



CITY COUNCIL AGENDA

Monday, September 14, 2026

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

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

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

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

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

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

SPECIAL PRESENTATION

- A. Proclamation: Constitution Week, September 17–23, 2026
- B. Recognition of Planning and Zoning Board Chair Michael Root's Years of Service and Leadership

PUBLIC COMMENT

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

1. Consent Agenda

- A. Approval of Expenditures for September 14, 2026 (Check No. 125592 through 125712) in the Amount of \$1,574,512.21
- B. Consider Resolution No. 26-165; Declaring Cost to be Assessed, Ordering Preparation of Assessment Role, and Calling for Hearing on Proposed Assessment, 2026 Weed Abatement Charges

- C. Approval of Exempt Gambling Permit, Ducks Unlimited
- D. Approval of Exempt Gambling Permit, Church of St. Joseph of the Lakes
- E. Approval of Exempt Gambling Permit, Knights of Columbus Council #9905
- F. Approval of August 17, 2026, City Council Special Work Session Minutes
- G. Approval of August 24, 2026, City Council Work Session Minutes
- H. Approval of August 24, 2026, City Council Meeting Minutes
- I. Approval of August 24, 2026, City Council Special Work Session Minutes
- J. Approval of Resolution No. 26-167, Declaring Costs to be Assessed, Ordering Preparation of Assessment Role, and Calling for Public Hearing on Proposed Assessments, 2026 Delinquent Utility Charges
- K. Approval of Resolution No. 26-171, Approving Acquisition of Permanent Easement, 7473 24th Avenue, I-35E Water Main Crossing Project.
- L. Approving Resolution No. 26-175, Accepting a Donation to the City from American Legion Post 566
- M. Approval of Resolution 26-176, Accepting a Donation to the City for the Beautification and Kindness Garden Project

2. Finance Department Report

- A. Resolution No. 26-168, Adopting the 2027 Preliminary Levy, Tracy Thoma
- B. Resolution No. 26-169, Announcing the Public Hearing on the 2027 Budget and Levy, Tracy Thoma
- C. Resolution No. 26-170, Cancellation of Certain 2027 Debt Service Property Tax Levies, Tracy Thoma

3. Administration Department Report

4. Police Department Report

5. Fire Department Report

6. Public Services Department Report

- A. Resolution Number No. 26-172, Authorize the Preparation of Plans and Specifications, Lift Station No. 53 Rehabilitation, Justin Williams

7. Community Development Report

- A. Wilkinson Waters PUD Amendment #1 - Single-Family Lots, Katie Larsen
 - i. Approval of Resolution No. 26-157 for PUD Preliminary Plan/Preliminary Plat Amendment #1

- B. Natures Refuge North Second Addition, Katie Larsen
 - i. Consider Resolution No. 26-160 Approving PUD Final Plan/Final Plat
 - ii. Consider Resolution No. 26-161 Approving Planned Unit Development Agreement

- C. Outlot C, Lyngblomsten at Lino Lakes Addition, Diane Hankee
 - i. Waive the Full Reading and Provide 2nd Reading of Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition
 - ii. Resolution No. 26-164, Approving Summary Publication of Ordinance No. 05-26

- D. Accept Quotes and Award Contract 7393 24th Ave N Storage Building Demolition, Tom Hoffman

- E. Resolution No. 26-173, Accepting Bids, Awarding a Construction Contract, Production Well No. 7 , Diane Hankee

- F. Resolution No. 26-174, Approve Change Order No. 1, Water Service Connection Project , Diane Hankee

8. Unfinished Business

9. New Business

10. Notices and Communications

- A. The next City Council Meeting will be held on Monday, September 28th, beginning with the Work Session at 6:00 PM followed by the regular meeting at 6:30 PM.

ADJOURNMENT



PROCLAMATION

CONSTITUTION WEEK September 17-23, 2026

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2026, marks the two hundred and thirty-ninth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW, THEREFORE I, Rob Rafferty by virtue of the authority vested in me as Mayor of the City of Lino Lakes, do hereby proclaim the week of September 17 through 23 as

CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

Adopted by the Lino Lakes City Council on September 14, 2026.

Rob Rafferty, Mayor

Attest:

Roberta Colotti, CMC
City Clerk



Expenditures

September 14, 2026

Check #125592 to #125712

\$1,574,512.21

Significant Disbursements this Period:

- Minnesota Utilities & Excavating, LLC - \$376,496.40 – PW
Facility Pay App 2 - Earthwork & Demolition
- RJM Construction LLC - \$127,194.13 – PW Facility Pay App 2 -
Construction Management

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 125592 - 125712

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
08/28/2026	125592	CENTRAL PENSION FUND	Remittance Check	6,732.77
08/28/2026	125593	LINO LAKES IAFF LOCAL 5583	Remittance Check	409.44
08/28/2026	125594	METROPOLITAN LIFE INSURANCE C	Remittance Check	6,246.20
08/28/2026	125595	NCPERS GROUP LIFE INSURANCE	Remittance Check	304.00
08/27/2026	125596	BUREAU OF CRIMINAL APPREHENS	PREEMPLOYMENT FINGERPRINTING	32.00
08/27/2026	125597	XCEL ENERGY	ELECTRIC	37,820.10
09/14/2026	125598	CONNEXUS ENERGY	ROUNDAABOUT LIGHTING - OTTER LAKE ROAD	96,608.50
09/14/2026	125599	1ST CHOICE DOCUMENT DESTRUCTI	AUGUST RECYCLING SATURDAY	880.00
09/14/2026	125600	AFLAC	AUGUST 2026 INSURANCE PREMIUMS	322.68
09/14/2026	125601	ANOKA COUNTY TREASURY OFFICE	AUGUST 2026 CAC FIBER	825.00
			ANOKA CO LOCAL GOVT OFFICIALS MEETING	12.00
				837.00
09/14/2026	125602	ASPEN MILLS, INC.	DEPT EXP - DUTY CREW UNIFORM	104.96
			DEPT EXP - DISTRICT CHIEF UNIFORM-PAID	137.95
			UNIFORM ALLOWANCE - M. REINEKE	13.98
			DEPT EXP - G. KRAUSE	8.00
			UNIFORM ALLOWANCE - D. THILL	150.65
			DEPT EXP - C. SOLORZANO, NEW HIRE	81.95
			UNIFORM EXP - C. BOEHME	157.50
			DEPT EXP - M. SEVERIN, NEW HIRE	2,131.40
			UNIFORM ALLOWANCE - C. BOEHME	33.70
			UNIFORM ALLOWANCE - K. KRAEMER	284.45
				3,104.54
09/14/2026	125603	BATTERIES PLUS BULBS #784	UPS BATTERIES FOR LIFT STATIONS	80.62
09/14/2026	125604	BENEFIT EXTRAS, INC.	JULY 2026 COBRA ADMIN FEES	77.00
09/14/2026	125605	BITUMINOUS ROADWAYS, INC.	HOT MIX ASPHALT	14,708.20
09/14/2026	125606	BLAINE BROTHERS	AIR PRESSURE REGULATOR #218	39.68
09/14/2026	125607	BLAINE LOCK & SAFE, INC.	KEYS MADE (2)	17.00
09/14/2026	125608	BROADWAY AWARDS, INC.	PLAQUE - PNZ COMMISSIONER	61.43
09/14/2026	125609	BROWN HAWK LLC	PW FACILITY PAY APP 2 - STRUCTURAL STEE	5,449.23
09/14/2026	125610	BUSINESS ESSENTIALS	TOWELS, TOILET PAPER (2)	229.22
			TOWELS	45.15
				274.37
09/14/2026	125611	C AND S MANAGEMENT COMPANY, I	PW FACILITY PAY APP 2 - WATERPROOFING	9,975.00
09/14/2026	125612	CENTENNIAL SCHOOL DISTRICT 12	ADULT TRIP DULUTH LUNCH & BOAT RIDE JUL	623.00
			ADULT TRIP BUDDY HOLLY AUG. 2026	495.00
				1,118.00
09/14/2026	125613	CENTERPOINT ENERGY	NATURAL GAS	438.74
09/14/2026	125614	CENTERPOINT ENERGY RESOURCES	80% REFUND 472 GREENWOOD LN	60.00
09/14/2026	125615	CENTURYLINK	TELEPHONE	113.64
09/14/2026	125616	CM PROPERTIES 14, LLC	CM PROP. APPRAISAL OTTER LAKE RD EXT PY	2,000.00

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Bank CKING POOLED CHECKING				
09/14/2026	125617	COLLINS ELECTRICAL CONSTRUCTI	WIRED AIR COMPRESSOR MOVED CONTACTOR FROM WELL 2 TO 5	1,838.80 782.80 <u>2,621.60</u>
09/14/2026	125618	COMCAST	FIRE STATION 2 INTERNET SERVICE	212.75
09/14/2026	125619	CONNEXUS ENERGY	WATERMARK PARK PAVILION ELECTRICITY PW 1189.5 MAIN ST TEMP ELECTRICITY PW 1189.7 MAIN ST TEMP 2 ELECTRICITY ELECTRICITY	20.61 20.81 77.01 <u>6,300.08</u> 6,418.51
09/14/2026	125620	CORE & MAIN LP	1.5" WATER METERS AND FLANGE KITS METER GASKETS	9,317.94 199.75 <u>9,517.69</u>
09/14/2026	125621	COURTNEY HOADLEY	REFUND FOR MEMBERSHIP INCORRECTLY CHARG	55.25
09/14/2026	125622	CUSTOM FIRE APPARATUS, INC.	TARP COVERS FOR HOSE	1,283.35
09/14/2026	125623	DEY DISTRIBUTING	DISHWASHER GASKET	12.96
09/14/2026	125624	EBERT INC	PW FACILITY PAY APP 2 - SITE CONCRETE	8,410.35
09/14/2026	125625	EHLERS AND ASSOCIATES	TIF REPORTING - 2025 REPORTS TIF 1-13 PAYGO NOTE CALC 1ST HALF 2026 GENERAL CONSULTING	2,172.50 147.50 3,540.00 <u>5,860.00</u>
09/14/2026	125626	EMERGENCY APPARATUS MAINTENAN	#625 ENGINE 3 LIGHT BULBS AND ASSEMBLY	517.31
09/14/2026	125627	ENDURANCE FITNESS OF MN, LLC	MONTHLY FEE SEPTEMBER 2026	11,665.00
09/14/2026	125628	FACTORY MOTOR PARTS COMPANY	FUEL FILTERS #620 REAR BRAKE ROTORS AND PADS #416 TRANSMISSION FILTER #807	75.72 238.19 65.00 <u>378.91</u>
09/14/2026	125629	FACTORY MOTOR PARTS COMPANY	FILTERS (STOCK) FILTERS (STOCK) STOCK FILTERS STOCK FILTERS STOCK TRANSMISSION FLUID TRANSMISSION FILTER #512 GEAR MARKING COMPOUND #416 STOCK TRANSMISSION FILTER STOCK BRAKE CLEAN & TIRE SHINE - FIRE S STOCK BRAKE CLEAN & TIRE SHINE - FIRE S	72.11 80.97 121.13 34.31 138.00 65.00 12.61 65.00 35.01 35.01 <u>659.15</u>

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09/14/2026	125630	FIDELITY SECURITY LIFE INSURA	SEPTEMBER 2026 VISION INSURANCE PREMIUM	225.05
09/14/2026	125631	FINANCE & COMMERCE, INC.	PN CONSTRUCTION BIDS TEST WELL NO 7B	277.78
09/14/2026	125632	FLEETPRIDE	BRAKE CHAMBERS #210 (2)	195.98
09/14/2026	125633	FORD METRO INC	PW FACILITY PAY APP 2 - ALUMINUM GLASS	14,250.00
09/14/2026	125634	FRATTALLONES HARDWARE & GARDE	WASP AND HORNET KILLER	25.98
09/14/2026	125635	FRONTIER CONCRETE & MASONRY	MISC CURB REPLACEMENTS AND SIDEWALK REP	10,670.00
09/14/2026	125636	GDO LAW	SEPTEMBER PROSECUTOR CONTRACT	8,925.00
			AUGUST FORFEITURES	31.50
				8,956.50
09/14/2026	125637	GOPHER STATE ONE-CALL	AUGUST LOCATES	797.85
09/14/2026	125638	GRAINGER	DRINKING WATER FILTERS	314.98
09/14/2026	125639	H & B SPECIALIZED PRODUCTS	PW FACILITY PAY APP 2 - METAL LOCKERS	1,404.10
09/14/2026	125640	HACH COMPANY	WATER TESTING CHEMICALS	480.90
09/14/2026	125641	HAROLD'S TRUCKING	RIVER ROCK	1,650.00
09/14/2026	125642	HAUGO GEO TECHNICAL SERVICES,	2026 STREET REHAB TESTING	1,726.00
09/14/2026	125643	HAWKINS, INC.	WATER TREATMENT CHEMICALS	12,699.48
			POOL TREATMENT CHEMICALS	535.48
			POOL TREATMENT CHEMICALS	948.74
			WATER TREATMENT CHEMICALS	10,598.57
				24,782.27
09/14/2026	125644	HUGO EQUIPMENT COMPANY	EDGER BLADES AND SHARPENING	54.47
09/14/2026	125645	IMPERIAL BRADY	JANITORIAL SUPPLIES	401.99
			JANITORIAL SUPPLIES	486.68
			WHEELS	33.12
			JANITORIAL SUPPLIES	402.72
			SHOWER CURTAIN (2)	101.14
				1,425.65
09/14/2026	125646	INTERSTATE POWER SYSTEMS, INC	LIFT 53 AND PORTABLE GEN SERVICE	602.00
			GENERATOR INSPECTION - LIFT STATION 13	667.98
			GENERATOR INSPECTION - LIFT STATION 14	830.37
			GENERATOR INSPECTION - LIFT STATION 7	694.50
			GENERATOR INSPECTION - LIFT STATION 8	694.50
			GENERATOR INSPECTION - LIFT STATION 1	668.79
			GENERATOR INSPECTION - LIFT STATION 5	704.13
			GENERATOR INSPECTION - LIFT STATION 53	694.13
			GENERATOR INSPECTION - LIFT STATION 15	662.00
				6,218.40
09/14/2026	125647	ISPACE ENVIRONMENTS	SERGEANT OFFICE BUILDOUT 2 OF 2	4,388.09
09/14/2026	125648	KELLINGTON CONSTRUCTION, INC	PW FACILITY PAY APP 2 - ROUGH & FINISH	5,225.00
09/14/2026	125649	KIESLER'S POLICE SUPPLY, INC.	GLOCK PLATES (17)	1,192.83
09/14/2026	125650	KLM ENGINEERING, INC.	AT&T ANTENNA DRAWING & INSPECTION SERVI	1,750.00
09/14/2026	125651	KWIK TRIP, INC.	AUGUST KWIK TRIP FUEL ALL VEHICLES	28,304.35

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Check Date	Check	Vendor Name	Description	Amount
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09/14/2026	125652	L & D WINTER 2023 CHARITABLE	PERMANENT EASEMENT 35E WATER MAIN CROSS	500.00
09/14/2026	125653	LANGUAGE LINE SERVICES	AUGUST INTERPRETATION SERVICES	24.72
09/14/2026	125654	LRS	TOILET RENTAL - WATERMARK PARK	65.00
			TOILET RENTAL - BIRCH PARK	65.00
			TOILETS (2), HANDWASH STATION - BHD	315.00
			TOILET RENTAL - CITY HALL PARK	65.00
			TOILET RENTAL - CLEARWATER CREEK PARK	65.00
			TOILET RENTAL - HIGHLAND MEADOWS	65.00
			TOILET RENTAL - LINO PARK	65.00
			TOILET RENTAL - MARSHAN PARK	65.00
			TOILET RENTAL - SUNRISE PARK (3)	255.00
			TOILET RENTAL - SUNSET OAKS PARK	65.00
			TOILET RENTAL - TOWER PARK	65.00
				<u>1,155.00</u>
09/14/2026	125655	MACQUEEN EQUIPMENT, INC.	HYDRAULIC VALVE #252	308.13
09/14/2026	125656	MENARDS - FOREST LAKE	MARKING PAINT- 4 CANS	31.92
			WASP AND HORNET SPRAY	62.64
			WEED/GRASS KILLER	139.98
			GALVANIZED BUSHING & NIPPLE	2.25
			STOCK AIR FITTINGS	10.44
			GARAGE DOOR CAPPING REPAIR	18.47
			SUPPLIES FOR COMPRESSOR REPAIR	18.40
			STOCK WASHER FLUID	206.01
			EROSION BLANKET & ANCHORS	47.98
			MISC PLUMBING PARTS	2.75
			CEILING TILES, PARTS ORGANIZER	334.99
				<u>875.83</u>
09/14/2026	125657	MET COUNCIL ENVIRONMENTAL SER	OCTOBER WASTE WATER SERVICES	115,725.05
09/14/2026	125658	METRO SALES INCORPORATED	ROOKERY COPIER	629.50
			PUBLIC WORKS COPIER	89.26
			CITY HALL COPY ROOM COPIER	792.89
			CITY HALL CD COPIER	201.86
			PD COPIER CONTRACT	36.00
				<u>1,749.51</u>
09/14/2026	125659	METRO-INET	SEPTEMBER IT SERVICES	33,282.00
09/14/2026	125660	MIDWAY FORD COMPANY	REAR DIFFERENTIAL PARTS #416	897.88
			REAR DIFFERENTIAL PARTS #416	227.08
			RUBBER MOULDING #808	181.75
				<u>1,306.71</u>
09/14/2026	125661	MIDWEST DIVERSIFIED UTILITIES	HYDRANT METER RENTAL REFUND	450.00
09/14/2026	125662	MIDWEST GROUNDCOVER	MULCH FOR ALL PARKS	1,910.00

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			SWING WEAR MATS	4,975.00
			MULCH FOR ALL PARKS	2,270.00
			MULCH FOR PHEASANT HILL PLAYGROUND	6,160.00
				<u>15,315.00</u>
09/14/2026	125663	MINNESOTA UTILITIES & EXCAVAT	PW FACILITY PAY APP 2 - EARTHWORK & DEM	376,496.40
09/14/2026	125664	MN METRO NORTH TOURISM BOARD	JULY 2026 TOURISM TAX	10,089.00
			JUNE 2026 TOURISM TAX	8,854.00
				<u>18,943.00</u>
09/14/2026	125665	MNSPECT, LLC	FIELD INSPECTIONS AUGUST 2026	4,166.25
09/14/2026	125666	MUSKA ELECTRIC CO.	PW FACILITY PAY APP 2 - HVAC	21,707.50
09/14/2026	125667	NAC MECHANICAL & ELECTRICAL	FIRE 2 REPAIRS AND LEAK	3,967.00
			CREDIT FOR INV 40027433	(570.00)
				<u>3,397.00</u>
09/14/2026	125668	NEO ELECTRICAL SOLUTIONS LLC	PW FACILITY PAY APP 2 - ELECTRICAL	41,800.00
09/14/2026	125669	NORTH PINE AGGREGATE	GRAVEL FOR WATERMAIN REPAIR	262.08
09/14/2026	125670	NORTHERN TOOL COMMERCIAL ACCO	AIR PRESSURE REGULATOR	85.49
09/14/2026	125671	NORTHLAND CONCRETE & MASONRY	PW FACILITY PAY APP 2 - CONCRETE	74,974.00
09/14/2026	125672	NYSTROM PUBLISHING COMPANY	FALL 2026 NEWSLETTER	7,215.71
09/14/2026	125673	O'REILLY AUTOMOTIVE STORES	SOCKET	24.99
			STOCK OIL FILTERS (2)	22.06
			AIR FILTER #508	48.28
			BACKUP ALARM #277	36.19
			BATTERY #809	187.99
			FUEL CAP #277	11.71
			FUEL FILTER #807	45.41
			OIL FILTER #419	11.03
			STOCK CABIN AIR FILTERS	21.12
			STOCK SILICONE	15.29
				<u>424.07</u>
09/14/2026	125674	OERTEL ARCHITECTS	LINO LAKES PUBLIC WORKS FACILITY JUNE &	29,185.90
09/14/2026	125675	OLSON, RANDALL K.	80% REFUND 1566 LAMOTTE CIRCLE	60.00
09/14/2026	125676	PACE ANALYTICAL SERVICES LLC	LEAD AND COPPER SAMPLING	300.00
09/14/2026	125677	PERFORMANCE PLUS LLC	PRE-EMPLOYMENT ASSESSMENT	440.00
09/14/2026	125678	PINEBEND LANDFILL	SCREENED STREET SWEEPINGS DISPOSAL	2,208.60
09/14/2026	125679	PLAYPOWER LT FARMINGTON, INC.	SHENANDOAH PARK EQUIPMENT	80,000.00
09/14/2026	125680	POMP'S TIRE SERVICE, INC.	REPAIR TIRE LEAK ON WHEEL LOADER #269	461.70
09/14/2026	125681	PRECISE MRM LLC	GPS SERVICE FOR PACE CONTROLS	180.00
09/14/2026	125682	PREMIUM WATERS, INC.	KANDIYOHI WATER	184.84
09/14/2026	125683	PRESS PUBLICATIONS, INC.	PH LYNGBLOMSTEN EASEMENT VACATION	122.04
			AFB PRODUCTION WELL 7	298.32
			PHN SR HOUSING NOTE - LYNGBLOMSTEN	244.08

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Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			BLUE HERON DAYS AD	525.00
				<u>1,189.44</u>
09/14/2026	125684	QUADIANT, INC.	SEALANT SOLUTION	31.35
09/14/2026	125685	RDJ SPECIALTIES, INC.	PROMOTIONAL MATERIALS - TATTOOS	764.16
09/14/2026	125686	RDO EQUIPMENT CO.	STUMP GRINDER TEETH	61.96
09/14/2026	125687	REHBEIN TRANSIT CO, INC.	SUMMER CAMP BUS FOR BUNKER BEACH AUG. 2	642.69
			SUMMER CAMP BUS TO SCIENCE MUSEUM	1,371.44
			SUMMER CAMP BUS TO KIDS EMPIRE	<u>1,160.80</u>
				3,174.93
09/14/2026	125688	RJM CONSTRUCTION LLC	PW FACILITY PAY APP 2 - CONSTRUCTION MA	127,194.13
09/14/2026	125689	SAFE-FAST, INC.	UNIFORM ALLOWANCE - T. PAULNO	37.35
09/14/2026	125690	SAFETY-KLEEN SYSTEMS, INC.	SOLVENT	50.42
09/14/2026	125691	SHRED-IT, C/O STERICYCLE, INC	DOCUMENT DESTRUCTION	136.48
09/14/2026	125692	SIR LINES-A-LOT	2026 ROAD STRIPING	20,623.20
09/14/2026	125693	SITEONE LANDSCAPE SUPPLY LLC	IRRIGATION REPAIR PARTS	29.88
09/14/2026	125694	ST. JOSEPH OF THE LAKES CATHO	FACILITY USE FOR TRAINING	300.00
09/14/2026	125695	STAR TRIBUNE	CH NEWSPAPER SUBSCRIPTION (7/13/26 - 10	99.97
09/14/2026	125696	STREICHER'S, INC.	DEPT EXP - M. SEVERIN, NEW HIRE	45.97
			UNIFORM ALLOW & DEPT EXP-CLAYTON	<u>78.97</u>
				124.94
09/14/2026	125697	SYMBOLARTS LLC	DEPT EXP - BADGE NEW & REFURBISHMENT	620.00
09/14/2026	125698	SYNERGY OUTDOOR SOLUTIONS	REMOVE AND TREAT WEEDS IN MULCH AREAS	1,190.00
09/14/2026	125699	T-MOBILE USA INC	CELL PHONES & WI-FI	2,231.87
09/14/2026	125700	TASC - CLIENT INVOICES	ADMIN FEES JULY 2026	93.80
09/14/2026	125701	THOMAS MOTORS, INC.	REPLACE REAR BRAKE DRUMS & SHOES #210	1,898.33
09/14/2026	125702	TRANS UNION LLC	PRE-EMPLOYMENT CREDIT CHECK	48.29
09/14/2026	125703	TRI-STATE BOBCAT, INC.	BOBACT AIR FILTERS (STOCK)	178.00
			2 HYDRAULIC HOSES #419	<u>242.78</u>
				420.78
09/14/2026	125704	TWIN CITIES FIRE PROTECTION L	80% REFUND 7525 4TH AVENUE	490.76
09/14/2026	125705	TWIN CITY FAB, INC.	HYDRANT DIFFUSER	2,550.00
09/14/2026	125706	VALLEY-RICH CO., INC.	WATERMAIN BREAK REPAIR 1492 P. HILLS DR	8,055.00
09/14/2026	125707	WATER CONSERVATION SERVICE IN	LEAK DETECTION AT 1492 PHEASANT HILLS D	464.50
09/14/2026	125708	WATER SAFETY PRODUCTS, INC.	RESCUE MASKS (3)	64.67
09/14/2026	125709	WHEELER HARDWARE COMPANY	PD WOMENS LOCKER ROOM DOOR REPAIR	336.00
			DONGLE MONTHLY LICENSE & SERVICE FEE	75.00
			DOOR LOCK & KEYS - CATTAIL ROOM	118.15
			FRONT ENTRY REPAIR AND ANTI PICK GUARD	354.00
			FIRE STATION #1 LATCH GUARD	365.00
			BATTERY REPLACEMENT	<u>790.00</u>

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 125592 - 125712

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
				2,038.15
09/14/2026	125710	WM CORPORATE SERVICES, INC.	UNSCREENED STREET SWEEPINGS DISPOSAL	4,559.64
			UNSCREENED STREET SWEEPINGS DISPOSAL	1,085.19
				5,644.83
09/14/2026	125711	WSB & ASSOCIATES, INC.	JULY TACO BELL (OTTER CROSSING SOUTH 2N	920.50
			JULY 2026 CRACKFILL & SEAL COAT	286.50
			JULY GOODWILL	2,378.50
			JULY WELL NO 7	6,805.50
			JULY 2026 LINO LAKES PMP	5,118.00
			JULY LYNGBLOMSTEN PUD AMEND #4 MIXED US	2,408.25
			JULY WILKINSON WATERS 2ND FP	2,958.25
			JULY PELTIER PONDS 1ST FP	4,821.75
			JULY WEST RELIEF TRUNK FEAS. STUDY	2,131.75
			JULY 2026 BIRCHWOOD POND WQ SAMPLING	1,788.50
			JULY NATURES REFUGE NORTH 2ND	598.00
			JULY OTTER CROSSING SOUTH 2ND - COM BUI	866.75
			JULY HARVEST GRANGE FP	586.00
			JULY WILKINSON WATERS PP AMEND 1	424.75
			JULY ROBINSON SOUTH CP	370.50
			JULY 2026 DATAFI SUBSCRIPTION	3,600.00
			APRIL-JULY OTTER LAKE RD EXT CONSTRUCTI	21,322.00
			JULY WATERMARK 4TH ADDITION	155.00
			JULY WINTERS WETLAND BANK	3,350.00
			JULY WATERMARK 5TH ADDITION	10,101.25
			JULY WATER TREATMENT PLANT	29,936.75
			JULY 2025 STREET RECON & MUNICIPAL UTIL	1,514.00
			JULY NATURES REFUGE NORTH	155.00
			JULY WATERMARK 8TH ADDITION	1,277.00
			JULY WILKINSON WATERS	26,485.50
			JULY 2025 BIRCH ST SANITARY SEWER	1,302.25
			JULY JAVA LINO LAKES 1ST ADDITION	930.00
			JULY 2025 SURFACE WTR MGMT	190.50
			JULY CENTERVILLE RD & CRJ RAB LANDSCAPI	1,197.00
			JULY CLEARWATER COMMONS	394.50
			JULY HARVEST GRANGE (FMLY NELSON REHBEI	920.50
			JULY CHIPOTLE (CLEARWATER COMMONS)	131.50
			JULY JAVA LINO LAKES 2ND ADDITION	370.50
			JULY HAMPTON PROPERTY	3,632.60
			JULY SHENANDOAH DRAINAGE FINAL DESIGN	2,014.50
			JULY 2026 REHAB PROJECT	10,270.50
			JULY 2026 PRIVATE UTILITY PERMITS	3,947.50
			JULY 2026 GENERAL ENGINEERING SERVICES	8,290.58
			JULY 2026 PUBLIC WORKS UTILITY EXT	15,280.75
			JULY SUNSET AVE TRUNK SAN SEWER&WTRMN I	18,654.25
			JULY VALVOLUME (CLEARWATER COMMONS)	394.50
			JULY PUBLIC WORKS FACILITY PLAN REVIEW	376.00

CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 125592 - 125712

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
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Bank CKING POOLED CHECKING				
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			JULY OTTER CROSSING SOUTH 2ND ADDITION	1,200.75
			JULY CSAH54/CEDAR HSIP GRANT APP	7,393.50
			JULY MISC MAPPING - DATA UPDATES	1,462.50
			JULY 2026 TRAIL MAINTENANCE PROJECT	1,931.70
			JULY WATERMARK PARK	342.00
				210,988.38

09/14/2026	125712	ZIEGLER, INC.	STUMP GRINDER RENTAL	
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				1,071.00
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CKING TOTALS:

Total of 121 Checks:

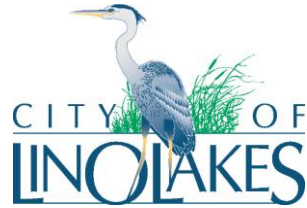
				1,574,512.21
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Less 0 Void Checks:

				0.00
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Total of 121 Disbursements:

				1,574,512.21



Electronic Funds Transfer
MN Statute 471.38 Subd. 3

Council Meeting September 14, 2026 Transfer In/(Out)

8/20/2026 Sales & Use Tax	(9,220.00)
8/28/2026 Payroll #18	(269,463.75)
8/28/2026 Payroll #18 Federal Deposit	(71,820.72)
8/28/2026 Payroll #18 PERA	(67,031.43)
8/28/2026 Payroll #18 State	(16,464.94)
8/28/2026 Payroll #18 H.S.A. Bank Pretax	(4,487.91)
8/28/2026 Payroll #18 TASC Pretax	(1,655.75)
8/28/2026 Payroll #18 Mission Sq 457 Def. Comp #301596	(1,950.00)
8/28/2026 Payroll #18 Mission Sq Roth IRA #706155	(720.00)
8/28/2026 Payroll #18 MSRS HCSP #98946-01	(5,697.62)
8/28/2026 Payroll #18 MSRS Def. Comp #98945-01	(1,505.00)
8/28/2026 Payroll #18 MSRS Roth IRA #98945-01	(1,180.00)
9/4/2026 Council Payroll #09	(4,282.94)
9/4/2026 Council Payroll #09 Federal Deposit	(175.32)
9/4/2026 Council Payroll #09 PERA	(466.78)
9/4/2026 Council Payroll #09 State	(25.22)

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

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: September 14, 2026

TOPIC: Consider Resolution No. 26-165, Declaring Cost to Be Assessed, Ordering Preparation of Assessment Role, and Calling for Hearing on Proposed Assessment, 2026 Weed Abatement Charges

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council consideration to declare the cost to be assessed for delinquent weed abatement charges and call for a hearing on proposed assessments.

