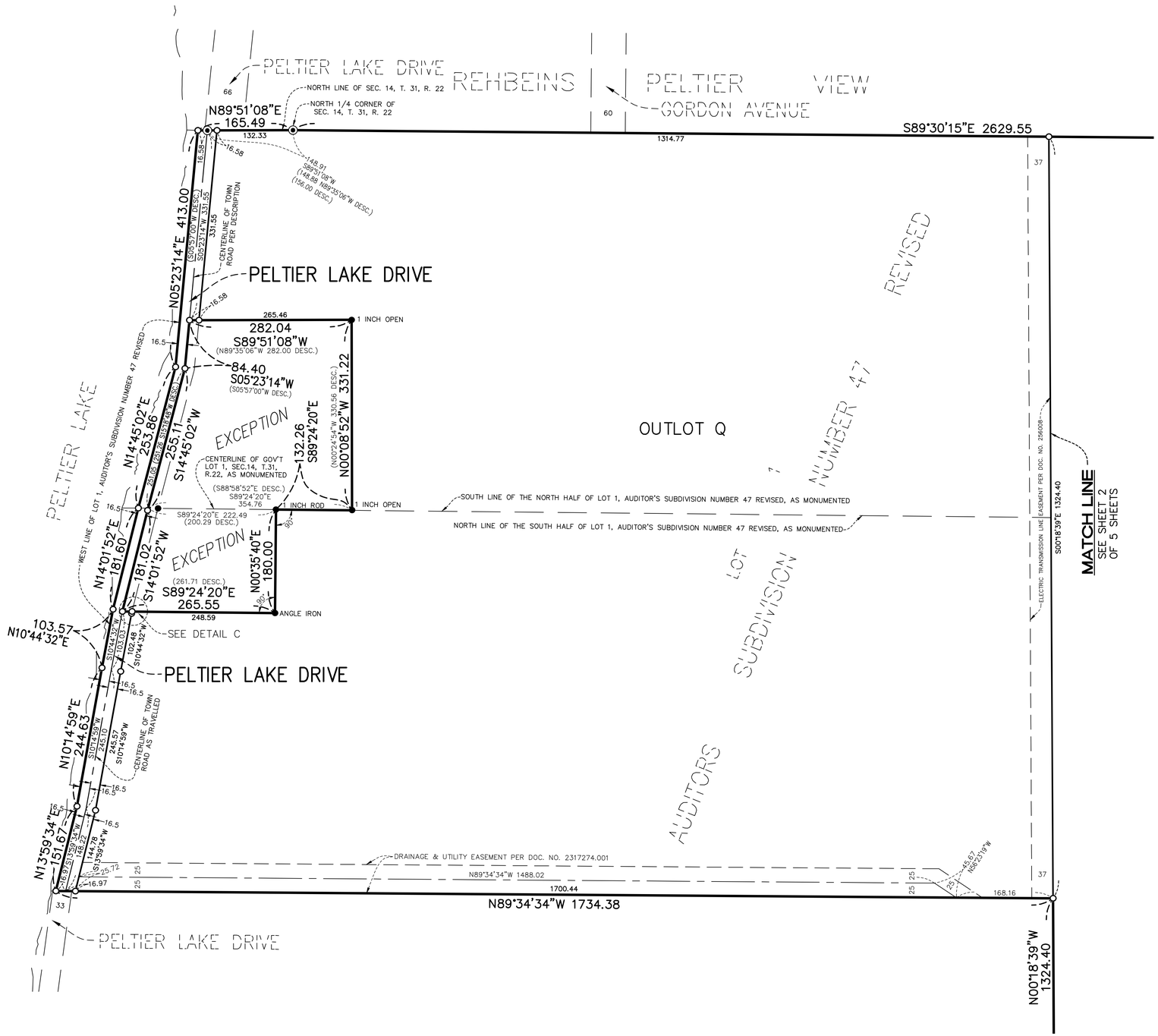
CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22



DETAIL C
1 INCH = 20 FEET

BEARINGS ARE BASED ON THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 14, T. 31, R. 22 WHICH IS ASSUMED TO HAVE A BEARING OF S 00°22'33" E

- ● DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE NOTED
- ○ DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP MARKED L.S. NO. 47481 TO BE SET IN ACCORDANCE WITH MN STATE SATUTE 505.021, SUBD. 10.
- ◉ DENOTES FOUND ANOKA COUNTY CAST IRON MONUMENT

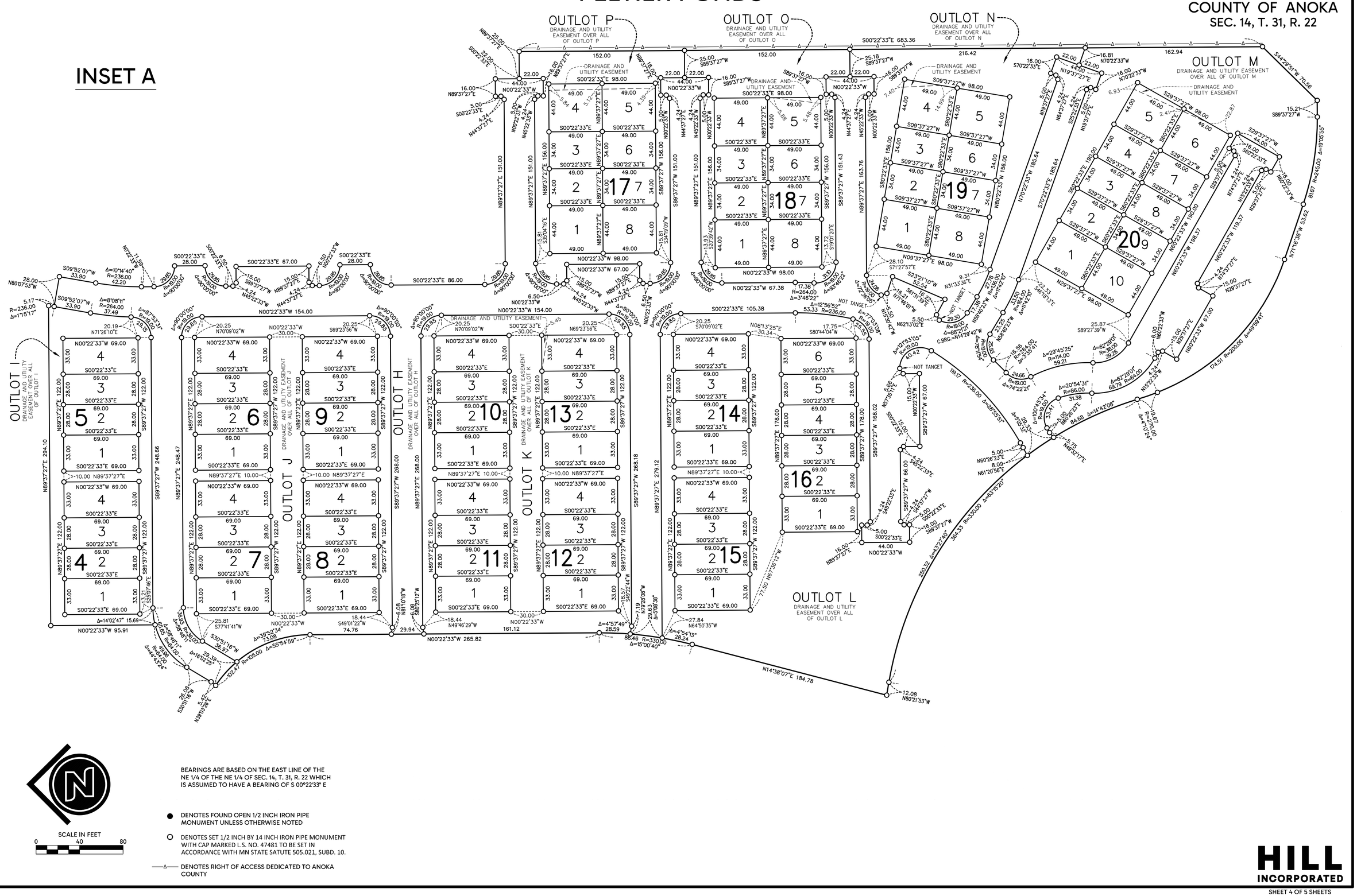


HILL
INCORPORATED

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

INSET A


OUTLOT P
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT P
OUTLOT O
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT O
OUTLOT N
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT N
OUTLOT M
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT M
OUTLOT I
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT I
OUTLOT J
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT J
OUTLOT H
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT H
OUTLOT K
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT K
OUTLOT L
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT L
DRAINAGE AND UTILITY EASEMENT
NOT TANGENT
S00°22'33"E 683.36
N00°22'33"W 154.00
S00°22'33"E 105.38
N00°22'33"W 265.82
N14°38'07"E 184.78
N00°22'33"W 95.91
S00°22'33"E 86.00
S00°22'33"E 98.00
N00°22'33"W 98.00
N00°22'33"W 67.38
S00°22'33"E 67.00
N00°22'33"W 67.00
S09°37'27"W 98.00
N09°37'27"E 98.00
N00°22'33"W 69.00
S00°22'33"E 69.00
N89°37'27"E 10.00
S89°37'27"W 10.00
S89°37'27"W 294.10
S89°37'27"W 248.66
S89°37'27"W 268.00
S89°37'27"W 279.12
S89°37'27"W 268.18
S89°37'27"W 178.00
S89°37'27"W 168.02
N89°37'27"E 294.10
N89°37'27"E 248.47
N89°37'27"E 268.00
N89°37'27"E 279.12
N89°37'27"E 268.18
N89°37'27"E 178.00
N89°37'27"E 168.02
S89°37'27"W 151.00
N89°37'27"E 151.00
S89°37'27"W 151.00
N89°37'27"E 151.00
S89°37'27"W 151.43
N89°37'27"E 163.76
S89°37'27"W 156.00
N89°37'27"E 156.00
S89°37'27"W 156.00
N89°37'27"E 156.00
S89°37'27"W 122.00
N89°37'27"E 122.00
S89°37'27"W 122.00
N89°37'27"E 122.00
S89°37'27"W 122.00
N89°37'27"E 122

PELTIER PONDS

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 14, T. 31, R. 22

INSET B

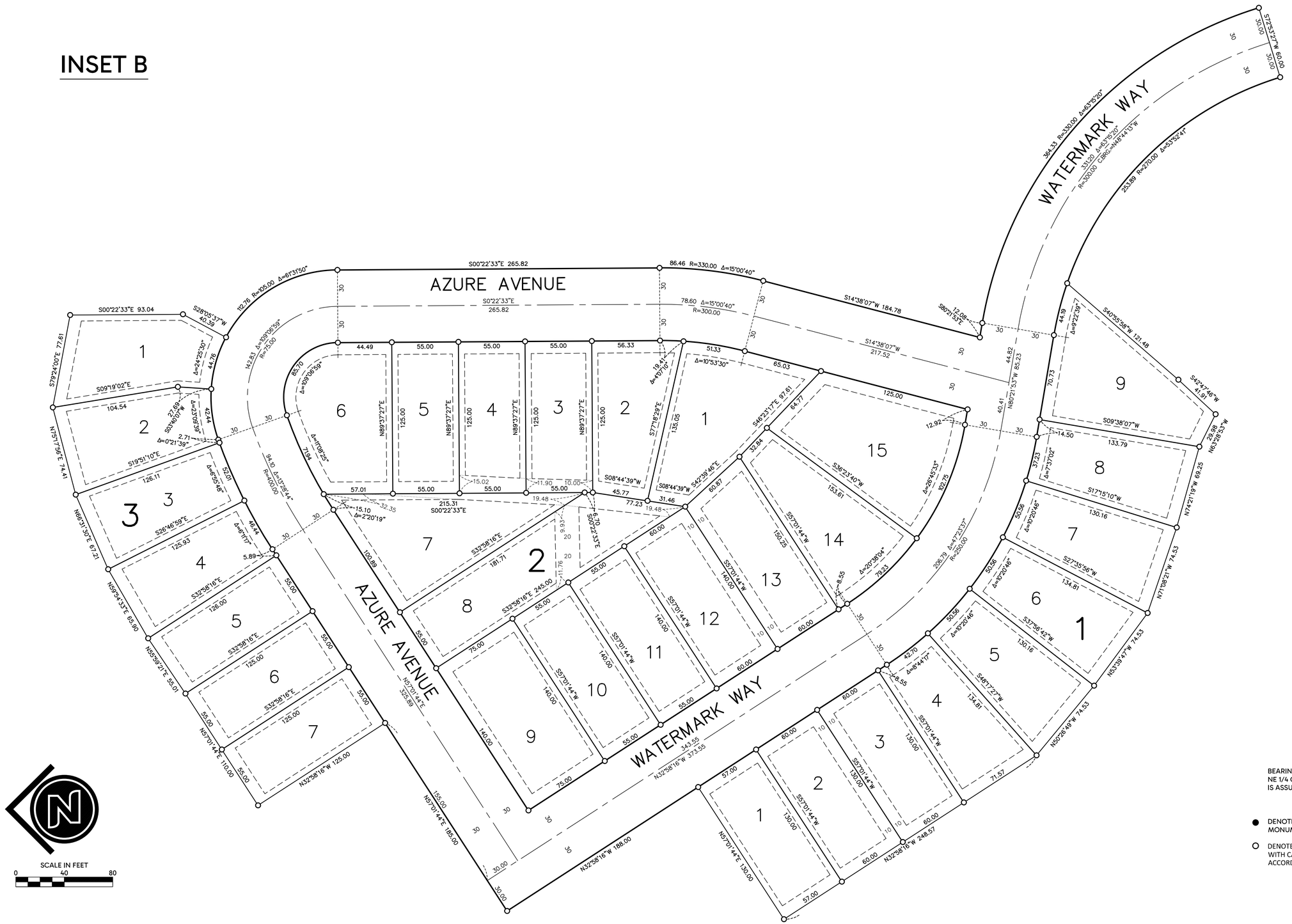

AZURE AVENUE
WATERMARK WAY
AZURE AVENUE
WATERMARK WAY
S00°22'33"E 265.82
S0°22'33"E 265.82
86.46 R=330.00 Δ=15°00'40"
78.60 Δ=15°00'40" R=300.00
S14°38'07"W 184.78
S14°38'07"W 217.52
S80°21'53"E 12.08
S72°53'27"W 60.00
384.33 R=330.00 Δ=63°15'20"
33.00 L=63°15'20" R=300.00 CHBG=N48°44'13"W
253.89 R=270.00 Δ=53°52'41"
S00°22'33"E 93.04
S28°05'37"W 40.39
S79°24'00"E 77.61
S09°19'02"E
N75°17'56"E 74.41
S19°51'10"E
N66°51'30"E 67.21
N59°54'33"E 65.90
N55°59'21"E 55.01
N57°01'44"E 110.00
N32°58'16"W 125.00
N57°01'44"E 155.00
N57°01'44"E 185.00
N32°58'16"W 188.00
S77°18'29"E
S08°44'39"W
S42°39'46"E
S46°23'17"E 97.61
S36°23'40"W
S57°01'44"W
N57°01'44"E 130.00
N32°58'16"W 248.57
N57°01'44"E 325.89
N32°58'16"W 373.55
S40°55'58"W 121.49
S42°47'46"W
S09°38'07"W
N63°58'53"W
N74°21'19"W 69.25
S17°15'10"W
N71°08'21"W 74.53
S27°35'56"W
S37°56'42"W
N53°39'47"W 74.53
N50°26'49"W 74.53
S48°17'27"W
S32°58'16"E 245.00
S32°58'16"E
S0°22'33"E
S08°44'39"W
S36°23'40"W
S42°39'46"E
S57°01'44"W
S32°58'16"W
S48°17'27"W
S27°35'56"W
S37°56'42"W
S17°15'10"W
S09°38'07"W
S42°47'46"W
S63°58'53"W
S74°21'19"E
S71°08'21"E
S53°39'47"E
S50°26'49"E
N32°58'16"W 343.55
N32°58'16"W 125.00
S00°22'33"E
S0°22'33"E
S08°44'39"W
S42°39'46"E
S36°23'40"W
S57°01'44"W
N57°01'44"E 130.00
N32°58'16"W 248.57

EXHIBIT B

Securities, Escrows & Fees

EXHIBIT B
Securities, Escrows & Fees

PROJECT: PELTIER PONDS	NUMBER OF REU's:	119
APPLICANT: US HOMES CORP.	NO. OF LOT FRONTAGES	125
	AREA (ACRES):	31.8

IMPROVEMENTS	**COST**
DEVELOPER IMPROVEMENT COSTS (Public)	
SITE GRADING	$0
EROSION CONTROL	$0
LANDSCAPING	$129,617
TRAIL	$92,051
STREETS	$1,908,529
STORM SEWER CONST.	$861,155
SANITARY SEWER CONST.	$811,441
WATERMAIN CONST.	$871,832
ENGINEERING & SURVEYING	$140,000
Total	$4,814,625
Letter of Credit Amount X 125%	$6,018,281
ESCROW for CITY'S COSTS	
PLANNING/ REVIEW	$0
ADMINISTRATION	$144,440
ENGINEER PLAN REVIEW	$3,500
ENGINEER CONSTRUCTION SERVICES	$69,812
PROJECT FINAL DOCUMENTS & CITY ENGINEER	$1,500
STREET LIGHT INSTALLATION	$18,000
STREET & STORMWATER MAINTENANCE	$2,500
PROPERTY TAXES	$0
BOULEVARD TREE PLANTING	$75,000
Total	$314,752
DEVELOPMENT FEES	
PARK DEDICATION	$452,200
PARK DEDICATION CREDIT	($92,051)
Subtotal Park Dedication Fee	$360,149
AUAR	$10,329
GIS MAPPING FEE	$10,710
STREET LIGHTING OPERATION	$720
Total	$381,908
TRUNK SANITARY SEWER	
TRUNK CHARGE PER (ACRE OR UNIT)	$220,745
AVAILABILITY CHARGE PER SAC UNIT	$206,703
TRUNK SANITARY SEWER CREDIT	($104,350)
TRUNK WATERMAIN	
TRUNK CHARGE PER (ACRE OR UNIT)	$317,254
AVAILABILITY CHARGE PER SAC UNIT	$199,563
TRUNK WATERMAIN CREDIT	($137,232)
TOTAL TRUNK SEWER & WATER FEES	$702,683
SURFACE WATER MANAGEMENT	$268,986
SURFACE WATER MANAGEMENT CREDIT	$0
TOTAL SURFACE WATER MANAGEMENT FEES	$268,986
Total	$971,669
SUMMARY OF SECURITIES, ESCROW & FEES	
SECURITY: DEVELOPER IMP'MENT COSTS	$6,018,281
ESCROW FOR CITY COSTS	$314,752
DEVELOPMENT FEES	$381,908
SECURITY: TRUNK FEES*	$971,669

Exhibit C

Legal description of property owned by DRP Greenbough, LLC and subject to this agreement

Lots 1-9, Block 1;
Lots 1-15, Block 2;
Lots 1-7, Block 3;
Lots 1-4, Block 4;
Lots 1-4, Block 5;
Lots 1-4, Block 6;
Lots 1-4, Block 7;
Lots 1-4, Block 8;
Lots 1-4, Block 9;
Lots 1-4, Block 10;
Lots 1-4, Block 11;
Lots 1-4, Block 12;
Lots 1-4, Block 13;
Lots 1-4, Block 14;
Lots 1-4, Block 15;
Lots 1-6, Block 16;
Lots 1-8, Block 17;
Lots 1-8, Block 18;
Lots 1-8, Block 19;
Lots 1-10, Block 20;
And Outlots A-P, PELTIER PONDS, Anoka County, Minnesota, according to the recorded plat thereof.

Exhibit D

Consent of Fee Owner

The undersigned, DRP GREENBOUGH 19, LLC, a Delaware limited liability company, as fee owner of the Property ("Owner") described in and governed by the foregoing Development Agreement (the "Agreement"), hereby affirms and consents to the Agreement and its recording against the Property in the real property records of Anoka County, Minnesota, and agrees to be bound by the provisions therein as they apply to the Property and acknowledges that all terms and conditions contained in the Agreement will run with the Property and encumber the Property.

DRP GREENBOUGH 19, LLC,
a Delaware limited liability company

By: _____
Name: Brian Clauson
Its: Authorized Signatory

STATE OF MINNESOTA)
) ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2026, by Brian Clauson, an Authorized Signatory of DRP GREENBOUGH 19, LLC, a Delaware limited liability company, on behalf of the limited liability company.

_____
Notary Public-Signature

Memorandum

To: **Katie Larsen, Lino Lakes City Planner**

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

Date: **July 9, 2026**

Re: **Peltier Ponds 1st Addition**
Final Plat & Construction Plan Review
036456-000

WSB's review of the Final Plat & Construction Documents for the Peltier Ponds 1st Addition development in Lino Lakes, MN, prepared by James R. Hill and received July 2, 2026. Our comments were made on the following documents:

- Final Plat & Construction Plans prepared by Hil Incorporated, dated June 22, 2026.
- Final Grading Plans prepared by Hil Incorporated, dated June 22, 2026.

The following review comments should be responded to in writing by the applicant. Comments are focused on the 1st Addition, though they may have been carried over from the Preliminary Plat review. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

WSB (6/11/2026) original comments in black
Hill (6/22/2026) responses in red
WSB (7/9/2026) responses in blue.

Engineering

- **Grading**

The Peltier Ponds 1st Addition is part of the Phase 1 grading and includes site grading for Watermark Way, Azure Avenue, and approximately 10 private street segments (Sky Street, Cobalt Court, Green Way, Indigo Avenue, Lavender Lane, Aqua Place, Blue Way, Evergreen Place, Fern Court, and Hunter Court.

Comments:

1. See redline comments on plans
2. Improve grading on common rear drainage swales for Block 2 by increasing slopes (3.5-4%) and/or providing additional inlet structures
   WSB (7/9/2026) Grading changes in area can remain but remove the crossing pipe and easement from Lot 8 Block 2 and extend storm sewer pipe to the same structure along the western side property line of Lot 8 Block 2

- **Stormwater Management**

Stormwater management for the Peltier Ponds site consists of multiple sedimentation basins and irrigation reuse to provide treatment. Additional stormwater management requirements

178 E 9TH STREET | SUITE 200 | SAINT PAUL, MN | 55101 | 651.286.8450 | WSBENG.COM

are set beyond standard City and RCWD rules based on the site's location within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP). Upon review of the CSMP with RCWD, site design requires further refinement to meet those requirements. The 0.1 cfs/acre requirement must be met for all discharge points on the site since all flows ultimately route to Peltier Lake. 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 - Peltier	24.29	51.03	116.82	N/A
Proposed - Peltier	13.93	26.82	57.01	N/A
Existing - South	9.71	20.08	44.23	N/A
Proposed - South	3.60	10.86	28.38	N/A
Existing - North	3.37	7.33	12.88	N/A
Proposed - North	1.52	3.88	9.64	N/A

Comments:

1. ~~Applicant to confirm design strength of STMH-1000 with concrete structure designer. Assuming the lowest upstream spill crest of existing riser 102 at 897.31, the resulting force on the sluice gate would be approximately 12,600 lbs when closed. This force increases significantly if the maximum head on the sluice gate is assumed to be based on the Pond 2 snowmelt HWL of 904.9. Either way, this structure will be exposed to a high amount of force during gate closed conditions and design must properly account for it.~~
   ~~Hill (6/22/2026) Shop drawings from the supplier will be structurally designed. Hill and the City will review the shops prior to manhole construction.~~
   ~~WSB (7/9/2026) To be completed prior to construction~~

2. Final plat submittal to include Stormwater Reuse plan view layout and pump location.
   a. Reuse agreement to be submitted. City to provide template.
   b. WSB (7/9/2026) To be completed

3. ~~Pond skimming outlets such as FES 2000/3000/4000/5000 should not have trash guards as they will be submerged. Maintenance of these outlets is more difficult with guards and their submerged nature will mitigate most potential for clogging.~~
   ~~WSB (7/9/2026) Complete~~

- **Water Supply**

The proposed water system extension for the 1st Addition is consistent with the preliminary plat. This addition is being served by 12- inch or 8- inch diameter ductile iron pipe (DIP) water main with 1-inch Type K copper services being extended to each lot.

Comments:

1. See redline comments on attached plans.
2. ~~Extend watermain at north end of Sky Street and connect to existing as part of 1st Addition for looping. All other north end limits can remain the same~~
    a. ~~a.~~ WSB (7/9/2026) See additional redline comments on attached plans
3. ~~Remove the watermain connection at the end of Cobalt Ct and replace with hydrant similar to the other private street stubs~~
4. ~~Maintain minimum 18" separation from storm sewer to watermain.~~
    a. ~~Insulate between storm sewer and watermain where separation is less than 36"~~

- **Sanitary Sewer**

The proposed sanitary sewer extension for the 1st Addition is consistent with the preliminary plat. This addition of the development is being served by 8 and 10- inch diameter poly-vinyl chloride (PVC) pipe along with 4-inch diameter Schedule 40 PVC service pipe to each lot.

Comments:

~~1. See redline comments on attached plans.~~

- **Transportation**

The proposed roadways for the Peltier Ponds 1st Addition are consistent with the preliminary plat. The work includes constructing public streets Watermark Way and Azure Avenue as well as approximately 10 private streets (Sky Street, Cobalt Court, Green Way, Indigo Avenue, Lavender Lane, Aqua Place, Blue Way, Evergreen Place, Fern Court, and Hunter Court). Watermark Way and Azure Avenue are proposed to be 32' back-to-back with a 60' right of way while the private streets are proposed to be 26' back-to-back being contained within outlots.

Trails and sidewalks

The only trail proposed to be installed with the 1st Addition is extending west from 20th Avenue North (CSAH 54) along the south side of the development. Sidewalks are shown along one side of both Watermark Way and Azure Avenue with Watermark Way having sidewalks on both sides from CSAH 54/20th Avenue west to Sky Street/Forest Road.

Comments:

1. ~~Applicant appears to meet typical street light installation requirements (every 400 to 500 ft, at intersections, and at the end of cul-de-sacs)~~
2. ~~Recently received roundabout final design for the intersection with 20th Avenue/CSAH No. 54 and Watermark Way to be additionally reviewed~~
    a. ~~Incorporate roundabout design into 1st addition final construction plans~~
    b. ~~Current 60% roundabout design has been incorporated~~
3. See redline comments on attached plans.
4. WSB (7/9/2026) Provide 24" sand base to trail section near wetlands

- **Landscaping**

A Landscape Plan for the Peltier Ponds 1st Addition has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

The southern portion of the Peltier Ponds development is in FEMA Zone A and RCWD floodplain. The floodplain fill below the 907 regulatory elevation is greater than 100 cu. yd. and therefore requires mitigation which has been achieved with additional cut above the pond HWL. See information below more information.

Floodplain Fill below 907 Elevation	392.12 CY
Mitigation Cut above Pond HWL	12,729.97 CY
Net Floodplain Volume	12,337.85 CY

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements are provided over surface water management features as required. The western 60' feet of CSAH 54 has been dedicated as right of way to Anoka County with it extending out to 75' at Watermark Way for the roundabout transitions.

Comments:

1. ~~Provide drainage and utility easements over all outlots.~~
2. WSB (7/9/2026) Provide drainage and utility easement over outlots with surface water management.

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

A grading agreement is not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Peltier Ponds 1st Addition will be covered under the City's Programmatic Stormwater Management Agreement after the facilities have been installed and accepted by the City. Borrow areas / Lakes area will be maintained by the HOA.

- **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 Grading
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit

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

Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: July 6, 2026

Re: Environmental Comments – Peltier Ponds

Environmental Board had recommended the following at their June 25, 2025 meeting:

1. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
    a. Show buffers in between the trail and existing channel shown on the proposed plans.
    b. All wetlands should be included in conservation easements.
        i. Will be completed with final plat
    c. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
        i. Wetlands falling within the wetland corridor will require 50’ buffers

2. 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
    c. Plans show rock construction entrance in the legend. Does not appear to be shown on the plan sheet. Call out the location on the plans.
    d. Redundant perimeter control will be required around all wetlands onsite where a 50’ natural buffer cannot be maintained during construction. Redundant perimeter control should be spaced 3-5’ apart.
        i. Symbols blend into the proposed “wet ditch” seed mix on sheet C3.1. Confirm redundant perimeter is being provided

ii. Legend shows heavy duty silt fence. Appears to be covering additional erosion control. Call out on plan set if two layers are to be proposed in these areas.
    1. Note spacing on erosion control sheet

3. Rice Creek Watershed District shows Anoka County Ditch 72 branch 1 running through the site. Verify the location and use of the ditch with the watershed. Ditch location and drainage should be shown on the plan set if it is required to be maintained.
    a. Confirm with RCWD on what is allowed within the proposed new alignment of ACD 72 Br 1. Potential trail extension along this corridor to 20th could cause impacts.

4. Provide increased buffer widths around wetland where the trail is going past these locations. Buffers should be extended throughout the park land to provide pretreat of runoff before discharging to the wetlands.
    a. Buffer not shown between and wetland on C4.9

5. Show buffers in between the trail and existing channel shown on the proposed plans.

6. All wetlands should be included in conservation easements.

7. This area is included in the RCWD wetland corridor plan. With future submittals impacts and mitigation of wetlands will be required.
    a. Mitigation banking credits have been proposed

8. Wetlands falling within the wetland corridor will require 50' buffers

9. The project site is located with the I-35 E corridor AUAR. As part of the planning the AUAR mitigation checklist should be used.

    a. There are areas of potential cultural significance shown adjacent to the site and will need to complete a Cultural Resource Assessment of the proposed project.
    b. I35E AUAR mitigation checklist should be used with future submittals to ensure all requirements are being met.
        i. Check list was submitted to the city, requirements are being met.

10. Provide conservation easements over all wetland and open space in the development to ensure connectivity with existing and future development.

a. Confirm ownership of outlot E and ownership and maintenance of proposed natural trails.

11. Retain 50’ wide drainage & utility easement over trunk storm sewer.
    a. The 50’ buffer appears to go into outlot BB. The 50’ drainage and utility easement goes into block 15 lots 1-5. Drainage and utility easement should be outside of those lots.

12. A stormwater treatment train that filters and treats stormwater runoff as it flows through the site should be developed. Any opportunities to incorporate natural treatment systems into the project should be encouraged.

13. 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.

14. The southern portion of the site is within the Lino Lakes drinking water supply management area.

    a. This area is considered moderately vulnerable, and considerations should be taken into account for the proposed project.

15. Boxelder is being shown as undesirable, and no mitigation is being provided. Cottonwoods and Ash trees can be considered undesirable as defined in the development standards. However boxelder should be mitigated for, 116 boxelder are being removed outside of the Basic Use Area.

    a. Boxelder is a native species to MN per the MN DNR. Replacement of boxelder trees will be required. If the tree is in poor condition mitigation is not required, however the attached tree inventory does not provide condition or health assessments of the trees

16. Tree removals should be broken down between Non-Basic Use Area and any Environmentally Sensitive Areas (ESA).

    a. Currently trees are just shown outside of the basic use area, it appears that there will be removals within the ESA of wetland.
        i. ESA classification should be provided in the tree inventory table. Currently it shows BUA and nothing else.
        ii.

Table 6

Tree Preservation and Mitigation Standards			
Environmentally Sensitive Area (ESA) Category	***Tree Location: within Basic Use Area***	***Tree Location: not within Basic Use Area***	
	deciduous trees 6 inches DBH and over or evergreen trees between 12 to 20 feet tall	deciduous trees 6-12 inches DBH or evergreen trees between 12 and 20 feet tall	deciduous trees over 12 inches DBH or evergreen trees over 20 feet tall
Non-ESA	no mitigation required	provide one tree per tree removed	provide two trees per tree removed
Natural Resource Enhancement Area	provide one tree per four trees removed	provide two trees per tree removed	provide three trees per tree removed
Natural Resource Conservation Area	provide one tree per two trees removed	provide two trees per tree removed	provide three trees per tree removed

17. Boulevard trees are required at the rate of one (1) tree per lot frontage for single family and two-family lots. Townhomes and multi-family properties require one tree per 70 feet of linear feet of road frontage.
    a. Ensure corner lots have 2 boulevard trees. Block 12 lot 15 appears to have two trees on street A and none on Street D.
        i. (b) Boulevard trees are required at the rate of one tree per lot frontage for single family and two-family lots.
            1. Plans show 146 residential lots, proposing 146 boulevard trees. Any lot with frontage on two streets need an additional tree.
    b. Boulevard trees must be planted in the boulevard, majority of trees appear to be planted outside of the boulevard on private property.
    c. 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.
        i. Additional trees can be planted, but the calculations provided are incorrect. 114 trees would be required based on the frontage provided.

18. Open areas shall be landscaped to meet requirements of 1 large tree and 2 large shrubs per 2500 SF. Open space calculations should be provided with future submittals.
    a. Required for stormwater ponding areas adjacent to residential

19. Landscape screening and buffers shall be installed along CSAH 54/20th Street. Buffer screening and berming should meet the city's 6' height requirement from the low point of foundation.
    a. Review landscape screen and buffer requirements. Currently additional buffering is being shown that is not required. Additionally screening of the fence along 20th needs to have planting coverage on the exterior side of the fence as well.

Between residential uses and arterial or collector street	6 feet	• Planting screen in compliance with (6)(b). Or • Wall or fence and plantings shall provide shrub cover for 50% of the wall or fence on the exterior side. Or • A combination of berm and screen in compliance with division (6)(b).
Between any development and adjacent, less intense, residential land uses (this includes across a street from residential), but not on the side of a use considered to be the front (as determined by the Zoning Administrator)		
Between loading/service area and public view		

20. The landscape plans shall comply with Section 1007.043 (17), Required Screening, Landscaping and Buffer Yards of the zoning ordinance.

a. No recommendations for additional plantings were called out during the noise study.
b. Mitigation for the townhomes should meet the requirements of the noise study.

21. Provide a 30’ easement along Peltier Lake Drive for future trail and riparian restoration. Current plans show 30’ going down to 15’ with vacated easement. Provide clarification on ownership.
    a. Confirm 30’ the entire way, appears to be 15’ going to the north

22. Provide a Blandings turtle mitigation plan.
23. Revised Final Plat Landscape 07-13-2026 includes calculations for final tree mitigation and landscape requirements. Ensure this is included in final documents for future tracking of landscape requirements for future inspections. If landscape plan is revised that should be updated with the final plat.
24. Recommend planting additional open space trees and shrubs. The minimum requirements is currently being planted. Replacement of all shrubs and trees will be required to meet landscaping requirements. If additional trees are planted replacement would only be required once those trees are removed below the threshold. If you plant 31 open space trees you can afford 2 to die or be removed before any replacements. Currently with 29 proposed every tree would require replacement.
25. Genus Acer is currently being proposed 36% of the overstory deciduous trees. Landscaping guidelines require no more than 30% of a genus is planted.
    a. Based on the amount of maples proposed along with maples in adjacent developments staff would recommend increasing the biodiversity of tree species.
    b. This will limit impacts of potential pests or disease with future management.
    c. 33% of Acer for the entire development as proposed with FP V3

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7C

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: July 13, 2026

TOPIC: Resolution No. 26-130, Approving Economic Development Strategic Plan

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council approval of the Economic Development Strategic Plan.

BACKGROUND

As part of the City's economic development efforts, the Economic Development Advisory Committee (EDAC) is responsible for the preparation of a five-year Economic Development Strategic Plan. The plan was last updated in 2021.

From our past discussion and review of the 2021 Strategic Plan, staff has assembled a draft 2026–2030 5-year plan for the City Council's review and consideration. The document is intended to be a guide to help prioritize the City's economic development efforts.

The 2026-2030 Plan identifies six priorities, which include:

Priority 1: Develop Balance of Woods Edge Property

Summary: The site is located at Interstate 35W and Lake Drive. The City retains approximately 9 acres of property. The area is guided and zoned for a mix of commercial and high-density residential uses intended to serve as the City's "Town Center". The Rookery Activity Center is a City-owned and operated facility and remains a focal point for community activity and future development opportunities within the area.

In 2026 the City initiated a master planning process to further refine development scenarios, land use mix and overall vision for the site. EDAC recognizes that the private market will prescribe the ultimate development scenario; however, there are key elements which are within the City's sphere of influence. Lino Lakes ability to be flexible both on land sale pricing and type of

development, plus the potential to assist with financing gaps will ultimately assist in the facilitation of a development plan that meets the city's goals.

Priority 2: Business Retention, Expansion, and Workforce Development Plan

Summary: Retention and expansion of key businesses is an important strategy in promoting continued economic growth. It is an avenue by which communities promote reinvestment and facilitate employment growth. By establishing a formal Business Retention and Expansion (BRE) Program, Lino Lakes can enhance its relationship with key existing businesses. The BRE is an avenue to gather information about local business activity, anticipate changes in a company's status, and work to retain the businesses that provide the greatest positive economic impact.

Access to skilled labor is also critical to retaining businesses and supporting new economic opportunities. The City will work to connect local businesses with workforce development resources and regional partners to help address workforce needs and support long-term economic vitality.

Priority 3: Identification of potential redevelopment areas and strategic acquisitions

Summary: Reinvesting in underutilized property is a valuable tool for City economic development efforts. The City should also be ready to act when property becomes available to meet long term development and infrastructure needs.

Priority 4: Continue to promote development of the I-35E/Main Street Corridor

Summary: Development of the I-35E/Main Street Corridor remains a priority, leveraging key infrastructure improvements such as the Otter Lake Road extension and the regional Cooperation Agreement with Columbus, Forest Lake, Hugo, and Anoka and Washington Counties. This collaboration supports coordinated planning efforts and enhances the corridor's appeal for industrial and commercial development. Development in this area will continue to be predominantly market driven, with infrastructure readiness, active landowner participation, and regional partnerships serving as key factors in attracting new investment and redevelopment opportunities.

Priority 5: Updating and expanding the city marketing materials

Summary: The development and updating of the marketing materials for the community to be able to readily react to opportunities for new projects and the expansion of existing businesses.