BACKGROUND

City Code section 904 establishes weeds or grass growing in excess of eight inches in height to be a public nuisance. Property owners in violation of this requirement are notified and provided an opportunity to cure the nuisance. If the violation is not addressed within a specified period of time, City staff and/or private contractors are directed to abate the nuisance. The cost of abatement is charged to the property owner. In the event that the property owner fails to pay the costs incurred, the City may certify the charges against the property for collection with property taxes as a special assessment.

Minnesota Statutes § 429.101 provides for the special assessment of certain service including weed elimination from properties. Special Assessments levied under this statute are subject to the procedural requirements of M.S. § 429.061 which requires the determination of the costs to be assessed and a public hearing to adopt the assessments.

There is one property proposed to be assessed. The total amount to be assessed is \$352.50. The amount charged is based on staff time for completing the work and administrative costs. Staff is proposing a public hearing date be set for October 12, 2026. Property owners who pay any outstanding fees prior to the hearing will be removed from the assessment role.

RECOMMENDATION

Staff recommends approval of Resolution No. 26-165.

ATTACHMENTS

1. Resolution No. 26-165

**CITY OF LINO LAKES
RESOLUTION NO. 26-165**

**RESOLUTION DECLARING COSTS TO BE ASSESSED AND CALLING HEARING ON
PROPOSED ASSESSMENT
2026 WEED ABATEMENT CHARGES**

WHEREAS, pursuant to City Code Section 904, any weeds or grass growing upon any lot or parcel of land in the City of Lino Lakes to a greater height than eight (8”), or which have gone or about to go to seed are declared to be a nuisance, and

WHEREAS, certain property owners in noncompliance with such code requirements were notified and provided the opportunity to comply with such provisions, and

WHEREAS, upon failure of the property owner to comply with the provisions of said notice, the City Weed Inspector ordered the abatement of such nuisance, in accordance with the City Code Section 904, and charged the property owner thereof for expenses incurred by the City, and

WHEREAS, the City completed abatement and incurred expenses at the following properties:

Anoka County Property Tax ID	Address
06-31-22-44-0009	8015-8017 4 th Avenue, Lino Lakes, MN 55014

and,

WHEREAS, the total cost incurred by the City is \$352.50.

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

1. The portion of the cost to be assessed against benefited property owners is hereby declared to be \$352.50.
2. Assessments shall be payable in equal annual installments extending over a period of one year, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear interest at the rate of 8% percent per annum from the date of the adoption of the assessment resolution.
3. The city clerk shall forthwith calculate the proper amount to be specially assessed for such

work against every property where work was completed by the City, as provided by law, and he/she shall file a copy of such proposed assessment in her office for public inspection.

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

1. A hearing shall be held at 6:30 p.m. on October 12, 2026 in the city hall located at 600 Town Center Parkway to pass upon such proposed assessment. All persons owning property affected by such Weed Abatement charges will be given an opportunity to be heard with reference to such assessment.
2. The city clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may at any time thereafter, pay to the City the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

Adopted by the City Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

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

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE September 14, 2026

AGENDA ITEM: Approval of Exempt Gambling Permit, Ducks Unlimited

VOTE REQUIRED: Simple Majority

INTRODUCTION

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

BACKGROUND

The City is in receipt of the following application:

- Raffle and Bingo to be held by Ducks Unlimited on October 18, 2026, at Trappers Bar & Grill.

RECOMMENDATION

Motion to acknowledge and approve the application for an Exempt and Excluded Gambling Permit for Ducks Unlimited as presented, with no waiting period.

ATTACHMENTS

None

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

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE September 14, 2026

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

VOTE REQUIRED: Simple Majority

INTRODUCTION

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

BACKGROUND

The City is in receipt of the following application:

- Raffle to be held by the Church of St. Joseph of the Lake, on November 24, 2026

RECOMMENDATION

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

ATTACHMENTS

None

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

STAFF ORIGINATOR: Roberta Colotti, City Clerk

MEETING DATE September 14, 2026

AGENDA ITEM: Approval of Exempt Gambling Permit, Knights of Columbus Council #9905

VOTE REQUIRED: Simple Majority

INTRODUCTION

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

BACKGROUND

The City is in receipt of the following application:

- Raffle to be held by the Knights of Columbus Council #9905, on January 2, 2027, at St. Joseph of the Lakes Catholic Church

RECOMMENDATION

Motion to acknowledge and approve the application for an Exempt and Excluded Gambling Permit for the Knights of Columbus Council #9905 as presented, with no waiting period.

ATTACHMENTS

None

**LINO LAKES CITY COUNCIL
SPECIAL WORK SESSION
MINUTES**

DATE: August 17, 2026
TIME STARTED: 6:05 PM
TIME ENDED: 10:23 PM
LOCATION: Community Room
MEMBERS PRESENT: Mayor Rafferty, Councilmembers Lyden, Ruhland, Nelson and Rennaker
ABSENT: None

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

1. CALL TO ORDER

Mayor Rafferty called the meeting to order at 6:05 p.m.

2. SETTING THE AGENDA

The agenda was adopted as presented.

3. 2027 PRELIMINARY BUDGET AND LEVY

The City Council reviewed the 2027 Preliminary Budget and Levy.

The next budget discussion will be held on August 24th at the Special Work Session, immediately following the 6:30 p.m. Regular Meeting.

4. NOTICES AND COMMUNICATIONS

None

5. ADJOURNMENT

Mayor Rafferty adjourned the meeting at 10:23 p.m.

These minutes were approved at the City Council Meeting on September 14, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**LINO LAKES CITY COUNCIL
WORK SESSION
MINUTES**

DATE: August 24, 2026
TIME STARTED: 6:00 PM
TIME ENDED: 6:16 PM
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, Finance Director Tracy Thoma, Human Resources and Communications Manager Meg Sawyer, Community Development Director Mike Grochala, Fire Chief Dan L’Allier and Chief of Police Curt Boehme.

1. CALL TO ORDER

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

2. SETTING THE AGENDA

The agenda was adopted as presented.

3. REVIEW REGULAR AGENDA

The City Council reviewed the Consent Agenda items.

The Chief of Police provided an overview of Item 1G, Mutual Aid Agreement, State of Minnesota Department of Corrections, Lino Lakes. He reported that mutual aid has not been requested in recent years, however, this agreement sets the legal framework for providing assistance and outlines the cost share responsibilities. It would be most likely that it would be used in the event of a natural disaster.

The Finance Director reviewed Item 2A, Approving Adoption of a Housing Program and Issuance of Senior Housing Revenue Refunding Note.

The Human Resources and Communications Manager presented the request to appoint a new Police Officer.

The Community Development Director reviewed the 2026 Trunk Watermain Project contract bid results and proposed contract with WSB for construction services for the project.

The Community Development Director reviewed the draft Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition, being presented for a public hearing and first reading this evening.

The Community Development Director reviewed Item 7C, Resolution No. 26-163, Accepting Bids, Awarding Construction Contract, Water Service Connection Project.

4. CITY ADMINISTRATOR UPDATE

No Report

5. ADJOURNMENT

Mayor Rafferty adjourned the meeting at 6:16 p.m.

These minutes were approved at the City Council Meeting on September 14, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**LINO LAKES CITY COUNCIL
REGULAR MEETING
MINUTES**

DATE: August 24, 2026
TIME STARTED: 6:30 PM
TIME ENDED: 6:59 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, Finance Director Tracy Thoma, Human Resources and Communications Manager Meg Sawyer, Community Development Director Mike Grochala, Fire Chief Dan L’Allier and Chief of Police Curt Boehme.

CALL TO ORDER

Mayor Rafferty called the meeting to order at 6:30 p.m.

SETTING THE AGENDA

The agenda was adopted as presented.

SPECIAL PRESENTATIONS

None

PUBLIC COMMENT

Kevin Stanton, 1157 Main Street, Lino Lakes, reviewed his legal matters and police interactions. He stated that he also attended the Coon Rapids City Council meeting.

Mayor Rafferty Closed the Public Comment period at 6:34 p.m.

1. CONSENT AGENDA

- A. Expenditures for August 24, 2026 (Check No. 125519 through 125591) in the Amount of \$1,022,228.98
- B. August 3, 2026, City Council Work Session Minutes
- C. August 10, 2026, City Council Work Session Minutes

- D. August 10, 2026, City Council Meeting Minutes
- E. Hiring of Part-Time Staff for the Rookery Activity Center
- F. Resolution No. 26-162, Approving Property Owner Agreements, Water Service Connection Project
- G. Mutual Aid Agreement – State of Minnesota Department of Corrections – Lino Lakes

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

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

2. FINANCE DEPARTMENT REPORT

A. Public Hearing: Resolution No. 26-156, Approving Adoption of a Housing Program and Issuance of Senior Housing Revenue Refunding Note

The Finance Director reported that this agreement does not pledge the City's taxing authority.

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

No comments were made.

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

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

Motion to adopt Resolution No. 26-156, Approving Adoption of a Housing Program and Issuance of Senior Housing Revenue Refunding Note.

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

3. ADMINISTRATION DEPARTMENT REPORT

A. Appointment of Police Officer

Motion to appoint Maximilian Severin to the Police Officer position at the Starting Step of the Police Officer salary scale, with a start date upon receipt of POST licensure.

RESULT:	Carried [4-0]
MOVER:	Rennaker
SECONDER:	Nelson
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. 2026 Trunk Watermain Project

Motion to adopt Resolution No. 26-151, Accepting Bids, Awarding a Construction Contract.

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

Motion to adopt Resolution No. 26-154, Approving Construction Services Contract With WSB LLC.

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

B. First Reading of Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition

Mayor Rafferty Opened the Public Hearing at 6:51 p.m.

No comments were made.

Motion to Close the Public Hearing at 6:52 p.m.

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

Motion to waive the full reading of Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition.

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

Motion to provide first reading of Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition.

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

C. Resolution No. 26-163, Accepting bids, Awarding Construction Contract, Water Service Connection Project

Motion to adopt Resolution No. 26-163, Accepting bids, Awarding Construction Contract, Water Service Connection Project.

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

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

None

10. NOTICES AND COMMUNICATIONS

A. Environmental Board Meeting, August 26th at 6:30 PM at City Hall

- B. City Hall will be closed on September 7th for the Labor Day Holiday. The regularly scheduled City Council Work Session for that evening has been moved to Tuesday, September 8th at 6:00 PM.

ADJOURNMENT

Mayor Rafferty adjourned the meeting at 6:59 p.m.

These minutes were approved at the City Council Meeting on September 14, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

**LINO LAKES CITY COUNCIL
SPECIAL WORK SESSION
MINUTES**

DATE: August 24, 2026
TIME STARTED: 7:20 PM
TIME ENDED: 9:08 PM
LOCATION: Community Room
MEMBERS PRESENT: Mayor Rafferty, Councilmembers Lyden, Nelson and Rennaker
EXCUSED ABSENT: Councilmember Ruhland

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

1. CALL TO ORDER

Mayor Rafferty called the meeting to order at 7:20 p.m.

2. SETTING THE AGENDA

The agenda was adopted as presented.

3. 2027 PRELIMINARY BUDGET AND LEVY

The City Council reviewed the 2027 Preliminary Budget and Levy.

The next budget discussion will be held at the September 8, 2026, City Council Work Session.

4. NOTICES AND COMMUNICATIONS

None

5. ADJOURNMENT

Mayor Rafferty adjourned the meeting at 9:08 p.m.

These minutes were approved at the City Council Meeting on September 14, 2026.

Roberta Colotti, CMC
City Clerk

Rob Rafferty,
Mayor

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE September 14, 2026

AGENDA ITEM: Approval of Resolution No. 26-167, Declaring Costs to be Assessed, Ordering Preparation of Assessment Role, and Calling for Public Hearing on Proposed Assessments, 2026 Delinquent Utility Charges

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff have prepared a resolution requesting the Council declare delinquent utility accounts to be assessed and to call for a public hearing on the proposed assessments.

BACKGROUND

The purpose of this agenda item is for the City Council to set an assessment hearing date for 2026 Delinquent Utility Accounts. The assessment roll that will be prepared for the public hearing will include the unpaid balances by PID number and property street address information.

State Statutes 429.101 and 444.075 and Sections 401.30, 402.14 & 404.10 of the Lino Lakes City Code state that a city may certify unpaid special charges, including unpaid utility bills, to the County Auditor as a special assessment against the property.

To recover unpaid past-due utility accounts, the City must follow State Statute 429.101 procedures. These procedures require that the City must adopt a resolution declaring the past due accounts to be assessed and establish a date for the assessment hearing for those charges.

The assessment shall include the annual principal (unpaid charges and penalty balance due), an administration filing fee of \$30.00, and shall bear interest at the rate of 5.00% per annum. In relation to the delinquent accounts being considered as part of this resolution, property owners have been provided the opportunity to pay the charges prior to the assessment certification.

Staff is proposing a public hearing date be set for October 12, 2026. Property owners who pay any outstanding balances due to the City prior to the public hearing will be removed from the

assessment roll and will not incur the \$30.00 administrative filing fee.

Staff will provide the Council with the current proposed assessment roll at the public hearing. Currently, there are 741 accounts with balances more than 60 days overdue, totaling \$202,571.49.

RECOMMENDATION

Adopt Resolution No. 26-167 Declaring Costs to be Assessed, Ordering Preparation of Assessment Role, and Calling for Public Hearing on Proposed Assessments, 2026 Delinquent Utility Charges

ATTACHMENTS

1. Resolution No 26-167 Delinquent Utilities Public Hearing

**CITY OF LINO LAKES
RESOLUTION NO. 26-167**

**RESOLUTION DECLARING COSTS TO BE ASSESSED, ORDERING PREPARATION OF ASSESSMENT
ROLE, AND CALLING HEARING ON PROPOSED ASSESSMENTS,
2026 DELINQUENT UTILITY CHARGES**

WHEREAS, pursuant to City Code Sections 401.30, 402.14 & 404.10, any delinquent utility accounts may be presented for as an assessment against the property.

WHEREAS, the City has incurred delinquent utility balances in 2026.

WHEREAS, the total cost delinquent utility balances due to the City are \$202,571.49.

WHEREAS, the Finance Director notifies the City Council that such proposed assessments will be completed and filed with the City Clerk's office for public inspection.

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

1. The portion of the cost of such services to be assessed against benefited property owners is declared to be \$202,571.49.
2. Assessments shall be payable in equal annual installments extending over a period of one year, the first of the installments to be payable on or before the first Monday in January 2027 and shall bear interest at the rate of 5% percent per annum from the date of the adoption of the assessment resolution.
3. The Finance Director shall submit a list of the costs for services the City has incurred for past due utility accounts, as provided by law, and shall file a copy of such proposed assessment in the office of the City Clerk for public inspection, as provided by law, and he/she shall file a copy of such proposed assessment in her office for public inspection.
4. The clerk shall upon the completion of such proposed assessment, notify the council thereof.

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

1. A hearing shall be held at 6:30 p.m. on October 12, 2026, in the city hall located at 600 Town Center Parkway to pass upon such proposed assessment. All persons owning property affected by will be given an opportunity to be heard with reference to such assessment.
2. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also cause mailed notice to be given

to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may, at any time thereafter, pay to the City the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15, or interest will be charged through December 31 of the succeeding year.

Adopted by the Council of the City of Lino Lakes this 14th day of September 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

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

STAFF ORIGINATOR: Michael Grochala, Community Development Director

MEETING DATE: September 14, 2026

TOPIC: Resolution No. 26-171, Approving Acquisition of Permanent Easement, 7473 24th Avenue, I-35E Water Main Crossing Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting City Council approval to acquire a Permanent Easement on property located at 7473 24th Avenue (PID 13-31-22-13-0002) for the I-35E Water Main Crossing Project.

BACKGROUND

The City Council authorized the preparation of plans and specifications for the Birch Street Sanitary Sewer Crossing project on June 6, 2025. The project requires the acquisition of a Drainage and Utility easement on one parcel.

The easement is 672 Square Feet in area. Right of Way staff from WSB prepared a Minimum Damage Acquisition report and the property owner has agreed to the purchase amount of \$500.00. The City will be responsible for any crop damage resulting from the improvements. Damages will be paid directly to the agricultural lease holder.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-171.

ATTACHMENTS

1. Resolution No. 26-171
2. Memorandum of Agreement

**CITY OF LINO LAKES
RESOLUTION NO. 26-171**

**APPROVING ACQUISITION OF PERMANENT EASEMENT, 7473 24TH AVENUE (PID
13-31-22-13-0002)
I-35E WATERMAIN CROSSING PROJECT**

WHEREAS, the City Council authorized preparation of plans and specifications for the construction of the I-35E Watermain Crossing Improvements on May 27, 2025, and

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

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

WHEREAS, WSB, LLC, the City's Engineer prepared a Minimum Damage Acquisition report for acquisition of the easement on property located at 7473 24th Avenue (Anoka County Tax Identification No. 13-31-22-13-0002); and

WHEREAS, the City and Owner of the Property have reached agreement on just compensation due for the acquisition of the permanent easements shown as legally described on Exhibit A and depicted on Exhibit B, attached hereto; and as documented in a Memorandum of Agreement (the "MOA") negotiated between the City and Owner;

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

That pursuant to the MOA between the City and Owner, purchase of the permanent easement, in the amount of \$500.00 and other consideration as agreed to by the parties pursuant to the MOA is hereby approved.

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

Adopted by the Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

Exhibit A

PERMANENT DRAINAGE & UTILITY EASEMENT

THIS INSTRUMENT is made this ____ day of _____, 2026, by L. & D. Winter 2023 Charitable Remainder Unitrust dated November 29, 2023, the Property Owner (Grantor), in favor of the City of Lino Lakes, a municipal corporation under the laws of Minnesota, (Grantee).

Recitals

A. Grantor is the fee owner of the following described property in Anoka County, Minnesota (the "Property"):

That part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31, Range 22, Anoka County, Minnesota, lying East of the Easterly Right-of-Way Line of Interstate Highway No. 35E.

B. Grantor desires to grant to the Grantee an easement, according to the terms and conditions contained herein.

Terms of Drainage & Utility Easement

1. Grant of Easements. For good and valuable consideration, receipt of which is acknowledged by Grantor, Grantor grants and conveys to the Grantee a drainage and utility easement legally described as follows ("Easement Area") and depicted in Exhibit A:

A permanent easement for drainage and utility purposes, together with the unrestricted right to improve the same for drainage and utility maintenance or improvements, within, over, under and across the following described easement area in the County of Anoka, State of Minnesota:

Commencing at the southeast corner of said Southwest Quarter of the Northeast Quarter of Section 13; thence South 89 degrees 15 minutes 11 seconds West, assumed bearing along the south line of said Southwest Quarter of the Northeast Quarter of Section 13, a distance of 969.33 feet; thence North 00 degrees 02 minutes 29 seconds East, a distance of 882.47 feet to the point of beginning of the centerline to be described; thence North 89 degrees 57 minutes 31 seconds West, a distance of 33.64 feet to said Easterly Right-of-Way Line of Interstate Highway No. 35E, and said centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on said Easterly Right-of-Way Line of Interstate Highway No. 35E.

2. Scope of Easement The easement includes the right of the Grantee, its contractors, agents, and employees to enter upon said easement premises at all reasonable times for the purposes of construction, reconstruction, inspection, repair, maintaining, grading, sloping, and restoration purposes, and all purposes ancillary thereto, as well as the right to deposit earthen materials within the easement area and to remove other obstructions interfering with the location, construction, and maintenance of any public improvements.

The easement granted herein also includes the right to cut, trim, or remove from the easement areas trees, shrubs, or other vegetation that, in the Grantee's judgment, unreasonably interfere with the easement or facilities of the Grantee, its successors or assigns.

3. Warranty of Title. The Grantor warrants it is the owner of the Property and has the right, title and capacity to convey to the Grantee the easement herein.

4. Environmental Matters. The Grantee shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorney's fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants that may have existed on, or that relate to, the easement area or Property prior to the date of this instrument.

5. Binding Effect. The terms and conditions of this instrument shall run with the land and be binding on the Grantor, its successors and assigns.

6. Crop Damage. The City shall be responsible for compensating the tenant farmer for crop damage, if any, directly resulting from the City's entry upon and use of the Easement Area and any authorized access route in connection with the Project. Any such compensation shall be negotiated separately and paid directly by the City to the tenant farmer. Grantor acknowledges and agrees that the consideration provided to Grantor under this Agreement, together with the City's agreement to compensate the tenant farmer as provided herein, constitutes full and complete compensation for the rights granted herein. Grantor releases and waives any claim against the City for additional compensation, damages, or any other payments arising out of or relating to crop loss, crop damage, construction activities, or the City's use of the Easement Area or authorized access route.

(The remainder of this page left blank intentionally.)

STATE DEED TAX DUE HEREON: NONE

Dated this _____ day of _____, 2026.

GRANTOR

L. & D. Winter 2023 Charitable Remainder
Unitrust dated November 29, 2023

By: _____
Signature

By: Lester J. Winter

Its: Trustee
Title

By: _____
Signature

By: Deidra A. Winter

Its: Trustee
Title

STATE OF MINNESOTA)
) SS.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026
by Lester J. Winter and Deidra A. Winter as Trustee(s) of the L. & D. Winter 2023 Charitable
Remainder Unitrust dated November 29, 2023, on behalf of the L.&D. Winter 2023 Charitable
Remainder Unitrust dated November 29, 2023.

Notary Public

NOTARY STAMP OR SEAL

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

Exhibit A

Drainage & Utility Easement Description and Sketch

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

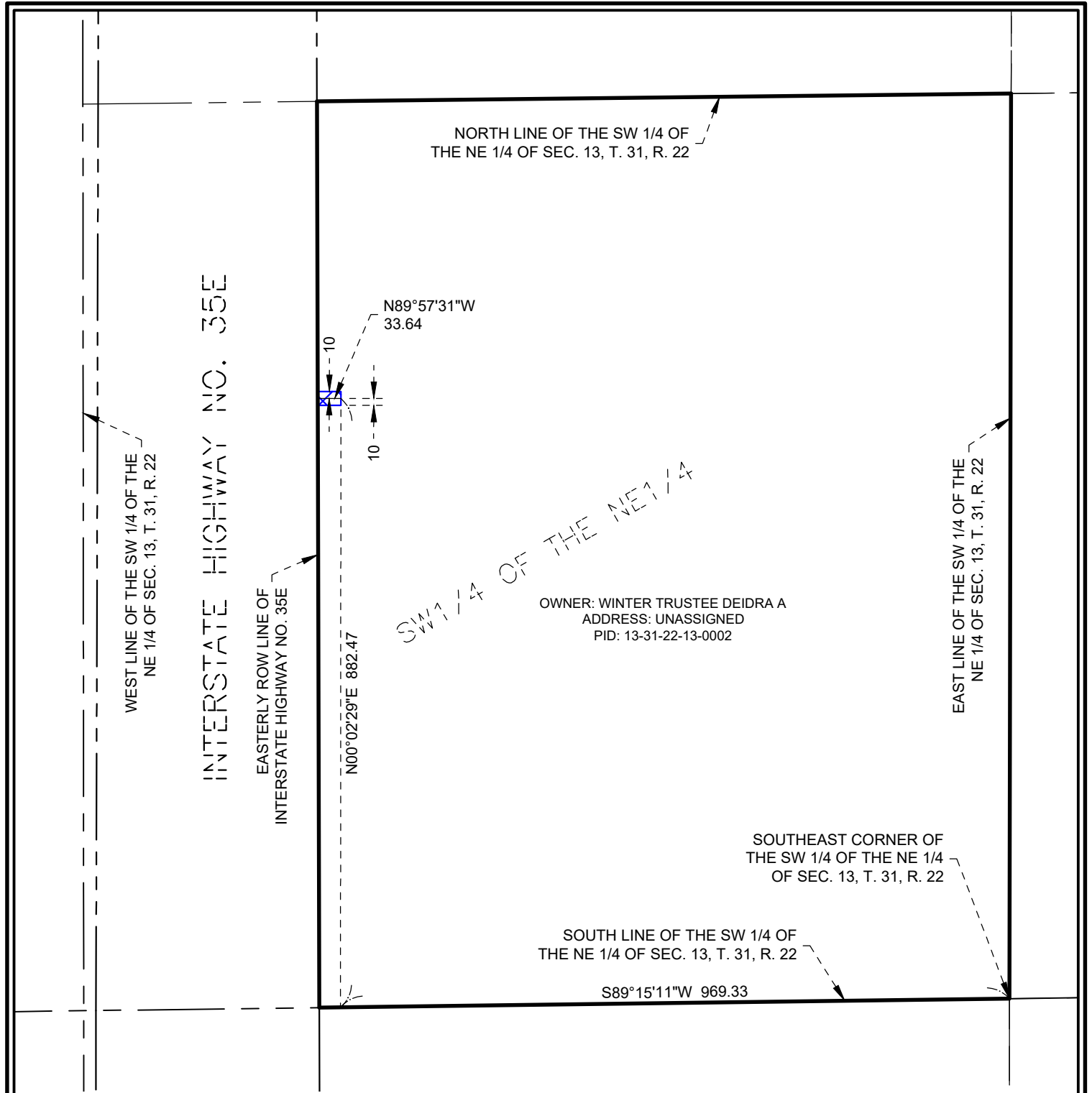
That part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 31, Range 22, Anoka County, Minnesota, lying East of the Easterly Right-of-Way Line of Interstate Highway No. 35E.

Said permanent easement lies 10.00 feet on either side of the following described centerline:

Commencing at the southeast corner of said Southwest Quarter of the Northeast Quarter of Section 13; thence South 89 degrees 15 minutes 11 seconds West, assumed bearing along the south line of said Southwest Quarter of the Northeast Quarter of Section 13, a distance of 969.33 feet; thence North 00 degrees 02 minutes 29 seconds East, a distance of 882.47 feet to the point of beginning of the centerline to be described; thence North 89 degrees 57 minutes 31 seconds West, a distance of 33.64 feet to said Easterly Right-of-Way Line of Interstate Highway No. 35E, and said centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on said Easterly Right-of-Way Line of Interstate Highway No. 35E.

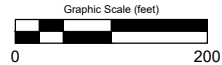
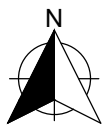
C:\ACCIACDocs\WSB\030760-000\Project Files\05_Discipline\Survey\Eng Request_2026-07-14\Drawing\030760-000-ESMT-PID 13-31-22-13-0002.dwg, 8/25/2026 10:25:08 AM



PERMANENT UTILITY EASEMENT AREA = 673 SQ. FT.



PARCEL LINE



1 inch = 200 feet

Prepared by:

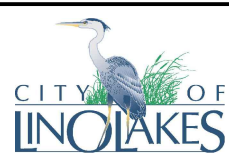


Utility Easement Exhibit

PID: 13-31-22-13-0002
Address: Unassigned
City of Lino Lakes, Minnesota

WSB Project No. 030760-000

Date: 08/25/2026



MEMORANDUM OF AGREEMENT

Parcel ID: 13-31-22-13-0002

Fee Owners: L. & D. Winter 2023 Charitable Remainder Unitrust dated November 29, 2023

On this 8th day of September, 2026, L. & D. Winter 2023 Charitable Remainder Unitrust dated November 29, 2023, ("Owners") of the above described parcel of property located in the City of Lino Lakes, County of Anoka, State of Minnesota, did execute and deliver a conveyance to the aforesaid real estate to the City of Lino Lakes.