Priority 6: Establish a Housing Maintenance Assistance Program

Summary: Develop a Housing Maintenance Assistance Program to support low- to moderate-income homeowners in maintaining and improving the City's aging housing stock. The program would complement existing County resources and may include grants or low-interest loans focused on exterior home improvements that enhance neighborhood appearance, safety, and long-term property maintenance.

EDAC RECOMMENDATION

The EDAC recommended approval of the Strategic Plan.

RECOMMENDATION

Staff recommends approval of Resolution No. 26-130.

ATTACHMENTS

1. Resolution No. 26-130
2. Economic Development Strategic Plan

CITY OF LINO LAKES
RESOLUTION NO. 26-130

APPROVING ECONOMIC DEVELOPMENT STRATEGIC PLAN

WHEREAS, the City's 2040 Comprehensive Plan establishes goals and policies for economic development, and

WHEREAS, implementation of the plan calls for the preparation of an economic development strategic plan, and

WHEREAS, the City's Economic Development Advisory Committee has prepared said plan for City Council consideration,

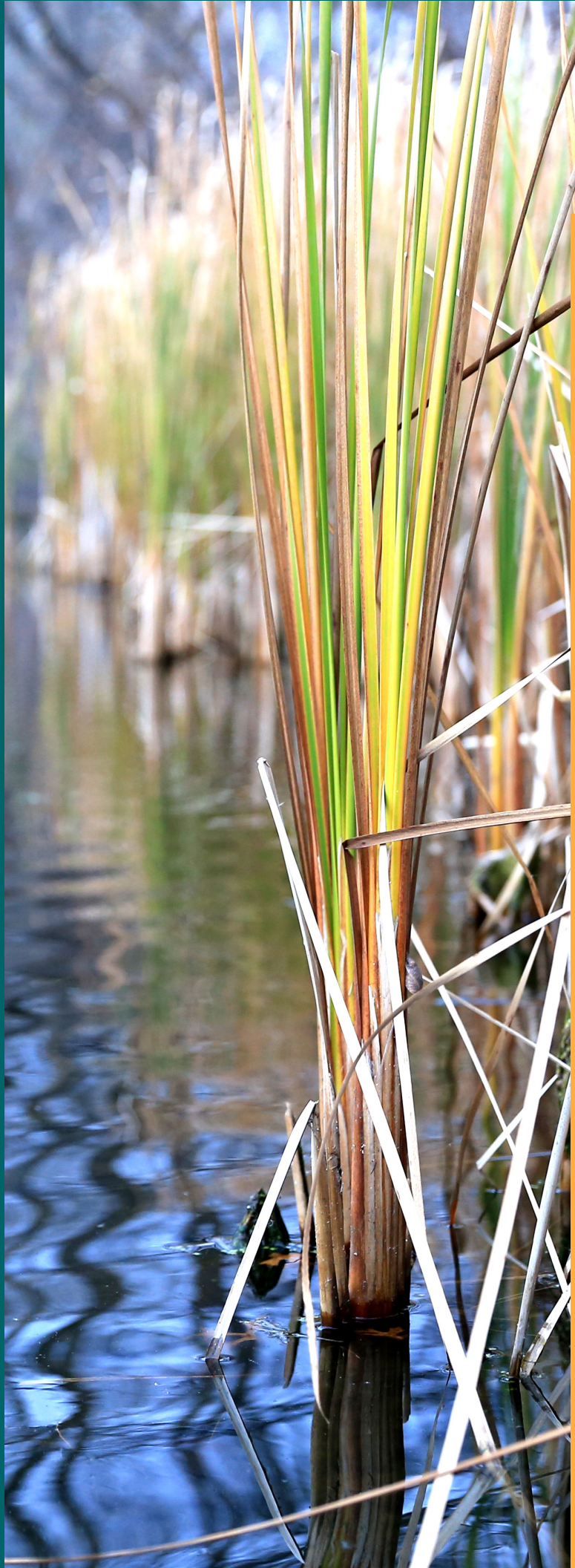
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lino Lakes that the Economic Development Strategic Plan is hereby adopted.

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk



Lino Lakes Economic Development Strategic Plan

June 2026

City of Lino Lakes 600
Town Center Pkwy
Lino Lakes, MN 55014
651.982.2400

Lino Lakes
Economic Development Strategic Plan

The Lino Lakes Economic Development Advisory Committee (EDAC) assists community leaders and staff in the continued development and growth of the City. As part of this assistance, the EDAC develops a strategic plan to identify priorities for the community and the EDAC over the course of the next 5 years.

The EDAC last completed a strategic plan in 2021 to provide focus on the economic development priorities that will provide the greatest value to the community as it continues to grow and develop. The development of these goals and focuses in 2021 provided the basis for the plan but didn't prevent the city from actively working on and responding to project requests from the state, GREATERMSP and other partners. The updated strategic plan will continue to build upon this flexibility in the plan to react to the conditions and opportunities facing the community.

Economic development does not operate in a vacuum and touches several different areas in a community outside of traditionally recognized job and tax base development. These areas can include the development of housing opportunities, workforce development (development of people with the skills for new positions), infrastructure planning, and quality of life issues. The understanding of the complexity of economic development results in the creation of the 3 Ps of economic development. These tenants of economic development are:

Preparation

1. Demographics
2. "Shovel Ready" Sites
3. Zoning Information
4. C/I Market Data
5. Retail Market Data
6. Strategic Planning

Partnerships

1. Cities
2. Industry Groups
3. State
4. Regional Groups
5. Utilities
6. Local Businesses

Promotion

1. Marketing
2. Relationships
3. Multi-Media
4. Available Information
5. Tell our Story

The successful implementation of these principles will result in the community gaining the most covenanted of the “Ps” of a new project.

As the EDAC is currently in the process of updating its strategic plan for the next 5 years, the areas that have been identified as the focuses and goals fit within the Ps of economic development. This preparation includes the development of programs and focuses to allow for the city to be successful in the attraction and retention of businesses to the community. In addition, the priorities will also include how the community can improve the quality of life for the residents of Lino Lakes. With the final priority being the development of new and updated marketing materials or the process of telling our story.

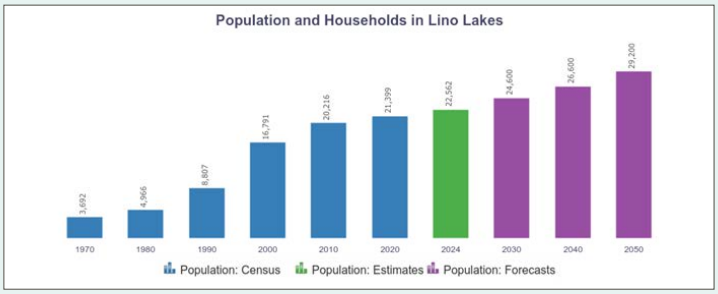
As the EDAC knows, over 85% of business growth is from currently existing businesses in the community. The active retention of those businesses is facilitated by the development of relationships with the company, the ability to understand their needs, and how the city can assist in meeting those needs therefore helping the company to grow and prosper. This methodology is used to also advance the other priorities identified with the development of strong relationships with the affected parties and property owners.

Demographics

The development of these relationships often starts with the understanding of the communities' demographics and how they affect the potential projects and the businesses in the community. This information provides the basis for the objectives that the community will begin to work towards solving in the future. The demographics of Lino Lakes has seen significant change in several demographic areas over the last few years.

POPULATION

The population of Lino Lakes has continued to grow steadily over the past decade. According to the U.S. Census Bureau, the City's population increased from 20,216 residents in 2010 to 21,399 residents in the 2020 Census, representing growth of approximately 5.9%. The City's estimated 2024 population has further increased to 22,562 residents. This continued growth supports the local economy by providing an expanding workforce for existing businesses and attracting new companies to the community. Population growth also increases demand for additional housing and services and may continue to place upward pressure on housing values and affordability.



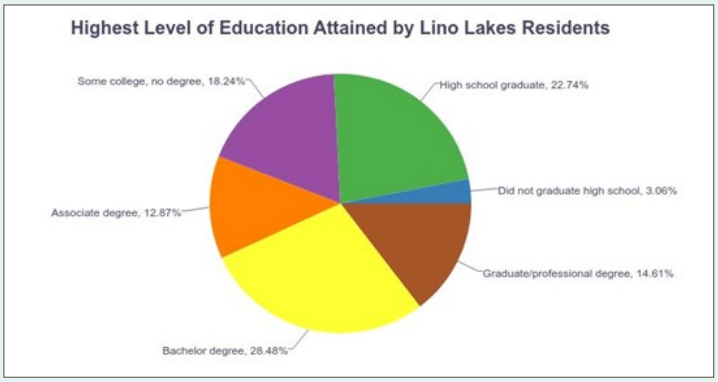
Source: U.S. Census Bureau Decennial Census, Metropolitan Council Annual Estimates, and Metropolitan Council Forecasts.

MEDIAN AGE

In addition to the continuing growth of the population of the community, the median age also affects many aspects of the economic wellbeing of the City. Lino Lakes currently has a median age of 41.5 years old compared to the state's median age of 39.2 years and is in-line with the Minneapolis/St. Paul MSA's of 38.5 years. The relatively younger median age of the population provides the future opportunity for continued growth of median household incomes as residents reach their peak earning years. The community's age distribution also supports future workforce growth as younger residents graduate and enter the workforce. This demographic balance allows for the development of long-term relationships between residents, local businesses, and the community as a whole.

EDUCATION

The City also has a well-educated workforce, with more than 74% of the workforce having some college experience. This includes 43% with a bachelors or higher degree. Technical Colleges or 2 year degrees are included in the some college number of residents at 31%. This high level of education compared to the state's overall education level of 31.2% with some college and 40% with a bachelors degree or higher.



Source: U.S. Census Bureau Decennial Census and American Community Survey.

INCOME

This higher level of education also provides the additional support of the higher median income for the City. Lino Lakes currently has a median household income of $127,181 compared to Minnesota's median household income of $87,117. The City is also significantly above the MSA which is at $99,800. In addition to the higher household income, the City also has a significantly higher per capita income for the community. In 2026, Lino Lakes has a per capita income of $53,392 compared to the state's per capita income of $48,237 and the MSA's of $52,800. The relatively smaller gap in per capita income reflects the City's younger population profile, with more households supporting children and dependents.

Housing

While population growth and a higher per capita income are a positive for the community, they can present several challenges for the City. One of these challenges is the availability and cost of new housing for new residents and residents looking to move up in the type of housing. This housing market activity can cause an increase in the selling price and value of homes resulting in homes being less affordable for new and younger families.

MEDIAN HOME VALUE

The City currently has a median home value of $407,200 compared to the Minneapolis/St. Paul MSA value of $374,000. While this higher value has advantages for the City and current homeowners, it may prevent new families from owning a home.

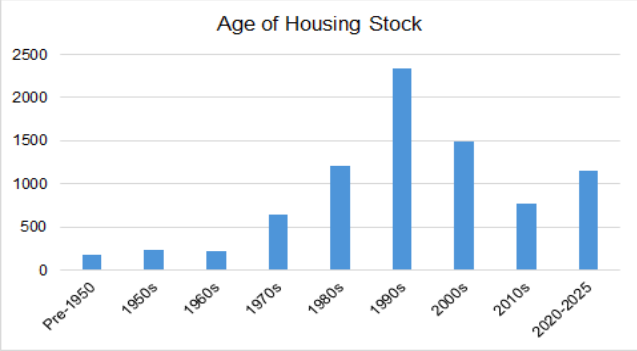
Source: U.S. Census Bureau Decennial Census and American Community Survey.

AFFORDABILITY

When looking at the affordability of housing, the City has a housing affordability index estimated at approximately 180-195 in 2026, compared to the MSA rating at roughly 150-160. The housing affordability index is based on the relationship between median household income and the income required to afford a median-priced home. An index of 100 indicates that a household earning the median income can comfortably afford a median-priced home without being cost burdened.

AGE OF HOUSING STOCK

Lino Lakes is a young community that has seen significant growth over the last 20 years. The City is now seeing an aging of the current housing stock with a majority of the housing being constructed prior to 2000.

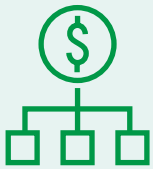


Source: Anoka County Assessor's Data and Metropolitan Council Residential Building Permit Survey.

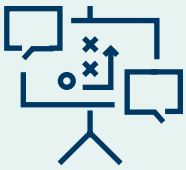
The aging of the housing stock will also present opportunities for the community as those moving into those units begin to update and replace systems (e.g., furnaces, air conditioning, and appliances) increasing the need for additional services. Areas with housing stock that has outlived its useful life span may provide the opportunity for redevelopment as the city continues to grow and develop.

Goals

The EDAC has recognized these demographic changes in the community and incorporated them in the updated goals and focuses of the EDAC over the next 5 years. The updated plan has also incorporated the goals from the 2040 Comprehensive Plan as the basis for the areas of focus of the plan:



- **Expand and diversify the City's tax base** by encouraging commercial and industrial development in the Planned Residential/ Commercial, Office Residential, Signature Gateway, and Town Center Areas to lessen the tax burden on residential properties.



- **Work with developers to identify innovative strategies** for attracting entry level and smaller entrepreneurial businesses to Lino Lakes.

- **Attract and encourage** new light industrial, high tech, business and professional services enterprises, and maintain and expand existing businesses in Lino Lakes.

- **Promote efficient, planned commercial and industrial expansion** within the City's growth areas, accessible to public infrastructure and transportation.

- **Promote Lino Lakes' location** within the metropolitan region as an advantage in doing business.

Priorities

Using those goals as a template, the EDAC has developed the following list of priorities to focus on for the implantation of the goals from the comprehensive plan.

PRIORITY 1:

Develop Balance of Woods Edge Property

The site is located at Interstate 35W and Lake Drive. The City retains approximately 9 acres of property. The area is guided and zoned for a mix of commercial and high-density residential uses intended to serve as the City's "Town Center". The Rookery Activity Center is a City-owned and operated facility and remains a focal point for community activity and future development opportunities within the area.

In 2026, the City initiated a master planning process to further refine development scenarios, land use mix and overall vision for the site. EDAC recognizes that the private market will prescribe the ultimate development scenario; however, there are key elements which are within the City's sphere of influence. Lino Lakes ability to be flexible both on land sale pricing and type of development, plus the potential to assist with financing gaps will ultimately assist in the facilitation of a development plan that meets the city's goals.

PRIORITY 2:

Business Retention, Expansion, and Workforce Development Plan Program

Retention and expansion of key businesses is an important strategy in promoting continued economic growth. It is an avenue by which communities promote reinvestment and facilitate employment growth. By establishing a formal Business Retention and Expansion (BRE) Program, Lino Lakes can enhance its relationship with key existing businesses. The BRE is an avenue to gather information about local business activity, anticipate changes in a company's status, and work to retain the businesses that provide the greatest positive economic impact.

Access to skilled labor is also critical to retaining businesses and supporting new economic opportunities. The City will work to connect local businesses with workforce development resources and regional partners to help address workforce needs and support long-term economic vitality.

PRIORITY 3:

Identification of potential redevelopment areas and strategic acquisitions

Reinvesting in underutilized property is a valuable tool for City economic development efforts. The City should also be ready to act when property becomes available to meet long term development and infrastructure needs.

PRIORITY 4:

Continue to promote development of the I-35E/Main Street Corridor

Development of the I-35E/Main Street Corridor remains a priority, leveraging key infrastructure improvements such as the Otter Lake Road extension and the regional Cooperation Agreement with Columbus, Forest Lake, Hugo, and Anoka and Washington Counties. This collaboration supports coordinated planning efforts and enhances the corridor's appeal for industrial and commercial development. Development in this area will continue to be predominantly market driven, with infrastructure readiness, active landowner participation, and regional partnerships serving as key factors in attracting new investment and redevelopment opportunities.

PRIORITY 5:

Updating and Expanding the City Marketing Materials

The development and updating of the marketing materials for the community to be able to readily react to opportunities for new projects and the expansion of existing businesses.

PRIORITY 6:

Establish a Housing Maintenance Assistance Program

Develop a Housing Maintenance Assistance Program to support low- to moderate- income homeowners in maintaining and improving the City's aging housing stock. The program would complement existing County resources and may include grants or low-interest loans focused on exterior home improvements that enhance neighborhood appearance, safety, and long-term property maintenance.

Implementation

EDAC Strategic Plan Implementation Matrix

PRIORITY 1:

Develop Balance of Woods Edge Property

	ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a.	Complete and review the Woods Edge Master Plan to refine development scenarios, land use mix, and site vision.			
b.	Revisit Master Plan, if necessary, based on information received from Market Study.			
c.	Coordinate development opportunities with City/Rec Center development.			
d.	Solicit development interest through an RFP process for the site.			

PRIORITY 2:

Business Retention, Expansion, and Workforce Development Plan

	ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a.	Identify business and industry sectors to target.			
b.	Coordinate BRE program with other economic development organizations such as Chambers, Anoka County, and GREATERMSP.			
c.	Develop and maintain a formal process and schedule for conducting business retention visits			
d.	Develop matrix and schedule for reporting out feedback from the retention visits.			
e.	Utilize information gathered through BRE visits to identify workforce challenges and business needs.			

PRIORITY 3:

Identification of Potential Redevelopment Areas and Strategic Acquisitions

	ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a.	Identify areas for potential redevelopment and those needed for infrastructure expansion based on land use plan.			
b.	Develop strategy for City acquisition of land when available.			
c.	Develop policy for the use and type of assistance for redevelopment projects.			
d.	Develop and implement strategy to encourage redevelopment of sites.			

PRIORITY 4:

Continue to Promote Development of the I-35E/Main Street Corridor

	ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a.	Identify targeted industries for attraction.			
b.	Coordinate information from BRE program to help identify businesses considering expansion.			
c.	Strengthen relationship with GREATERMSP and DEED to receive ñRequests for Informationò from national and local site selection firms.			
d.	Pursue planning and development of key infrastructure improvements.			

PRIORITY 5:

Priority 5: Updating and Expanding the City Marketing Materials

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Review current materials and update community profile.			
b. Coordinate marketing efforts and materials with other organizations.			
c. Identify information for targeted industries to include in materials.			
d. Develop material that explains available programs and the City's policy on incentives.			

PRIORITY 6:

Priority 6: Establish a Housing Maintenance Assistance Program

ACTION STEPS	ASSIGNED TO	DEADLINE	STATUS
a. Research existing housing rehabilitation programs and partnership opportunities.			
b. Develop program guidelines, eligibility requirements, and eligible improvement types.			
c. Coordinate outreach efforts to inform residents about available assistance programs.			
d. Evaluate program effectiveness and future funding opportunities.			

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7D

STAFF ORIGINATOR: Diane Hankee, PE City Engineer

MEETING DATE: July 13, 2026

TOPIC: Resolution 26-129, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, 2026 Public Works Utility Extension Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council approval to order the project and authorize the ad for bid for the 2026 Public Works Utility Extension Project.

BACKGROUND

On February 23, 2026, the City Council approved the preparation of the plans and specifications for the 2026 Public Works Utility Extension Project. The 2026 Public Works Utility Extension Project includes directional drilling a 12" PVC watermain from the Public Works lot west along the south side of Main St to James St south to Jane Ave, Directional drilling 4" HDPE from the Public Works lot west along the north side of Main St to Elbe St. The project will loop the water system from the Pine Glen Development to the future Public Works building. This water system loop will ultimately be extend to serve areas as identified in the City's Comprehensive Plan.

The estimated total project cost is $1,295,000. Funding for the project is expected to be from the Area & Unit Trunk Fund.

The project schedule:

Authorize Preparation of Plans and Specifications	February 23, 2026
Order Improvement, Approve Plans and Specs, Authorize Ad for Bids	July 13, 2026
City Opens Bids	August 08, 2026
City Council Awards Contract	September 07, 2026
Construction Begins	September, 2026
Final Completion	May, 2026

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-129, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid for the 2026 Public Works Utility Extension Project.

ATTACHMENTS

1. Resolution No. 26-129
2. Construction Plans

CITY OF LINO LAKES
RESOLUTION NO. 26-129

ORDER PROJECT, APPROVE PLANS AND SPECIFICATIONS, AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR 2026 PUBLIC WORKS UTILTY EXTENSION PROJECT

WHEREAS, the City Engineer has prepared plans and specifications for the 2026 Public Works Utility Extension Project. Project plans and specifications have been presented to the City Council for approval;

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

1. Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.

2. The City Clerk shall prepare and cause to be inserted in the official paper and in Finance and Commerce an advertisement for bids for the making of such improvement under such approved plans and specifications. The advertisement shall be published for two weeks, shall specify the work to be done, shall state that bids will be received by the Clerk, at which time they will be publicly opened at the City Hall by the City Clerk and Engineer, will then be tabulated, and will be considered by the Council at 6:30 p.m. on September 9th, 2026, in the Council chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the Council on the issue of responsibility. No bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the Clerk for five (5) percent of the amount of such bid.

Adopted by the Council of the City of Lino Lakes this 13th day of July 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

2026 PUBLIC WORKS FACILITY UTILITY EXTENSION PROJECT

CITY OF LINO LAKES, MN

CONSTRUCTION PLAN FOR SANITARY SEWER AND WATERMAIN EXTENSION

LOCATED ON MAIN ST FROM ELBE ST TO 1189 MAIN ST

LOCATED ON JANE AVE FROM 7965 JANE AVE TO JAMES ST

LOCATED ON JAMES ST FROM 980 JAMES ST TO MAIN ST

PROJECT LOCATION MAP

EXISTING PLAN SYMBOLS

- PROPERTY LINES/RIGHT-OF-WAY
- UTILITY EASEMENT
- TREE LINE
- SIGN
- DECIDUOUS TREE
- SHRUB
- CONIFEROUS TREE

EXISTING UTILITY SYMBOLS

- FIBER OPTIC LINE (F)
- GAS LINE (G)
- COMMUNICATION LINE (C)
- ELECTRIC POWER LINE (E)
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- COMMUNICATIONS PEDESTAL
- POWER POLE
- ELECTRIC BOX
- CATCH BASIN
- STORM APRON
- STORM SEWER MANHOLE
- GATE VALVE
- HYDRANT
- SANITARY SEWER MANHOLE

EXCAVATION NOTICE SYSTEM

A CALL TO GOPHER STATE ONE (651-454-0002) IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

PROJECT LOCATION

COUNTY: ANOKA

SECT 04, TWP 31N, RNG 22W
SECT 09, TWP 31N, RNG 22W

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NADV88

N

0 250 500
H: SCALE IN FEET

UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-22, ENTITLED, "STANDARD GUIDELINES FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES".

GOPHER ONE CALL TICKET NUMBER: 261041904, 261041905, 261041906

UTILITY COORDINATION MEETING HELD ON: 06/23/2026

PLAN REVISIONS		
DATE	SHEET NO.	APPROVED BY

GOVERNING SPECIFICATIONS

THIS WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LINO LAKES "GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES FOR STREET AND UTILITY CONSTRUCTION."

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA'S "STANDARD UTILITIES SPECIFICATION" SHALL APPLY.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

PLAN SET INDEX

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	GENERAL LAYOUT
3	STATEMENT OF ESTIMATED QUANTITIES
4	TABULATIONS
5-6	MISCELLANEOUS DETAILS
7-18	SANITARY SEWER & WATERMAIN PLANS
19-24	EROSION CONTROL PLANS

CITY OF LINO LAKES

THIS PLAN SET CONTAINS 24 SHEETS

THIS PLAN SET HAS BEEN PREPARED FOR:

CITY OF LINO LAKES
600 TOWN CENTER PARKWAY
LINO LAKES, MN 55014
(651) 982-2400

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

wsb

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

PAUL HORNBY, P.E.

DATE: 07/15/2026 LICENSE NUMBER: 23359

WSB PROJ. NO. 032059-000

SHEET 1 OF 24

C:\ACCAACDocs\WSB\032059-000\Project Files\05_Discipline\Roadway\03_Sheets\032059-000-C-TITL-4001.dwg 6/26/2026 2:25:25 PM

CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7E

STAFF ORIGINATOR: Diane Hankee, PE City Engineer

MEETING DATE: July 13, 2026

TOPIC: Resolution 26-134, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid, Production Well No. 7

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council approval to order the project and authorize the ad for bid for the Production Well No. 7 Project.

BACKGROUND

On April 27, 2026, the City Council approved the preparation of the plans and specifications for the Production Well No. 7 Project. The City has six water production wells to meet the domestic water supply needs of the community. Well No. 2 has not been used since 2019 due to its poor water quality. Well No. 7 is being constructed to replace Well No. 2. Well No. 7 is planned to be constructed at the Water Treatment Plant site for direct connection to the new plant.

The estimated total project cost is $1,100,000.00. Funding for the project is expected to be from the Area & Unit Trunk Fund.

The project schedule:

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

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-134, Order Project, Approve the Plans and Specifications and Authorize the Ad for Bid for the Production Well No. 7 Project.

ATTACHMENTS

1. Resolution No. 26-134
2. Well 7B Location Map

CITY OF LINO LAKES
RESOLUTION NO. 26-134

ORDER PROJECT, APPROVE PLANS AND SPECIFICATIONS, AND AUTHORIZE ADVERTISEMENT FOR BIDS FOR PRODUCTION WELL NO. 7 PROJECT

WHEREAS, the City Engineer has prepared plans and specifications for the Production Well No. 7 Project. Project plans and specifications have been presented to the City Council for approval;

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

1. Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.

2. The City Clerk shall prepare and cause to be inserted in the official paper and in Finance and Commerce an advertisement for bids for the making of such improvement under such approved plans and specifications. The advertisement shall be published for two weeks, shall specify the work to be done, shall state that bids will be received by the Clerk, at which time they will be publicly opened at the City Hall by the City Clerk and Engineer, will then be tabulated, and will be considered by the Council at 6:30 p.m. on September 9th, 2026, in the Council chambers of the City Hall. Any bidder whose responsibility is questioned during consideration of the bid will be given an opportunity to address the Council on the issue of responsibility. No bids will be considered unless sealed and filed with the Clerk and accompanied by a cash deposit, cashier's check, bid bond or certified check payable to the Clerk for five (5) percent of the amount of such bid.

Adopted by the Council of the City of Lino Lakes this 13th day of July 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

EXISTING PLAN SYMBOLS

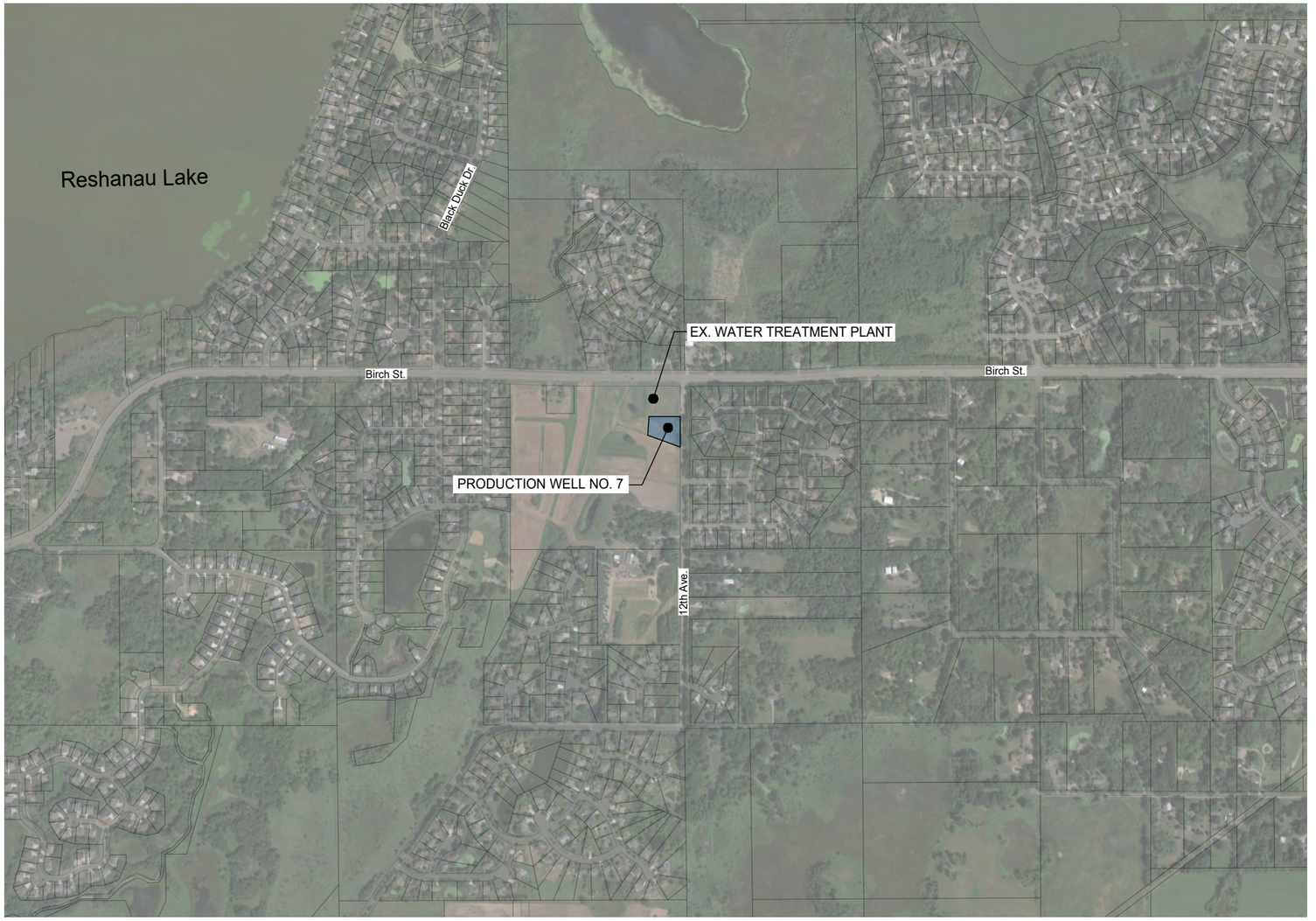
- PROPERTY LINES/RIGHT-OF-WAY
- UTILITY EASEMENT
- FENCE
- TREE LINE
- BUILDING
- SIGN
- DECIDUOUS TREE
- SHRUB
- CONIFEROUS TREE

EXISTING UTILITY SYMBOLS

- FIBER OPTIC LINE
- GAS LINE
- COMMUNICATION LINE
- ELECTRIC POWER LINE
- OVERHEAD UTILITY
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- COMMUNICATIONS PEDESTAL
- POWER POLE
- ELECTRIC BOX
- CATCH BASIN
- STORM APRON
- STORM SEWER MANHOLE
- GATE VALVE
- HYDRANT
- SANITARY SEWER MANHOLE

PRODUCTION WELL NO. 7
CITY OF LINO LAKES, MINNESOTA

LOCATED AT 6590 12TH AVE S



PROJECT LOCATION MAP

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LINO LAKES GENERAL SPECIFICATIONS AND STANDARD DETAIL PLATES.

PLAN SET INDEX

SHEET NO.	DESCRIPTION
G-01	TITLE SHEET
C-01	SITE PLAN
C-02	GRADING PLAN
PD-01	PROCESS DETAILS

THIS PLAN SET CONTAINS 4 SHEETS

THIS PLAN SET HAS BEEN PREPARED FOR:

CITY OF LINO LAKES
600 TOWN CENTER PARKWAY
LINO LAKES, MN 55014
(651) 982-2400

ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND ORDINANCES WILL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

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

JONATHAN S. CHRISTENSEN, P.E.

DATE: 07/13/2026 LICENSE NUMBER: 57814

EXCAVATION NOTICE SYSTEM

A CALL TO GOPHER STATE ONE (651-454-0002) IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION.

HORIZONTAL DATUM: NAD 83, 1996 ADJUSTMENTS
VERTICAL DATUM: NAVD 88
BENCHMARK: MnDOT MONUMENT "OTTER MNDT RESET"
BENCHMARK ELEV: 941.113

UTILITY INFORMATION

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

GOPHER ONE CALL TICKET NUMBERS: 261193464

N

0 500 1000
H: SCALE IN FEET

PLAN REVISIONS		
NO.	DATE	DESCRIPTION

WSB PROJ. NO. 036188-000

SHEET G-01

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CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7F

STAFF ORIGINATOR: Diane Hankee, PE, City Engineer

MEETING DATE: July 13, 2026

TOPIC: Resolution No. 26-135, Accepting Quotes and Awarding a Construction Contract, County Road J and Centerville Road Roundabout Landscaping Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting authorization to accept quotes and award the construction contract for the County Road J and Centerville Road Roundabout Landscaping Project.

BACKGROUND

The County Road J and Centerville Road Roundabout Landscaping Project is part of the City's Gateway Plan and in coordination with the Ramsey County I-35E and County Road J Interchange Project. The roundabout is located northwest of the Holiday Gas Station. The City requested quotes to install landscaping within the center of the roundabout along with an irrigation and stormwater reuse system.

Four quotes for the project were received on July 6, 2026.

Advanced Irrigation:	$72,990 excluded electrical work, site earthwork/soil prep
Peterson Companies:	$88,981.50 all-inclusive
Hoffman & McNamara:	$94,967 all-inclusive
JL Theis:	$108,316 all-inclusive

The lowest bidder with all-inclusive pricing information was Peterson Companies, Inc. with a bid total of $88,981.50 and an established reputation for installing landscaping and water reuse irrigation systems. We recommend that the City Council award a contract with Peterson Companies, Inc.

The project schedule was specific to be coordinated with other site work. This will remove the need for traffic control and additional permitting. The completion date for this project is August 31, 2026.

The project is funded through Municipal State Aid Street funds. The overall budget is $130,000.00.

RECOMMENDATION

Staff recommends adoption of Resolution No. 26-135 accepting quotes and awarding a construction contract for the County Road J and Centerville Road Roundabout Landscaping Project, in the amount of $88,981.50 to Peterson Companies.

ATTACHMENTS

1. Resolution No. 26-135
2. Bid Summary

CITY OF LINO LAKES
RESOLUTION NO. 26-135

RESOLUTION ACCEPTING QUOTES, AND AWARDING A CONSTRUCTION CONTRACT, COUNTY ROAD J AND CENTERVILLE ROAD ROUNDABOUT LANDSCAPING PROJECT

WHEREAS, pursuant to a request for quotes for the construction of the County Road J and Centerville Road Roundabout Landscaping Project, quotes were received, and tabulated:

Advanced Irrigation:	$72,990 excluded electrical work, site earthwork/soil prep
Peterson Companies:	$88,981.50 all-inclusive
Hoffman & McNamara:	$94,967 all-inclusive
JL Theis:	$108,316 all-inclusive

WHEREAS, it appears that the lowest bidder with all-inclusive pricing was Peterson Companies, Inc.; and

WHEREAS, the funding for the project is through Municipal State Aid Street funds in the amount of $130,000.00; and

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Peterson Companies, Inc. in the amount of $88,981.50 by the name of the City of Lino Lakes for the construction of the County Road J and Centerville Road Roundabout Landscaping Project according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.

Adopted by the Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, City Clerk

July 6, 2026

Re: County Road J Roundabout Landscaping Project
WSB Project No. 028249-000

Bid Summary

A total of four quotes were received for the above-referenced project on July 6, 2026, as follows:

- Advanced Irrigation: $72,990 but excluded electrical work and site earthwork / soil prep
- Peterson Companies: $88,981.50 all-inclusive
- Hoffman & McNamara: $94,967 all-inclusive
- JL Theis: $108,316 all-inclusive

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CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 7G

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: July 13, 2026

TOPIC: Resolution No. 26-138, Approving Roadway Improvement and Easement Agreement for Wilkinson Way

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council approval of the Roadway Improvement and Easement Agreement for Wilkinson Way.

BACKGROUND

The plat of Wilkinson Waters Addition required the grant of a public roadway easement over the portion of Wilkison Way located within the City of North Oaks on property owned by Presbyterian Homes. The approvals also required an easement grant to Presbyterian Homes to allow for the relocation of Wilkinson Lake Boulevard across Outlot E of the development.

The proposed Roadway Improvement and Easement Agreement involves multiple parties and and responsibilities as follows:

1. Presbyterian Homes (Grantor) is providing a Quit Claim Deed to Wilkson Waters, LLC (Developer) for that portion of Wilkinson Way (Tract A) located within the City of North Oaks.
2. Wilkinson Waters, LLC is granting an easement for public street, drainage and utility purposes on, over and across Tract A to the City and an easement to North Oaks Company over Tract A for stormwater improvement maintenance.
3. Presbyterian Homes is granting a temporary construction easement to Wilkinson Waters, LLC over property adjacent to Tract A for construction of Wilkinson Way.
4. Wilkinson Way LLC is granting an easement to Presbyterian Homes over Outlot E and agrees to construct Wilkinson Lake Boulevard over Outlot E
5. Developer is required to construct Wilkinson Way and Wilkinson Lake blvd in accordance with the approved plans. Security for construction of these improvements is provided for under the development agreement for the project.

6. North Oaks Home Owners Association (NOHOA) is responsible for maintenance of Wilkinson Lake Blvd Improvements.
7. The City agrees to perform all maintenance, repair, replacement, reconstruction and improvement of Wilkinson Way at the City cost and expense except that any Capital repairs, such as mill and overlay or reconstruction, between the Wilkinson Lake Blvd intersection and the Centerville Road roundabout is shared 50/50 between the City and the lots within the Wilkinson Waters development.

Once approved the City will be proceeding with approval of the Wilkinson Way Joint Powers Agreement (JPA) with the City of North Oaks.

RECOMMENDATION

Staff recommends approval of Resolution 26-138.