This agreement is now made and entered as a Memorandum of all the terms, and the only terms, agreed upon in connection with the above transaction. It is hereby acknowledged and agreed upon between the parties that:

1. The Owners have been furnished with the approved estimate of just compensation for the property acquired and a summary statement of the basis for the estimate. The Owners understand that the acquired property is for use in connection with the construction of the I-35W Watermain Crossing.
2. The Owners understand and acknowledge that WSB's Representative has no direct, indirect, present or contemplated future personal interest in the property or in any benefits from the acquisition of the property.
3. That in full compensation for the conveyance of said property, the City of Lino Lakes shall pay Owners the sum of \$500.00 for land and damages. Owners understand that payment by the City must await approval by the City, recording of the conveyance, and processing of a payment voucher.
4. If requested by the City of Lino Lakes, the Owners will cooperate and adjust for clerical errors, any or all documentation if deemed necessary or desirable at the reasonable discretion of the City of Lino Lakes. The Owners agree to comply with this request within 30 days from the date of mailing the request.
5. Additional Terms:

Crop Damage. The City shall be responsible for compensating the tenant farmer for crop damage, if any, directly resulting from the City's entry upon and use of the Easement Area and any authorized access route in connection with the Project. Any such compensation shall be negotiated separately and paid directly by the City to the tenant farmer. Grantor

acknowledges and agrees that the consideration provided to Grantor under this Agreement, together with the City's agreement to compensate the tenant farmer as provided herein, constitutes full and complete compensation for the rights granted herein. Grantor releases and waives any claim against the City for additional compensation, damages, or any other payments arising out of or relating to crop loss, crop damage, construction activities, or the City's use of the Easement Area or authorized access route.

It is understood and agreed that the entire agreement of the parties is contained in this Memorandum of Agreement and the Easement agreement dated _____, _____ and that these Agreements supersede all oral agreements and negotiations between the parties.

L. & D. Winter 2023 Charitable
Remainder Unitrust dated November 29, 2023

Lester J. Winter

Trustee

Deirda P. Winter

Trustee

City of Lino Lakes

By: Michael Gual

Its: Com. Dev. Dir.

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

STAFF ORIGINATOR: Dan L'Allier, Fire Chief

MEETING DATE September 14, 2026

AGENDA ITEM: Approving Resolution No. 26-175, Accepting a Donation to the City from American Legion Post 566

VOTE REQUIRED: Simple Majority

INTRODUCTION

The Lino Lakes American Legion Post 566 has offered to donate two flags, one American flag and one POW/MIA flag, to the Lino Lakes Fire Department.

BACKGROUND

The flags will be used by the Fire Department for ceremonies, community events and official functions. Acceptance of the donation has no financial impact to the City.

RECOMMENDATION

Staff recommends adoption of Resolution No. 26-175, Accepting a Donation to the City from American Legion Post 566

ATTACHMENTS

1. 26-175 - Resolution - Accepting Donation - American Legion Post 566

CITY OF LINO LAKES
RESOLUTION NO. 26-175

RESOLUTION ACCEPTING A DONATION TO THE CITY FROM AMERICAN LEGION POST 566

WHEREAS, the City of Lino Lakes is generally authorized to accept gifts and donations for the use and benefit of the city and its inhabitants upon terms and conditions approve by the governing body of the city under Minnesota Statutes Sections 465.04 Acceptance of Gifts and M.S. 465.03 Gifts to Municipalities; and,

WHEREAS, the following persons and/or entity have offered to contribute the cash amounts, real or personal property set forth below to the city:

- Name of Donor: American Legion Post 566
- Amount/Item(s): American Flag and POW/MIA Flag

WHEREAS, the terms or conditions of the donations, if any are as follows:

- Donation: American Flag and POW/MIA Flag
- Terms: None

WHEREAS, all such donations have been contributed to the city for the benefit of its citizens, as required by law; and,

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINO LAKES, MINNESOTA, AS FOLLOWS:

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.

Adopted by the Lino Lakes City Council on the 14th day of September 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

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

STAFF ORIGINATOR: Karen Anderson, City Administrator

MEETING DATE September 14, 2026

AGENDA ITEM: Approval of Resolution 26-176, Accepting a Donation to the City for the Beautification and Kindness Garden Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City received a generous donation of \$500 from an anonymous donor for the Beautification and Kindness Garden Project.

BACKGROUND

Volunteers have been busy enhancing community spaces, including flower planting at City Hall, and preparing to begin work on the proposed Kindness Garden at the Rookery. To support these ongoing community initiatives, an anonymous donor has donated \$500 specifically for the Beautification and Kindness Garden Project for the City of Lino Lakes.

RECOMMENDATION

Staff recommends adoption of Resolution 26-176, accepting a donation of \$500 to support the Beautification and Kindness Garden Project.

ATTACHMENTS

1. 26-176 - Resolution - Accepting Donation for Beautification and Kindness Garden Project

**CITY OF LINO LAKES
RESOLUTION NO. 26-176**

**RESOLUTION ACCEPTING A DONATION TO THE CITY OF LINO LAKES FOR THE BEAUTIFICATION AND
KINDNESS GARDEN PROJECT**

WHEREAS, the City of Lino Lakes is generally authorized to accept gifts and donations for the use and benefit of the city and its inhabitants upon terms and conditions approve by the governing body of the city under Minnesota Statutes Sections 465.04 Acceptance of Gifts and M.S. 465.03 Gifts to Municipalities; and,

WHEREAS, the following persons and/or entity have offered to contribute the cash amounts, real or personal property set forth below to the city:

- Name of Donor: Anonymous
- Amount/Item(s): \$500

WHEREAS, the terms or conditions of the donations, if any are as follows:

- Donation: \$500
- Terms: To be used for the Beautification and Kindness Garden Project in the City of Lino Lakes

WHEREAS, all such donations have been contributed to the city for the benefit of its citizens, as required by law; and,

WHEREAS, the City Council finds that it is appropriate to accept the donations offered.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINO LAKES, MINNESOTA, AS
FOLLOWS:**

1. The donations described above are accepted and shall be used to establish and/or operate services either alone or in cooperation with others, as allowed by law.

Adopted by the Lino Lakes City Council on the 14th day of September 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE September 14, 2026

AGENDA ITEM: Resolution No. 26-168, Adopting the 2027 Preliminary Levy

VOTE REQUIRED: Simple Majority

INTRODUCTION

Minnesota State Statute requires the City of Lino Lakes to adopt and certify a preliminary property tax levy for taxes payable in the following year on or before September 30th.

The 2027 preliminary levy of \$18,881,218, represents a \$811,553 or 4.49% increase over the 2026 levy. The projected net tax capacity rate is anticipated to decrease to 43.245% from 43.266% in 2026.

The preliminary levy in Resolution No. 26-168 represents the City's maximum levy for 2027. The final levy may be decreased but cannot be raised when it is adopted in December.

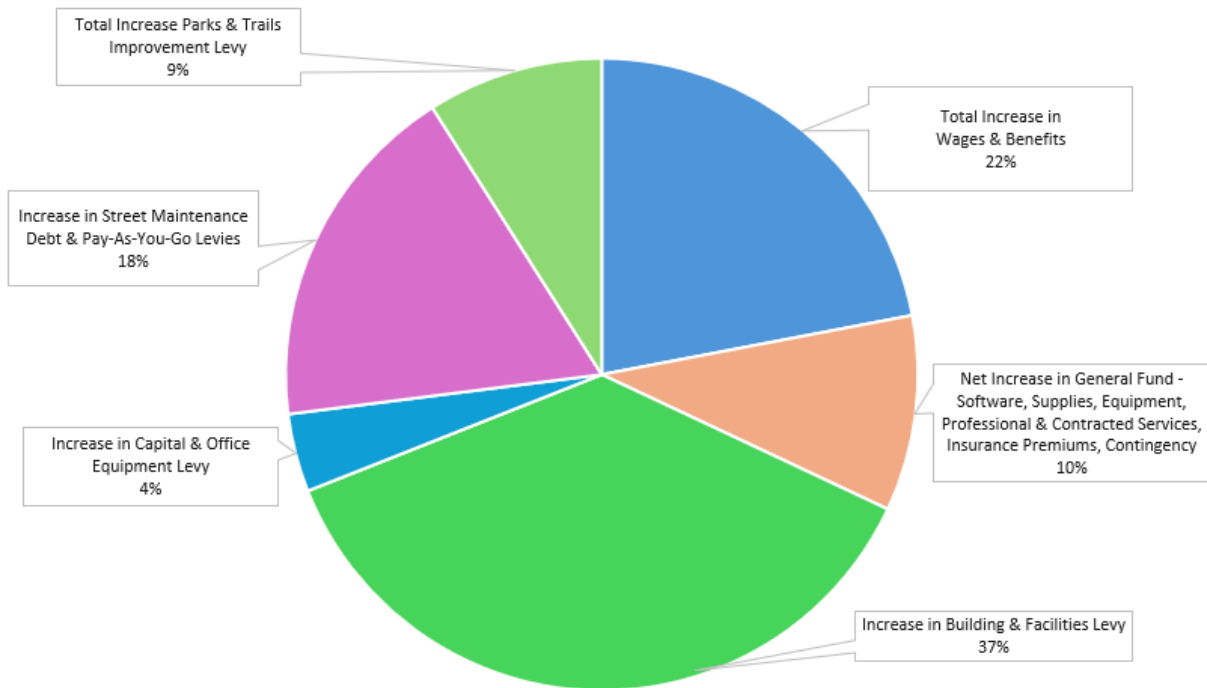
BACKGROUND

The City Council held three budget work sessions to discuss the draft 2027 Annual General Fund Budget, Tax Levy, Rookery Activity Center Fund Budget, Enterprise Fund Budgets, 2027 Capital, and the 2027-2031 Financial Plan. These sessions were held on:

- August 17, 2026
- August 24, 2026
- September 8, 2026

The preliminary levy maintains essential services and programs while addressing inflation and rising operating costs. Additionally, the levy reflects wage and benefit adjustments associated with the implementation of the Compensation Study, as well as staffing needs within the Administration and Public Services departments. Highlights of the levy increase are depicted in the graph below.

2027 Preliminary Levy - Drivers of Levy Increase



The Preliminary Levy is estimated to result in an annual increase of approximately \$35 to the median-valued residential home (\$405,582 for taxes payable 2027).

Taxes Payable 2026 Estimated Market Value (EMV)		\$ 397,298	Median Residential
Taxes Payable 2027 Estimated Market Value (EMV)		\$ 405,582	Median Residential
City of Lino Lakes 2026 Tax Rate		43.266%	
City of Lino Lakes Projected 2027 Tax Rate		43.245%	
Pay 2026		Pay 2027	
EMV	\$ 397,298	EMV	\$ 405,582
Homestead Exclusion	\$ 10,048	Homestead Exclusion	\$ 10,048
TMV	\$ 387,250	TMV	\$ 395,534
Net Tax Capacity	\$ 3,873	Net Tax Capacity	\$ 3,955
City Tax Rate	43.266%	City Tax Rate	43.245%
City Tax	\$ 1,675	City Tax	\$ 1,710
\$35 Estimated Annual Increase in 2027 City Taxes for the Median Residential			
\$2.92 Estimated Monthly Increase in 2027 City Taxes for the Median Residential			

RECOMMENDATION

Staff Recommends Approval of Resolution No. 26-168 Adopting the 2027 Preliminary Tax Levy as Required by Minnesota State Statute

ATTACHMENTS

1. Resolution No. 26-168 - Adopting 2027 Preliminary Levy
2. 2027 Budget Master - 09.14.2026 Preliminary Levy PDF VERSION

CITY OF LINO LAKES
RESOLUTION NO. 26-168

ADOPTING THE 2027 PRELIMINARY LEVY

WHEREAS, Minnesota Statutes grant local governments authority to levy property taxes to finance the operations of the local jurisdiction; and

WHEREAS, the City of Lino Lakes annually levies property taxes to finance general operating costs and annual debt service on outstanding indebtedness; and

WHEREAS, the City Council has reviewed the 2027 preliminary levy and must certify it to Anoka County on or before September 30, 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the following be levied for taxes payable 2027:

General Levies	<u>\$17,243,203</u>
Bonded Indebtedness	
2015A G.O.	222,364
2015 EDA Lease Revenue	315,669
2018A G.O.	485,527
2021A G.O.	207,370
2025A G.O.	<u>407,085</u>
	<u>\$1,638,015</u>
Total 2027 Preliminary Levy	<u>\$18,881,218</u>

Adopted by the City Council of the City of Lino Lakes on this 14th day of September 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

2027 ANNUAL BUDGET

Preliminary Levy - September 14, 2026



City of Lino Lakes 2026-2027 Budget Summary

	Adopted 2026	Proposed 2027	\$ Change	% Change
<u>Tax Levy</u>				
Operating Levy	16,382,062	17,243,203	861,141	5.26%
Debt Levy	1,687,603	1,638,015	(49,588)	-2.94%
Total Tax Levy	18,069,665	18,881,218	811,553	4.49%

General Fund Budget

Revenues				
Property Taxes	13,094,229	13,340,508	246,279	1.88%
Other Taxes	145,000	139,000	(6,000)	-4.14%
Business Licenses and Permits	73,865	74,011	146	0.20%
Non-Business Licenses and Permits	970,724	1,047,968	77,244	7.96%
Intergovernmental	1,008,168	1,044,662	36,494	3.62%
Charges for Services	333,096	337,323	4,227	1.27%
Fines and Forfeits	81,000	80,000	(1,000)	-1.23%
Investment Earnings	85,000	85,000	-	0.00%
Miscellaneous	177,917	184,982	7,065	3.97%
Use of Reserves	-	-	-	0.00%
Transfer From Other Funds	-	-	-	0.00%
Total Revenues	15,968,999	16,333,454	364,455	2.28%

Expenditures				
Administration	2,091,811	2,211,203	119,392	5.71%
Community Development	1,056,373	1,086,261	29,888	2.83%
Public Safety	8,994,754	8,927,303	(67,451)	-0.75%
Public Services	3,751,060	3,962,686	211,626	5.64%
Other	75,000	146,000	71,000	94.67%
Total Expenditures	15,968,999	16,333,454	364,455	2.28%

<u>Tax Rate</u>	43.266%	43.245%
------------------------	---------	---------

**City of Lino Lakes
2027 Proposed Tax Levy**

		Adopted 2024	Adopted 2025	Adopted 2026	Proposed 2027	2026-2027	
						\$ Change	% Change
Operating Levy	Fund						
General Fund	101	10,394,606	11,323,814	13,066,229	13,340,508	274,279	2.10%
Rookery Activity Center	202	500,000	600,000	600,000	600,000	-	0.00%
Blue Heron Days	205	10,000	10,000	10,000	-	(10,000)	(100.00%)
Building & Facilities Replacement	401	-	-	-	300,000	300,000	0.00%
Capital Equipment Replacement	402	600,000	810,000	972,000	1,000,000	28,000	2.88%
Capital Fire Water Tender Replacement	402	223,598	221,565	219,533	217,500	(2,033)	(0.93%)
Office Equipment Replacement	403	25,000	25,000	25,000	27,500	2,500	10.00%
Street Maintenance	421	990,000	1,138,500	1,309,300	1,505,695	196,395	15.00%
Park and Trail Improvements	425	90,000	180,000	180,000	252,000	72,000	40.00%
		12,833,204	14,308,879	16,382,062	17,243,203	861,141	5.26%
Debt Levy	Final Levy Year						
G.O. Bond 2015A (1)	2030	219,857	216,182	219,236	222,364	3,128	1.43%
G.O. Bond 2015A - Abatement Portion	2026	54,732	53,682	50,562	-	(50,562)	(100.00%)
EDA Lease Revenue Bond 2015	2035	319,765	318,557	317,192	315,669	(1,523)	(0.48%)
G.O. Bond 2018A	2033	485,475	484,215	482,640	485,527	2,887	0.60%
G.O. Bond 2021A	2031	207,895	209,575	211,150	207,370	(3,780)	(1.79%)
G.O. Bond 2025A	2040	-	-	406,823	407,085	262	0.06%
		1,287,724	1,282,211	1,687,603	1,638,015	(49,588)	(2.94%)
Total Levy		14,120,928	15,591,090	18,069,665	18,881,218	811,553	4.49%

City of Lino Lakes
2027 Proposed Tax Capacity Rate

	Actual 2024	Actual 2025	Adopted 2026	Actual 2026	Proposed 2027
Taxable Market Value	3,539,171,941	3,565,047,754	3,770,155,637	3,766,395,599	3,900,786,335 *
<i>Annual % Change</i>	<i>7.64%</i>	<i>0.73%</i>	<i>5.75%</i>	<i>5.65%</i>	<i>3.57%</i>
	Actual 2024	Actual 2025	Adopted 2026	Actual 2026	Adopted 2027
Total Tax Capacity Value	38,846,166	39,247,363	41,519,925	41,452,698	43,055,012 *
Less FD Contribution in Value	(1,820,393)	(2,342,867)	(2,318,254)	(2,318,215)	(2,364,890)
Less Captured Value for Tax Increment	(1,399,596)	(1,013,861)	(1,009,610)	(1,009,368)	(1,018,360) *
Total Net Tax Capacity Value	35,626,177	35,890,635	38,192,061	38,125,115	39,671,762
<i>Annual % Change</i>	<i>8.26%</i>	<i>0.74%</i>	<i>6.41%</i>	<i>6.23%</i>	<i>4.06%</i>
Total Levy	14,120,928	15,591,090	18,069,665	18,069,665	18,881,218
Less FD Distribution	(1,260,837)	(1,460,414)	(1,574,621)	(1,574,621)	(1,724,983)
Total Net Levy for Tax Rate	12,860,091	14,130,676	16,495,044	16,495,044	17,156,235
<i>Annual % Change</i>	<i>11.74%</i>	<i>9.88%</i>	<i>16.73%</i>	<i>16.73%</i>	<i>4.01%</i>
City Tax Capacity Rate	36.097%	39.373%	43.190%	43.266%	43.245%

*Anoka County payable 2027 proposed values as of 08/17/2026. Final values are subject to change.

City of Lino Lakes
2027 Proposed General Fund Revenue Summary

	Actual 2024	Actual 2025	Adopted 2026	YTD 2026	Adjustments Requested 2027	Proposed 2027	\$ Increase/ Decrease	% Increase/ Decrease
Property Taxes	10,399,167	11,099,420	13,094,229	3,654,722	246,279	13,340,508	246,279	1.88%
Special Assessments	382	435	-	-	-	-	-	***
Other Taxes	133,969	149,219	145,000	78,480	(6,000)	139,000	(6,000)	(4.14%)
Business Licenses and Permits	81,533	74,814	73,865	57,056	146	74,011	146	0.20%
Non-Business Licenses and Permits	1,030,701	1,084,688	970,724	491,654	77,244	1,047,968	77,244	7.96%
Intergovernmental	1,057,662	1,133,161	1,008,168	180,953	36,494	1,044,662	36,494	3.62%
Charges for Services	433,752	424,099	333,096	162,030	4,227	337,323	4,227	1.27%
Fines and Forfeits	96,282	88,086	81,000	43,608	(1,000)	80,000	(1,000)	(1.23%)
Investment Earnings	301,634	412,925	85,000	125,872	-	85,000	-	0.00%
Miscellaneous	191,099	189,745	177,917	111,373	7,065	184,982	7,065	3.97%
Other Financing Sources	22,040	15,434	-	400	-	-	-	0.00%
TOTAL REVENUES	13,748,221	14,672,028	15,968,999	4,906,148	364,455	16,333,454	364,455	2.28%

City of Lino Lakes
2027 Proposed General Fund Revenue

	Account Number	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Property Taxes								
Current Taxes	101-000-3010	10,249,177	11,114,445	13,066,229	3,654,722	246,279	13,312,508	Levy for General Operations
Delinquent Taxes	101-000-3020	48,568	(5,880)	25,000	0	0	25,000	Prior Year(s) Delinquencies
Tax Increments	101-000-3050	97,137	(9,857)	0	0	0	0	
Tax Forfeits	101-000-3060	0	0	0	0	0	0	
Penalties & Interest	101-000-3150	4,285	711	3,000	0	0	3,000	
		10,399,167	11,099,420	13,094,229	3,654,722	246,279	13,340,508	
Special Assessments								
Current Assessments	101-000-3110	382	435	0	0	0	0	
Delinquent Assessments	101-000-3120	0	0	0	0	0	0	
		382	435	0	0	0	0	
Other Taxes								
Lodging Tax	101-000-3180	76,669	82,824	85,000	39,393	(11,000)	74,000	Twin Cities Gateway Pass-Through
Circle Pines Gas Franchise	101-000-3185	57,300	66,395	60,000	39,087	5,000	65,000	
		133,969	149,219	145,000	78,480	(6,000)	139,000	
Business Licenses and Permits								
Liquor License - On-Sale	101-000-3201	41,440	41,600	40,500	29,300	0	40,500	License to Sell Liquor for On-Premises Consumption
Liquor License - 3.2 Beer	101-000-3202	1,000	1,000	400	750	(100)	300	License to Sell Packaged Liquor for Off-Premises Consumption
Liquor License - Off Sale	101-000-3203	1,200	1,000	1,000	1,017	200	1,200	License to Sell Packaged Liquor for Off-Premises Consumption
Liquor License - Sunday	101-000-3204	2,000	1,900	1,600	1,833	600	2,200	License to Sell Liquor for On-Premises Consumption on Sunday
Liquor License - Club	101-000-3205	300	300	300	300	0	300	
Temporary Consumption Permit	101-000-3207	100	50	200	0	(50)	150	
Investigation Fee	101-000-3208	3,710	2,100	3,500	2,450	(500)	3,000	Fee to Perform Background Investigation for License Applicants
Tobacco License	101-000-3211	3,500	3,500	3,250	3,750	(250)	3,000	Annual License to Sell Tobacco in the City
Cannabinoid License	101-000-3212	2,067	0	0	0	0	0	The City no longer issues this license
Contractor's License	101-000-3213	13,200	9,965	11,575	6,560	(179)	11,396	
Garbage Removal License	101-000-3214	3,145	3,460	2,750	1,965	0	2,750	Annual License to Collect Refuse in the City
Rental Housing License	101-000-3215	6,252	6,254	6,105	5,791	25	6,130	
Dance License	101-000-3219	35	35	35	0	0	35	
Fireworks License	101-000-3220	100	100	200	100	(100)	100	
Mobile Food Vendor Permit	101-000-3221	350	250	400	400	0	400	
Massage License	101-000-3222	1,384	1,300	1,050	1,091		1,050	
Peddler's License	101-000-3223	1,750	2,000	1,000	1,750	500	1,500	License for Door-to-Door Sales
		81,533	74,814	73,865	57,056	146	74,011	
Non-Business Licenses and Permits								
Building Permits	101-000-3250	531,347	494,497	540,258	245,226	26,298	566,556	Value-Based Fee-Covers the Cost of Inspection & Code Compliance
Plan Inspection Fees	101-000-3251	308,707	288,309	254,709	140,693	48,525	303,234	65% of Bldg Permit Fee to Cover Cost of Plan Review
Erosion Control Permits	101-000-3252	20,480	22,560	24,000	10,560	3,520	27,520	
Plumbing Permits	101-000-3253	37,030	41,868	33,696	23,617	31	33,727	
Heating & Air Conditioning Permits	101-000-3254	81,268	66,638	71,804	36,426	(49)	71,755	
Septic Plumbing Permit	101-000-3255	5,340	4,570	5,694	2,090	(32)	5,662	
Septic System Permit	101-000-3256	7,000	5,750	7,035	3,250	(3)	7,032	
Fence Permit	101-000-3259	7,000	7,656	5,339	4,159	14	5,353	
Dog License	101-000-3260	830	1,619	1,000	476	0	1,000	
Sign Permit	101-000-3262	75	0	1,000	0	(138)	862	
Road Overweight Permit	101-000-3263	0	0	0	0	0	0	
Underground Utility Permit	101-000-3264	26,737	146,340	20,189	21,633	(41)	20,148	
Miscellaneous Permits	101-000-3266	4,887	4,881	6,000	3,525	(881)	5,119	
		1,030,701	1,084,688	970,724	491,654	77,244	1,047,968	
Intergovernmental								
Federal Grants Revenue	101-000-3310	26,481	31,080	0	5,460	20,000	20,000	FEMA AFG Grant
TZD Safe Roads Grant	101-000-3312	26,479	29,378	30,000	0	(5,000)	25,000	Office of Traffic Safety (OTS) Grant Funding
State Revenue	101-000-3320	13,353	0	0	0	0	0	
Market Value Credit	101-000-3321	7,251	5,535	3,500	0	1,500	5,000	
Police State Aid	101-000-3325	341,688	341,843	345,000	0	5,000	350,000	Police State Aid
Public Safety State Grant	101-000-3326	45,929	65,627	0	0	0	0	
Fire State Aid	101-000-3330	192,547	222,385	200,000	0	20,000	220,000	PERA SVF Contribution (Net with Expense)
State Grants - Fire	101-000-3331	32,391	25,993	27,000	4,986	0	27,000	Fire Training/Ed
Municipal State Aid	101-000-3340	294,114	326,186	325,000	170,508	0	325,000	For Maintenance of City-Designated State-Aid Roads
County Grants - Other	101-000-3350	0	5,958	0	0	0	0	
County Grants - SCORE	101-000-3351	77,429	79,177	77,668	0	(5,006)	72,662	SCORE Grant for Recycling Efforts
		1,057,662	1,133,161	1,008,168	180,953	36,494	1,044,662	

City of Lino Lakes
2027 Proposed General Fund Revenue

	Account Number	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Charges for Services								
Aerial Map Fee	101-000-3402	18,450	4,950	15,000	0	0	15,000	
Assessment Search Fee	101-000-3403	4,920	4,305	5,000	2,820	0	5,000	
Election Filing Fees	101-000-3404	0	40	0	0	0	0	
Engineering/Planning Charges	101-000-3405	84,233	70,966	39,886	30,122	31	39,917	
Investment Management Charge	101-000-3406	50,000	50,000	50,000	25,000	0	50,000	
Land Use Administration Fee	101-000-3407	17,966	21,250	11,510	8,948	(4)	11,506	
Sale of Supplies	101-000-3410	615	18	200	24	0	200	Includes Data Request Searches & Retrieval of Responsive Data Fees
City Hall Rental	101-000-3411	25	0	200	200	0	200	
CFS - Public Safety	101-000-3420	243,699	254,506	192,500	85,619	7,500	200,000	Eagle Brook, SRO Contract, Fingerprinting
Police Reports	101-000-3421	269	631	800	121	(300)	500	
Police Training Fees	101-000-3422	0	165	0	0	0	0	
CFS - Public Works	101-000-3430	3,313	5,250	8,000	6,638	(3,000)	5,000	
SAC/Surcharge Fee	101-000-3432	5,091	5,044	5,000	2,489	0	5,000	
CFS - Culture & Rec	101-000-3460	5,171	6,975	5,000	50	0	5,000	
		433,752	424,099	333,096	162,030	4,227	337,323	
Fines and Forfeits								
Fines & Forfeits	101-000-3510	95,682	88,086	80,000	43,608	0	80,000	
Driving Diversion Program	101-000-3512	600	0	1,000	0	(1,000)	0	
		96,282	88,086	81,000	43,608	(1,000)	80,000	
Investment Earnings								
Interest Earnings	101-000-3620	179,428	235,234	85,000	148,641	0	85,000	2.00% Interest Rate Assumption
Market Value Adjustment	101-000-3621	122,206	177,691	0	(22,769)	0	0	
		301,634	412,925	85,000	125,872	0	85,000	
Miscellaneous								
Contributions & Donations	101-000-3622	55	500	0	0	0	0	
Bldg Lease Revenue	101-000-3623	124,073	126,948	129,917	72,816	3,065	132,982	New Creations Child Care
Miscellaneous Revenue	101-000-3625	2,364	6,301	2,000	3,766	0	2,000	
Refunds & Reimbursements	101-000-3626	64,607	55,996	46,000	34,792	4,000	50,000	P-Card Rebates, LMC Ins Div, Peace Officer Benefit, Police Vest Reimbursement
Cash Over/Short	101-000-3800	0	0	0	0	0	0	
		191,099	189,745	177,917	111,373	7,065	184,982	
Other Financing Sources								
Use of Fund Reserves	101-000-3900	0	0	0	0	0	0	
Sale of Fixed Assets	101-000-3910	2,040	15,434	0	400	0	0	
Interfund Transfers In	101-000-3920	20,000	0	0	0	0	0	
		22,040	15,434	0	400	0	0	
Total Revenues								
		13,748,221	14,672,028	15,968,999	4,906,148	364,455	16,333,454	