ATTACHMENTS

1. Resolution No. 26-138
2. Roadway Improvement and Easement Agreement for Wilkson Way
3. Roadway Improvement and Easement General Description Map

CITY OF LINO LAKES
RESOLUTION NO. 26-138

APPROVING ROADWAY IMPROVEMENT AND EASEMENT AGREEMENT WILKINSON WAY

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

WHEREAS, the development includes construction of Wilkinson Way, within the City of North Oaks, on property owned by Presbyterian Homes of North Oaks, Inc.; and

WHEREAS, conditions of Final Plat approval included requirements for the provision of a public street and utility easement over that portion of the proposed Wilkinson Way, within the City of North Oaks; and

WHEREAS, Presbyterian Homes (Grantor), Anoka Holdings, LLC, (Developer), Wilkinson Waters, LLC, North Oaks Home Owners Association (NOHOA), North Oaks Company (NOC) and the City of Lino Lakes have reached an agreement for the construction, maintenance and repair of Wilkinson Way and the realigned Wilkinson Lake Boulevard,

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the Roadway Improvement and Easement Agreement between the City of Lino Lakes, Presbyterian Homes (Grantor), Anoka Holdings, LLC, (Developer), Wilkinson Waters, LLC, North Oaks Home Owners Association (NOHOA), and North Oaks Company (NOC) is hereby approved and the Mayor and City Clerk are hereby authorized to execute the agreement on behalf of the City.

Adopted by the City Council of the City of Lino Lakes this 13th day of July, 2026.

_____
Rob Rafferty, Mayor

ATTEST:

_____
Roberta Colotti, CMC, City Clerk

ROADWAY IMPROVEMENT AND EASEMENT AGREEMENT

THIS ROADWAY IMPROVEMENT AND EASEMENT AGREEMENT (this "**Agreement**") is made and entered into as of the _____ day of July, 2026, (the "**Effective Date**"), by and between Presbyterian Homes of North Oaks, Inc., a Minnesota nonprofit corporation ("**Grantor**"), Anoka Holdings LLC, a Minnesota limited liability company ("**Developer**"), Wilkinson Waters, LLC, a Delaware limited liability company ("**Wilkinson Waters**"), North Oaks Company, LLC, a Minnesota limited liability company ("**NOC**"), North Oaks Home Owners' Association, Inc., a Minnesota non-profit corporation ("**NOHOA**"), and the City of Lino Lakes, Anoka County, Minnesota, a Minnesota municipal corporation ("**City**"). Grantor, Developer, Wilkinson Waters, and City are each a "**Party**" and collectively, the "**Parties**" herein.

RECITALS:

A. Grantor is the owner of that certain real property legally described as Tract A, Registered Land Survey Number 586, Ramsey County, Minnesota portions of which have been improved and are commonly known as Wilkinson Lake Blvd. ("**Tract A**"). Tract A abuts a public roadway known as Centerville Road.

B. Developer is the owner of that certain real property legally described on **Exhibit A-1** attached hereto and incorporated herein (the "**Developer Property**") and Wilkinson Waters is the owner of that certain real property legally described on **Exhibit A-2** attached hereto and incorporated herein (the "**Wilkinson Way Property**" and together with the Developer Property, the "**Development Property**").

C. A copy of the recorded Plat of Wilkinson Waters Addition is attached hereto as **Exhibit B** and incorporated herein (the "**Plat**").

D. The Plat depicts "Wilkinson Way" (hereinafter "**Dedicated Wilkinson Way**") and dedicates Dedicated Wilkinson Way to the public as a public way.

E. Developer is developing the Development Property as a mixed-use development which will initially include a residential rental component, a for-sale residential component, a senior living component, a commercial component, and a wetland area.

F. Immediately prior to the Parties execution of this Agreement, Grantor is executing and delivering a quit claim deed conveying that portion of Tract A identified as "Proposed Description – Parcel 1" and legally described on **Exhibit C** attached hereto and incorporated herein (the "**Tract A Wilkinson Way Property**") to Wilkinson Waters, an affiliate of Developer, for Developer's construction of public street improvements as required by the Planned Unit Development Agreement (Wilkinson Waters Addition) between City and Developer dated April 27, 2026 (the

"**Development PUD Agreement**"), as a continuation of Dedicated Wilkinson Way to a new roundabout located at Centerville Road and County Road J, and for eventual dedication as a public way.

G. That portion of Tract A retained by Grantor following conveyance of the Tract A Wilkinson Way Property is referred to herein as the "**Grantor Property**".

H. Wilkinson Waters desires to grant and convey to City, and City desires to obtain from Wilkinson Waters, an easement for public street, drainage, and utility purposes on, over, and across the Tract A Wilkinson Way Property as described in more detail in Section 2.a below and Wilkinson Waters further desires to grant and convey to NOC, and NOC desires to obtain from Wilkinson Waters, an easement on, over, and across the Tract A Wilkinson Way Property as described in more detail in Section 2.e to permit NOC to perform its obligations under Section 7.

I. Grantor desires to grant and convey to Developer and Developer desires to obtain from Grantor, as an appurtenance to the Developer Property, a non-exclusive, temporary construction easement over the portion of the Grantor Property legally described and depicted on **Exhibit D** attached hereto and incorporated herein (the "**Construction Easement Area**") for the purposes described in Section 2.b.

J. Developer desires to grant and convey to Grantor and Grantor desires to obtain from Developer, as an appurtenance to the Grantor Property, a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress over and across the potion of Outlot E, WILKINSON WATERS ADDITION, Anoka County, Minnesota that is legally described on **Exhibit E** attached hereto and incorporated herein (the "**Wilkinson Lake Blvd Easement Area**") and the Wilkinson Lake Blvd Improvements (defined below) this Agreement obligates Developer to construct thereon for the purposes described in Section 2.c.

K. NOHOA is executing this Agreement to evidence its acceptance of the easement described in Section 2.d and its agreement to maintain the Wilkinson Lake Blvd Improvements located within the Wilkinson Lake Blvd Easement Area and the Grantor Property, as more specifically described in Section 5 below.

NOW, THEREFORE, in consideration of the covenants contained herein, including the foregoing recitals, which are incorporated into this Agreement, and other good and valuable consideration, the Parties agree as follows:

1. Recitals. The recitals above are incorporated by this reference as Agreements of the Parties, and are binding as a part of this Agreement as if fully set forth in this Section 1.

2. Grant of Easements.

   a. **City Easement**. Notwithstanding anything to the contrary contained herein, the grant of the Wilkinson Way Public Easement (as defined below) is expressly conditioned upon the prior recording of a partial release of all mortgage liens encumbering the portion of the Tract A Wilkinson Way Property subject to the Wilkinson Way Public Easement. Grantor and/or Wilkinson Waters, as applicable, shall be responsible for obtaining and recording such partial release(s). Thereafter, Wilkinson Waters hereby grants and conveys to City and City hereby accepts from Wilkinson Waters an easement for public street, drainage, and utility purposes on, over, and across the Tract A Wilkinson Way Property (the "**Wilkinson Way Public Easement**") for purposes of (i) public vehicular and pedestrian

travel between Dedicated Wilkinson Way and Centerville Road; and (ii) the City's performance of the installation, maintenance, repair, replacement, reconstruction, and improvement obligations contemplated by Section 4. The easement granted by the preceding sentence shall be treated as and function similar to a municipal public street for all purposes of access, maintenance, and enforcement and includes, but is not limited to, the ongoing right to inspect the Tract A Wilkinson Way Property and the Wilkinson Way Improvements.

b. **Developer Temporary Construction Easement**. Grantor hereby grants and conveys to Developer and Developer hereby accepts from Grantor, as an appurtenance to the Developer Property, a temporary, non-exclusive easement on, over, and across the Construction Easement Area for Developer's (and Developer's employee's, agents, and contractor's) construction of the Developer Improvements (defined below). The temporary construction easement granted by this Section 2.b. shall automatically terminate upon the earlier to occur of (i) completion of the Developer Improvements, (ii) the date of closing under that certain Real Estate Purchase Agreement between Developer and Presbyterian Homes Housing & Assisted Living, Inc. for the purchase and sale of Outlot E, WILKINSON WATERS ADDITION, Anoka County, Minnesota, or (iii) twenty-four (24) months following the Effective Date.

c. **Wilkinson Lake Blvd. Access Easement**. Developer hereby grants and conveys to Grantor and Grantor hereby accepts from Developer, as an appurtenance to the Grantor Property, a non-exclusive, perpetual easement for vehicular and pedestrian ingress and egress over and across the Wilkinson Lake Blvd Easement Area and the Wilkinson Lake Blvd Improvements this Agreement obligates Developer to construct thereon in order to provide Grantor, the owners of the "Development Parcels," as defined in that certain Declaration of Easements, Covenants, and Restrictions dated October 15, 2004 and recorded in the office of the Ramsey County Registrar of Titles on November 5, 2004 as Document No. 1842742, as the same has been and may be amended from time to time (the "**2004 Declaration**"), and their respective employees, tenants, guests and invitees a right of vehicular and pedestrian ingress and egress between the Grantor Property and Dedicated Wilkinson Way.

d. **Wilkinson Lake Blvd. Maintenance Easement**. Developer hereby grants and conveys to NOHOA a non-exclusive, perpetual easement on, over, and across the Wilkinson Lake Blvd Easement Area for purposes of performing the obligations set forth in Section 5 below.

e. **Tract A Wilkinson Way Property Stormwater Improvements**. Wilkinson Way hereby grants and conveys to NOC and NOC hereby accepts from Wilkinson Way an assignable easement in gross over and across the Tract A Wilkinson Way Property to permit NOC and its assigns to perform NOC's obligations under Section 7.

3. Construction of Developer Improvements. Developer shall complete construction of (i) the roadway to be located in and upon the Tact A Wilkinson Way Property (the "**Wilkinson Way Improvements**"), and (ii) the roadway improvements to be located within the Grantor Property and the Wilkinson Lake Blvd Easement Area (the "**Wilkinson Lake Blvd Improvements**"), each as and where more specifically depicted on Sheet C2-12 (Existing Site & Removal Plan dated 12/04/25, last revised 06/30/26), Sheet C3-29 – Wilkinson Way (station 0_00-2+75) dated 12/04/25, last revised 06/30/26), and Sheet C3-28 (Wilkinson Way (Station 15+00 – 19+50) dated 12/04/25, last revised 06/30/26), of the Project Plan Set for Anoka Holdings, LLC – Wilkinson

Waters, Project 24-30671 prepared by I & S Group, Inc. d/b/a ISG , and (iii) such other improvements described on **Exhibit F-1** and depicted on **Exhibit F-2** (but excluding any trees or other improvements depicted as being located on Outlot E or Outlot F, WILKINSON WATERS ADDITION, Anoka County, Minnesota (the "**Grantor Property Improvements**", and together with the Wilkinson Way Improvements and the Wilkinson Lake Blvd Improvements, the "**Developer Improvements**"), all at Developer's sole cost and expense and subject to the following terms:

a. **Construction Standards**. The Developer Improvements shall be performed in a good, safe, and workmanlike manner, in compliance with all applicable laws, rules, regulations, ordinances, or other requirements or rule of any governmental authority (collectively, "**Governmental Requirements**"), and in a manner that does not cause Grantor or Grantor's Property to be in violation of any Governmental Requirements. Developer shall construct the Wilkinson Way Improvements in accordance with the requirements of the Development PUD Agreement. Developer will construct the Wilkinson Lake Blvd Improvements in accordance with the 2004 Declaration and using construction materials and to construction standards that are consistent with those used in the construction of the Wilkinson Way Improvements, but in no event less stringent than those used in the construction of the existing improvements within Wilkinson Lake Boulevard. Developer will construct the Grantor Property Improvements in accordance with **Exhibit F-1**, **Exhibit F-2**, and the 2004 Declaration.

b. **Non-Interference**. Developer's construction of the Developer Improvements shall not unreasonably interfere with the use, occupancy or enjoyment of Grantor's Property, it being understood that (i) typical construction noise and activity is not a violation of this clause, and (ii) there will be interruptions in Grantor's and Grantor's tenants' guests' and invitees' ability to use the existing roadway improvements on Tract A, RLS 586, Ramsey County, Minnesota that Developer will use reasonable efforts to minimize.

c. **Staging.** Any temporary staging and/or storage area shall be located on the Developer Property and all laborers, suppliers, contractors and others connected with such construction activities within the Construction Easement Area shall use only the access points to the Construction Easement Area located upon the Developer Property.

d. **Completion Date**. Developer shall complete the Developer Improvements, other than the second lift of the Wilkinson Way Improvements and the second lift of the Wilkinson Lake Blvd Improvements. on or before the dates set forth in Section 2.b above, and the second lift of the Wilkinson Way Improvements and the second lift of the Wilkinson Lake Blvd Improvements shall be completed within twelve (12) months thereafter.

e. **Restoration.** Upon completion of the Developer Improvements, Developer shall, at its expense, restore any damaged portion of the Grantor Property to a condition equal to or better than that existing prior to commencement of such construction.

f. **Indemnification.** Developer shall indemnify, defend, and hold harmless Grantor, its affiliates, and their respective employees, agents, tenants, guests, and invitees, from and against all claims, losses, liabilities, damages, costs and expenses (including reasonable attorney's fees) (collectively, "Losses") arising out of any personal injury or property damage related to completion of the Developer Improvements, including any damage to existing utilities and infrastructure on Grantor's Property except to the extent the Losses arise from the gross negligence or intentional misconduct of Grantor, its affiliates, or their respective employees, agents, tenants, guests, and invitees.

g. **Warranty**. Developer warrants that the Wilkinson Lake Blvd Improvements and Grantor Property Improvements will be free of defects for a period of two (2) years following completion thereof.

h. **Insurance**. Prior to commencement of the Developer Improvements Developer shall obtain and provide one or more certificates to Grantor evidencing at least the following insurance, which shall be maintained throughout the course of the Developer Improvements: (i) Commercial General Liability in an amount not less than $2,000,000 per occurrence, and $5,000,000 annual aggregate, including contractual liability coverage (including arising under the indemnity requirements contained herein); (ii) Automobile Liability coverage of not less than $1,000,000 combined single limit, each accident, covering all owned, hired and non-owned autos; and (iii) legally required workers compensation coverage. The coverage requirements of Sections 3.h.(i) and 3.h.(ii) may be satisfied by a combination of the stated policy and a follow-form umbrella or excess liability policy that is at least as broad as the underlying policy, and which does not require exhaustion of the underlying limits only through the actual payment by the underlying insurers. Grantor shall be named as an additional insured under each of the liability policies required under this Section 3.h. Except where prohibited by law, Developer shall require its insurers to waive all rights of subrogation against Grantor and its insurers.

4. Maintenance, Repair and Replacement of the Wilkinson Way Improvements. From and after the City's written acceptance of the Wilkinson Way Improvements in accordance with the Development PUD Agreement, the City shall, at the City's cost and expense but subject to partial reimbursement as described in Section 9 below, perform all maintenance, repair, replacement, reconstruction, and improvement of the Wilkinson Way Improvements from and after the City's written acceptance of the Wilkinson Way Improvements, in each case as reasonably necessary to keep the Wilkinson Way Improvements in a safe, sightly, good, and functional condition, and in full compliance with all Governmental Requirements including, without limitation, (a) snow plowing, street sweeping, minor patching, signage, striping and other customary and routine municipal roadway maintenance activities ("**Routine Maintenance**"), and (b) any mill and overlay, reclamation, curb replacement, and other significant resurfacing of the Wilkinson Way Improvements, or other capital maintenance and improvement work ("**Capital Maintenance, Repairs, and Replacements**"). All such Routine Maintenance and Capital Maintenance, Repairs, and Replacements shall be performed by Developer prior to the City's written acceptance of the Wilkinson Way Improvements in accordance with the Development PUD Agreement.

5. Maintenance, Repair and Replacement of the Wilkinson Lake Blvd Improvements. Subject to the remaining provisions of this Agreement, including Developer's obligation to complete and warrant the Wilkinson Lake Blvd Improvements under Section 3, NOHOA shall supervise, operate, manage, maintain, repair and replace the Wilkinson Lake Blvd Improvements located within the Wilkinson Lake Blvd Easement Area and the Grantor Property in accordance with the standards set forth in Section 4.c. of the 2004 Declaration, and for all purposes as though the Wilkinson Lake Blvd Improvements were part of the "Tact A Roadway Area", as such term is defined and used in the 2004 Declaration.

6. Maintenance, Repair and Replacement of the Grantor Property Improvements. Subject to the terms of Section 3 above, as between the Parties, Grantor will be solely responsible for any required maintenance, repair, replacement, reconstruction or improvement to the Grantor Property Improvements following completion thereof and neither the Developer or City will have any obligation to maintain, repair, replace, reconstruct, or improve the Grantor Property Improvements

following completion thereof.

7. Maintenance, Repair and Replacement of the Certain Stormwater Improvements. NOC and its successors and assigns to the easement rights described in Section 2.e will be solely responsible for any required maintenance, repair, or replacement of the stormwater improvements serving the Wilkinson Way Improvements which are depicted on the attached **Exhibit G** (the "**Wilkinson Way Stormwater Improvements**").

8. Maintenance, Repair and Replacement of the Tract A Wilkinson Way Property. Wilkinson Waters will be solely responsible for any required maintenance of any lawns and landscaping located on portions of the Tract A Wilkinson Way Property not occupied by the Wilkinson Way Improvements including, if applicable and without limitation, any center islands located in the Wilkinson Way Improvements.

9. Cost Sharing for Capital Maintenance or Improvements Costs Relating to a portion of Dedicated Wilkinson Way and the Wilkinson Way Improvements. Developer, Wilkinson Waters, and City agree that the owners of the Development Property are obligated to reimburse the City for a portion of all costs the City incurs to perform Capital Maintenance, Repairs, and Replacements with respect to (a) the portion of Dedicated Wilkinson Way located southeasterly of the northeasterly extension of the northwesterly boundary of the Wilkinson Lake Blvd. Easement Area and northerly of the south boundary line of the Plat, and (b) the Wilkinson Way Improvements including, without limitation, administrative expenses, engineering expenses, consultants' fees, and attorneys' fees ("**City Capital Costs**") as set forth on the attached **Exhibit H** and the City may levy such amounts as a special assessment against the Development Property in accordance with **Exhibit H**. If any parcel identified on Exhibit H is subdivided, re-platted or otherwise divided into two or more parcels, the percentage allocation assigned to such original parcel shall continue to apply in the aggregate to all successor parcels. The original parcel's allocated percentage shall be apportioned among the successor parcels in proportion to their respective lot area established by the applicable plat or subdivision document, unless the City approves a different allocation in writing. The aggregate percentage allocated to the successor parcels shall at all times equal the percentage assigned to the original parcel on Exhibit H. Developer and Wilkinson Way, for themselves and their successors in title to the Development Property waive any and all rights they may have to notice of a hearing and a hearing on such special assessments and any and all rights they may have to appeal any such special assessments pursuant to Minnesota Statutes Chapter 429, the City Charter, or the City Code. This Agreement shall be recorded against the Development Property.

10. General Provisions.

    a. **Enforcement.** The easements and covenants set forth herein are enforceable by each Party for whose benefit such easements and covenants are made (and, in the case of the easement granted in Section 2.a, the public), by NOHOA's corporate successors, and by successors in title to the Grantor Property, the Developer Property, the Wilkison Waters Property, and the Tract A Wilkinson Way Property. No other person or entity shall have any rights to enforce any of the easements or covenants herein. This Agreement may be enforced by legal or equitable action including specific performance. Any Party prevailing in litigation arising under this Agreement shall be entitled to recover its reasonable attorneys' fees, costs and disbursements from the non-prevailing Party or Parties.

    b. **Agreement to Continue Notwithstanding Breach**. It is expressly agreed that no breach of this Agreement shall entitle any Party to cancel, rescind, or otherwise terminate any easements created hereunder. Such limitations, however, shall not affect, in any manner,

any other rights or remedies which such Party may have hereunder by reason of such breach.

c. **Merger Not Intended**. Common ownership of any property subject to or benefited by the easements in this Agreement, shall not cause this Agreement to be extinguished by operation of merger in whole or in part.

d. **Mechanic's Liens**. No Party shall cause or permit any mechanics' lien to be filed against any portion of another Party's property and such Party permitting such mechanics' lien shall cause the immediate satisfaction of same (by payment or bonding over in accordance with applicable state statute) and shall indemnify the other Party against any Losses related thereto. Each Party shall, within a reasonable time following the request of another Party, provide lien waivers and evidence of payment for any work performed by or on behalf of the benefitted Party on the property of the other Party.

e. **Running of Benefits and Burdens; Successors and Assigns**. All provisions of this Agreement shall run with the land and shall inure to the benefit of and be binding upon each owner of all or any part of the Grantor Property, the Developer Property, the Wilkinson Waters Property, the Tract A Wilkinson Way Property, and their respective successors and assigns, including any mortgagees or subsequent holders of mortgages.

f. **Authority of Grantor**. Each party hereby warrants that it has full power and authority to grant and convey the rights granted herein and assume the obligations imposed herein.

g. **Recording.** This Agreement will be recorded against the Grantor Property, the Developer Property, the Wilkinson Waters Property, and the Tract A Wilkinson Way Property in the proper offices of the Counties in which such properties are located. The costs to record this document will be paid by Developer.

h. **Amendments.** No amendment, modification or waiver of any condition, provision or term of this Agreement shall be valid or of any effect unless made in writing and (a) signed by the then-owners of the Grantor Property, the Tract A Wilkinson Way Property, the Developer Property, the Wilkinson Waters Property, and City, and (b) if, and only if, amending or modifying Section 2.d. or Section 5, by NOHOA.

i. **Estoppel Certificate and Certificate of Completion**. Each Party hereby agrees to execute and deliver an estoppel certificate in accordance with this Section 10.i. upon reasonable written request from another Party. An executed estoppel certificate will be delivered to the requesting Party within ten (10) days of receipt of written request. The estoppel certificate will state (a) whether or not this Agreement, and all or any of the specific easements granted herein, are in full force and effect, (b) whether this Agreement has been amended or modified, and if amended or modified, the nature of such amendment or modification, (c) whether or not the executing Party knows of any uncured defaults under this Agreement, and if there are known defaults, specifying the nature of the default, and (d) such other factual matters as may be reasonably requested by the requesting Party. The estoppel certificate will be in a form reasonably acceptable to the Party providing the estoppel certificate and the Party requesting the estoppel certificate. City agrees that upon Developer's completion of Wilkinson Way Improvements in accordance with this Agreement and Developer's submission of a written request to City, City will execute a recordable instrument evidencing Developer's satisfaction of its obligation to construct the Wilkinson Way Improvements in accordance with Section 3, and Grantor agrees that upon

Developer's completion of Wilkinson Lake Blvd Improvements and Grantor Property Improvements in accordance with this Agreement and Developer's submission of a written request to Grantor, Grantor will execute a recordable instrument evidencing Developer's satisfaction of its obligation to construct the Wilkinson Lake Blvd Improvements and Grantor Property Improvements in accordance with Section 3

j. **Headings.** The headings contained in this Agreement are for convenience only. In all instances, reference should be made to the specific terms and provisions hereof.

k. **Severability.** If any provision or application of this Agreement is held unlawful or unenforceable in any respect, such illegality or unenforceability shall not affect other provisions or applications which can be given effect, and this Agreement shall be construed as if the unlawful or unenforceable provisions or application had never been contained herein or prescribed hereby.

l. **Counterparts.** This Agreement may be executed in one or more counterparts, all of which, when taken together shall constitute one and the same instrument.

m. **Governing Law**. All of the terms and provisions of this Agreement shall be governed by and controlled solely by the laws of the State of Minnesota.

n. **Further Assurances**. From and after the date hereof, each Party shall, without further consideration, execute and deliver to the other Parties such other instruments, and take such other actions, as the other Parties may reasonably request to carry out the intention of this Agreement and to effect the easement and agreements intended hereby.

[Remainder of page intentionally left blank; signature pages follow.]

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first set forth above.

GRANTOR:

Presbyterian Homes of North Oaks, Inc., a Minnesota nonprofit corporation

By: _____
Name:_____
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, 2026, by_____, the _____of Presbyterian Homes of North Oaks, Inc., a Minnesota nonprofit corporation, on behalf of the nonprofit corporation.

_____
Notary Public

[Signature Page to Roadway Improvement and Easement Agreement (Wilkinson Lake Blvd.)]

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first set forth above.

DEVELOPER:

Anoka Holdings LLC, a Minnesota limited liability Company

By: _____
Name: Mark Houge
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of July, 2026, by Mark Houge, the _____ of Anoka Holdings LLC, a Minnesota limited liability company, on behalf of the company.

_____
Notary Public

[Signature Page to Roadway Improvement and Easement Agreement (Wilkinson Lake Blvd.)

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first set forth above.

WILKINSON WATERS:

Wilkinson Waters, LLC, a Delaware limited liability Company

By: _____
Name: _____
Its: _____

STATE OF MINNESOTA)
ss
COUNTY OF _____)
)ss.
)

The foregoing was acknowledged before me this _____ day of July, 2026, by_____, the _____of Wilkinson Waters, LLC, a Delaware limited liability company, on behalf of the company.

_____
Notary Public

[Signature Page to Roadway Improvement and Easement Agreement (Wilkinson Lake Blvd.)

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first set forth above.

NOC:

North Oaks Company, LLC, a Minnesota limited liability Company

By: _____
Name: Mark Houge
Its: _____

STATE OF MINNESOTA)
ss
COUNTY OF _____)
)ss.
)

The foregoing was acknowledged before me this _____ day of July, 2026, by Mark Houge, the _____of North Oaks Company, LLC, a Minnesota limited liability company, on behalf of the company.

_____

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first set forth above.

NOHOA:

North Oaks Home Owners' Association, Inc., a Minnesota non-profit corporation

By: _____
Name:_____
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of July, 2026, by _____, the _____ of North Oaks Home Owners' Association, Inc., a Minnesota non-profit corporation, on behalf of the corporation.

_____
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first set forth above.

CITY:

City of Lino Lakes, Anoka County, Minnesota, a Minnesota municipal corporation

By: _____
Name:_____
Its: _____

By: _____
Name:_____
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of July, 2026, by _____, the _____ of the City of Lino Lakes, Anoka County, Minnesota, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of July, 2026, by _____, the _____ of the City of Lino Lakes, Anoka County, Minnesota, a Minnesota municipal corporation, on behalf of the municipal corporation.

_____
Notary Public

Document drafted by and
after recording return to:
Taft Stettinius & Hollister LLP (TLB)
2200 IDS Center 80 South 8th Street
Minneapolis, MN 55402

MORTGAGEE CONSENT

North American Banking Company, a Minnesota banking corporation ("**Mortgagee**") is the owner and holder of that certain Combination Mortgage, Security Agreement and Fixture Financing Statement made by Wilkinson Waters, LLC, a Delaware limited liability ("**Wilkinson Waters**") as of July __, 2026 and recorded in the office of the Anoka County Recorder on July __, 2026 as Document No. _____ (the "**Mortgage**"). Mortgagee hereby consents to Wilkinson Waters' execution and recording of the Roadway Improvement and Easement Agreement to which this Mortgagee Consent is attached and agrees that from and after the recording of the Roadway Improvement and Easement Agreement Mortgagee's right, title and interest as owner and holder of the Mortgage, in and to the "Wilkinson Waters Property," as defined in the Roadway Improvement and Easement Agreement is and shall be subject to the terms of the Roadway Improvement and Easement Agreement.

NORTH AMERICAN BANKING COMPANY, a Minnesota banking corporation

By: _____
Print Name: _____
Title: _____

STATE OF MINNESOTA)
) ss
COUNT OF _____)

The foregoing instrument was acknowledged before me this _____ day of July, 2026, by _____, the _____ of North American Banking Company, a Minnesota banking corporation.

_____
Notary Public

Document drafted by and
after recording return to:
Taft Stettinius & Hollister LLP (TLB)
2200 IDS Center 80 South 8th Street
Minneapolis, MN 55402

EXHIBIT A-1

Legal Description of the Developer Property

Outlots E, F, and G, WILKINSON WATERS ADDITION, Anoka County Minnesota

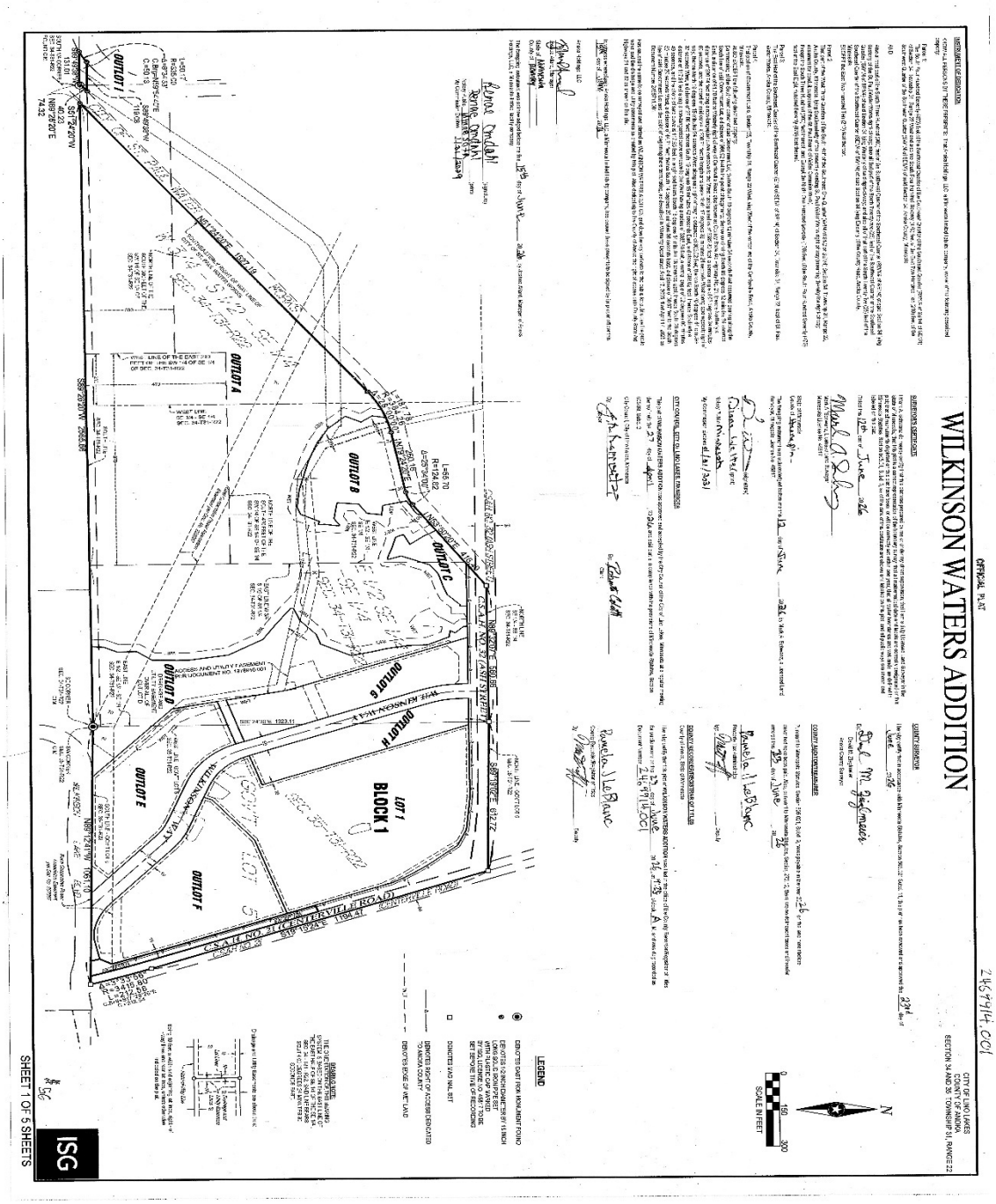
EXHIBIT A-2

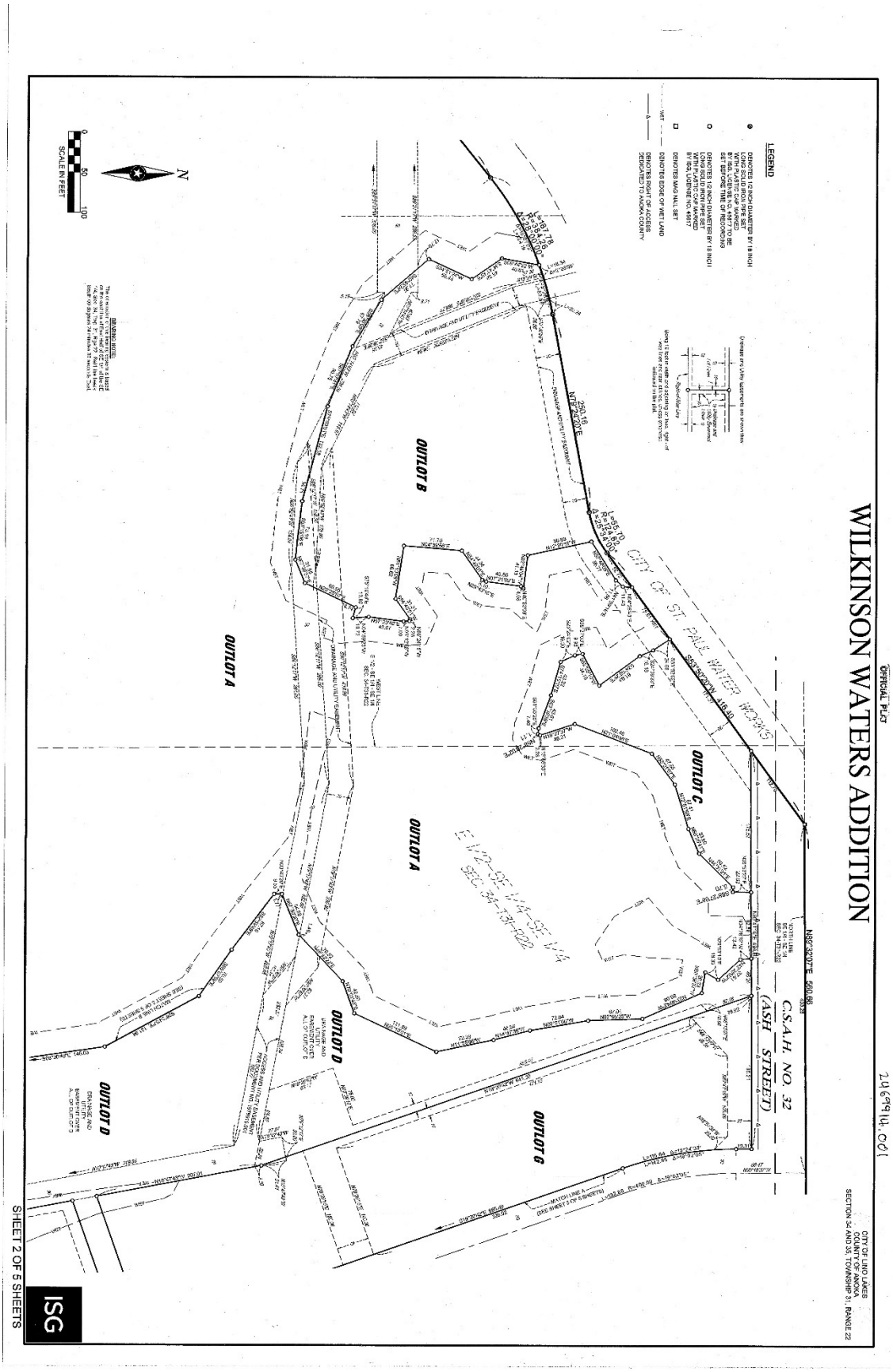
Legal Description of the Wilkinson Waters Property

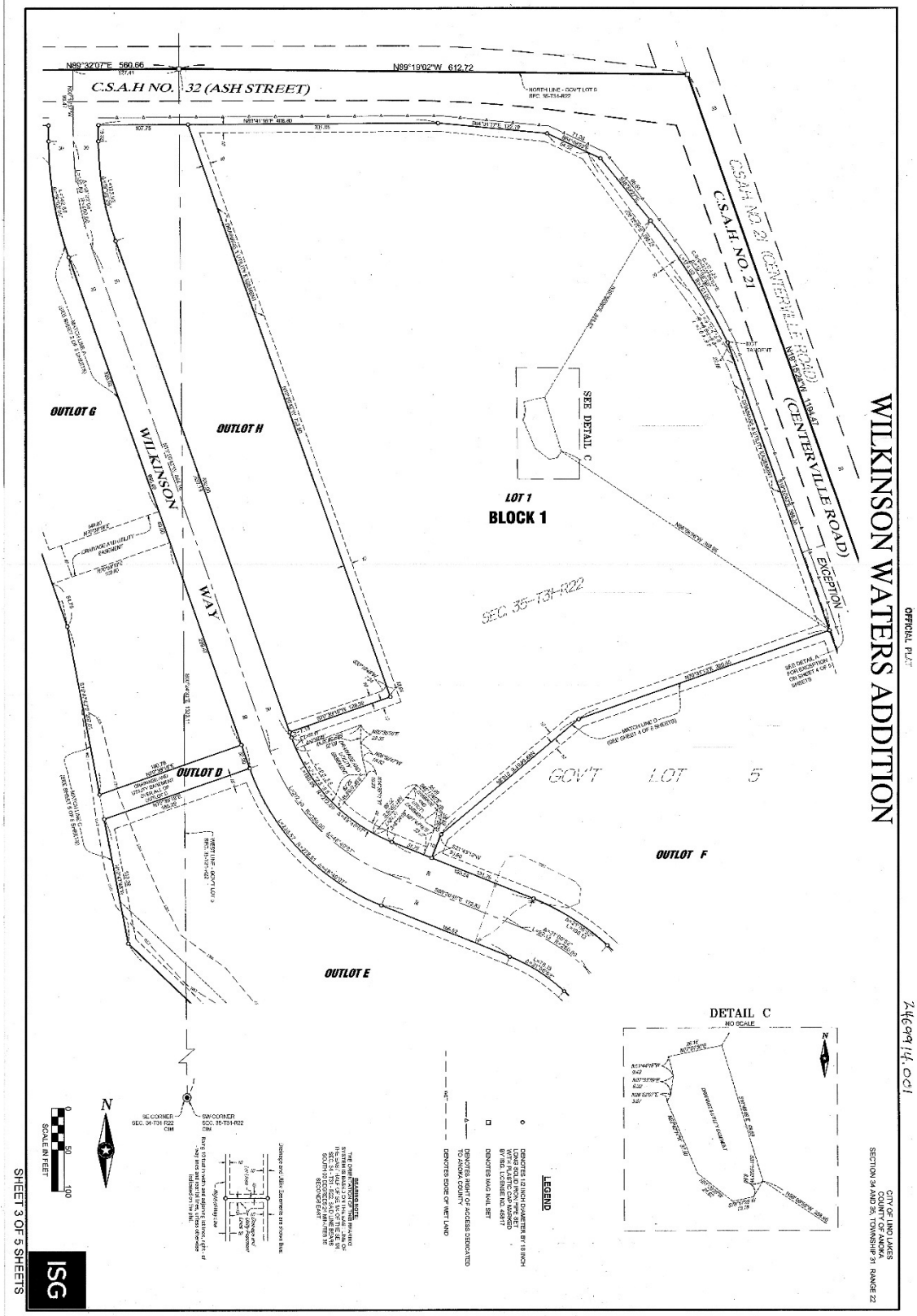
Lot 1, Block 1, and Outlot H, WILKINSON WATERS ADDITION, Anoka County Minnesota