City of Lino Lakes
2027 Proposed General Fund Expenditures

DEPT#	Description	Actual 2024	Actual 2025	Adopted 2026	YTD 2026	Adjustments Requested 2027	Proposed 2027	\$ Increase/ Decrease	% Increase/ Decrease
Administration									
401	Mayor & Council	90,960	146,007	166,864	68,192	0	166,864	0	0.00%
402	Administration	691,961	777,824	761,435	345,461	125,445	886,880	125,445	16.47%
403	Elections	92,644	19,306	66,360	1,564	(40,361)	25,999	(40,361)	(60.82%)
405	Charter Administration	167	1,415	6,980	0	(4,000)	2,980	(4,000)	(57.31%)
407	Finance	846,209	999,626	902,172	542,923	27,066	929,238	27,066	3.00%
414	Legal Consultants	174,203	168,792	188,000	66,091	11,242	199,242	11,242	5.98%
Total Administration		1,896,144	2,112,970	2,091,811	1,024,232	119,392	2,211,203	119,392	5.71%
Community Development									
415	Economic Development	84,203	82,727	97,260	38,703	0	97,260	0	0.00%
416	Planning & Zoning	150,136	168,841	218,793	106,707	10,073	228,866	10,073	4.60%
417	Engineering	101,244	219,106	101,794	49,289	3,108	104,902	3,108	3.05%
418	Community Development	218,340	263,367	351,830	158,032	21,723	373,553	21,723	6.17%
461	Environmental	51,459	57,887	73,562	18,764	3,277	76,839	3,277	4.45%
462	Solid Waste Abatement	67,058	62,273	97,763	34,906	569	98,332	569	0.58%
463	Forestry	129,394	60,864	115,371	14,205	(8,862)	106,509	(8,862)	(7.68%)
Total Community Development		801,834	915,065	1,056,373	420,606	29,888	1,086,261	29,888	2.83%
Public Safety									
420	Police Protection	4,789,052	5,133,601	6,101,946	2,472,185	43,087	6,145,033	43,087	0.71%
421	Fire Protection	1,185,685	1,589,632	2,297,077	794,886	(150,398)	2,146,679	(150,398)	(6.55%)
422	Building Inspections	460,380	490,007	595,731	262,515	39,860	635,591	39,860	6.69%
Total Public Safety		6,435,117	7,213,240	8,994,754	3,529,586	(67,451)	8,927,303	(67,451)	(0.75%)
Public Services									
430	Streets	1,017,198	1,200,503	1,265,485	551,830	(2,855)	1,262,630	(2,855)	(0.23%)
431	Fleet Management	770,543	780,614	822,405	416,842	39,995	862,400	39,995	4.86%
432	Government Buildings	584,744	614,886	694,726	342,731	148,908	843,634	148,908	21.43%
450	Parks	997,320	1,014,186	968,444	336,242	25,578	994,022	25,578	2.64%
Total Public Services		3,369,805	3,610,188	3,751,060	1,647,645	211,626	3,962,686	211,626	5.64%
Others									
499	Contingency/Transfers/Others	286,590	147,205	75,000	47,800	71,000	146,000	71,000	94.67%
Total Others		286,590	147,205	75,000	47,800	71,000	146,000	71,000	94.67%
Total General Fund Expenditures		12,789,490	13,998,668	15,968,999	6,669,868	364,455	16,333,454	364,455	2.28%

City of Lino Lakes Personnel Totals

	<u>Actual 2024</u>	<u>Actual 2025</u>	<u>Adopted 2026</u>	<u>Proposed 2027</u>
Administration	5.000	4.000	4.000	4.400
Finance	2.600	2.600	2.600	2.600
Planning & Zoning	1.000	1.000	1.000	1.000
Community Development	2.700	2.700	2.700	2.700
Environmental	0.300	0.300	0.300	0.300
Solid Waste	0.200	0.200	0.200	0.200
Forestry	0.250	0.250	0.250	0.250
Police	34.550	33.050	34.950	33.850
Fire	2.450	6.950	15.800	16.520
Building Inspections	4.500	4.500	4.500	4.500
Streets	6.250	6.250	6.250	6.050
Fleet	2.550	2.550	2.550	2.750
Government Buildings	0.150	0.150	1.280	0.800
Parks	5.600	5.600	5.600	5.800
Total General Fund	68.100	70.100	81.980	81.720
 Rookery Activity Center Fund	 7.000	 6.000	 6.000	 5.800
Water Fund	4.050	4.050	4.050	4.400
Sewer Fund	4.050	4.050	4.050	4.200
Storm Water Fund	1.800	1.800	1.800	1.450
 Grand Total	 85.000	 86.000	 97.880	 97.570

Personnel are shown as Full Time Equivalents (FTE)

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

**City of Lino Lakes
General Fund
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Mayor & Council	4330	Travel & Tuition	Increase for Inflation 3%	46
Mayor & Council	4343	Newsletter	Increase for Inflation 3%	779
Mayor & Council	4452	Subscriptions & Dues	Per LMC, estimate a 3 to 6% increase for 2027, estimating 5%	1,130
Mayor & Council	4900	City Marketing	Increase for inflation 3% and additional recognition events	700
Mayor & Council	4300	Professional Services	Decrease due to Comp Study and City Survey completed in 2026	(19,180)
Mayor & Council	4310	Technology Services	New - Docusign software used for improving efficiencies (Contracts and Council documents)	1,440
Mayor & Council	4310	Technology Services	Reclassify Software to Technology Services to be consistent city-wide. (American Legal Online City Code and Civic Plus Agenda Management Software)	15,085
Admin	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	33,621
Admin	Multiple	Personal Services	Director of Administrative Services - 80% Admin - 7/1/2027 Start	80,000
Admin	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	7,175
Admin	4300	Professional Services	Increase due to historic trends and increased costs of pre-employment assessments/testing, additional Citywide training	3,000
Admin	4300	Professional Services	ADA Compliance Website Work (required by April 2027)	12,350
Admin	4310	Technology Services	Reclassify Software to Technology Services to be consistent city-wide	39,505
Admin	4310	Technology Services	New technology hardware for new positions and Increased cost for software vendors	3,756
Admin	4310	Technology Services	Moved American Legal Online City Code and Civic Plus Agenda Management Software to align with use	(15,085)
Admin	4340	Advertising	Reduce due to historic trends	(335)
Admin	4330	Travel & Tuition	Increase for inflation 3%	263
Admin	4321	Telephone	Increased phone costs	700
Admin	4410	Contracted Services	Reclassify Software from Contracted Services to Technology Services to be consistent city-wide	(39,505)
Elections	Multiple	Personal Services	Reduction in Election Wages (Odd Year Election)	(44,011)
Elections	4330	Travel & Tuition	Increase due to transportation costs and additional Clerk's Training	450
Elections	4330	Travel & Tuition	NEW - MMC City Clerk Certification	400
Elections	4340	Advertising	Increase for Odd Year Election Ballots (Odd years - City pays cost of municipal election ballots)	3,300
Elections	4200	Office Supplies	Decrease due to 3 year historic trend	(500)
Charter	4300-999	Prof Services - Charter Comm	Reduce due to 3 year historic trend	(4,000)
Finance	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	2,511
Finance	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	6,227
Finance	4300	Professional Services	Specialized Expertise and Technical Assistance	2,000
Finance	4308	Auditing Services	Estimated Annual Audit Increase	1,217
Finance	4308	Auditing Services	Estimated Single Audit Cost	3,784
Finance	4308	Auditing Services	Estimated GASB 103 Implementation Cost	451
Finance	4330	Travel & Tuition	Reduced to Reflect Current Need	(3,000)
Finance	4452	Subscription & Dues	Increase in GFOA Certificate of Achievement Program	100
Finance	4310	Technology Services	Increased costs for Metro-INET services and increased software subscription costs	13,776
Legal	4301	Legal Services	Increased cost for City's legal services	10,000
Legal	4302	Criminal Attorney Services	Increased cost for prosecution services	1,242

**City of Lino Lakes
General Fund
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Planning & Zoning	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	5,142
Planning & Zoning	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	4,087
Planning & Zoning	4200	Office Supplies	Meeting Supplies for Comp Plan Process	750
Planning & Zoning	4310	Technology Services	Reclassify Software + subscription increase	4,759
Planning & Zoning	4410	Contracted Services	Reclassify Software to Technology Services	(4,725)
Planning & Zoning	4452	Subscriptions & Dues	Increased cost for memberships	60
Engineering	4300	Professional Services	Increase in hourly engineering services	1,300
Engineering	4310	Technology Services	Reclassify Software + subscription increase	743
Engineering	4410	Engineering Consultant	Retainer increase	1,674
Engineering	4410	Contracted Services	Reclassify Software to Technology Services	(609)
Community Dev	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	12,359
Community Dev	Multiple	Personal Services	Community Development After Hours Meeting Coverage	1,158
Community Dev	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	8,160
Comm Dev	4300	Professional Services	Reclassify Software to Technology Services	(3,600)
Comm Dev	4310	Technology Services	Reclassify Software + subscription increase	4,998
Comm Dev	4410	Contracted Services	Reclassify Software to Technology Services	(1,352)
Environmental	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	2,959
Environmental	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	1,218
Environmental	4211	Maintenance Supplies	Adjusted for reduced chemical use	(200)
Environmental	4240	Small tools	Reduction in expenditure	(100)
Environmental	4310	Technology Services	Reclassify Software from Contracted Services	1,109
Environmental	4330	Travel and Tuition	Reduced to match planned education expenditures	(500)
Environmental	4410	Contracted Services	Reclassify Software to Technology Services	(1,109)
Environmental	4452	Subscription and dues	Change to reflect professional memberships	(100)
Solid Waste	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	2,959
Solid Waste	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	810
Solid Waste	4200	Office Supplies	Reduction in office supply purchases	(1,000)
Solid Waste	4322	Postage	Increase to meet planned mailings	3,100
Solid Waste	4330	Travel and Tuition	Reduced due to limited options	(300)
Solid Waste	4343	Newsletter	Reduced to reflect planned expenditures	(2,000)
Solid Waste	4410	Contracted Services	Adjusted to reflect planned expenditures	(3,000)
Forestry	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	1,594
Forestry	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	1,044
Forestry	4211	Maintenance Supplies	Reduced EAB Chemical Use	(1,500)
Forestry	4410	Contracted Services	Reduction in planned removals	(10,000)
Police	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	120,339
Police	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	92,312
Police	Multiple	Personal Services	Eliminate Part-Time Police Trainer	(10,861)
Police	Multiple	Personal Services	Eliminate 29th Sworn Officer Position	(144,180)
Police	4200	Office Supplies	Increased cost for office supplies and citation paper	250
Police	4200	Office Supplies	Gun permit cards, not previously budgeted	150
Police	4200	Office Supplies	Wellness room furniture and supplies	2,000
Police	4200	Office Supplies	Office and roll call room projects, rebranding, name placards, monitor completed in 2026	(12,960)
Police	4211	Maintenance Supplies	Increased cost for range supplies (range, training ammunition, gas mask filters, medical supplies)	350

**City of Lino Lakes
General Fund
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Police	4211	Maintenance Supplies	Replacement for squad car citation printer, not previously budgeted	500
Police	4211	Maintenance Supplies	Replacement batteries for AEDs	2,250
Police	4211	Maintenance Supplies	Training rounds for PepperBall	700
Police	4211	Maintenance Supplies	Repulse aerosol irritant to replace expiring product	600
Police	4211	Maintenance Supplies	Special event supplies	400
Police	4211	Maintenance Supplies	Remove ammo for red dot qualification, evidence supplies, and 40 mm supplies purchased in 2026	(5,070)
Police	4213	Youth Programs	Pausing the Explorer Program and ending snowmobile safety class	(3,010)
Police	4240	Small Tools	Increased cost for replacement of desk/squad docking stations	1,000
Police	4240	Small Tools	Increased cost for medical bag replacement	75
Police	4240	Small Tools	Spotlight and spare battery for exterior drone	800
Police	4240	Small Tools	Vacuum for garage	300
Police	4240	Small Tools	Magnetic card reader	20
Police	4240	Small Tools	Exercise bicycle	1,000
Police	4240	Small Tools	Weights, rack system, and related equipment	4,500
Police	4240	Small Tools	Simunition Training Handguns	6,200
Police	4240	Small Tools	Remove computer replacement, holsters, PepperBall, trauma kits, misc. small tools purchased in 2026	(36,375)
Police	4300	Professional Services	Additional required POST license renewals	480
Police	4300	Professional Services	Expansion of mental health wellness program	3,550
Police	4300	Professional Services	Increased cost for language line expenses	700
Police	4300	Professional Services	Annual hearing testing, not previously budgeted	1,335
Police	4300	Professional Services	Promotional process assessments	(2,100)
Police	4310	Technology Services	Reclassify software to Technology Services and subscription increases	30,593
Police	4310	Technology Services	Archive Social - Increased cost for services \$259 (social media archiving and monitoring) - moved from contracted services	3,711
Police	4410	Technology Services	VPN for remote work access	600
Police	4321	Telephone	Increased cost for AT&T service	1,001
Police	4330	Travel & Tuition	Memberships for 1 chief, 2 lieutenants to Anoka Chiefs Association	355
Police	4330	Travel & Tuition	Increased training expenses for POST mandated trainings and external trainings	1,455
Police	4330	Travel & Tuition	Increased fees for range	160
Police	4330	Travel & Tuition	Increased cost for chief's conference	200
Police	4330	Travel & Tuition	Decreased cost for EMR medical training with M Health	(550)
Police	4330	Travel & Tuition	Records tech training (data practices, gun permit inv.), not previously budgeted	2,000
Police	4330	Travel & Tuition	Drone specific training, not previously budgeted	500
Police	4370	Uniforms	Projected 3% COLA Adjustment	937
Police	4370	Uniforms	Adjustment based on projected unused uniform allowance from 2026	200
Police	4370	Uniforms	Initial issue Avon gas masks (1) not previously budgeted	500
Police	4370	Uniforms	Uniforms of non-sworn staff not previously budgeted	500
Police	4370	Uniforms	New officer uniforms (1) not previously budgeted	2,500
Police	4370	Uniforms	Body armor, CSO uniforms, badges	(1,800)
Police	4410	Contracted Services	RMS-JLEC - Increased fee for Anoka County Joint Law Enforcement Council	6,500
Police	4410	Contracted Services	Increased cost for Contracted Services	120
Police	4410	Contracted Services	Increased cost for radar and laser certification	80
Police	4410	Contracted Services	Increased cost for medical direction	250
Police	4410	Contracted Services	Remodel of armory	13,600
Police	4410	Contracted Services	Transferring Contracted Services Items to Technology Services (4310)	(30,195)
Police	4410	Contracted Services	Remove DMT room remodel, ID maker supplies purchased in 2026	(15,650)
Police	4452	Subscriptions & Dues	Increased cost for membership	265

**City of Lino Lakes
General Fund
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Fire	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	98,648
Fire	Multiple	Personal Services	Remove Pt. Fire Lieutenant Half Year (est 7/1/2026 start)	(142,003)
Fire	Multiple	Personal Services	Adjust Duty Crew Hours to Actual (23,296 to 17,472 Adjusting Shifts to 12 hours instead of 16)	(206,393)
Fire	Multiple	Personal Services	Remove Estimated Duty Crew Health Benefits (7/1 Start)	(39,874)
Fire	Multiple	Personal Services	Adjustment to POC Hours based on 2025 and 2026 actuals (3000 additional hours)	86,497
Fire	Multiple	Personal Services	Two New POC Lieutenant Monthly Stipends - 7/1/2026 Start	3,053
Fire	Multiple	Personal Services	POC EMT Training Hours (4 POC * 160 hours each = 640 hours)	18,289
Fire	Multiple	Personal Services	POC FFI, FF2, Hazmat Certification Stipends (4 New Firefighters * \$2,400)	10,854
Fire	Multiple	Personal Services	Estimated increase to SVF contribution	10,000
Fire	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	12,676
Fire	4211	Maintenance Supplies	Additional EMS Medications for ALS Credentialing.	1,740
Fire	4211	Maintenance Supplies	Increase in Damaged/Tarnished PPE (Technical Decon)	1,000
Fire	4211	Maintenance Supplies	Reallocated funds from Small Tools into Maintenance Supplies to align with current operations	8,700
Fire	4211	Maintenance Supplies	Reduction in rehab caloric replacement	(300)
Fire	4213	Youth Programs	Remove Safety Camp for 2027	(1,000)
Fire	4214	Fire Prevention	Projected 3% Inflation Adjustment	96
Fire	4240	Small Tools	Reduction to Small Tools due to reallocating funds into Maintenance Supplies to align with current operations	(8,700)
Fire	4300	Professional Services	Reduction due to capitalizing on a free program offered through the State for mental health (no longer using Check Up From The Neck Up)	(7,900)
Fire	4321	Telephone	Reduction due to switching cellular provider	(764)
Fire	4321	Telephone	Addition due to 2 air cards \$480/ annually	480
Fire	4330	Travel and Tuition	Reduction due to migrating to providing in-house training	(6,300)
Fire	4330	Travel and Tuition	Decrease reflects lower training expenses associated with a reduced number of planned hires in 2027	(16,200)
Fire	4340	Advertising	Reduction due to historic trends	(1,000)
Fire	4370	Uniforms	FF2 pins for 43 members	967
Fire	4370	Uniforms	Reduction in number of uniforms purchased	(8,800)
Fire	4310	Technology Services	Reclassify Software to Technology Services to be consistent city-wide	4,141
Fire	4310	Technology Services	Increased cost due to Civic Plus for social media archiving	3,712
Fire	4410	Contracted Services	Full year of billing for new printers at both stations	6,960
Fire	4410	Contracted Services	Increased cost due to annual biomedical inspection and maintenance of EMS equipment. AEDs, cardiac monitors and Lucas devices	8,000
Fire	4410	Contracted Services	Increased cost Anoka County Fire Protection dues	2,380
Fire	4410	Contracted Services	Increased cost of Service Breathing Air Compressor Fire Station 2	1,110
Fire	4410	Contracted Services	Increased cost in dues and vendors due to inflation 3%	1,270
Fire	4410	Contracted Services	Increase due to not previously budgeting for items (Firefighter physicals, fit testing/occupational health services. BCA/background screening)	11,130
Fire	4410	Contracted Services	Reduction due to reallocating funds into Technology Services from Contracted services	(4,141)
Fire	4452	Subscriptions and Dues	Increase due ACFPC Dues increase of \$200	200
Fire	4452	Subscriptions and Dues	Increase for memberships not previously budgeted (MN Fire Dept, Capitol City, Region 7, IAFC)	1,075

**City of Lino Lakes
General Fund
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Building Inspections	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	8,427
Building Inspections	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	15,224
Building Inspections	4300	Professional Services	Reclassify Software to Technology Services	(15,850)
Building Inspections	4310	Technology Services	Reclassify Software + subscription increase	18,609
Building Inspections	4410	Contracted Services	Increase for contracted inspection and plan review services	13,500
Building Inspections	4452	Subscription and dues	Reduce to reflect actual	(50)
Streets	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	18,403
Streets	Multiple	Personal Services	Reallocate Temporary Seasonal From Streets to Storm Water (240 hours)	(10,904)
Streets	Multiple	Personal Services	Seasonal Temporary Allocated to Storm from Streets	(5,329)
Streets	Multiple	Personal Services	Add Parks Supervision to Streets Supervisor - Reallocate wages to 60% Streets, 10% Parks, 30% Storm	(7,859)
Streets	Multiple	Personal Services	Promotion of Public Works Superintendent to Public Works Director (Streets 10%)	136
Streets	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	23,698
Streets	4211	Maintenance Supplies	Increase budget for more mastic material by \$3,000. This will be an annual maintenance practice. Set base budget to \$30,000.	3,000
Streets	4224	Patching Materials	East Holly inhouse overlay, \$20,000	20,000
Streets	4228	Salt & Sand	Decrease due to projected need	(8,000)
Streets	4240	Small Tools	Reduce Small tools budget, base budget set to \$2,000.	(2,000)
Streets	4300	Professional Services	Removal of OpenGov Service from Professional Services	(5,000)
Streets	4310	Technology Services	Open Gov and GoGov Services	10,500
Streets	4330	Travel & Tuition	Reduce training base budget to \$2,500.	(2,500)
Streets	4410	Contracted Services	2027 removed project costs set base budget to include roundabout maintenance as annual costs, base budget \$70,500.	(36,000)
Streets	4415	Rented Equipment	2027 reduce budget to \$4,000 and set it as base budget.	(1,000)
Fleet	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	11,087
Fleet	Multiple	Personal Services	Promotion of Public Works Superintendent to Public Works Director (Fleet 20%)	272
Fleet	Multiple	Personal Services	New Mechanic (10/1/2027 Start)	32,395
Fleet	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	1,301
Fleet	4212	Motor Fuels	Kwik Trip Fueling Increased Fuel Costs	15,000
Fleet	4221	Shop Parts	Temporary reduction in parts due to limited shop service during Public Works Facility Construction	(12,500)
Fleet	4240	Small Tools	Removal of 2026 Increase for Special Tool Purchase Base Budget Set To, \$7,000.	(12,000)
Fleet	4300	Professional Services	Increase costs during Public Works Facility construction	15,000
Fleet	4300	Professional Services	Removal of OpenGov Service from Professional Services	(7,300)
Fleet	4310	Technology Services	Open Gov and GoGov Services	10,500
Fleet	4321	Telephone	Additional Plow Truck GPS	240
Fleet	4330	Travel & Tuition	Increase training for EVTCC Cert, \$1,000. Base Training budget is set to \$2,500.	1,000
Fleet	4410	Contracted Services	Reduce Fire Contracted Services increase in inhouse repairs. Base budget is set at \$115,000	(15,000)
Government Building	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	(9,470)
Government Building	Multiple	Personal Services	Adjust Part-Time Custodian Hours to Reflect Current Staffing	(22,881)

**City of Lino Lakes
General Fund
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Government Building	Multiple	Personal Services	Eliminate Summer Temporary Position	(10,904)
Government Building	Multiple	Personal Services	New Government Buildings & Facilities Supervisor - 50% Gov't Bldgs - 1/1/2027 Start	67,880
Government Building	Multiple	Personal Services	New Building Maintenance Worker - 20% Gov't Building - 1/1/2027 Start	23,408
Government Building	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	1,075
Government Building	4300	Professional Services	Repair/Calibration of HVAC System, Repairs in City Buildings, Safety Systems Monitoring, Recommissioning Corrective Repairs/Programming	19,000
Government Building	4300	Professional Services	Removal of OpenGov Service from Professional Services	(7,300)
Government Building	4310	Technology Services	Open Gov and GoGov Services	10,500
Government Building	4321	Telephone	Increase for telephone and internet service charges	3,300
Government Building	4322	Postage	Increase in USPS rates	500
Government Building	4361	Insurance	Liability Insurance Increase	93,000
Government Building	4410	Contracted Services	2027 increase budget to include roof maintenance \$5,800. Set 2027 base budget at \$39,640.	5,800
Government Building	5000	Equipment	Reduction due to removal of completed 2026 request	(25,000)
Parks	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	4,223
Parks	Multiple	Personal Services	Add Parks Supervision to Streets Supervisor - Reallocate wages to 60% Streets, 10% Parks, 30% Storm	15,665
Parks	Multiple	Personal Services	Remove Parks Supervisor Position	(134,405)
Parks	Multiple	Personal Services	Replace Supervisor Position with Parks Maintenance Worker	99,666
Parks	Multiple	Personal Services	Promotion of Public Works Superintendent to Public Works Director (Parks 10%)	136
Parks	Multiple	Personal Services	Adjustments for Implementation of the Compensation Study Starting 1/1/2027	24,793
Parks	4300	Professional Services	Increase based on historic numbers	5,000
Parks	4310	Technology Services	Open Gov and GoGov Services	10,500
Others	4905	Contingency	Increase to account for potential personnel and legal related costs	71,000

Total 2027 Adjustments Requested

364,455

City of Lino Lakes								
Mayor & Council (101-401)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	49,286	49,286	54,092	27,046	0	54,092	100% Mayor 4 - 100% Councilmembers
PERA Contributions	4121	2,464	2,464	2,705	1,352	0	2,705	
FICA Contributions	4122	748	750	784	411	0	784	
MN Paid Leave	4126	0	0	214	108	0	214	
Life & Disability Insurance	4133	0	0	0	0	0	0	
Worker's Compensation	4151	86	90	100	67	0	100	
		52,584	52,591	57,895	28,984	0	57,895	
Supplies								
Office Supplies	4200	19	105	0	0	0	0	
		19	105	0	0	0	0	
Other Services & Charges								
Professional Services	4300	0	35,501	49,000	3,665	(19,180)	29,820	Strategic Planning, Council/Director Retreat, Leadership Development
Technology Services	4310	0	0	0	0	16,525	16,525	DocuSign Software - \$1,440, Civic Plus Agenda Management - \$5,585, American Legal Online City Code - \$9,500
Telephone	4321	2,174	2,197	3,000	1,093	0	3,000	Cellular Phones
Travel & Tuition	4330	13	1,111	1,545	2,294	46	1,591	LMC Conference, Elected Officials Conference
Advertising	4340	0	114	200	61	0	200	Meeting Notices
Newsletter	4343	23,601	25,562	25,956	6,564	779	26,735	Spring/Summer, Fall & Winter Newsletters
		25,788	64,485	79,701	13,678	(1,830)	77,871	
Contractual Services								
Contracted Services	4410	0	781	0	0	0	0	
Subscriptions & Dues	4452	7,186	21,886	22,603	22,800	1,130	23,733	League of MN Cities, MN Mayors Association
City Marketing	4900	5,383	6,159	6,665	2,730	700	7,365	Awards & Plaques, Employee Recognition & Appreciation, Lino Lakes Ambassadors (\$2,000), Job Fair Supplies
		12,569	28,826	29,268	25,530	1,830	31,098	
Total Mayor & Council		90,960	146,007	166,864	68,192	0	166,864	

City of Lino Lakes

Administration (101-402)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	483,264	431,073	540,423	242,605	98,309	638,732	100% City Administrator
Overtime Wages	4102	0	0	0	0	0	0	80% Director of Administrative Services - 7/1/2027 Start
Temporary Wages	4106	20,800	146,395	0	0	0	0	100% Human Resources and Communications Manager
Employee Wellness Program	4108	0	0	0	0	0	0	100% Communications Specialist
PERA Contributions	4121	32,386	31,425	40,532	20,099	7,373	47,905	100% City Clerk
FICA Contributions	4122	33,974	42,972	41,342	17,894	7,521	48,863	
MN Paid Leave	4126	0	0	2,135	1,073	388	2,523	
Deferred Comp Contributions	4123	0	0	0	0	0	0	
Health Insurance	4131	20,236	29,086	35,828	17,692	6,728	42,556	
Life & Disability Insurance	4133	925	887	990	508	150	1,140	
Dental Insurance	4134	511	937	2,499	625	277	2,776	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	3,320	2,944	1,481	931	50	1,531	
		595,416	685,718	665,230	301,426	120,796	786,026	
Supplies								
Office Supplies	4200	0	295	0	0	0	0	
		0	295	0	0	0	0	
Other Services & Charges								
Professional Services	4300	22,285	28,369	25,500	4,385	15,350	40,850	Drug/Alcohol Testing, Pre-employment Assessments, Citywide Training, Data Practices Compliance, ADA Compliance Work (\$12,350)
Technology Services	4310	4,098	343	9,000	979	28,176	37,176	CivicEngage - \$29,531, NeoGov - \$5,865, Misc. Software Costs, Technology purchases
Telephone	4321	1,579	2,686	2,034	1,127	700	2,734	Cellular Phones
Travel & Tuition	4330	6,415	1,651	8,755	5,809	263	9,018	LMC Conference, ICMA Conference, MAMA Meetings, MCMA Conference, MPELRA Conferences, TCHRA Conference, NPELRA Webinars, Tuition Reimbursement
Advertising	4340	1,396	1,927	2,500	295	(335)	2,165	Legal Publications, Job Postings
		35,773	34,976	47,789	12,594	44,154	91,943	
Contractual Services								
Contracted Services	4410	58,598	49,793	44,605	30,423	(39,505)	5,100	Benefits Extra, Identisys, TASC, Document Destruction
Subscriptions & Dues	4452	2,174	7,041	3,811	1,018	0	3,811	MAMA, ICMA, MCMA, SHRM, Chain of Lakes Rotary, Dropbox, Notary, MN Star Thrower Training Platform
		60,772	56,834	48,416	31,441	(39,505)	8,911	
Total Administration		691,961	777,824	761,435	345,461	125,445	886,880	

City of Lino Lakes								
Elections (101-403)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	58,594	732	0	0	0	0	Part-time: Election Assistant Temporary: Primary and General Election Judges (Even Years) General Election Judges (Odd Years)
Part-Time Wages	4103	13,800	2,640	13,000	1,330	(8,000)	5,000	
Temporary Wages	4106	13,800	11,394	50,000	0	(35,000)	15,000	
PERA Contributions	4121	0	0	0	0	0	0	
FICA Contributions	4122	1,256	202	995	102	(612)	383	
MN Paid Leave	4126	0	0	249	5	(170)	79	
Worker's Compensation	4151	317	294	316	56	(229)	87	
		87,767	15,262	64,560	1,493	(44,011)	20,549	
Supplies								
Office Supplies	4200	2,019	0	1,000	0	(500)	500	Supplies for Elections
		2,019	0	1,000	0	(500)	500	
Other Services & Charges								
Technology Services	4310	0	155	0	0	0	0	Technology purchases, software licenses
Postage	4322	6	1	50	0	0	50	
Travel & Tuition	4330	427	487	450	71	850	1,300	Transportation of ballots to Anoka County, Clerk training, MMC City Clerk Certification
Advertising	4340	77	3,401	300	0	3,300	3,600	Election Ballots (Odd years - City pays cost of municipal election ballots); Public Notices
		510	4,044	800	71	4,150	4,950	
Contractual Services								
Contracted Services	4410	2,348	0	0	0	0	0	Young Equipment System per Anoka County Agreement
		2,348	0	0	0	0	0	
Capital Outlay								
Equipment	5000	0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Elections		92,644	19,306	66,360	1,564	(40,361)	25,999	