EXHIBIT B

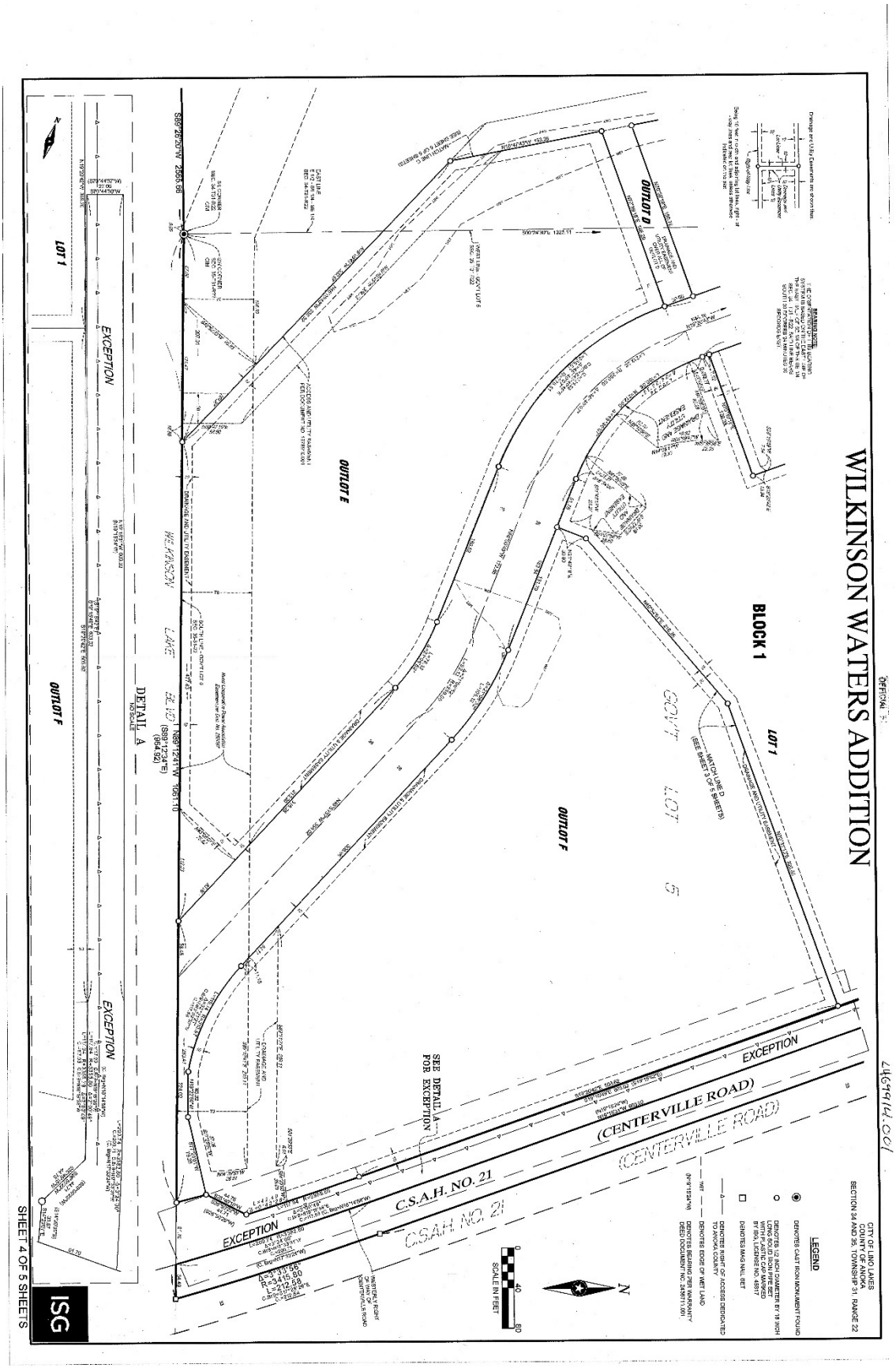
Recorded Final Plat of Wilkinson Waters




WILKINSON WATERS ADDITION
OFFICIAL PLAT
CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 34 AND 35, TOWNSHIP 31, RANGE 22
LEGEND
DENOTES 1/2 INCH DIAMETER BY 14 INCH LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 41977 TO BE SET BEFORE TIME OF RECORDING
DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE FOUND WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 41977
DENOTES MAG NAIL SET
DENOTES EDGE OF WETLAND
DENOTES RIGHT OF WAY DEDICATED TO ANOKA COUNTY
SCALE IN FEET
0
50
100
N
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
C.S.A.H. NO. 32
(ASH STREET)
CITY OF ST. PAUL WATER WORKS
DRAINAGE AND UTILITY EASEMENT
SHEET 2 OF 5 SHEETS
ISG


WILKINSON WATERS ADDITION
OFFICIAL PLAT
CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 34 AND 35, TOWNSHIP 31, RANGE 22
C.S.A.H NO. 32 (ASH STREET)
C.S.A.H NO. 21 (CENTERVILLE ROAD)
WILKINSON WAY
OUTLOT G
OUTLOT H
OUTLOT D
OUTLOT E
OUTLOT F
LOT 1
BLOCK 1
GOVT LOT 5
SEC. 35-T31-R22
SEE DETAIL C
DETAIL C
NO SCALE
LEGEND
SCALE IN FEET
SHEET 3 OF 5 SHEETS
ISG

24699.14.001


WILKINSON WATERS ADDITION
CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 34 AND 35, TOWNSHIP 31, RANGE 22
LEGEND
DENOTES CAST IRON MONUMENT FOUND
DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE SET MARKED WITH PLASTIC CAP MARKED BY RLS, LICENSE NO. 48917
DENOTES MAG NAIL SET
DENOTES EIGHT FOOT ACCESS DEDICATED TO ANOKA COUNTY
DENOTES EDGE OF WET LAND
DENOTES DRAINAGE AND UTILITY EASEMENT DEDICATED BY THIS PLAT
DENOTES COUNTY RECORDED DOCUMENT NO. 2436711.001
BLOCK 1
LOT 1
OUTLOT D
OUTLOT E
OUTLOT F
EXCEPTION
(CENTERVILLE ROAD)
C.S.A.H. NO. 21
CSAH NO. 21
SEE DETAIL A FOR EXCEPTION
DETAIL A
NO SCALE
SCALE IN FEET
N
ISG
SHEET 4 OF 5 SHEETS

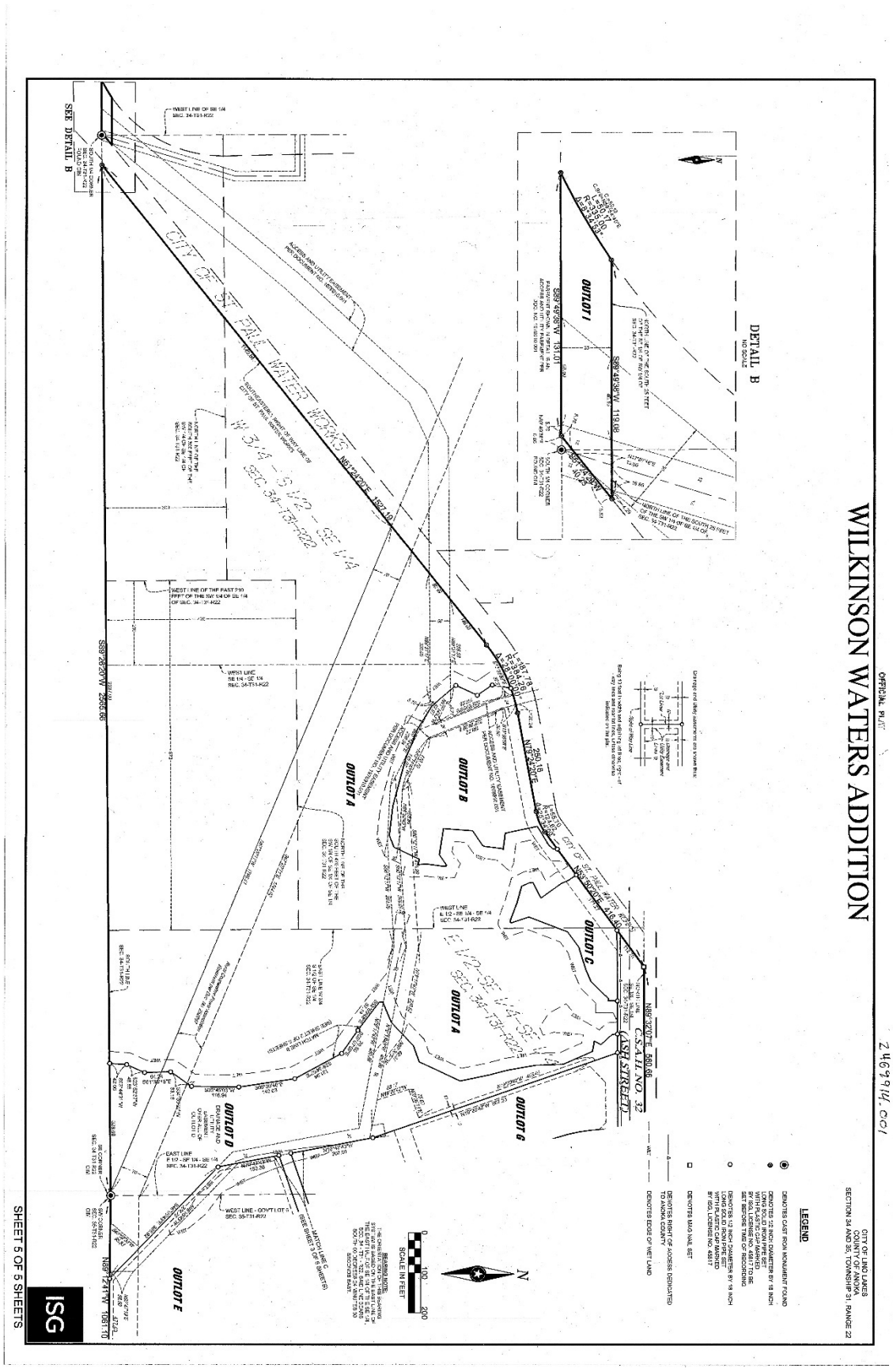
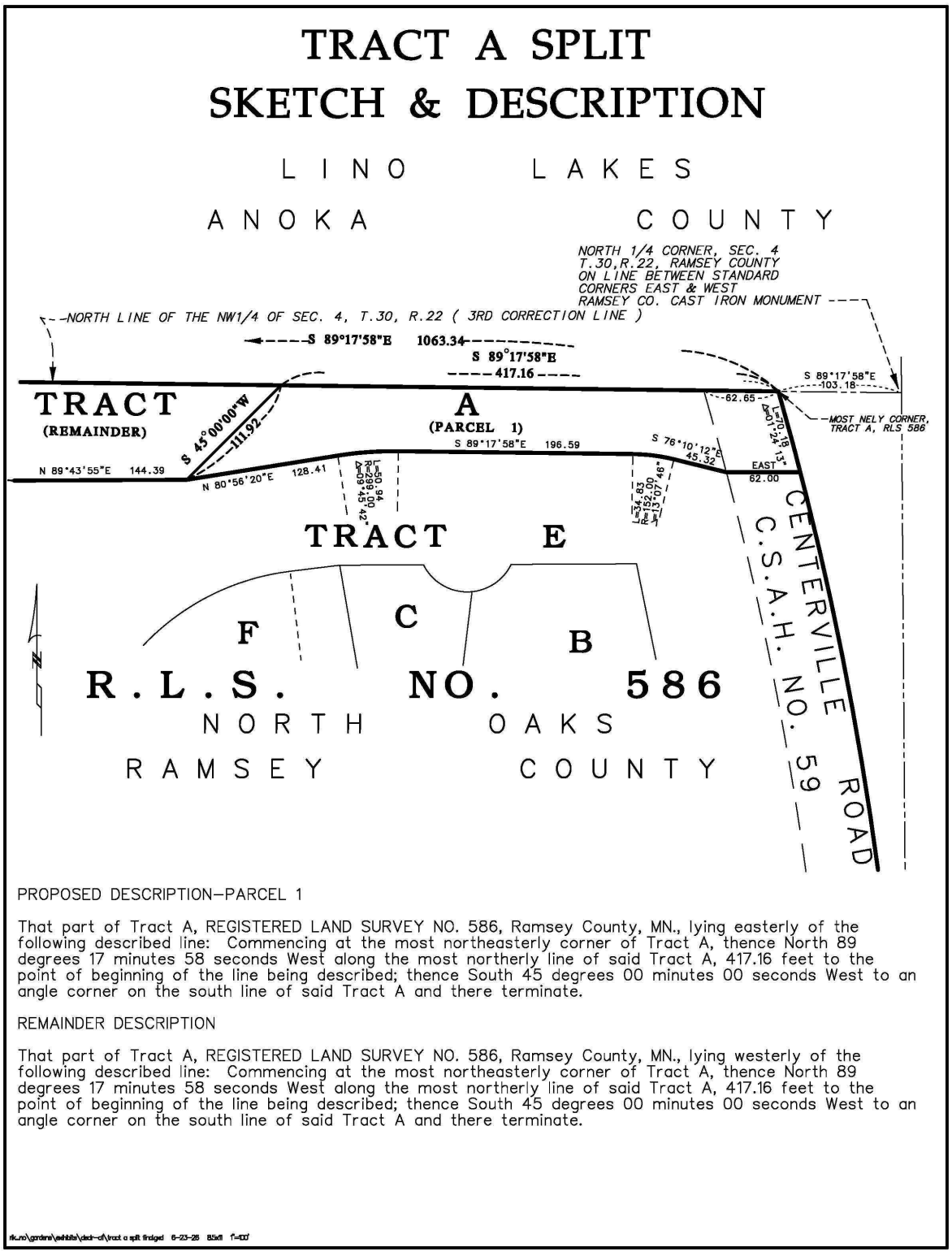

WILKINSON WATERS ADDITION
CITY OF LINO LAKES
COUNTY OF ANOKA
SECTION 34 AND 35, TOWNSHIP 31, RANGE 22
LEGEND
DENOTES CAST IRON MONUMENT FOUND
DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 43817 TO BE SET BEFORE TIME OF RECORDING
DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG SOLID IRON PIPE SET WITH PLASTIC CAP MARKED BY ISG, LICENSE NO. 43817
DENOTES MAG NAIL SET
DENOTES RIGHT-OF-ACCESS CONVEYED TO ANOKA COUNTY
DENOTES EDGE OF WET LAND
DETAIL B
NO SCALE
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
OUTLOT G
OUTLOT I
CITY OF ST. PAUL WATER WORKS
W 3/4 - S 1/2 - SE 1/4 SEC. 34-T31-R22
E 1/2 - SE 1/4 - SE 1/4 SEC. 34-T31-R22
C.S.A.H. NO. 32
LAKE DRIVE
SCALE IN FEET
0
100
200
N
ISG
SHEET 5 OF 5 SHEETS

EXHIBIT C

Legal Description of the Tract A Wilkinson Way Property



PROPOSED DESCRIPTION—PARCEL 1

That part of Tract A, REGISTERED LAND SURVEY NO. 586, Ramsey County, MN., lying easterly of the following described line: Commencing at the most northeasterly corner of Tract A, thence North 89 degrees 17 minutes 58 seconds West along the most northerly line of said Tract A, 417.16 feet to the point of beginning of the line being described; thence South 45 degrees 00 minutes 00 seconds West to an angle corner on the south line of said Tract A and there terminate.

REMAINDER DESCRIPTION

That part of Tract A, REGISTERED LAND SURVEY NO. 586, Ramsey County, MN., lying westerly of the following described line: Commencing at the most northeasterly corner of Tract A, thence North 89 degrees 17 minutes 58 seconds West along the most northerly line of said Tract A, 417.16 feet to the point of beginning of the line being described; thence South 45 degrees 00 minutes 00 seconds West to an angle corner on the south line of said Tract A and there terminate.