City of Lino Lakes								
Charter Administration (101-405)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Other Services And Supplies								
Professional Services	4300-000	167	587	1,000	0	0	1,000	Time Savers - Minutes
Prof Services - Charter Comm	4300-999	0	828	5,980	0	(4,000)	1,980	Charter Commission Directed Expenses
		167	1,415	6,980	0	(4,000)	2,980	
Total Charter Administration								
		167	1,415	6,980	0	(4,000)	2,980	

City of Lino Lakes

Finance (101-407)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	258,773	203,152	282,228	122,978	9,424	291,652	85% Finance Director
Overtime Wages	4102	857	12,447	0	0	0	0	100% Accountant
Temporary Wages	4106	0	0	0	0	0	0	75% Accounting Clerk II
Employee Wellness Program	4108	0	0	0	0	0	0	
PERA Contributions	4121	19,212	15,657	21,167	10,192	707	21,874	
FICA Contributions	4122	19,292	15,820	21,590	9,347	721	22,311	
MN Paid Leave	4126	0	0	1,115	544	37	1,152	
Health Insurance	4131	24,681	17,707	26,024	9,419	(2,064)	23,960	
Life & Disability Insurance	4133	611	464	636	315	(22)	614	
Dental Insurance	4134	1,072	1,101	1,624	812	17	1,641	
Unemployment Insurance	4141	0	0	0	2,012	0	0	
Worker's Compensation	4151	1,891	972	773	496	(82)	691	
		326,389	267,318	355,157	156,114	8,738	363,895	
Supplies								
Office Supplies	4200	840	560	1,000	240	0	1,000	Accounts Payable Checks, W-2 Forms, 1099 Forms, Other Financial Forms
Small Tools	4240	2,941	0	0	0	0	0	
		3,781	560	1,000	240	0	1,000	
Other Services & Charges								
Professional Services	4300	0	207,663	0	41,461	2,000	2,000	Specialized Expertise and Technical Assistance
Auditing Services	4308	19,630	21,911	25,000	25,003	5,452	30,452	General Fund Portion of Independent Annual Audit
Technology Services	4310	388,083	393,187	401,115	214,018	13,776	414,891	Metro-INET Services and Hardware, Programs & Support BS&A Software Annual Maintenance (Financial Modules) EasyCIP Annual Maintenance
Travel & Tuition	4330	1,545	46	6,000	0	(3,000)	3,000	MNGFOA Conference, Other Finance Trainings
Advertising	4340	1,285	1,232	1,500	224	0	1,500	Publish Budget and Financial Reports
Truth In Taxation	4342	2,473	2,618	3,000	2,862	0	3,000	City Share of Property Specific Notices
Payment Processing	4345	1,358	420	0	0	0	0	Credit Card Processing Fees and Other Finance Charges
		414,374	627,076	436,615	283,567	18,228	454,843	
Contractual Services								
Contracted Services	4410	100,378	104,072	108,000	102,921	0	108,000	Assessing Services - Anoka County - Based on Number of Parcels and Classification
Subscriptions & Dues	4452	1,287	600	1,400	80	100	1,500	MNGFOA Membership, GFOA Certificate of Achievement (COA) Program
		101,665	104,672	109,400	103,001	100	109,500	
Total Finance		846,209	999,626	902,172	542,923	27,066	929,238	

City of Lino Lakes								
<u>Legal Consultants (101-414)</u>								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Other Services & Charges								
Legal Services	4301	68,499	63,666	80,000	13,591	10,000	90,000	Consulting Attorney to City Council & Staff
Criminal Attorney Services	4303	105,704	105,126	108,000	52,500	1,242	109,242	Consulting Services for Criminal Prosecutions
		174,203	168,792	188,000	66,091	11,242	199,242	
Total Legal Consultants		174,203	168,792	188,000	66,091	11,242	199,242	

City of Lino Lakes

Economic Development (101-415)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	200	200	400	800	0	400	EDA Board Stipends
Temporary Wages	4106	0	0	0	0	0	0	
Employee Wellness Program	4108	0	0	0	0	0	0	
PERA Contributions	4121	10	10	20	40	0	20	
FICA Contributions	4122	3	3	6	12	0	6	
MN Paid Leave	4126	0	0	2	3	0	2	
Health Insurance	4131	0	0	0	0	0	0	
Life & Disability Insurance	4133	0	0	0	0	0	0	
Dental Insurance	4134	0	0	0	0	0	0	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	(53)	2	2	1	0	2	
		160	215	430	856	0	430	
Supplies								
Office Supplies	4200	136	170	180	108	0	180	EDAC Meeting Supplies
		136	170	180	108	0	180	
Other Services & Charges								
Professional Services	4300	9,673	9,603	13,850	8,136	0	13,850	Financial Services, Pre Application Assistance, Project Planning Assistance
Technology Services	4310	0	0	0	0	0	0	
Travel & Tuition	4330	350	0	800	0	0	800	Econ Workshops/EDAM Annual Conference
Advertising	4340	118	0	300	0	0	300	Marketing Brochure, Notices, Advertising
		10,141	9,603	14,950	8,136	0	14,950	
Contractual Services								
Contracted Services	4410	0	0	0	0	0	0	
Subscriptions & Dues	4452	930	940	950	1,034	0	950	EDAM, Sensible Land Use Coalition, Chamber of Commerce, Memberships
City Marketing	4900	72,836	71,798	80,750	28,569	0	80,750	Lodging Tax Remittals - Pass through to Twin Cities Gateway Convention and Tourism Bureau
		73,766	72,738	81,700	29,603	0	81,700	
Total Economic Development								
		84,203	82,727	97,260	38,703	0	97,260	

City of Lino Lakes

Planning & Zoning (101-416)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	105,680	111,604	118,300	53,034	7,669	125,969	100% Planner
Overtime Wages	4102	0	0	0	0	0	0	
Employee Wellness Program	4108	0	164	0	0	720	720	
PERA Contributions	4121	7,855	8,316	8,872	4,394	576	9,448	
FICA Contributions	4122	7,742	8,193	9,050	3,884	587	9,637	
MN Paid Leave	4126	0	0	467	231	31	498	
Health Insurance	4131	8,453	8,734	9,524	4,762	(309)	9,215	
Life & Disability Insurance	4133	265	265	252	129	(8)	244	
Dental Insurance	4134	612	625	625	312	6	631	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	749	551	593	373	(43)	550	
		131,356	138,450	147,683	67,120	9,229	156,912	
Supplies								
Office Supplies	4200	0	102	200	0	750	950	Public/Advisory Meeting Supplies
		0	102	200	0	750	950	
Other Services & Charges								
Professional Services	4300	3,166	4,301	7,950	4,017	0	7,950	Legal Assistance - Ordinance Updates, GIS Mapping Updates - FEMA/Zoning/Other
Technology Services	4310	0	0	0	0	4,759	4,759	BS&A Software Annual Maintenance - \$4,060, ArcGIS & Blue Beam Annual Maintenance - \$699
Travel & Tuition	4330	231	469	1,450	232	0	1,450	Workshops - \$250 MnAPA Conference - \$550 P&Z Workshops (7 Members) - \$400 Misc Mileage - \$100 Computer Training - \$150
Board Stipend	4331	6,000	6,225	6,600	3,150	0	6,600	Commissioners - 6 @ \$75 x 12 mtgs, Chair \$100 x 12 mtgs
Advertising	4340	509	1,213	250	0	0	250	Maps, Non-Chargeable Hearing Notices
		9,906	12,207	16,250	7,399	4,759	21,009	
Contractual Services								
Contracted Services	4410	8,191	17,398	53,960	31,430	(4,725)	49,235	Ord Updates - Comp Plan Update - \$40,000 Misc Deliveries/Other - \$290 Consultant Services - Small Area Plans - 50 hrs @ \$180/hr - \$9,000
Subscriptions & Dues	4452	683	683	700	758	60	760	APA Membership, Misc Reference Materials
		8,874	18,081	54,660	32,188	(4,665)	49,995	
Total Planning & Zoning		150,136	168,841	218,793	106,707	10,073	228,866	

City of Lino Lakes

Engineering (101-417)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Supplies								
Small Tools	4240	0	0	0	0	0	0	
		0	0	0	0	0	0	
Other Services And Charges								
Professional Services	4300	49,221	163,668	45,500	24,934	1,300	46,800	Traffic Counts - \$3,500 Engineering Consultant (Hourly) - \$43,300
Technology Services	4310	0	0	0	0	743	743	ArcGIS Annual Maintenance - \$500 Blue Beam Annual Maintenance - \$143
		49,221	163,668	45,500	24,934	2,043	47,543	
Contractual Services								
Engineering Consultant	4410	52,023	53,383	54,685	24,355	1,674	56,359	Engineering Consultant (Retainer) - \$102,472 CD (55%) - \$56,359 Sewer Utility (15%) - \$15,371 Water Utility (15%) - \$15,371 Storm Utility (15%) - \$15,371
Contracted Services	4410	0	2,055	1,609	0	(609)	1,000	Aerial Photos - \$1,000
		52,023	55,438	56,294	24,355	1,065	57,359	
Capital Outlay								
Equipment	5000	0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Engineering		101,244	219,106	101,794	49,289	3,108	104,902	

City of Lino Lakes

Community Development (101-418)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	169,685	206,782	270,413	121,005	18,361	288,774	70% Community Development Director 100% Community Development Specialist 100% Administrative Assistant
Overtime Wages	4102	0	1,208	0	631	1,000	1,000	
Employee Wellness Program	4108	504	504	504	0	0	504	
PERA Contributions	4121	12,600	15,182	20,281	10,074	1,452	21,733	
FICA Contributions	4122	12,990	15,732	20,687	9,122	1,481	22,168	
Deferred Comp Contributions	4123	703	592	0	252	0	0	
MN Paid Leave	4126	0	0	1,068	537	77	1,145	
Health Insurance	4131	11,963	13,270	21,567	10,784	(616)	20,951	
Life & Disability Insurance	4133	350	412	578	297	(1)	577	
Dental Insurance	4134	612	781	1,687	625	17	1,704	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	1,608	1,026	1,368	833	(94)	1,274	
		211,015	255,488	338,153	154,159	21,677	359,830	
Supplies								
Office Supplies	4200	50	20	100	0	0	100	
		50	20	100	0	0	100	
Other Services & Charges								
Professional Services	4300	4,765	4,258	7,000	0	(3,600)	3,400	DataLink (GIS) Maintenance & mapping updates - \$3,400
Technology Services	4310	0	0	0	0	4,998	4,998	DataLink (GIS) Annual Service and Bluebeam Annual Maintenance, ESRI
Telephone	4321	425	549	600	253	0	600	Staff Cell Phone
Travel & Tuition	4330	790	2,014	3,200	2,311	0	3,200	Seminars, Conference, Training & Mileage
Advertising	4340	452	184	0	0	0	0	
		6,432	7,005	10,800	2,564	1,398	12,198	
Contractual Services								
Contracted Services	4410	119	130	1,352	556	(1,352)	0	
Subscriptions & Dues	4452	724	724	1,425	753	0	1,425	APA/AICP Membership
		843	854	2,777	1,309	(1,352)	1,425	
Total Community Development		218,340	263,367	351,830	158,032	21,723	373,553	

City of Lino Lakes								
Environmental (101-461)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	27,530	30,157	31,967	8,513	2,900	34,867	30% Environmental Coordinator
Overtime Wages	4102	0	0	0	0	0	0	Temporaries: Seasonal Position
Temporary Wages	4106	7,776	7,362	17,100	2,547	900	18,000	
Employee Wellness Program	4108	0	0	0	0	0	0	
PERA Contributions	4121	1,628	2,244	2,398	754	217	2,615	
FICA Contributions	4122	2,622	2,632	3,754	646	290	4,044	
Deferred Comp Contributions	4123	0	0	0	0	0	0	
MN Paid Leave	4126	0	0	194	50	15	209	
Health Insurance	4131	2,948	5,256	5,731	2,799	(129)	5,602	
Life & Disability Insurance	4133	61	79	76	39	(3)	73	
Dental Insurance	4134	153	187	187	94	2	189	
Unemployment Insurance	4141	1,268	2,396	0	0	0	0	
Worker's Compensation	4151	400	192	246	155	(15)	231	
		44,386	50,505	61,653	15,595	4,177	65,830	
Supplies								
Office Supplies	4200	0	0	0	0	0	0	
Maintenance Supplies	4211	11	0	700	0	(200)	500	Chemicals, Seed, etc.
Small Tools	4240	0	0	300	0	(100)	200	Sprayers, Soil Probes, etc.
		11	0	1,000	0	(300)	700	
Other Services & Charges								
Professional Services	4300	0	0	1,000	0	0	1,000	Ecologist, Hydrologist - Environmental Reviews/Research & Development, Resource Management Planning
Technology Services	4310	0	0	0	0	1,109	1,109	ArcGIS Annual Maintenance - \$996 Bluebeam Annual Maintenance - \$143
Telephone	4321	665	1,098	400	277	0	400	Staff Cell Phone
Travel & Tuition	4330	610	0	1,500	0	(500)	1,000	Various Training Seminars, Conferences, Mileage - 1 Staff & Environmental Board, Wetland Delineation Training
Board Stipend	4331	4,450	5,100	6,600	1,925	0	6,600	Commissioners - 6 @ \$75 x 12 mtgs, Chair \$100 x 12 mtgs
		5,725	6,198	9,500	2,202	609	10,109	
Contractual Services								
Contracted Services	4410	1,132	1,154	1,109	966	(1,109)	0	
Subscriptions & Dues	4452	205	30	300	0	(100)	200	Professional Memberships - ISA, MWPA, Tree Care
		1,337	1,184	1,409	966	(1,209)	200	
Total Environmental		51,459	57,887	73,562	18,764	3,277	76,839	

City of Lino Lakes

Solid Waste Abatement (101-462)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	18,354	20,105	21,311	5,675	1,934	23,245	20% Environmental Coordinator
Overtime Wages	4102	0	0	0	0	0	0	Temporaries: Recycling Intern
Temporary Wages	4106	15,946	8,062	28,652	3,624	1,508	30,160	
Employee Wellness Program	4108	0	0	0	0	0	0	
PERA Contributions	4121	1,085	1,496	1,598	684	145	1,743	
FICA Contributions	4122	2,571	1,996	3,822	577	263	4,085	
Deferred Comp Contributions	4123	0	0	0	0	0	0	
MN Paid Leave	4126	0	0	197	43	14	211	
Health Insurance	4131	1,714	3,504	3,821	1,866	(87)	3,734	
Life & Disability Insurance	4133	41	53	50	26	(1)	49	
Dental Insurance	4134	102	125	125	62	1	126	
Worker's Compensation	4151	256	97	135	85	(8)	127	
		40,069	35,438	59,711	12,643	3,769	63,480	
Supplies								
Office Supplies	4200	460	646	2,440	128	(1,000)	1,440	Recycling Supplies, Compostable Products
Maintenance Supplies	4211	0	866	0	0	0	0	
		460	1,512	2,440	128	(1,000)	1,440	
Other Services & Charges								
Professional Services	4300	184	0	0	0	0	0	
Technology Services	4310	0	0	0	0	0	0	
Postage	4322	1,791	0	0	3,094	3,100	3,100	Postage for Mailers
Travel & Tuition	4330	0	0	300	0	(300)	0	
Advertising	4340	1,728	0	3,350	4,223	0	3,350	Notices for Recycling Days, Earth Day, Organics, Etc.
Newsletter	4343	737	1,439	4,300	438	(2,000)	2,300	
		4,440	1,439	7,950	7,754	800	8,750	
Contractual Services								
Contracted Services	4410	22,089	23,884	27,662	14,380	(3,000)	24,662	Recycling & Earth Day Vendors, Organics Service
		22,089	23,884	27,662	14,380	(3,000)	24,662	
Total Solid Waste Abatement		67,058	62,273	97,763	34,906	569	98,332	
Note: Solid Waste Expenditures are reimbursed from Anoka County through the Solid Waste Management Coordinating Board (SCORE) grant.								

City of Lino Lakes

Forestry (101-463)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	22,942	25,131	26,639	7,093	2,417	29,056	25% Environmental Coordinator
Overtime Wages	4102	0	0	0	0	0	0	
Temporary W Ages	4106	0	0	0	0	0	0	
Employee Wellness Program	4108	0	0	0	0	0	0	
PERA Contributions	4121	1,356	1,870	1,998	628	181	2,179	
FICA Contributions	4122	1,689	1,741	2,038	375	185	2,223	
Deferred Comp Contributions	4123	0	0	0	0	0	0	
MN Paid Leave	4126	0	0	105	33	10	115	
Health Insurance	4131	2,142	4,380	4,776	2,333	(108)	4,668	
Life & Disability Insurance	4133	51	66	63	32	(2)	61	
Dental Insurance	4134	128	156	156	78	2	158	
Worker's Compensation	4151	2,034	1,025	966	608	(47)	919	
		30,342	34,369	36,741	11,180	2,638	39,379	
Supplies								
Maintenance Supplies	4211	1,248	0	3,000	18	(1,500)	1,500	Fertilizers, Staking Material, EAB Chemicals
Small Tools	4240	0	397	250	0	0	250	
		1,248	397	3,250	18	(1,500)	1,750	
Other Services & Charges								
Technology Services	4310	0	0	0	0	0	0	
Uniforms	4370	162	245	380	0	0	380	
		162	245	380	0	0	380	
Contractual Services								
Contracted Services	4410	97,642	25,853	75,000	3,007	(10,000)	65,000	Damaged/Diseased Tree Removal/Oak Wilt Control - \$7,500 Emerald Ash Borer Tree Replacement Program - \$50,000 Blvd Tree Replacement - \$7,500
Rented Equipment	4415	0	0	0	0	0	0	
		97,642	25,853	75,000	3,007	(10,000)	65,000	
Total Forestry		129,394	60,864	115,371	14,205	(8,862)	106,509	

City of Lino Lakes								
Police (101-420)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	3,031,507	3,215,037	3,931,190	1,413,101	95,061	4,026,251	1 Chief
Overtime Wages	4102	145,659	212,954	150,000	82,407	0	150,000	2 Lieutenants
Part-Time Wages	4103	6,051	84,917	122,415	65,382	(6,579)	115,836	7 Sergeants
Temporary Wages	4106	16,275	0	0	1,278	0	0	18 Officers
Police Cadets	4107	23,987	39,420	0	0	0	0	1 Office Manager
Employee Wellness Program	4108	1,056	586	1,162	0	(162)	1,000	2 Records Technicians
PERA Contributions	4121	520,815	565,695	696,336	294,073	15,548	711,884	1 Evidence & Intel Specialist
FICA Contributions	4122	63,207	72,419	88,328	32,647	1,789	90,117	Overtime: Patrol, Court, Training, Special Events, DWI Enforcement
Deferred Comp Contributions	4123	1,438	2,127	0	2,188	0	0	Part-time:
MN Paid Leave	4126	0	0	16,604	7,524	350	16,954	3 - 0.5 FTE Community Service Officers
Health Insurance	4131	313,809	330,150	428,264	164,536	(25,877)	402,387	1 - Part-Time Background Investigator
Life & Disability Insurance	4133	6,871	7,194	8,151	3,443	(482)	7,669	
Dental Insurance	4134	15,833	16,587	20,616	7,028	(425)	20,191	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	290,882	210,269	199,391	124,620	(21,613)	177,778	
		4,437,390	4,757,354	5,662,457	2,198,227	57,610	5,720,067	
Supplies								
Office Supplies	4200	6,667	5,725	20,660	7,435	(10,560)	10,100	Business Cards, Letterhead and Envelopes, Toner/Printer Cartridges, Paper, Misc Office Supplies, Citation Paper, Office Furniture
Maintenance Supplies	4211	19,526	16,429	31,420	17,361	(270)	31,150	Ammo, Taser Supplies, Range Supplies, Simunition Rounds, PepperBall & 40mm Supplies, VirTra Supplies, Property/Evidence Supplies, Masks/Filters, Portable Radio Equipment, K9 Food and Supplies, AED Batteries, Department Special Events (\$400)
Youth Programs	4213	3,037	2,801	3,310	1,682	(3,010)	300	Firearms Safety, Junior Citizen's Academy
Crime Prevention/Safety	4214	5,023	3,677	6,625	299	0	6,625	Night to Unite, Volunteer Appreciation, Promotional Materials, Volunteer Clothing and Supplies
Small Tools	4240	44,626	46,044	58,700	38,119	(22,480)	36,220	Tasers, Computers & Peripherals, Emergency Warning System Equipment, Exercise Equipment, Replacement Simunition Training Guns
		78,879	74,678	120,715	64,896	(36,320)	84,395	
Other Services & Charges								
Professional Services	4300	10,746	15,255	20,170	7,000	3,965	24,135	POST License Renewal, Employee Mental Health Program, K9 Vet Bills and Lodging, Mandated Audits, Hearing Testing, Language Line
Technology Services	4310	0	0	0	0	34,904	34,904	State of MN CJDN Criminal Database Access, Scheduling Software, Social Media Archiving, Redaction Software, Training Record Software, Policy Management Software, VPNs
Telephone	4321	22,529	21,363	25,882	10,379	1,001	26,883	Cell Phones, Mobile Hot Spots
Postage	4322	746	707	500	95	0	500	Postage
Travel & Tuition	4330	67,598	64,085	48,755	27,919	4,120	52,875	POST Mandated Training, EVOC Training, Range Fees, Police Conferences, Instructor Training, K-9 Specific Training, EMR Training, Medical Direction, Anoka Chief Membership, Tuition Reimbursement, LMC Patrol POST Training
Insurance	4360	62,460	62,366	64,125	41,777	0	64,125	Police Liability Insurance
Uniforms	4370	32,170	49,253	54,029	27,783	2,837	56,866	Uniform Allowance (Officers, Sergeants, Admin), Body Armor, CSOs & Admin Uniforms, Replacement Uniforms
Electricity	4381	425	440	500	188	0	500	Emergency Siren Electricity
Police Reserves	4386	853	1,536	2,000	(116)	0	2,000	Uniforms, Equipment, Training, Supplies
		197,527	215,005	215,961	115,023	46,827	262,788	
Contractual Services								
Contracted Services	4410	73,319	83,402	101,119	92,102	(25,295)	75,824	RMS - JLEC Membership, Emergency Sirens Repairs/Maint, Shredding Services, Animal Control Costs, Anoka County SWAT, Radar Calibration, LEADS, Archive Social, Health Strategies FIT Testing, Intrusion Alarm Install and Monitoring, Armory Remodel
Subscriptions & Dues	4452	1,937	1,748	1,694	1,936	265	1,959	Professional Memberships & Subscriptions For Chief's Associations, Intel Analyst, Evidence Technicians, Record Technicians & Investigators
		75,256	85,150	102,813	94,039	(25,030)	77,783	
Capital Outlay								
Equipment	5000	0	1,415	0	0	0	0	
		0	1,415	0	0	0	0	
Total Police Department		4,789,052	5,133,601	6,101,946	2,472,185	43,087	6,145,033	

City of Lino Lakes								
<u>Fire (101-421)</u>								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	294,671	311,246	363,161	160,626	20,001	383,162	100% Fire Chief
Overtime Wages	4102	1,092	517	0	0	0	0	100% Assistant Chief of Operations
Part-Time Wages	4103	249,016	395,417	820,882	214,014	(257,468)	563,414	100% Firefighter Admin
Paid On Call Firefighters	4104	122,735	192,555	128,210	115,581	164,475	292,685	Part-time Daytime Duty Crew Firefighters
Employee Wellness Program	4108	0	0	0	0	0	0	12 hr shifts, 7 days/week, 2 per station plus
Cross-Trained Fire Stipend	4109	7,137	2,853	0	0	0	0	Estimated 426 hours for ESST/MN Paid Leave coverage
PERA Contributions	4121	70,069	83,673	125,846	49,278	(15,770)	110,076	Estimated 5 health benefit eligible
FICA Contributions	4122	33,151	49,483	77,871	27,282	(6,824)	71,047	Paid On-Call
Deferred Comp Contributions	4123	0	0	0	0	0	0	2 POC District Chief Stipends
PERA SVF Contribution	4124	152,178	180,063	150,000	0	10,000	160,000	4 POC Lieutenant Stipends
MN Paid Leave	4126	0	0	5,183	2,127	(288)	4,895	2 POC Lieutenant Stipends (7/1/2027 Start)
Health Insurance	4131	25,228	30,450	185,094	21,092	(50,792)	134,302	POC Duty Officer Administrative Time 1,040 Hours
Life & Disability Insurance	4133	611	642	695	356	(15)	680	POC Duty Officer On-Call Wages 468 hours
Dental Insurance	4134	858	958	1,874	625	19	1,893	26 Paid-On-Call Firefighters - 7,716 Estimated Hours
Unemployment Insurance	4141	0	0	0	3,560	0	0	POC EMT Training Hours - 4 * 160 Hours = 640 Hours
Worker's Compensation	4151	51,414	56,119	66,045	26,733	(11,592)	54,453	POC FF1 & FF2 Certification Stipends \$9,600 (\$2,400* 4)
		1,008,160	1,303,976	1,924,861	621,274	(148,254)	1,776,607	
Supplies								
Office Supplies	4200	1,357	1,600	1,600	495	0	1,600	General office supplies: pens, folders, binders, labels, envelopes, business cards, pens, notebooks, stapler, staples, replacement office supplies, phone cases, covers
Maintenance Supplies	4211	7,374	6,912	9,233	4,239	11,140	20,373	EMS Medications/Supplies, Foam, Absorbent & Floor Dry, canned fuel, equipment/devices batteries, fluids & apparatus /shop consumables, PPE decontamination/cleaning supplies, Worn-out tools, extrication maintenance, N95 masks/respiratory PPE replacement, general station & facility maintenance supplies, Firefighter Water & Rehab Caloric Replacement (\$600), Ceremonial Swear In Supplies (\$120)
Youth Program	4213	260	0	1,000	0	(1,000)	0	Reduction-no 2027 Safety Camp or Citizens Academy
Fire Prevention	4214	2,982	2,250	3,200	0	96	3,296	Public education hats, stickers, coloring books and safety handouts, Night to Unite Supplies
Small Tools	4240	3,164	9,479	17,650	5,643	(8,700)	8,950	Replacement items including: EMS bags, rescue saws, Hose, nozzles and firefighting equipment, Hand tools, Tool mounts for equipment, Gas detection equipment/calibration supplies.
		15,137	20,240	32,683	10,376	1,536	34,219	
Other Services & Charges								
Professional Services	4300	8,682	7,355	14,900	2,782	(7,900)	7,000	EMT license and NREMT fees, FF certification and state licensure, MBFTE and certification board fees, Medical/Drug/Hepatitis Vaccinations, Reallocated \$3,500 to Health initiative and Employee Mental Health Program
Technology Services	4310	0	0	0	0	7,853	7,853	Lexipol policy platform, Active 911 dispatch alerting and Civic Plus Archive Social Media
Telephone	4321	4,199	4,333	7,256	2,433	(284)	6,972	Cell Phones, Mobile Hot Spot, Air Cards
Postage	4322	18	204	1,000	123	0	1,000	
Travel & Tuition	4330	30,751	54,467	92,600	43,521	(22,500)	70,100	New Hire Training (4 POC) Firefighter I, Firefighter II and HazMat initial training, Prodigy, EMR to EMT program: 4 members annually, Outside training including: Fire Officer, Fire Inspector and Fire Investigation training, Blue Card Command and incident management training, EMS continuing education, AHA instructor/provider training and CPR/BLS materials, In House Training , Fire Chief conference and leadership seminars, Minnesota State Fire School / Fire Inc. training, Retest fees, Books, manuals and training supplies, Travel, lodging and meals for approved training, Certification testing fees, Investigator Class, Inspector Class, Recertification Hours and Training, AWAIR/OSHA Training Staff Development, Conferences and leadership development.
Advertising	4340	0	0	1,000	0	(1,000)	0	Marketing Materials
Uniforms	4370	46,582	93,123	155,200	69,439	(7,833)	147,367	Annual Structural turnout gear replacement and new hire sets, Wildland PPE and gear, Work/duty uniforms-Duty Crew/POC, SCBA facepieces and PPE accessories, Boots, gloves, hoods and helmets, Patches, name plates, pins and identifying attire, Awards and recognition uniform items, FF2 Pins
		90,232	159,482	271,956	118,298	(31,664)	240,292	
Contractual Services								
Contracted Services	4410	70,751	104,593	65,692	42,814	26,709	92,401	Anoka County Fire Protection allocation, First Due/RDM annual platform, Hydrostatic cylinder testing, Extrication equipment and rescue tool service, Stryker biomedical/EMS equipment service, Annual FIT testing and spirometry, Ladder Testing, SCBA Flow Testing, PSDS, Dispatch Application, Foam System Service, Pump Testing, Pump Service, Aerial Service, Accessory Svc for Fans, Generators, Saw servicing, Alex Air Compressor Annual Maintenance & Test, Motorola 800 MHz Contract, Minnesota Occupational Health, Firefighter Candidate Background and Health Screening
Subscriptions & Dues	4452	1,405	1,340	1,885	2,124	1,275	3,160	Anoka County Fire Protection Association Dues, Minnesota State Fire Chiefs Association, MN IAAI, Metro Chief Fire Officer Association, MSFCA, International Assn, NFPA, ADOBE, MSDA Administrative subscriptions
		72,156	105,933	67,577	44,938	27,984	95,561	
Capital Outlay								
Equipment	5000	0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Fire Department		1,185,685	1,589,632	2,297,077	794,886	(150,398)	2,146,679	

City of Lino Lakes

Building Inspections (101-422)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	298,652	331,236	414,196	180,229	29,493	443,689	100% Building Official 2 - 100% Building Inspectors 100% Building Permit Technician 50% Office Specialist
Overtime Wages	4102	0	86	0	91	0	0	
Temporary W Ages	4106	0	0	0	0	0	0	
Employee Wellness Program	4108	429	420	442	0	(10)	432	
PERA Contributions	4121	22,305	24,378	31,065	14,642	2,212	33,277	
FICA Contributions	4122	22,164	24,711	31,686	13,461	2,256	33,942	
Deferred Comp Contributions	4123	0	0	0	0	0	0	
MN Paid Leave	4126	0	0	1,636	800	117	1,753	
Health Insurance	4131	32,364	33,324	47,209	17,014	(10,322)	36,887	
Life & Disability Insurance	4133	724	819	1,024	514	1	1,025	
Dental Insurance	4134	1,353	1,562	2,811	937	28	2,839	
Reemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	2,822	1,707	1,882	1,196	(124)	1,758	
		380,813	418,243	531,951	228,883	23,651	555,602	
Supplies								
Office Supplies	4200	1,331	1,178	1,300	216	0	1,300	Card Stock for Building Permits, Correction Notice Forms, Septic System Pumping Forms, Code Books
Small Tools	4240	0	0	250	0	0	250	
		1,331	1,178	1,550	216	0	1,550	
Other Services & Charges								
Professional Services	4300	89	0	17,850	16,141	(15,850)	2,000	Mapping, BS&A Report Updates
Technology Services	4310	0	0	0	0	18,609	18,609	BS&A Software Annual Maintenance - \$17,850 Bluebeam including Fire Inspections - \$759
Telephone	4321	1,994	1,996	2,200	1,632	0	2,200	Inspections Cell Phones & Wi-Fi
Travel & Tuition	4330	1,830	1,304	3,300	1,909	0	3,300	Staff Training & Mileage, SSTS Cert
Payment Processing	4335	0	0	0	0	0	0	
Uniforms	4370	792	862	1,140	0	0	1,140	Building Inspections Staff
		4,705	4,162	24,490	19,682	2,759	27,249	
Contractual Services								
Contracted Services	4410	72,981	66,283	37,220	13,404	13,500	50,720	Large Format Scanning - \$500 Contracted Inspection & Plan Review Services - \$50,220
Subscriptions & Dues	4452	550	140	520	330	(50)	470	AMBO - \$225, 10K Lakes Chapter - \$125 Inspector Certs Permit Tech
		73,531	66,423	37,740	13,734	13,450	51,190	
Total Building Inspections		460,380	490,007	595,731	262,515	39,860	635,591	

City of Lino Lakes								
Streets (101-430)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	437,412	511,852	540,925	244,766	30,196	571,121	15% Public Services Director
Overtime Wages	4102	4,881	14,791	12,000	7,592	0	12,000	10% Public Works Director
Standby Wages	4105	6,227	4,686	6,000	1,876	0	6,000	60% Streets & Parks Supervisor
Temporary Wages	4106	18,828	26,904	43,320	828	(2,520)	40,800	100% Lead General Maintenance Worker
Employee Wellness Program	4108	0	0	0	0	0	0	4 - 100% General Maintenance Workers
PERA Contributions	4121	34,006	39,448	41,919	21,202	2,265	44,184	20% Administrative Assistant
FICA Contributions	4122	34,459	39,197	46,072	17,817	2,117	48,189	Overtime: Snowplowing, Street Repairs, Unforeseen Emergencies
Deferred Comp Contributions	4123	0	990	0	548	0	0	Temporaries: Seasonal Positions
MN Paid Leave	4126	0	0	2,379	1,130	109	2,488	
Health Insurance	4131	44,328	63,679	69,836	34,970	(12,754)	57,082	
Life & Disability Insurance	4133	1,115	1,322	1,391	698	0	1,391	
Dental Insurance	4134	2,838	3,795	3,905	1,952	(88)	3,817	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	40,051	26,907	16,238	10,213	(1,180)	15,058	
		624,145	733,571	783,985	343,593	18,145	802,130	
Supplies								
Office Supplies	4200	200	0	0	0	0	0	
Maintenance Supplies	4211	7,811	4,922	27,000	6,818	3,000	30,000	Boulevard & Median Maintenance Materials: Geo-fabric, Fertilizers, Pesticides, Irrigation Components, Erosion Prevention and Sediment Control Products, Grass Seed/Sod. Construction Materials: Lumber, Plywood, Screws, Nails, Nuts/Bolts/Washers, Bagged Concrete, Grout, Bentonite, Stakes/Lathe. Equipment Wear Items: Street Sweeper Center Brooms and Gutter Brooms, Plow Blades/Cutting Edges, Ditch Mower Blades, Saw Blades. Safety Items: High Visibility Vests, Shirts, Eye Protection, Ear Protection, Insect Repellent, Sunscreen, Hardhats, Chainsaw PPE. Any Products or Parts Intended for Streets Maintenance and Equipment: Electrical Cords, Batteries, Rope, Tape, Cable, Glue, Paints & Solvents, Plumbing Supplies, Fittings, Mastic Material Sealing Roads
Street Signs	4223	14,617	16,324	15,000	7,236	0	15,000	Traffic Regulatory Signs, Parking Signs, Warning Signs, Construction Signs, Work Zone Signs, Public Awareness Signs, School Signs, Trail Signs, Reflective Tape/Sheeting, Barricades, Traffic Cones, Sign Posts, Hardware, Any Materials and Supplies Purchased Specifically for the Construction or Maintenance of Signs & Barricades
Patching Materials	4224	86,326	89,567	100,000	46,029	20,000	120,000	Hot Asphalt, Cold Asphalt (i.e. UPM Bagged and Bulk), Asphalt Emulsion (tack), Crack Fill Material, Detackifier (for Crack Fill Operations), East Holly inhouse overlay \$20,000
Salt & Sand	4228	77,299	48,174	97,500	61,087	(8,000)	89,500	Regular Road Salt, Treated Road Salt, Bagged Sidewalk Salt, Sand used for Snow and Ice Management, Any Materials and Supplies Purchased Specifically to Facilitate the use of Salt (Brine or Solid) for Snow and Ice Management
Gravel & Similar Material	4229	2,622	10,616	10,000	445	0	10,000	Class V, Sand (not for Winter Operations), Rock, Chip Rock, Rip-rap, Topsoil, Compost, Mulch, and Woodchips
Small Tools	4240	1,785	1,390	4,000	0	(2,000)	2,000	Rakes, Snow Shovels, Flat Shovels, Spades, Loots, Sprayers, Pitch Forks, Push Brooms, Hand Tools, Power Tools, Tool Boxes & Containers, Jacks, Trailer Jacks, Winches, Chains/Binders, Ratchet Straps, Ladders, Chainsaws, Chainsaw Sharpeners, Weed Whips, Manual/Electric/Gas Engine Pumps, Locks
		190,660	170,993	253,500	121,616	13,000	266,500	
Other Services & Charges								
Professional Services	4300	10,597	6,950	12,450	4,570	(5,000)	7,450	Consulting, Engineering, Hazardous Waste Recycling
Technology Services	4310	0	0	0	0	10,500	10,500	Open Gov and GoGov Services
Telephone	4321	1,571	1,678	1,450	704	0	1,450	
Travel & Tuition	4330	4,660	7,483	5,000	1,698	(2,500)	2,500	Staff Training & Mileage
Uniforms	4370	1,793	2,185	2,600	456	0	2,600	
Refuse Disposal	4384	0	53	0	110	0	0	
Street Lighting	4385	101,505	207,710	95,000	52,702	0	95,000	Electricity & Repair of City-Owned Street Lights
		120,126	226,060	116,500	60,239	3,000	119,500	
Contractual Services								
Contracted Services	4410	73,848	59,267	106,500	26,382	(36,000)	70,500	Patching/Spray Patching, Dead Deer Removal, Signal Maintenance, Median and Roundabout Maintenance
Rented Equipment	4415	8,419	10,613	5,000	0	(1,000)	4,000	Traffic Control Sign Rental, Crack Fill Kettle, Rented Skid Steer/Toolcat Attachments, Tools, Vehicles, Equipment
Subscriptions & Dues	4452	0	0	0	0	0	0	
		82,267	69,879	111,500	26,382	(37,000)	74,500	
Capital Outlay								
Equipment	5000	0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Streets		1,017,198	1,200,503	1,265,485	551,830	(2,855)	1,262,630	

City of Lino Lakes								
Fleet Management (101-431)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	219,025	237,969	251,137	115,219	34,991	286,128	10% Public Services Director
Overtime Wages	4102	4,880	10,709	5,000	3,328	0	5,000	20% Public Works Director
Temporary Wages	4106	0	0	0	0	0	0	100% Lead Mechanic
Employee Wellness Program	4108	0	0	0	0	0	0	2 - 100% Mechanics (new mechanic start 10/1/2027)
PERA Contributions	4121	16,601	18,519	19,210	9,805	2,625	21,835	20% Administrative Assistant
FICA Contributions	4122	16,310	18,134	19,595	8,603	2,676	22,271	Overtime: Emergency Repairs, Snowplowing
Deferred Comp Contributions	4123	0	0	0	23	0	0	
MN Paid Leave	4126	0	0	1,012	525	138	1,150	
Health Insurance	4131	17,078	17,868	19,093	9,547	3,766	22,859	
Life & Disability Insurance	4133	551	592	637	310	98	735	
Dental Insurance	4134	1,562	1,593	1,593	797	615	2,208	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	7,649	6,070	5,553	3,459	146	5,699	
		283,656	311,453	322,830	151,614	45,055	367,885	
Supplies								
Office Supplies	4200	0	0	0	0	0	0	Shop Supplies (Brake Clean, Windex, Paper Towels, Spray Bottles, Penetrating Oils, WD40), Vehicle Washes (\$7,300 - 2 Times/Month Apr-Oct, 4 Times/Month Nov-Mar)
Maintenance Supplies	4211	8,870	12,569	9,300	5,361	0	9,300	
Motor Fuels	4212	135,356	158,071	150,000	99,686	15,000	165,000	Gasoline & Diesel for all City Vehicles (Includes Police/Fire & Equipment) Kwik Trip Fueling \$15,000
Shop Parts	4221	66,803	81,490	70,000	33,440	(12,500)	57,500	All Replacement Parts to Repair Vehicles, All Maintenance Parts (Including Filters, Bulk Lubricants, Engine Oils, ATF's, Gear Lubes, Coolants, etc.), Temporarily Reduction in Parts -\$12,500
Small Tools	4240	6,890	7,291	19,000	163	(12,000)	7,000	New and/or Replacement Tools for the Shop (Hand tools, Battery Powered Tools, Specialty Tools, etc.)
		217,919	259,420	248,300	138,650	(9,500)	238,800	
Other Services & Charges								
Professional Services	4300	46,378	46,160	60,500	18,338	7,700	68,200	Annual DOT Inspections, Annual Boom/Hoist Inspections, Alignments, Repairs, Increase costs during Public Works Facility construction \$15,000, Decrease Prof Services by \$7,300 OpenGov Services
Technology Services	4310	0	0	0	0	10,500	10,500	Open Gov and GoGov Services
Telephone	4321	1,974	1,834	2,220	966	240	2,460	GPS Service for Pace Controls, Additional Plow Truck GPS (\$240)
Postage	4322	0	0	0	0	0	0	
Travel & Tuition	4330	1,278	2,587	1,500	1,198	1,000	2,500	Training & Testing to Maintain Required Licenses and Certificates, DOT Certification (ASE and EVTCC Certification & Testing, Automotive Training Classes or Seminars)
Auto Insurance	4363	53,258	53,883	54,695	6,444	0	54,695	Insurance for Entire Fleet, Including Police & Fire
Uniforms	4370	770	760	760	0	0	760	
		103,658	105,224	119,675	26,945	19,440	139,115	
Contractual Services								
Contracted Services	4410	163,710	102,916	130,000	99,534	(15,000)	115,000	Maintain & Repair Fire Equipment, Reduce all repairs, service and maintenance of Fire Vehicles routed through the Fleet Department (-\$15,000)
Subscriptions & Dues	4452	1,600	1,600	1,600	100	0	1,600	ALLData Online Repair Manual Subscription, Used Oil Class License Fee
		165,310	104,516	131,600	99,634	(15,000)	116,600	
Capital Outlay								
Equipment	5000	0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Fleet Management		770,543	780,614	822,405	416,842	39,995	862,400	

City of Lino Lakes								
Government Buildings (101-432)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	25,146	26,439	27,942	12,433	65,632	93,574	15% Public Services Director
Overtime Wages	4102	0	0	0	0	0	0	50% Government Buildings & Facilities Supervisor
Part-Time Wages	4103	32,688	33,448	57,003	13,492	(18,551)	38,452	20% Building Maintenance Worker - 1/1/2027 Start
Temporary Wages	4106	9,639	0	9,880	0	(9,880)	0	Boiler Tech Endorsement
Employee Wellness Program	4108	0	0	0	0	0	0	Part-Time: Custodial Maintenance - Civic Complex, Fire #1, Fire #2, Public Works
PERA Contributions	4121	3,884	4,325	6,371	1,683	3,531	9,902	
FICA Contributions	4122	5,044	4,452	7,254	1,923	2,846	10,100	
Deferred Comp Contributions	4123	0	0	0	23	0	0	
MN Paid Leave	4126	0	0	375	113	147	522	
Health Insurance	4131	1,268	1,310	1,429	714	5,027	6,456	
Life & Disability Insurance	4133	40	40	38	19	193	231	
Dental Insurance	4134	92	94	94	47	411	505	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	3,205	1,497	1,735	1,099	(248)	1,487	
		81,006	71,605	112,121	31,547	49,108	161,229	
Supplies								
Office Supplies	4200	7,591	10,059	9,000	4,234	0	9,000	Supplies for Office Operations
Maintenance Supplies	4211	32,590	38,798	35,000	10,416	0	35,000	Replacement Parts, Janitorial Supplies, Landscaping Materials
Small Tools	4240	2,090	5,249	4,900	524	0	4,900	
		42,271	54,106	48,900	15,174	0	48,900	
Other Services & Charges								
Professional Services	4300	70,967	105,903	76,000	44,385	11,700	87,700	Repair/Calibration of HVAC System, Repairs in City Buildings, Safety Systems Monitoring, Decrease Prof Services by \$7,300 OpenGov Services, Recommissioning Corrective Repairs and Programming \$19,000
Technology Services	4310	0	0	0	0	10,500	10,500	Open Gov and GoGov Services
Telephone	4321	5,960	6,849	8,000	2,520	3,300	11,300	Telephone & Internet Service Charges
Postage	4322	5,870	4,851	5,500	4,500	500	6,000	
Travel & Tuition	4330	0	0	0	0	0	0	
Insurance	4361	176,725	150,644	168,965	126,685	93,000	261,965	General Liability, Property, Excess Liability
Electric Utilities	4381	85,834	105,483	125,000	44,097	0	125,000	For All City Facilities
Water Utilities	4382	23,283	22,678	22,000	11,497	0	22,000	Sewer, Water, Irrigation
Gas Utilities	4383	41,121	46,731	54,000	32,491	0	54,000	Civic Complex & Other City Facilities
Refuse Disposal	4384	13,996	16,473	15,000	10,699	0	15,000	Refuse Collection for City Complex & Other City Facilities
		423,756	459,613	474,465	276,873	119,000	593,465	
Contractual Services								
Contracted Services	4410	37,387	29,183	33,840	18,997	5,800	39,640	Pest Control, Copier Maintenance, Fire Extinguisher Maintenance, Postage Machine Rental, Shredder, Roof Inspections, Read/Calibrate Scales, Garage Door Maintenance, Roof Maint
Subscriptions & Dues	4452	324	379	400	140	0	400	Newspaper
		37,711	29,562	34,240	19,137	5,800	40,040	
Capital Outlay								
Equipment	5000	0	0	25,000	0	(25,000)	0	Reduction due to removal of completed 2026 request
		0	0	25,000	0	(25,000)	0	
Total Government Buildings		584,744	614,886	694,726	342,731	148,908	843,634	

City of Lino Lakes								
Parks (101-450)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	463,730	480,305	505,381	188,715	22,793	528,174	40% Public Services Director
Overtime Wages	4102	633	2,750	2,000	1,115	0	2,000	10% Public Works Director
Temporary Wages	4106	40,485	52,864	53,568	16,949	480	54,048	10% Streets & Parks Supervisor
Employee Wellness Program	4108	0	0	0	0	0	0	100% Lead General Maintenance Worker
PERA Contributions	4121	34,492	34,577	38,054	15,418	1,709	39,763	4 - 100% General Maintenance Workers
FICA Contributions	4122	36,623	37,168	42,913	14,580	1,780	44,693	20% Administrative Assistant
Deferred Comp Contributions	4123	0	0	0	61	0	0	Temporaries:
MN Paid Leave	4126	0	0	2,216	916	92	2,308	Summer Seasonal Positions
Health Insurance	4131	43,121	46,811	56,640	24,465	(14,866)	41,774	Winter Warming House Attendants
Life & Disability Insurance	4133	1,177	1,153	1,260	518	16	1,276	
Dental Insurance	4134	2,818	2,718	3,498	1,020	162	3,660	
Unemployment Insurance	4141	12	8	0	41	0	0	
Worker's Compensation	4151	33,859	24,574	18,114	11,700	(2,088)	16,026	
		656,950	682,927	723,644	275,498	10,078	733,722	
Supplies								
Office Supplies	4200	200	347	0	0	0	0	
Maintenance Supplies	4211	60,413	91,475	47,000	8,650	0	47,000	Engineered Wood Fiber, Fencing & Netting, Trees, Plantings, Rock, Ag-Lime, Pea Rock, Class V, Fertilizer, Seed, Herbicides, Line Chalk, Field Marking Paint, Clay, Sod, Irrigation System Maint/Repair/Upgrade, Paint, Lumber, Dog Waste Bags, Mastic Trail Sealing Material
Small Tools	4240	2,779	18,439	3,000	0	0	3,000	Hand Tools, Small Power Tools, Mowers, Chain Saws, Weed Whips
		63,392	110,261	50,000	8,650	0	50,000	
Other Services & Charges								
Professional Services	4300	18,067	15,120	8,150	9,369	5,000	13,150	Engineering, Electrical
Technology Services	4310	0	0	0	0	10,500	10,500	OpenGov and GoGov Services
Telephone	4321	1,005	933	1,000	803	0	1,000	Cell Phones, iPads
Travel & Tuition	4330	2,664	4,048	3,000	2,618	0	3,000	Certification Training, Seminars, Computer Training, Mileage
Board Stipend	4331	2,950	3,275	2,750	1,175	0	2,750	Board Members - 6 @ \$75 x 5 mtgs; Chair \$100 x 5 mtgs
Advertising	4340	136	0	0	0	0	0	
Uniforms	4370	1,782	1,513	1,900	464	0	1,900	
Electric Utilities	4381	2,006	3,298	3,500	1,637	0	3,500	Park Buildings and Shelters, Security Lighting, Hockey Rink Lights
Water Utilities	4382	30,079	24,939	48,000	971	0	48,000	Irrigation
Gas Utilities	4383	3,403	3,927	5,000	2,828	0	5,000	
Refuse Disposal	4384	1,418	1,504	1,800	726	0	1,800	Trash/Recycling
		63,510	58,557	75,100	20,591	15,500	90,600	
Contractual Services								
Contracted Services	4410	213,458	161,912	118,000	31,387	0	118,000	Portable Restrooms, Weed Control, Tree/Stump Removal, Trail Construction/Repair/Maint, Irrigation Systems, (2027 Boardwalk Repair, Trappers Xing Stairs and boardwalk \$25,000, Park Landscaping Beds \$15,000)
Rented Equipment	4415	0	460	1,500	0	0	1,500	Mastic Kettle Rental
Subscriptions & Dues	4452	10	70	200	116	0	200	Professional Memberships & Subscriptions
		213,468	162,442	119,700	31,503	0	119,700	
Capital Outlay								
Equipment	5000	0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Parks		997,320	1,014,186	968,444	336,242	25,578	994,022	

City of Lino Lakes

Others (101-499)

Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Contingency	4905	0	0	75,000	7,800	71,000	146,000	Operating Contingency
Operating Transfers	4910	286,590	147,205	0	40,000	0	0	
Total Others		286,590	147,205	75,000	47,800	71,000	146,000	

Summary By Category

Personal Services	8,991,604	9,814,484	11,849,062	4,600,207	182,406	12,031,468
Supplies	617,313	694,037	764,818	360,072	(33,834)	730,984
Other Services And Charges	1,740,356	2,329,256	2,163,362	1,066,641	256,415	2,419,777
Contractual Services	1,153,627	1,012,270	1,091,756	595,148	(86,532)	1,005,225
Capital Outlay	-	1,415	25,000	0	(25,000)	-
Others	286,590	147,205	75,000	47,800	71,000	146,000
Total Expenditures	12,789,490	13,998,668	15,968,999	6,669,868	364,455	16,333,454

**City of Lino Lakes
Rookery Activity Center Fund (202)
2027 Base Budget Adjustments**

DEPARTMENT	ACCT #	NAME	DESCRIPTION	AMOUNT
Revenue Adjustments:				
Rookery Activity Center	202-000-3370	Other Grants	Twin Cities Gateway (TCG) Grant Funds	2,000
Rookery Activity Center	202-000-3470	Annual Membership Fees		(5,738)
Rookery Activity Center	202-000-3471	Monthly Membership Fees		(400)
Rookery Activity Center	202-000-3472	Daily Use Fees		4,400
Rookery Activity Center	202-000-3474	EF Personal & Specialty Train		10,000
Rookery Activity Center	202-000-3476	Gym Rentals		3,410
Rookery Activity Center	202-000-3482	Locker Rental		300
Rookery Activity Center	202-000-3484	Child Watch	Non-Member Daily Fees	300
Rookery Activity Center	Program Rev			65,450
Rookery Activity Center	202-000-3628	Silver Sneakers		39,900
Rookery Activity Center	202-000-3629	Renew Active/One Pass		(16,000)
Rookery Activity Center	202-000-3630	ClassPass		800

Total Rookery Activity Center Fund 2027 Revenue Adjustments \$ 104,422

Expense Adjustments:				
Rookery Activity Center	Multiple	Personal Services	Increase in part-time wages	71,179
Rookery Activity Center	Multiple	Personal Services	Remove Rookery Custodial/Maintenance Supervisor	(125,476)
Rookery Activity Center	Multiple	Personal Services	New Government Buildings & Facilities Supervisor - 20% Rookery - 1/1/2027 Start	27,255
Rookery Activity Center	Multiple	Personal Services	New Building Maintenance Worker - 50% Rookery - 1/1/2027 Start	57,879
Rookery Activity Center	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	57,265
Rookery Activity Center	4200	Office Supplies	Increase due to historic trends	3,000
Rookery Activity Center	4205	Program Supplies	See Program Budget Detail	1,650
Rookery Activity Center	4240	Small Tools	Tools, Equipment, and Furniture	(2,000)
Rookery Activity Center	4310	Professional Services	Reduction due to historical trends	15,000
Rookery Activity Center	4310	Technology Services	Reduction due to switching software vendors	(3,000)
Rookery Activity Center	4330	Travel & Tuition	Reduction due to historical trends	(2,000)
Rookery Activity Center	4345	Payment Processing	New system for ACH and Payment Processing	8,400
Rookery Activity Center	4410	Contracted Services	Reduction due to historical trends	(2,000)
Rookery Activity Center	4411	Cont Srvs - Fitness Provider	Endurance Fitness Monthly Fee and Share of Program Revenue - Contract is expiring at end of 2026	9,770
Rookery Activity Center	4412	Cont Srvs - Programs	See Program Budget Detail	17,480
Rookery Activity Center	4452	Subscriptions & Dues	Reduction due to historical trends	(500)
			Total Rookery Activity Center Fund 2027 Expense Adjustments	133,902

Total Rookery Activity Center Fund 2027 Net Adjustments Requested \$ (29,480)

**City of Lino Lakes
Rookery Activity Center Fund (202)
2027 Proposed Budget**

Description	Account Number	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Property Taxes								
Current Taxes	202-000-3010	500,000	600,000	600,000	300,000	0	600,000	
		500,000	600,000	600,000	300,000	0	600,000	
Intergovernmental								
Federal Grants	202-000-3310	0	0	0	0	0	0	American Rescue Plan Act (ARPA) Funds
County Grants	202-000-3350	0	2,914	0	0	0	0	
Other Grants	202-000-3370	8,825	12,015	8,000	0	2,000	10,000	Twin Cities Gateway (TCG) Grant Funds
		8,825	14,929	8,000	0	2,000	10,000	
Charges For Services								
Annual Membership Fees	202-000-3470	128,678	131,953	145,738	28,444	(5,738)	140,000	
Monthly Membership Fees	202-000-3471	587,922	635,739	750,400	312,837	(400)	750,000	
Daily Use Fees	202-000-3472	57,897	66,793	70,400	34,968	4,400	74,800	
EF Basic Classes/Programs	202-000-3473	270	680	0	10	0	0	
EF Personal & Specialty Train	202-000-3474	25,306	17,599	25,000	10,245	10,000	35,000	
EF Spinning Classes	202-000-3475	3,920	0	0	0	0	0	Now included as part of memberships
Gym Rentals	202-000-3476	10,009	9,188	15,410	2,508	3,410	18,820	
Pool Rentals	202-000-3477	40,546	51,139	60,000	19,310	0	60,000	
Room Rentals	202-000-3478	10,827	10,075	17,090	4,533	0	17,090	
Retail Sales	202-000-3480	1,397	801	1,500	687	0	1,500	
Enrollment Fees	202-000-3481	9,438	6,279	8,000	878	0	8,000	
Locker Rental	202-000-3482	1,199	1,210	1,200	858	300	1,500	
Towel Service	202-000-3483	4,225	3,347	5,000	1,600	0	5,000	
Child Watch	202-000-3484	1,473	1,381	1,500	825	300	1,800	Non-Member Daily Fees
Program Revenue	202-000-3485	394,580	434,952	359,550	182,167	65,450	425,000	See Program Budget Detail
		1,277,687	1,371,136	1,460,788	599,868	77,722	1,538,510	
Investment Earnings								
Interest Earnings	202-000-3620	2,118	6,276	1,650	4,709	0	1,650	
Market Value Adjustment	202-000-3621	2,463	6,717	0	(1,693)	0	0	
		4,581	12,993	1,650	3,016	0	1,650	
Miscellaneous								
Miscellaneous Revenue	202-000-3625	0	0	0	705	0	0	
Refunds & Reimbursements	202-000-3626	59	52	0	0	0	0	
Silver Sneakers	202-000-3628	39,994	49,335	48,100	36,593	39,900	88,000	
Renew Active/One Pass	202-000-3629	37,820	42,480	45,000	11,160	(16,000)	29,000	
ClassPass	202-000-3630	0	441	0	188	800	800	
Cash Over (Short)	202-000-3800	66	148	0	(21)	0	0	
		77,939	92,455	93,100	48,624	24,700	117,800	
Other								
Operating Transfers	202-000-3920	0	0	0	0	0	0	
		0	0	0	0	0	0	
Total Revenues		1,869,032	2,091,513	2,163,538	951,508	104,422	2,267,960	