EXHIBIT D

Legal Description and Depiction of the Construction Easement Area

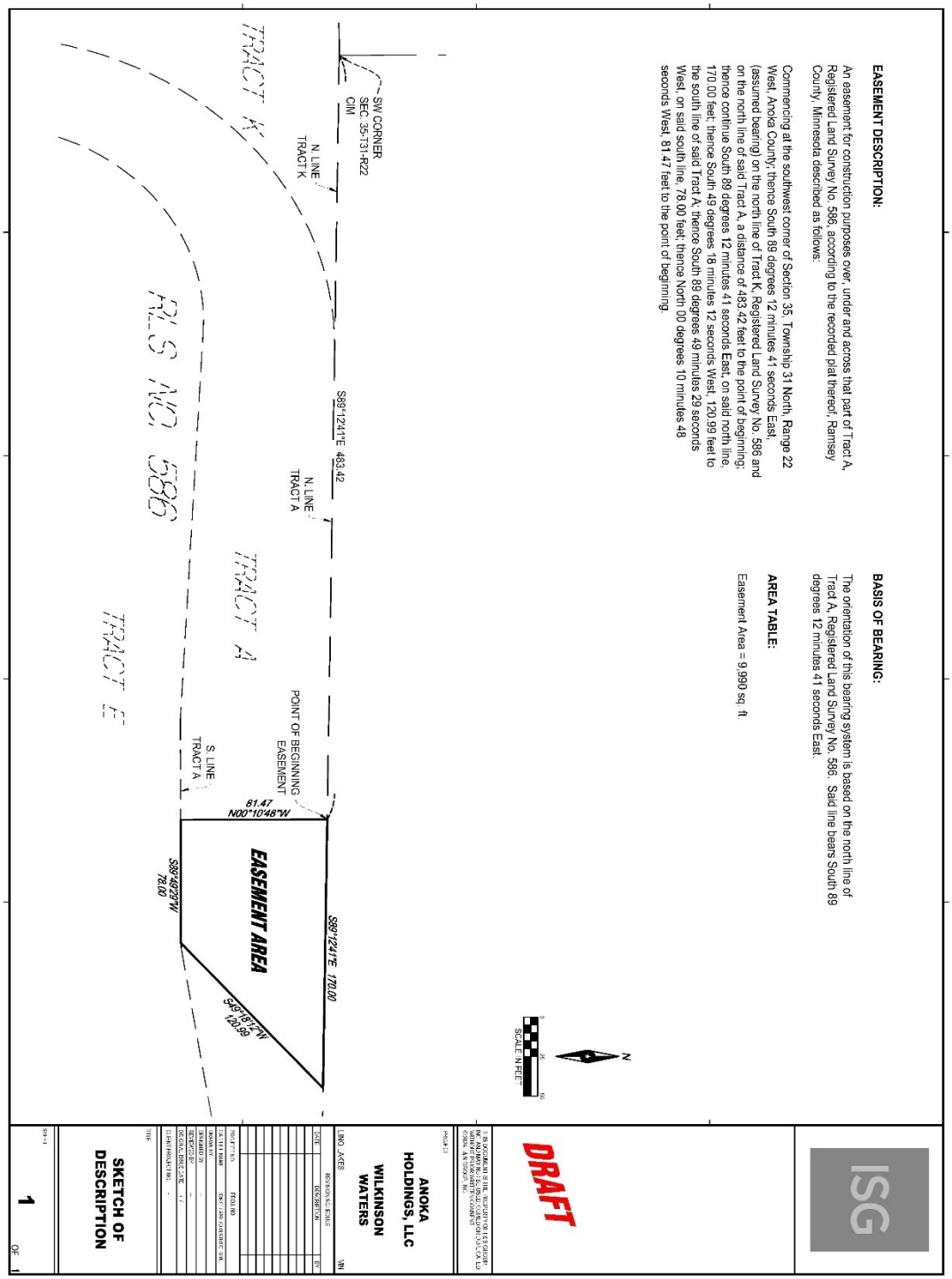


EXHIBIT E

Legal Description of the Wilkinson Lakes Blvd Easement Area

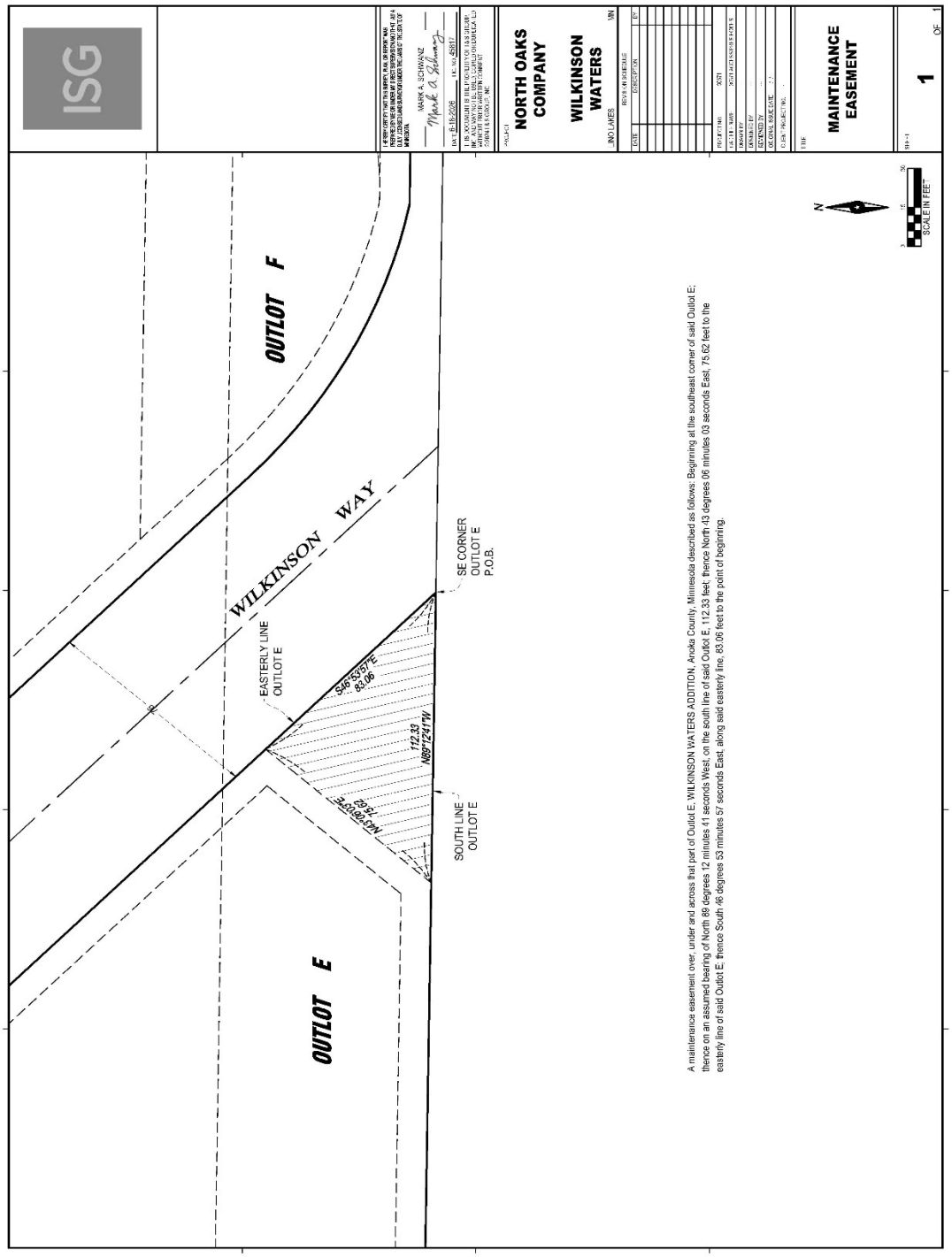


EXHIBIT F-1

Description of Grantor Property Improvements

Description of the Grantor Property Improvements:

- Remove the existing pavement and curb and gutter between the proposed new road improvements located on RLS 586, Tract A, and grade the area to provide for proper stormwater drainage
- Install trees and landscaping on RLS 586, Tract A to replace the existing trees removed to accommodate construction of the new street and as consistent with the drawing included below.
- Install lawn irrigation piping and heads on RLS 586, Tract A (connected to Grantor's system).
- Install sod in all disturbed areas on RLS 586, Tract A.

All Grantor Property Improvements to be completed on or before June 30, 2027.

EXHIBIT F-2

Depiction of Grantor Property Improvements

(Grantor Property Improvements do not include work depicted on Outlot E or F, WILKINSON WATERS)

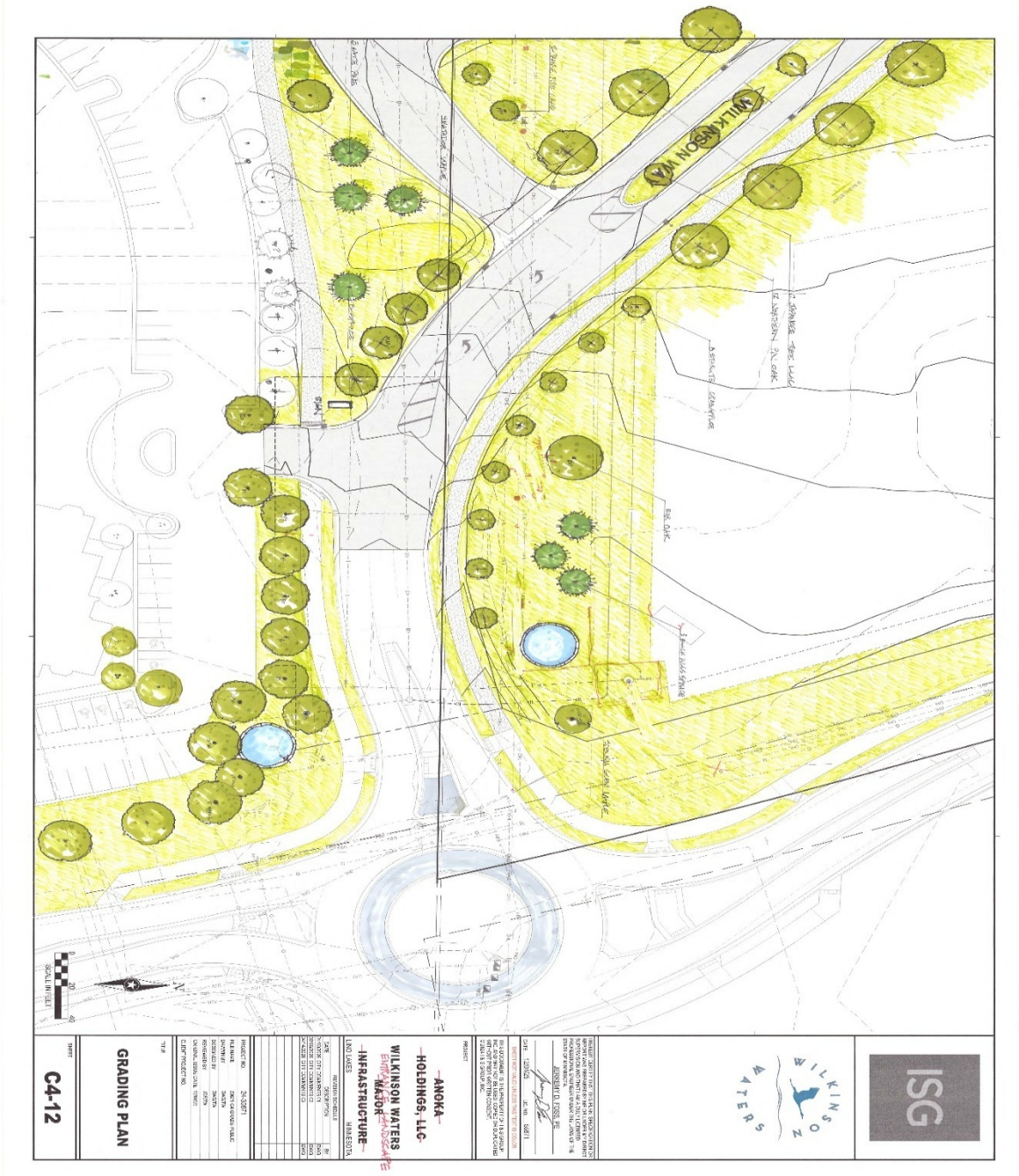


EXHIBIT G

Depiction of the Wilkinson Way Stormwater Improvements (circled in red)

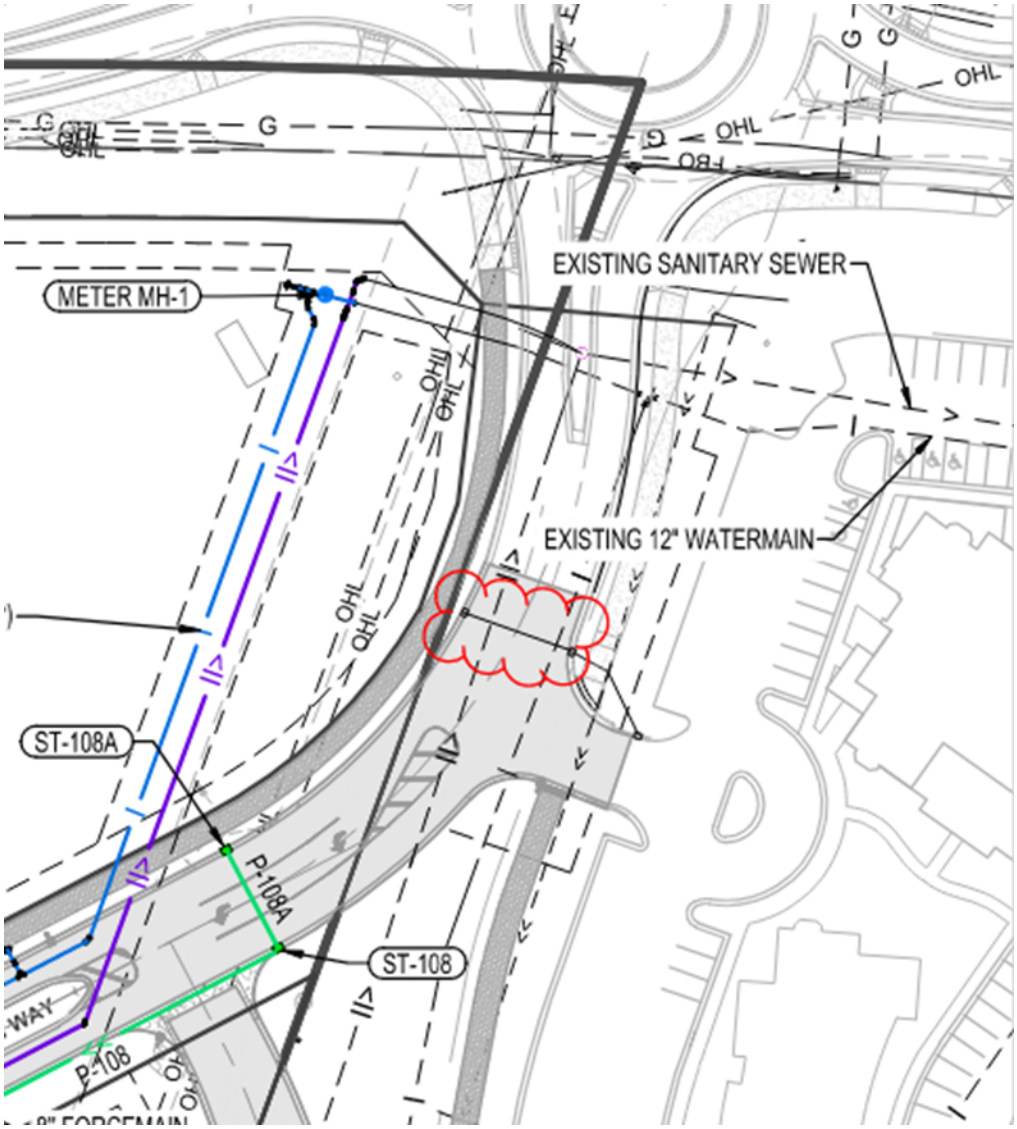
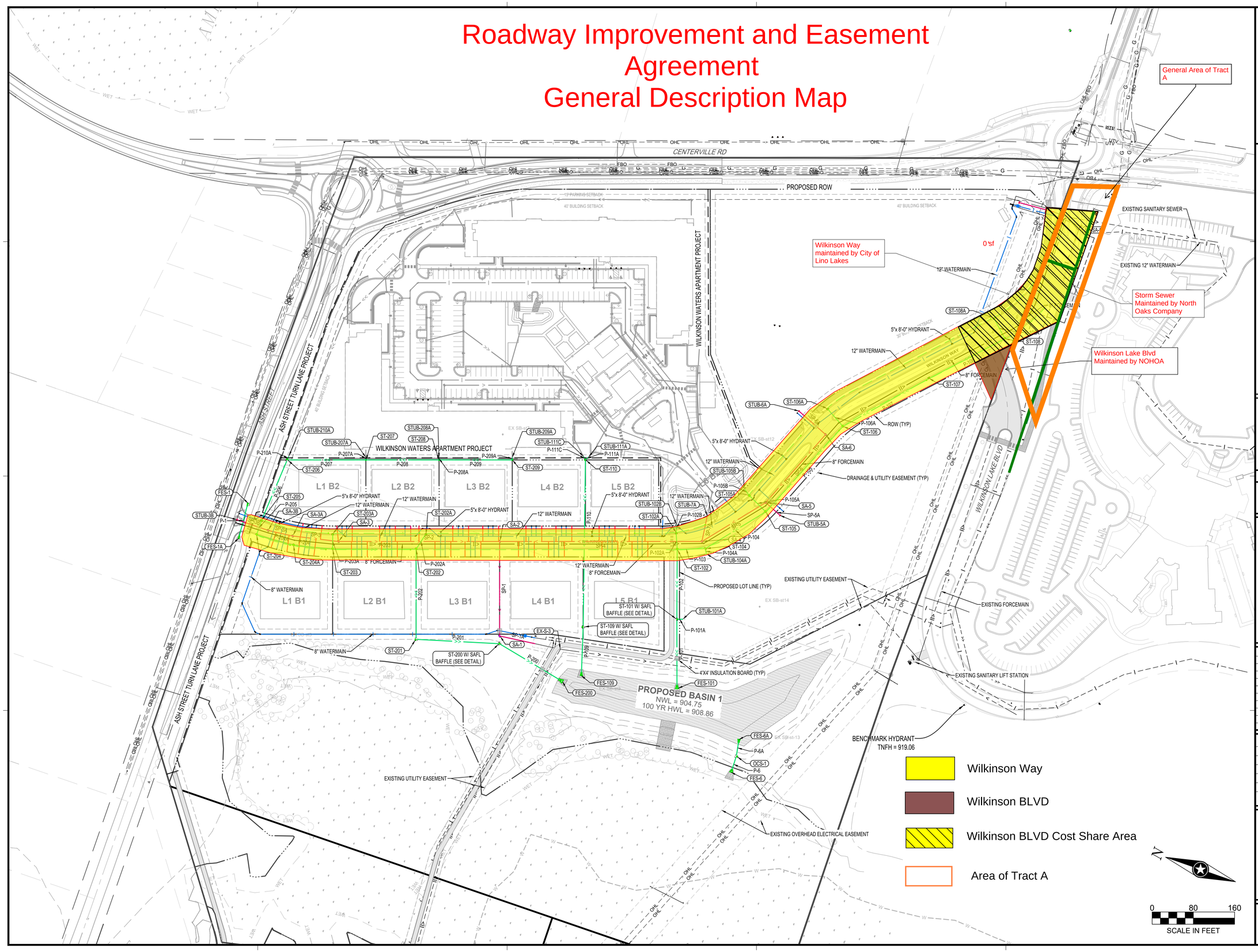


EXHIBIT H

Allocation of City Capital Costs

LOT 1 BLOCK 1, WILKINSON WATERS, ANOKA COUNTY, MINNESOTA	**19.715%**
OUTLOT E, WILKINSON WATERS, ANOKA COUNTY, MINNESOTA	**8.465%**
OUTLOT F, WILKINSON WATERS, ANOKA COUNTY, MINNESOTA	**10.94%**
OUTLOT G, WILKINSON WATERS, ANOKA COUNTY, MINNESOTA	**6.225%**
OUTLOT H, WILKINSON WATERS, ANOKA COUNTY, MINNESOTA	**4.655%**
	50.0%

Roadway Improvement and Easement Agreement
General Description Map



ISG

WILKINSON WATERS

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

JERREMY D. FOSS, PE

FOR FINAL PLAT REVIEW ONLY

DATE 07/14/2025 LIC. NO. 55871

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS MAJOR INFRASTRUCTURE

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
08/25/25	BOUNDARY CORRECTION	DWG

PROJECT NO.	24-30671
FILE NAME	30671 C3-UTILITY-OVERALL-PUBLIC
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	06/09/25
CLIENT PROJECT NO.	-

TITLE

OVERALL UTILITY PLAN

SHEET

C3-20