City of Lino Lakes								
Rookery Activity Center (202-451)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	408,103	455,171	480,788	211,917	11,085	491,873	10% Public Services Director
Overtime Wages	4102	1,203	2,142	1,730	252	(1,033)	697	3 - 100% Activity Center Coordinator
Part-Time Wages	4103	544,936	475,527	539,363	194,675	64,143	603,506	100% HR Assistant
Temporary Wages	4106	0	0	0	0	0	0	50% Building Maintenance Worker - 1/1/2027 Start
Employee Wellness Program	4108	0	0	0	0	0	0	100% Building Custodial Worker
PERA Contributions	4121	44,464	47,766	48,234	23,445	2,251	50,485	20% Government Buildings & Facilities Supervisor
FICA Contributions	4122	72,194	70,845	78,174	31,145	5,676	83,850	Part-time: Aquatics Fitness Instructor, Aquatics Lead,
Deferred Comp Contributions	4123	0	0	0	0	0	0	Child Watch Attendant, Custodial Workers, Guest
MN Paid Leave	4126	0	0	4,036	1,798	293	4,329	Services Representative, Lifeguard, Manager On Duty,
Health Insurance	4131	34,854	38,902	52,609	21,292	6,512	59,121	Program Staff
Life & Disability Insurance	4133	1,061	1,194	1,268	638	(16)	1,252	
Dental Insurance	4134	2,297	2,395	3,748	1,249	(88)	3,660	
Unemployment Insurance	4141	744	958	0	63	0	0	
Worker's Compensation	4151	23,793	13,870	9,774	6,356	(721)	9,053	
		1,133,649	1,108,770	1,219,724	492,831	88,102	1,307,826	
Supplies								
Office Supplies	4200	15,577	6,996	6,000	5,315	3,000	9,000	General and Office Supplies
Program Supplies	4205	12,401	19,904	22,650	7,337	1,650	24,300	See Program Budget Detail
								Cleaning Supplies, Paper Products, Soap, Pool/Sauna
Maintenance Supplies	4211	28,822	35,284	38,000	19,568	0	38,000	Parts and Pumps, Water Filters, Air Filters, Paint and
Chemicals	4222	10,458	11,796	11,000	5,302	0	11,000	Hardware, Water Fountains, Miscellaneous Building
Small Tools	4240	11,268	11,038	6,000	620	(2,000)	4,000	Supplies
Merchandise For Resale	4250	104	819	500	(35)	0	500	Pool Testing Supplies, Chlorine, Acid, Bicarbonate
		78,630	85,836	84,150	38,108	2,650	86,800	Tools, Equipment, Furniture
								Locks, Diapers, Swim Caps, Hair Ties, Socks
Other Services & Charges								
Professional Services	4300	76,461	42,669	30,000	32,714	15,000	45,000	Repair/Calibration of HVAC and Electrical Systems,
Technology Services	4310	59,216	77,931	70,000	39,333	(3,000)	67,000	Safety Systems Monitoring
Telephone	4321	3,581	4,063	4,500	2,020	0	4,500	Metro-INET Services, Programs & Support, RecTrac
Postage	4322	0	1,493	0	0	0	0	Annual Maintenance, WheniWork Scheduling Software
								Emergency Phone Services, Cell Phone Stipends
Travel & Tuition	4330	4,999	4,708	8,000	1,799	(2,000)	6,000	MRPA Annual Conference, Mileage Reimbursement,
Advertising	4340	0	0	0	0	0	0	Professional Development/Training, Lifeguard & Instructor
Payment Processing	4345	32,382	37,143	35,000	19,102	8,400	43,400	Certifications
Insurance	4361	28,984	27,018	28,410	17,140	0	28,410	Credit Card & Healthy Contribution Processing Fees
Uniforms	4370	4,459	1,913	4,500	1,065	0	4,500	General Liability & Property Insurance
Electric Utilities	4381	93,112	101,703	95,000	40,646	0	95,000	
Water Utilities	4382	18,241	22,514	18,000	8,019	0	18,000	
Gas Utilities	4383	42,211	41,410	50,000	28,566	0	50,000	Water & Sewer Service
Refuse Disposal	4384	4,023	4,291	4,200	2,490	0	4,200	
		367,669	366,855	347,610	192,893	18,400	366,010	Refuse Collection
Contractual Services								
Contracted Services	4410	10,987	11,292	16,000	8,367	(2,000)	14,000	Copier Maintenance, Rug Service, Pest Control, Annual
Cont Svcs - Fitness Provider	4411	162,034	163,286	195,405	80,564	9,770	205,175	Inspections (Alarm, Elevator, Fire Extinguishers),
Cont Svcs - Programs	4412	19,425	16,281	24,550	6,653	17,480	42,030	Irrigation Service
Rental Equipment	4415	0	110	0	0	0	0	Endurance Fitness Monthly Fee & Share of Program
Special Projects	4418	0	0	0	0	0	0	Revenue
Subscriptions & Dues	4452	140	140	2,000	25	(500)	1,500	See Program Budget Detail
Marketing	4900	14,072	13,920	19,000	4,059	0	19,000	Scholarship/Financial Aid
		206,658	205,027	256,955	99,668	24,750	281,705	MRPA Membership, Pool Certification Fee
								Includes Spending of TCG Grant Funds
Capital Outlay								
Equipment	5000	0	90,823	0	0	0	0	
		0	90,823	0	0	0	0	
Total Rookery Activity Center		1,786,606	1,857,312	1,908,439	823,500	133,902	2,042,341	

**City of Lino Lakes
Rookery Activity Center
2027 Program Budget Detail**

Program	Revenue	Expenditures				Net +/-
		Personal Services	Supplies	Contracted Services	Total Expenditures	
Swim Lessons						
Winter Swim Lessons	\$65,000	32,000	1,000	-	33,000	32,000
Winter Monthly Programs	\$1,500	-	-	-	-	1,500
Spring Swim Lessons	\$55,000	32,000	1,000	-	33,000	22,000
Spring Monthly Programs	\$1,500	-	-	-	-	1,500
Summer Swim Lessons	\$50,000	32,000	1,000	-	33,000	17,000
Summer Monthly Programs	\$1,500	-	-	-	-	1,500
Fall Swim Lessons	\$65,000	32,000	1,000	-	33,000	32,000
Fall Monthly Programs	\$1,500	-	-	-	-	1,500
	241,000	128,000	4,000	-	132,000	109,000
Youth Programs						
School Out Programs/Non School Day	2,500	1,000	600	-	1,600	900
Santa Letters	230	-	150	-	150	80
Contracted Programs	1,000	-	-	900	900	100
	3,730	1,000	750	900	2,650	1,080
Gym Programs						
Adult Pickleball Lessons	-	-	-	-	-	-
Tot Time	1,400	-	500	-	500	900
Preschool Programs (Sports Sampler)	-	-	-	-	-	-
Other Kids Sports	9,800	-	-	9,100	9,100	700
	11,200	-	500	9,100	9,600	1,600
Aquatics Programs						
Red Cross Certification	600	-	-	-	-	600
	600	-	-	-	-	600
Active Adult Programs						
AARP Classes	1,120	-	-	880	880	240
Adult Day Trips	6,000	-	-	3,750	3,750	2,250
Card Games	-	-	200	-	200	(200)
	7,120	-	200	4,630	4,830	2,290
Community Programs						
Valentine's Dance/Royal Ball	2,200	250	600	1,000	1,850	350
Egg Hunt	1,600	400	750	-	1,150	450
Bobbing for Pumpkins	1,750	600	800	-	1,400	350
Scarecrow Crawl	-	-	100	-	100	(100)
Secret Holiday Shop	4,500	800	200	3,400	4,400	100
	10,050	2,050	2,450	4,400	8,900	1,150
Birthday Parties						
Birthday Parties	27,000	-	6,000	-	6,000	21,000
	27,000	-	6,000	-	6,000	21,000
Summer Camps						
Summer Camp	81,000	41,000	7,000	20,000	68,000	13,000
Mini Summer Camp	35,000	26,000	2,000	3,000	31,000	4,000
Aquatics Camp	4,300	1,500	700	-	2,200	2,100
Summer Trips - Not Regular Camp	-	-	-	-	-	-
Ooey, Gooley and Ick Camp	4,000	2,200	700	-	2,900	1,100
Contracted Services Camp	-	-	-	-	-	-
	124,300	70,700	10,400	23,000	104,100	20,200
Grand Totals	425,000	201,750	24,300	42,030	268,080	156,920

City of Lino Lakes 2027 Citywide Capital Expenditures

<u>Fund</u>	<u>Department</u>	<u>Description</u>	<u>Amount</u>
401	Police	City Complex Security Fence	\$ 140,000
401	Rookery	Controls Upgrade	\$ 125,000
401	Rookery	Pool Boiler B-1	\$ 32,000
401	Rookery	Pool HVAC Unit	\$ 690,000
Fund 401 Total			<u>\$ 987,000</u>
402	Fleet	#218 Plow Truck	\$ 358,000
402	Fleet	#255 Truck	125,000
402	Fleet	#256 Truck	120,000
402	Police	#318 Marked Patrol Vehicle	85,966
402	Police	#319 Marked Patrol Vehicle	85,966
402	Police	#320 Marked Patrol Vehicle	85,966
402	Parks	#409 Lawn Mower Pull Behind	29,000
402	Police	Encrypted Radios	143,100
402	Fire	10 Encrypted Radios for Supervisors	62,000
402	Streets	#NEW Stepp 4 Ton Hot Mix Trailer	67,000
Fund 402 Total			<u>\$ 1,161,998</u>
403	Multiple	Network Access Devices	\$ 26,400
403	Multiple	Computer Replacements	14,800
Fund 403 Total			<u>\$ 41,200</u>
601	Water	#NEW Utility Vehicle	\$ 27,500
Fund 602 Total			<u>\$ 27,500</u>
602	Sewer	Lift Station #9 - Pumps	\$ 25,000
602	Sewer	#NEW Utility Vehicle	27,500
Fund 602 Total			<u>\$ 52,500</u>
Grand Total			<u>\$ 2,270,198</u>

The 2027-2031 Financial Plan has two Capital Improvement Programs: Citywide and Community Development. Citywide capital expenditures are shown above, reviewed during the annual budget process, and approved when the plan is accepted by the City Council. Community Development projects are brought to Council as projects occur and may go through the competitive bidding process. Refer to the 2027-2031 Financial Plan for Community Development capital expenditure detail.

**City of Lino Lakes
Enterprise Funds
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Water	Multiple	Personal Services	Director of Administrative Services - 10% Water - 7/1/2027 Start	10,048
Water	Multiple	Personal Services	New Government Buildings & Facilities Supervisor - 20% Water - 1/1/2027 Start	27,431
Water	Multiple	Personal Services	New Building Maintenance Worker - 20% Water - 1/1/2027 Start	23,306
Water	Multiple	Personal Services	New Utilities Foreman (50% Water)	68,473
Water	Multiple	Personal Services	Promotion of Public Works Superintendent to Public Works Director (Water 25%)	343
Water	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	22,565
Water	4215	Water Meters	New/Replacement Meters and MXU'S, Irrigation Meters. 2027 Set base budget to \$250,000. Continue water dept ongoing meter/radio upgrade program	50,000
Water	4300	Professional Services	Well 3 Rehab	15,000
Water	4300	Professional Services	Open Gov and GoGov Services moved from Professional Services to Technology Services	(10,500)
Water	4300	Professional Services	Remove Utility Rate Study Completed in 2026	(25,000)
Water	4308	Auditing Services	Estimated Annual Audit Increase	389
Water	4308	Auditing Services	Estimated Single Audit Cost	1,210
Water	4308	Auditing Services	Estimated GASB 103 Implementation Cost	144
Water	4310	Technology Services	Scada Service and implementation \$10,500	10,500
Water	4310	Technology Services	Reduction in Customer Portal	(15,000)
Water	4310	Technology Services	Open Gov and GoGov Services moved from Professional Services to Technology Services, \$10500	10,500
Water	4310	Technology Services	Increase cost in software subscriptions	1,100
Water	4321	Telephone	Increased due to move from radio communication to cellular at all well houses and water towers	5,000
Water	4322	Postage	Increase in USPS rates	500
Water	4370	Uniforms	Utilities Forman uniform allowance (50%)	190
Water	4381	Electric Utilities	Increase for Water Treatment Plant	40,000
Water	4383	Gas Utilities	Increase for Water Treatment Plant	30,000
Water	4410	Contracted Services	Remove Unidirectional Flushing Plan	(31,995)
Water	4410	Contracted Services	Annual increases to Gopher One, lab testing and statement Processing	7,005
Water	4410	Subscriptions & Dues	Increase based on historic trends	500
Water	4910	Interfund Transfers Out	Adjustment for Water Portion of Debt Service Payments	401,541
Water	5000	Capital Outlay	Adjustment to Remove 2026 Water Capital Projects (2026 Street Rehab and Public Works Facility) and Adding 2027 Capital Projects (2027 Street Rehab, New Utility Vehicle)	(6,152,500)
Water	6010	Principal	MN PFA Loan for Water Treatment Plant	14,000
Water	6020	Interest	MN PFA Loan for Water Treatment Plant	91,264

Total Water Fund 2027 Adjustments Requested \$ (5,403,986)

**City of Lino Lakes
Enterprise Funds
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Sewer				
Sewer	Multiple	Personal Services	Director of Administrative Services - 10% Sewer - 7/1/2027 Start	10,048
Sewer	Multiple	Personal Services	New Government Buildings & Facilities Supervisor - 10% Sewer - 1/1/2027 Start	13,865
Sewer	Multiple	Personal Services	New Building Maintenance Worker - 10% Sewer - 1/1/2027 Start	11,784
Sewer	Multiple	Personal Services	New Utilities Foreman (50% Sewer)	69,102
Sewer	Multiple	Personal Services	Promotion of Public Works Superintendent to Public Works Director (Sewer 25%)	136
Sewer	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	22,736
Sewer	4300	Professional Services	Open Gov and GoGov Services moved from Professional Services to Technology Services	(10,500)
Sewer	4300	Professional Services	Remove Utility Rate Study Completed in 2026	(25,000)
Sewer	4310	Technology Services	Open Gov and GoGov Services moved from Professional Services to Technology Services	10,500
Sewer	4321	Telephone	Increased due to move from radio communication to cellular at all lift station sites.	8,800
	4322	Postage	Increase in USPS rates	500
Sewer	4405	MCES Sewer Charges	Increase in Met Council Fees	115,837
Sewer	4308	Auditing Services	Estimated Annual Audit Increase	572
Sewer	4308	Auditing Services	Estimated Single Audit Cost	1,782
Sewer	4308	Auditing Services	Estimated GASB 103 Implementation Cost	212
Sewer	4370	Uniforms	Utilities Forman uniform allowance (50%)	190
Sewer	4410	Contracted Services	Remove 2026 Sanitary Sewer Lining Project from Birch/West Shadow to Ware Road Lift Station	(656,560)
Sewer	4910	Operating Transfers	Adjustment for Sewer Portion of Debt Service Payments	401,541
Sewer	5000	Capital Outlay	Adjustment to Remove 2026 Sewer Capital Projects (Lift 53 Wetwell Rehab, Public Works Facility) and Adding 2027 Capital Projects (Lift Station #9 Pumps, New Utility Vehicle)	(6,272,500)

Total Sewer Fund 2027 Adjustments Requested \$ (6,296,956)

**City of Lino Lakes
Enterprise Funds
2027 Base Budget Adjustments**

Department	Account	Name	Description	Amount
Storm Water	Multiple	Personal Services	Seasonal Temporary Allocated to Storm from Streets	5,329
Storm Water	Multiple	Personal Services	Add Park Supervision to Streets Supervisor - Reallocate wages to 60% Streets, 10% Parks, 30% Storm	3,311
Storm Water	Multiple	Personal Services	Promotion of Public Works Superintendent to Public Works Director (Storm Water 10%)	136
Storm Water	Multiple	Personal Services	Estimated increases (COLA, Health Ins, Dental Ins, Life Ins, MN Paid Leave, Work Comp)	16,591
Storm Water	4300	Professional Services	Reclassify Software to Technology Services	(2,000)
Storm Water	4304	Engineering Services	Reclassify Software to Technology Services	(2,200)
Storm Water	4304	Engineering Services	Retainer Increase	446
Storm Water	4310	Technology Services	Reclassify Software + increase	4,200
Storm Water	4310	Technology Services	Open Gov and GoGov Services moved from Professional Services to Technology Services	10,500
Storm Water	4322	Postage	Increase in USPS rates	120
Storm Water	4410	Contracted Services	2026 Storm Water Maintenance Project Removed	(167,000)
Storm Water	4410	Contracted Services	2027 Storm Water Maintenance Projected Added	200,000
Storm Water	4452	Subscriptions and Dues	Increased to reflect actual memberships	560
Storm Water	4360	General Liability Insurance	Mobile Property Insurance Street Sweeper	200
Storm Water	5000	Capital Outlay	Remove 1/2 Street Sweeper Purchased in 2026	(162,500)
Storm Water	5000	Capital Outlay	Remove Mini Excavator Purchased in 2026	(46,000)

Total Storm Water Fund 2027 Adjustments Requested \$ (138,307)

**City of Lino Lakes
Water Operating Fund (601)
2027 Proposed Budget**

	Account Number	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Operating Revenue								
Delinquent Assessments	601-000-3120	0	4,231	0	0	0	0	
Penalties & Interest	601-000-3150	455	147	0	0	0	0	
Other Grants	601-000-3370	7,589	5,060	0	624	0	0	
Return Check Fee	601-000-3409	30	810	0	660	0	0	
Interest Earnings	601-000-3620	142,074	139,325	98,267	61,920	15,293	113,560	2.00% Interest Rate Assumption
Market Value Adjustment	601-000-3621	108,761	153,338	0	(23,410)	0	0	
Miscellaneous Revenue	601-000-3625	2,835	1,525	2,000	0	0	2,000	
Refunds and Reimbursements	601-000-3626	0	440	0	0	0	0	
Water Hook-Up Charge	601-000-3705	34,000	73,558	41,250	16,500	0	41,250	
Water Meter Sales	601-000-3706	88,272	107,656	90,000	45,652	0	90,000	
Irrigation Controller Sales	601-000-3707	3,060	2,025	5,000	585	0	5,000	
Water Sales	601-000-3710	1,288,844	1,498,054	1,671,765	489,306	97,968	1,769,733	Prior Year Note - Volume Charges - 4.0% YoY Increase
Water Base Fee	601-000-3711	601,906	778,137	785,200	403,867	39,260	824,460	
Water Penalties	601-000-3790	43,456	33,128	40,000	22,937	(5,000)	35,000	
Sale of Capital Assets	601-000-3910	9,250	0	0	0	0	0	
		2,330,532	2,797,434	2,733,482	1,019,311	147,521	2,881,003	
Other Sources								
Bond Proceeds		0	0	6,000,000	0	(6,000,000)	0	Bond Proceeds Received 2026
Use of Reserves		0	0	35,359	0	448,493	483,852	
		0	0	6,035,359	0	(5,551,507)	483,852	
Total Operating Revenue & Other Sources								
		2,330,532	2,797,434	8,768,841	1,019,311	(5,403,986)	3,364,855	

City of Lino Lakes								
Water (601-494)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	303,072	298,255	343,717	153,904	122,657	466,374	5% Public Services Director
Overtime Wages	4102	4,305	9,934	7,000	3,888	0	7,000	10% Community Development Director
Standby Wages	4105	6,227	4,683	6,000	1,875	0	6,000	25% Public Works Director
Temporary Wages	4106	9,227	6,539	9,880	5,213	520	10,400	10% Director of Administrative Services - 7/1/2027 Start
Employee Wellness Program	4108	72	72	72	0	0	72	20% Government Buildings & Facilities Supervisor
PERA Contributions	4121	20,928	22,827	26,754	13,251	9,199	35,953	20% Building Maintenance Worker - 1/1/2027 Start
FICA Contributions	4122	23,322	23,441	28,045	12,137	9,423	37,468	50% Utilities Foreman
Deferred Comp Contributions	4123	100	85	0	44	0	0	50% Lead General Maintenance Worker
Pension Expense	4125	(6,822)	(17,166)	0	0	0	0	4 - 50% General Maintenance Workers
MN Paid Leave	4126	0	0	1,448	734	487	1,935	20% Administrative Assistant
Health Insurance	4131	26,914	37,901	39,959	16,986	7,801	47,760	7.5% Finance Director
Life & Disability Insurance	4133	700	733	1,110	434	399	1,509	12.5% Accounting Clerk II
Dental Insurance	4134	2,156	2,131	2,530	1,156	625	3,155	50% Accounting Clerk II
Unemployment Insurance	4141	6,065	0	0	337	0	0	25% Office Specialist
Worker's Compensation	4151	7,705	6,065	4,702	2,949	1,055	5,757	Temporaries: Seasonal Positions
		403,971	395,498	471,217	212,908	152,166	623,383	
Supplies								
Office Supplies	4200	5,394	3,624	3,500	835	0	3,500	Utility Billing Statement Paper & Envelopes, Computers, General Clerical Supplies
Maintenance Supplies	4211	32,665	49,680	50,000	32,948	0	50,000	Fire Hydrants, Hydrant Hoses, Flushing Equipment, Gate Valves, Hardware for Repairs, Replacement Plumbing Supplies, Heaters, Dehumidifiers, Locate Paint & Flags, Gravel, Rock, Sand, Property Maintenance Supplies, Water Treatment Plant Maintenance Supplies
Motor Fuels	4212	12,000	12,000	12,000	0	0	12,000	
Water Meters	4215	181,114	65,331	200,000	118,964	50,000	250,000	New/Replacement Meters & MXU'S, Irrigation Meters
Irrigation Controllers	4216	0	0	20,000	256	0	20,000	
Chemicals	4222	120,558	157,889	155,000	58,195	0	155,000	Polyphosphate, Fluoride, Chlorine, Chemical Pumps, Chemical Containment, Reagents for Water Sampling
Small Tools	4240	1,375	2,263	2,500	544	0	2,500	Wrenches, Drills, Saws
		353,106	290,788	443,000	211,742	50,000	493,000	
Other Services & Charges								
Professional Services	4300	140,158	237,903	145,800	81,543	(20,500)	125,300	Water Main Breaks, Well/Tower Maintenance, Scada Maintenance/Upgrades, Fire Hydrant Painting, RPZ Testing, DNR Appropriations Permit, Well 3 Rehab \$15,000, Open Gov and GoGov Services moved from Professional Services to Technology Services, -\$10,500, Utility Rate Study Removed -\$25,000
Legal Services	4301	32,781	15,308	5,000	13,718	0	5,000	
Engineering Services	4304	15,662	19,816	26,250	8,695	0	26,250	
Auditing Services	4308	7,361	8,153	8,000	7,998	1,743	9,743	Water Fund Portion of Independent Annual Audit
Technology Services	4310	30,196	20,094	68,003	47,687	7,100	75,103	Metro-INET Services, Programs & Support, BS&A Software Annual Maintenance, Customer Portal & Support, Meter Software Annual Maintenance, Scada Service and implementation \$10,500, Reduction in Customer Portal -\$15,000, Open Gov and GoGov Services \$10,500
Telephone	4321	4,923	4,360	5,000	3,022	5,000	10,000	Cellular Communication at all Wells and Water Towers \$5,000
Postage	4322	7,829	7,882	8,000	3,401	500	8,500	Utility Billing Postage
Travel & Tuition	4330	3,011	2,091	4,500	1,695	0	4,500	
Advertising	4340	1,751	1,785	5,000	1,834	0	5,000	Water Quality Report
Payment Processing	4345	14,107	(49)	0	0	0	0	
General Liability Insurance	4360	28,319	32,330	33,350	21,718	0	33,350	
Auto Insurance	4363	1,042	1,413	1,750	1,131	0	1,750	
Uniforms	4370	1,176	948	1,140	388	190	1,330	Clothing Allowance
Electric Utilities	4381	83,458	114,380	150,000	51,647	40,000	190,000	Well House Lighting and Pump Usage, Water Treatment Plant Electricity, Increase for WTP \$40,000
Water Utilities	4382	11,542	12,438	10,000	4,809	30,000	40,000	Blaine, Shoreview, and Centennial Utilities - Utility Connections
Gas Utilities	4383	2,815	2,932	20,000	2,061	0	20,000	Well House Heating, Water Treatment Plant Gas, Increase for WTP \$30,000
Refuse Disposal	4384	0	0	0	53	0	0	
		386,131	481,784	491,793	251,398	64,033	555,826	
Contractual Services								
Contracted Services	4410	22,273	22,981	43,995	4,631	(24,990)	19,005	Gopher One-Call, Monthly Lab Testing, Utility Statement Processing
Rental Equipment	4415	114	0	0	0	0	0	
Subscriptions & Dues	4452	1,596	1,197	1,000	1,279	500	1,500	AWWA, Water Operators Licenses
Water Efficiency Rebate Expense	4460	0	0	0	8,930	0	0	
		23,983	24,178	44,995	14,839	(24,490)	20,505	
Depreciation								
Depreciation	4510	927,267	992,929	0	0	0	0	Annual Depreciation Expense - Water Infrastructure & Equip
		927,267	992,929	0	0	0	0	
Other								
Interfund Transfers Out	4910	2,024,951	2,565,829	50,000	50,000	401,541	451,541	Water Fund Portion of 2025 Street Rehabilitation (2025A \$180,500) and Public Works Facility (2026A EDA Lease Rev \$271,041)
		2,024,951	2,565,829	50,000	50,000	401,541	451,541	
Capital Outlay								
Capital Outlay	5000	27,093	(40,532)	6,400,000	0	(6,152,500)	247,500	Well #2 Pumphouse Revisions (\$70,000), Water Portion of 2027 Street Rehab (\$150,000), New Utility Vehicle (\$27,500)
		27,093	(40,532)	6,400,000	0	(6,152,500)	247,500	
Debt Service								
Principal	6010	0	0	688,000	0	14,000	702,000	MnPFA Loan for Water Treatment Plant
Interest	6020	3,092	26,530	179,836	19,488	91,264	271,100	MnPFA Loan for Water Treatment Plant
		3,092	26,530	867,836	19,488	105,264	973,100	
Total Water Fund								
		4,149,594	4,737,004	8,768,841	760,376	(5,403,986)	3,364,855	

**City of Lino Lakes
Sewer Operating Fund (602)
2027 Proposed Budget**

	Account Number	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Operating Revenue								
Current Assessments	602-000-3110	0	0	0	0	0	0	
Delinquent Assessments	602-000-3120	0	4,231	0	0	0	0	
Penalties & Interest	602-000-3150	465	141	0	0	0	0	
Other Grants	602-000-3370	0	0	0	0	0	0	
Interest Earnings	602-000-3620	188,455	180,593	124,387	84,003	12,767	137,154	2.00% Interest Rate Assumption
Market Value Adjustment	602-000-3621	142,973	201,088	0	(30,953)	0	0	
Refunds and Reimbursements	602-000-3626	602	0	0	0	0	0	
Sewer Hook-Up Charge	602-000-3705	28,680	61,161	33,000	14,630	0	33,000	
Sewer Sales	602-000-3720	2,118,230	2,249,177	2,208,739	1,169,043	110,437	2,319,176	2.5% YoY Increase
Sewer Penalties	602-000-3790	38,510	33,549	35,000	22,922	1,750	36,750	
Sale of Capital Assets	602-000-3910	0	0	0	0	0	0	
Interfund Transfers In	602-000-3920	0	0	0	0	0	0	
		2,517,915	2,729,940	2,401,126	1,259,644	124,954	2,526,080	
Other Sources								
Bond Proceeds		0	0	6,000,000	0	(6,000,000)	0	Bond Proceeds Received 2026
Use of Reserves		0	0	1,222,579	0	(421,910)	800,669	
		0	0	7,222,579	0	(6,421,910)	800,669	
Total Operating Revenue & Other Sources								
		2,517,915	2,729,940	9,623,705	1,259,644	(6,296,956)	3,326,749	

City of Lino Lakes								
<u>Sewer (602-495)</u>								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	303,070	298,241	343,717	153,895	103,261	446,978	5% Public Services Director
Overtime Wages	4102	4,305	9,932	7,000	3,886	0	7,000	10% Community Development Director
Standby Wages	4105	6,227	4,681	6,000	1,874	0	6,000	25% Public Works Director
Temporary Wages	4106	9,227	6,539	9,880	5,213	520	10,400	10% Director of Administrative Services - 7/1/2027 Start
Employee Wellness Program	4108	72	72	72	0	0	72	10% Government Buildings & Facilities Supervisor
PERA Contributions	4121	20,928	22,825	26,754	13,250	7,744	34,498	20% Building Maintenance Worker - 1/1/2027 Start
FICA Contributions	4122	23,322	23,437	28,045	12,135	7,939	35,984	50% Utilities Foreman
Deferred Comp Contributions	4123	100	85	0	44	0	0	50% Lead General Maintenance Worker
Pension Expense	4125	(6,822)	(17,165)	0	0	0	0	4 - 50% General Maintenance Workers
MN Paid Leave	4126	0	0	1,448	733	410	1,858	20% Administrative Assistant
Health Insurance	4131	26,914	37,899	39,959	16,985	5,574	45,533	7.5% Finance Director
Life & Disability Insurance	4133	699	732	1,110	434	359	1,469	12.5% Accounting Clerk II
Dental Insurance	4134	2,156	2,131	2,530	1,156	499	3,029	50% Accounting Clerk II
Unemployment Insurance	4141	6,065	0	0	337	0	0	25% Office Specialist
Worker's Compensation	4151	17,299	12,960	7,971	5,006	1,364	9,335	Temporaries: Seasonal Positions
		413,562	402,368	474,486	214,948	127,670	602,156	
Supplies								
Office Supplies	4200	5,308	4,053	3,500	618	0	3,500	Utility Billing Statement Paper & Envelopes, Computers, General Clerical Supplies
Maintenance Supplies	4211	11,727	5,063	45,000	4,080	0	45,000	Impellers, Screens, UPS, Heaters, Batteries, Manhole Repair Supplies, Check Valves, Gate Valves, Road Repair Materials
Motor Fuels	4212	12,000	12,000	12,000	0	0	12,000	
Small Tools	4240	48,655	104	45,700	206	0	45,700	Valve Keys, Locators, Wrenches, Plumbing Tools, Lift Station Pump Replacements
		77,690	21,221	106,200	4,904	0	106,200	
Other Services & Charges								
Professional Services	4300	184,198	89,494	202,800	18,939	(35,500)	167,300	Lift Station Cleaning, Lift Station Repairs/Upgrades, Sewer Line Cleaning/Camera, Sycom, Generator Maintenance/Inspection, Pump Repair/Service, Sewer Line Breaks, Open Gov and GoGov Services moved from Professional Services to Technology Services, - \$10,500, Removed 2026 Rate Study -\$25,000.
Legal Services	4301	0	0	0	0	0	0	
Engineering Services	4304	15,234	24,551	26,250	7,525	0	26,250	
Auditing Services	4308	10,797	11,995	11,770	11,772	2,566	14,336	Sewer Fund Portion of Independent Annual Audit
Technology Services	4310	30,196	20,094	44,549	13,010	10,500	55,049	Metro-INET Services, Programs & Support, BS&A Software Annual Maintenance, GoGov and OpenGov services \$10,500
Telephone	4321	1,818	2,602	2,000	3,472	8,800	10,800	Cellular Phones, Lift Stations, Increased due to move from radio communication to cellular at all lift station sites \$8,800
Postage	4322	6,270	7,778	8,000	3,130	500	8,500	Utility Billing Postage
Travel & Tuition	4330	3,729	3,735	4,500	2,162	0	4,500	OSHA Compliance Safety Training/Sewer License Training Hours
Advertising	4340	0	114	500	0	0	500	
Payment Processing	4345	14,107	(50)	0	0	0	0	
General Liability Insurance	4360	28,715	31,039	33,250	21,669	0	33,250	
Auto Insurance	4363	1,042	1,412	1,750	1,131	0	1,750	
Uniforms	4370	1,175	948	1,140	388	190	1,330	Clothing Allowance
Electric Utilities	4381	30,768	38,537	45,000	18,451	0	45,000	Power to Run Lift Station Pumps and Controls
Water Utilities	4382	11,568	13,613	13,000	7,187	0	13,000	Blaine, Shoreview, and Centennial Utilities - Utility Connections
Gas Utilities	4383	2,278	2,220	2,200	946	0	2,200	Natural Gas for On-site Generators
		341,895	248,081	396,709	109,781	(12,944)	383,765	
Contractual Services								
MCES Sewer Charges	4405	1,291,179	1,344,995	1,388,750	694,350	115,837	1,504,587	MCES Sewer Treatment Costs
Contracted Services	4410	57,052	71,845	781,560	46,032	(656,560)	125,000	Gopher One-Call, Utility Statement Processing, Sanitary Sewer Lining Project
Rented Equipment	4415	0	0	0	0	0	0	
Subscriptions & Dues	4452	46	469	1,000	713	0	1,000	Sewer Operators Licenses, APWA Membership
		1,348,277	1,417,309	2,171,310	741,095	(540,723)	1,630,587	
Depreciation								
Depreciation	4510	753,799	840,045	0	0	0	0	Annual Depreciation Expense - Sewer Infrastructure & Equip
		753,799	840,045	0	0	0	0	
Other								
Operating Transfers	4910	0	0	50,000	50,000	401,541	451,541	Sewer Fund Portion of 2025 Street Rehabilitation (2025A \$180,500) and Public Works Facility (2026A EDA Lease Rev \$271,041)
		0	0	50,000	50,000	401,541	451,541	
Capital Outlay								
Capital Outlay	5000	48,380	(40,532)	6,425,000	0	(6,272,500)	152,500	Lift Station #9 Pumps (\$25,000), 2027 Sanitary Sewer Lining Project (\$100,000), New Utility Vehicle (\$27,500)
		48,380	(40,532)	6,425,000	0	(6,272,500)	152,500	
Total Sewer Fund		2,983,603	2,888,491	9,623,705	1,120,728	(6,296,956)	3,326,749	

**City of Lino Lakes
Storm Water Operating Fund (603)
2027 Proposed Budget**

	Account Number	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Operating Revenue								
Delinquent Assessments	603-000-3120	-	1,858	-	-	0	0	
Penalties & Interest	603-000-3150	118	43	-	-	0	0	
Interest Earnings	603-000-3620	11,196	12,392	8,966	7,120	238	9,204	2.00% Interest Rate Assumption
Market Value Adjustment	603-000-3621	10,323	13,278	0	(2,733)	0	0	
Storm Water Utility	603-000-3730	549,448	551,531	549,220	322,230	7,680	556,900	
Storm Water Penalties	603-000-3790	9,651	8,665	10,000	7,189	0	10,000	
		580,736	587,767	568,186	333,806	7,918	576,104	
Other Sources								
Use of Reserves		0	0	167,155	0	(146,225)	20,930	
Operating Transfers		0	0	0	0	0	0	
		0	0	167,155	0	(146,225)	20,930	
Total Operating Revenue & Other Sources								
		580,736	587,767	735,341	333,806	(138,307)	597,034	

City of Lino Lakes								
Storm Water (603-496)								
Description	Object Code	Actual 2024	Actual 2025	Adopted 2026	June YTD 2026	Adjustments Requested 2027	Proposed 2027	Budget Detail
Personal Services								
Full-Time Wages	4101	146,853	166,863	171,148	72,635	17,698	188,846	5% Public Services Director
Overtime Wages	4102	1,045	1,486	3,000	1,359	0	3,000	10% Community Development Director
Temporary Wages	4106	0	0	0	0	4,800	4,800	10% Public Works Director
Employee Wellness Program	4108	72	72	72	0	0	72	30% Streets & Parks Supervisor
PERA Contributions	4121	10,855	12,171	13,061	6,228	1,327	14,388	25% Environmental Coordinator
FICA Contributions	4122	10,681	12,418	13,322	5,346	1,721	15,043	1 - 100% General Maintenance Worker
Deferred Comp Contributions	4123	100	509	0	269	0	0	Temporaries: Seasonal Position
Pension Expense	4125	(3,539)	(9,152)	0	0	0	0	
MN Paid Leave	4126	0	0	688	338	89	777	
Health Insurance	4131	11,498	(7,632)	12,429	5,982	(216)	12,213	
Life & Disability Insurance	4133	365	397	397	206	2	399	
Dental Insurance	4134	832	1,015	1,124	531	12	1,136	
Unemployment Insurance	4141	0	0	0	0	0	0	
Worker's Compensation	4151	10,299	7,259	4,320	2,717	(66)	4,254	
		189,061	185,407	219,561	95,610	25,367	244,928	
Supplies								
Office Supplies	4200	0	0	0	3,423	0	0	
Maintenance Supplies	4211	1,810	5,616	5,000	0	0	5,000	
Motor Fuels	4212	4,000	4,000	4,000	0	0	4,000	
Small Tools	4240	43	0	1,500	0	0	1,500	
		5,853	9,616	10,500	3,423	0	10,500	
Other Services & Charges								
Professional Services	4300	0	6,970	5,000	3,070	(2,000)	3,000	Public Education, Consultant Services
Engineering Services	4304	34,551	32,940	39,925	32,184	(1,754)	38,171	Retainer (\$15,371), Project Development (\$22,800)
Technology Services	4310	0	0	0	0	14,700	14,700	GoGov and OpenGov services \$10,500
Telephone	4321	18	18	20	9	0	20	Allocated Cell Phone Stipend
Postage	4322	868	966	955	1,034	120	1,075	Annual Utility Billing Postage
Travel & Tuition	4330	4,074	3,784	3,000	1,823	0	3,000	
Advertising	4340	0	0	0	0	0	0	
Payment Processing	4345	0	0	0	0	0	0	
General Liability Insurance	4360	62	0	0	0	200	200	Mobile Property Insurance Street Sweeper
Auto Insurance	4363	0	0	0	0	0	0	
Uniforms	4370	0	316	380	0	0	380	Uniform Allowance
Electric Utilities	4381	0	0	0	0	0	0	
Water Utilities	4382	0	0	0	0	0	0	
Gas Utilities	4383	0	0	0	0	0	0	
Refuse Disposal	4384	0	0	0	68	0	0	
		39,573	44,993	49,280	38,188	11,266	60,546	
Contractual Services								
Contracted Services	4410	173,828	111,742	247,000	80,999	33,000	280,000	Sweeping/Repairs, Tree Removal, SWMP (Ditch, Pipe, Pond) Cleaning, Annual Utility Statement Processing, Contaminated Sweepings Disposal, 2027 Storm Water Maintenance Project (\$200,000)
Rented Equipment	4415	0	8,825	0	0	0	0	
Subscriptions & Dues	4452	362	804	500	474	560	1,060	MN SW Coalition MN Erosion Control Association
		174,190	121,371	247,500	81,473	33,560	281,060	
Depreciation								
Depreciation	4510	0	0	0	0	0	0	
		0	0	0	0	0	0	
Other								
Interfund Transfers Out	4910	55,507	0	0	0	0	0	
		55,507	0	0	0	0	0	
Capital Outlay								
Capital Outlay	5000	0	0	208,500	42,383	(208,500)	0	
		0	0	208,500	42,383	(208,500)	0	
Total Storm Water Fund		464,184	361,387	735,341	261,077	(138,307)	597,034	

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE September 14, 2026

AGENDA ITEM: Resolution No. 26-169, Announcing the Public Hearing on the 2027 Budget and Levy

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff have prepared a resolution announcing the public hearing on the 2027 Budget and Levy as Monday, December 14, 2026 at 6:30 pm.

BACKGROUND

Minnesota State Statute requires the City of Lino Lakes to announce the time and place of any subsequent regularly scheduled meetings at which the budget and levy will be discussed and at which the public will be allowed to speak.

Resolution No. 26-169 announces Monday, December 14, 2026, at 6:30pm, during the regularly scheduled City Council Meeting, as a time when the public will be allowed to speak on the 2027 budget and levy. Adoption of the 2027 final budget and levy is anticipated immediately following the hearing.

RECOMMENDATION

Staff Recommends Approval of Resolution No. 26-169, Announcing the Public Hearing on the 2027 Budget and Levy.

ATTACHMENTS

1. Resolution No. 26-169 - Announcing Public Hearing 2027 Budget and Levy

CITY OF LINO LAKES
RESOLUTION NO. 26-169

ANNOUNCING THE PUBLIC HEARING ON THE 2027 BUDGET AND LEVY

WHEREAS, following the adoption of a preliminary levy for taxes payable 2027; and

WHEREAS, Minnesota Statutes require the announcement of the time and place of any subsequent regularly scheduled meetings at which the budget and levy will be discussed; and

WHEREAS, the public will be allowed to speak prior to the adoption of a final levy for taxes payable 2027.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lino Lakes, Minnesota that the public hearing for the 2027 budget and levy is hereby announced for Monday, December 14, 2026 at 6:30pm during the regularly scheduled City Council Meeting in the Council Chambers at the Civic Complex, 600 Town Center Parkway.

Adopted by the City Council of the City of Lino Lakes on this 14th day of September 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

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

STAFF ORIGINATOR: Tracy Thoma, Finance Director

MEETING DATE September 14, 2026

AGENDA ITEM: Resolution No. 26-170, Cancellation of Certain 2027 Debt Service Property Tax Levies

VOTE REQUIRED: Simple Majority

INTRODUCTION

Minnesota State Statute requires the county auditor maintain bond registers that have information relating to any bonded debt issued by a local taxing authority within the county. For bonds that have tax levies pledged for payment of all or part of the debt, the county auditor must certify that any required tax levies have been made. The county is required to levy the amount originally certified and scheduled, unless the taxing authority passes a resolution canceling the debt service levy.

BACKGROUND

In May 2026, the City Council authorized the issuance of capital notes to finance the Otter Lake Road Extension and the Public Works Facility. At the time of issuance, an annual tax levy was included in the bond documents for the payment of future debt service. It is fully anticipated that the annual debt service obligations will be funded through the sources below:

2026A G.O. Bonds — Tax Abatement Street & Storm - 2027 Levy Scheduled \$665,175.00

- Fund 406 — Area & Unit Fund
- Fund 420 — Municipal State Aid Fund

2026A EDA Lease Revenue Bonds - 2027 Levy Scheduled \$821,055.28

- Fund 401 — Building & Facilities Fund
- Fund 406 — Area & Unit Fund
- Fund 601 — Water Operating Fund
- Fund 602 — Sewer Operating Fund

While the required tax levy extended into taxes payable 2027, sufficient funds have been identified to meet the debt service obligations. The debt levy totaling \$1,486,230.28 should be canceled for taxes payable 2027.

RECOMMENDATION

Staff Recommends Adoption of Resolution No. 26-170, Cancellation of Certain 2027 Debt Service Property Tax Levies

ATTACHMENTS

1. Resolution No. 26-170 - Cancellation of Certain 2027 Debt Service Property Tax Levies

CITY OF LINO LAKES
RESOLUTION NO. 26-170

CANCELLATION OF CERTAIN 2027 DEBT SERVICE PROPERTY TAX LEVIES

WHEREAS, capital notes were issued in 2026 to finance the Otter Lake Road Extension and the Public Works Facility; and

WHEREAS, a tax levy is scheduled for taxes payable 2027 to pay the debt service on the 2026A G.O. Tax Abatement Street and Storm Bonds and the 2026A EDA Lease Revenue Bonds; and

WHEREAS, the City Council has reviewed the City's outstanding debt obligations and the sources of funds available for the payment of principal and interest on such obligations; and

WHEREAS, the City Council has determined that the property tax levies previously established or certified in connection with the obligations identified below are no longer necessary in the amounts previously contemplated because sufficient funds from other legally available sources have been identified and are available to provide for the payment of the applicable debt obligations; and

WHEREAS, Minnesota State Statute, Section 475.61, provides procedures under which amounts otherwise required to be levied for debt service may be reduced when sufficient funds have been appropriated or are otherwise available for the payment of the City's obligations; and

WHEREAS, the City Council finds that the cancellation of the property tax levies described herein will not impair the City's ability to make timely payment of principal and interest on its outstanding obligations; and

WHEREAS, the City Council desires to direct the appropriate City officials to notify Anoka County of the cancellation of the applicable property tax levies and to take all actions necessary to implement this resolution.

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

1. 2026A G.O. Bond — Tax Abatement Street & Storm.

The City Council hereby authorizes the cancellation of the property tax levy in the amount of \$665,175.00 associated with the 2026A General Obligation Bonds, Series 2026A — Tax Abatement Street & Storm.

The City Council finds and determines that sufficient funds are available from the following identified sources to provide for the applicable debt service obligations:

- Fund 406 — Area & Unit Fund
- Fund 420 — Municipal State Aid Fund

The City Council therefore determines that the previously contemplated property tax levy of \$665,175.00 for this obligation is no longer necessary and shall be cancelled or reduced to the extent permitted by law.

2. 2026A EDA Lease Revenue Bonds.

The City Council hereby authorizes the cancellation of the property tax levy in the amount of \$821,055.28 associated with the 2026A EDA Lease Revenue Bonds.

The City Council finds and determines that sufficient funds are available from the following identified sources to provide for the applicable debt service obligations:

- Fund 401 — Building & Facilities Fund
- Fund 406 — Area & Unit Fund
- Fund 601 — Water Operating Fund
- Fund 602 — Sewer Operating Fund

The City Council therefore determines that the previously contemplated property tax levy of \$821,055.28 for this obligation is no longer necessary and shall be cancelled or reduced to the extent permitted by law.

3. Total Levy Cancellation.

The total amount of property tax levy identified for cancellation pursuant to this resolution is \$1,486,230.28, consisting of:

Obligation	Amount
2026A G.O. Bond — Tax Abatement Street & Storm	\$665,175.00
2026A EDA Lease Revenue Bonds	\$821,055.28
Total	\$1,486,230.28

Adopted by the City Council of the City of Lino Lakes this 14th day of September 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC
City Clerk

**CITY COUNCIL
REGULAR MEETING STAFF REPORT
AGENDA ITEM 6A**

STAFF ORIGINATOR: Justin Williams, Public Works Superintendent

MEETING DATE: September 14, 2026

TOPIC: Resolution Number No. 26-172, Authorize the Preparation of Plans and Specifications, Lift Station No. 53 Rehabilitation

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council authorization to prepare plans and specifications for the Lift Station No. 53 Rehabilitation Project.

BACKGROUND

Lift Station 53 is an existing submersible lift station with a precast wet well structure originally constructed in 1983 and reconstructed in 1989. The existing pumps were recently replaced and are anticipated to be reused as part of the rehabilitation project. The City has indicated that the existing lift station capacity and pumping characteristics are adequate for future use.

The proposed rehabilitation will include replacement of the lift station check valves and gate valves inside the wet well, and the wet well hatch as well as an epoxy coating on the wet well walls. Existing pumps will be removed during work and reinstalled upon completion.

WSB LLC has submitted a proposal to complete the engineering design, bid documents, and construction services for the Lift Station No. 53 Rehabilitation Project for a total not to exceed the amount of \$17,500.00.

The estimated total project cost is \$240,000.00. Funding for the project is from the Sewer Operating Fund.

The project schedule:

Description	Date
Authorization to Proceed	September 14, 2026
Design	September-October 2026
Bidding	October 2026

Construction	October 2026-November 2026
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RECOMMENDATION

Staff is recommending approval of Resolution No. 26-172, Authorizing the Preparation of Plans and Specifications, Lift Station No. 53 Rehabilitation.

ATTACHMENTS

1. Resolution No. 26-172
2. WSB Engineering Proposal
3. Project Location Map

**CITY OF LINO LAKES
RESOLUTION NO. 26-172**

**AUTHORIZING PREPARATION OF PLANS AND SPECIFICATIONS
FOR THE LIFT STATION NO. 53 REHABILITATION PROJECT**

WHEREAS, the City Council finds that it is in the best interest of the City to proceed with the preparation of plans and specifications for the Lift Station No. 53 Rehabilitation Project.

WHEREAS, WSB, the City Engineer, has submitted a proposal for engineering design, preparation of bid documents, and construction services for the Lift Station No. 53 Rehabilitation Project.

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

1. Authorizes the Preparation of Plans and Specifications for the Lift Station No. 53 Rehabilitation Project.
2. WSB is designated as the engineer for this improvement and directed to provide engineering design, preparation of bid documents, and construction services for the Lift Station No. 53 Rehabilitation Project for an amount not to exceed \$17,500.00.

Adopted by the Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

June 15, 2026

Justin Williams
Public Works Superintendent
City of Lino Lakes
600 Town Center Pkwy
Lino Lakes, MN 55014

Re: Proposal for Professional Engineering for
Design, Bidding, and Construction Services
Lift Station #53 Rehabilitation

Dear Mr. Williams,

We appreciate the opportunity to present this proposal to provide professional engineering design, bidding, and construction services related to the proposed rehabilitation of Lift Station #53 located along Laurene Ave south of Plum Lane. The proposed scope of services presented herein is based on information received from the City.

PROJECT UNDERSTANDING

Existing Lift Station #53: The existing lift station is a submersible with precast wet well structure originally constructed in 1983 and reconstructed in 1989. There is no separate valve vault. Valves that are outside of the wet well are housed in valve boxes approximately 6'-8' east of the existing wet well. It is understood that the pumps in the lift station were recently replaced and can be reused. Bypass pumping plan will be required. The City has indicated that the capacity of the existing lift station and pumping characteristics are adequate for future use. The following will be completed as a part of the rehabilitation of Lift Station #53:

- Replacement of all lift station internals. Existing pumps will be removed during this work and reinstalled upon completion.
- Replacement of all check valves and gate valves inside the wet well.
- A Bid Alternate will be put together to Install a new quick connect coupling for bypass pumping
- Replacement of wet well hatch
- Site improvements are not expected to be required for this project

Permitting and Approvals: Permitting agencies are assumed to be limited to Metropolitan Council Environmental Services (MCES), the Minnesota Pollution Control Agency (MPCA). However, we do not expect that any permits will be requested by any of these agencies for the lift station, as the work at this lift station is rehabilitation type work and should not require a permit.

SCOPE OF WORK

The project scope and proposed work plan is based on our understanding of the project, discussions with City Staff, and experience on similar projects. The key components are discussed for clarification in the following paragraphs.

Task 1.0 - Design Services

1.1 Plans

Prepare preliminary and one final design set of plans showing:

- Existing utilities (electric, gas, telephone, etc)
- Existing City systems (forcemain, sanitary sewer, water main, storm sewer)
- Site plan
- Process plan
- Schematic Bypass Pumping plan

1.2 Specifications and Contract Documents

- Prepare contract documents and specifications.
- Prepare engineer's estimate of construction costs

Task 2.0 – Bidding Services

2.1 Bidding Administration

- Prepare advertisement for bids and submit to required publications.
- Answer bidder's questions related to the lift station and issue addenda, if required.
- Tabulate results of electronic bids.
- Prepare letter of recommendation of award to the City.
- Prepare notice of award and contract agreement and forward to contractor.
- Review shop drawings, material list reports and all information on material to be used for construction in accordance with the plans and specifications.

SCHEDULE

We are prepared to start immediately upon the City's authorization and the project will be completed within the following timeframe:

Task	Date
City Authorizes Proposal	May 2026
Design and Construction Documents	June 2026
City Authorizes Advertisement for Bidding	July 2026
Bid Opening	August 2026
City Council Authorizes Contract Award	September 2026
Construction	September – October 2026

ESTIMATED FEES

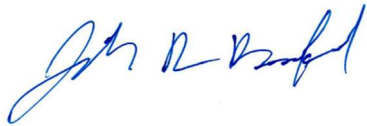
WSB's proposed fees for the work summarized within this proposal have been detailed in the table below. This proposal includes part-time construction observation based on the scope of the construction work. WSB can provide additional construction observation hours for an additional fee, if requested by the City during construction. The fees will be billed based on an hourly, not-to-exceed basis.

Task	Estimated Fees
1.0 Design Services for Lift Station #53	\$12,000
2.0 Bidding Services for Lift Station #53	\$5,500
Total Estimated Fees	\$17,500

This letter represents our entire understanding of the project scope. If you are in agreement, please sign on the space provided and return one original signed copy to us for our records. We will start immediately upon receipt of the signed agreement.

If you have any questions concerning the work plan or fee as discussed herein, please feel free to contact me at 952-210-8280. We look forward to working with you and greatly appreciate the opportunity to assist you and your staff in the completion of this project.

Sincerely,



WSB & Associates, Inc.
John Bradford, Project Manager



WSB & Associates, Inc.
Brian Bourassa, Vice President of Strategy

ACCEPTED BY:

City of Lino Lakes, Minnesota

By _____

Its _____

Date _____

Site Location and Aerial Map - Lift Station No. 53



-  Lift Station
-  Address Labels
-  Parcels

1 in = 83 Ft



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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: September 14, 2026

TOPIC: Wilkinson Waters PUD Amendment #1-Single-Family Lots

i. Approval of Resolution No. 26-157 for PUD Preliminary Plan/Preliminary Plat Amendment #1

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, Charles Cudd Co, submitted a Land Use Application for PUD Amendment #1. They are requesting an amendment to the PUD Preliminary Plan/Preliminary Plat ("PUD Amendment #1") to construct 13 single-family lots west of Wilkinson Way instead of the approved 20 townhomes lots.

Tentative Review Schedule:

Complete Application Date:	July 14, 2026
60-Day Deadline:	September 12, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 12, 2026
City Council Work Session:	September 8, 2026
City Council Meeting:	September 14, 2026

BACKGROUND

The Land Use Application is for the following:

- PUD Preliminary Plan/Preliminary Plat Amendment #1-Single-family Lots

This staff report is based on the following information:

- Applicant Narrative prepared by ISG dated July 13, 2026

- Anoka Holdings, LLC Wilkinson Waters Preliminary Plat Plan prepared by ISG dated July 13, 2026
- Tree Survey prepared by ISG date July 30, 2023
- Certificate of Survey prepared by ISG dated February 10, 2025
- Preliminary Plat prepared by ISG dated February 10, 2025
- Ash Street Traffic Impact Study prepared by October 14, 2024
- Wetland Delineation Report prepared by Kjolhaug Environmental Services Company, Inc. dated October 19, 2021
- Stormwater Management Report prepared by ISG revision date July 13, 2026

Previous Council Action

- June 9, 2025: Ordinance No. 10-25 rezoning from R, Rural to PUD, Planned Unit Development
- May 27, 2025: Resolution No. 25-64 amending 2040 Comprehensive Plan
- May 27, 2025: Resolution No. 25-65 approving PUD Preliminary Plan/Preliminary Plat
- April 27, 2026: Resolution No. 26-60 approving PUD Final Plan/Final Plat
- July 13, 2026: Resolution No. 26-127 approving Second Addition PUD Final Plan/Final Plat

ANALYSIS

Current PUD Preliminary Plan

Wilkinson Waters is a master planned development located in the northwest quadrant of Ash Street/County Road J and Centerville Road/CSAH 21. The development contains 4 parcels totaling approximately 76 gross acres and consists of a mix of 340 unit residential housing types and commercial development.

Proposed PUD Preliminary Plan Amendment #1

PUD Amendment #1 proposes to change the 20 townhome units west of Wilkinson Way to 13 single-family lots. See attached Applicant's Narrative for additional information. The total number of housing units will decrease from 340 to 333.

	May 2025 Current PUD Plan	August 2026 PUD Amend #1
Housing Type	# Units	# Units
4-plex Townhomes =	40 (10 buildings)	20 (5 buildings)
Single-family Lots =	0	13

Market Rate Multi-Family = (2 buildings x 100 units)	200	200
Senior Living Multi-Family =	100	100
	340	333

The residential development transitions from single-family lots to townhomes to the apartments adjacent to CSAH 21 (Centerville Road). A future senior living building is proposed near Wilkinson Lakes. Trails, sidewalks and stormwater ponds are included throughout the development.

Comprehensive Plan and Density

On May 27, 2025, as part of the PUD Preliminary Plan/Preliminary Plat process, the City amended the 2040 Comprehensive Plan and re-guided the developable area of the site to Signature Gateway. This district allows residential at a density of 8.0 to 10.0 units per acre with 15 units per acre allowed if the project meets the City's housing goals. The range of allowed housing units is 194-363. The proposed 333 housing units is within this range.

The site's net density decreased slightly from 14.05 units per acre to 13.76 units per acre but is still consistent with the Signature Gateway density requirements.

	PID #34-31-22-43-0006	PID #34-31-22-44-0001		PID#34-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	
	Southwest Parcel	Northwest Parcel	Middle 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					333
Gross Density (units/acre)					4.39
Net Density (units/acre)					13.76

Zoning

Ordinance No. 10-25 rezoned the entire Wilkinson Waters development to PUD, Planned Unit Development to implement the Signature Gateway land use. The conventional zoning district for each use is as follows:

Conventional Zoning District	Use
R-4, High Density Residential District	Townhomes, apartments, and senior building
GB, General Business	Commercial development
R-2, Two Family Residential	Single-family lots

Lot and Setback Requirements

The R-2, Two Family Residential will be used as the conventional zoning district for the single-family lots. PUD flexibility is required for lot width and side setbacks.

Single-family Lots	R-2 Requirements	PUD Amend #1	PUD Flexibility Required?
Min. Lot Size	7,500 sf	8,250 sf	No
Min. Lot Width			
--Interior Lot	60 ft	55ft	Yes
--Corner Lot	80 ft	90 ft	No
Min. Lot Depth	125 ft	150 ft	No
--Double Frontage	135 ft	NA	NA
Building Setback (ft)			
-From Streets	25 ft	25 ft	No
-Rear Yard			
--Principal	25 ft	25 ft	No
-Accessory	5 ft	5 ft	No
-Side Yard			
--Principal	10 ft	7.5 ft	Yes
--Accessory	5 ft	7.5 ft	Yes
Buffer Abutting Arterial St	15 ft wide	Double Row of Trees	No

Impervious Surface	65% Max Allowed	65% Max Allowed	No
Building Height	35 ft	30 ft to roof peak	No

Impervious Surface Coverage

The subject property is located within the Shoreland Management Overlay District of both Wilkinson Lake and Amelia Lake. Maximum allowed townhome impervious coverage is 35% and commercial/multi-family is 60%. Per Sheet A0-12, Land Use & Density Plan, the overall development's total aggregate impervious coverage is 24.6%, which is less than the minimum 35% allowed.

The single-family lots will be allowed a maximum of 65% impervious coverage consistent with R-2 zoning requirements. Overall development impervious coverage will still be less than 35%.

Building Requirements

The R-2 zoning district and City Code Section 1007.043(2) also has specific requirements for garages.

Per R-2 City Code Section 1007.112 (4) Building Requirements:

(b) *Garages*. All single-family dwellings shall have a garage and shall comply with the following:

3. If the garage door faces the street, the length of the garage wall facing the street shall not be greater than 50% of the length of the entire front facade of the structure; except on houses that comply with all of the following conditions:
 - a. The second floor living space extends over the two-car portion of the garage; and
 - b. The garage doors are decorative and have a strip of windows; and
 - c. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage facade; and
 - d. Garage width does not exceed 32 feet.

All garages meet or exceed the required 520sf.

PUD flexibility is being requested related to the 50% garage wall/ front facade and second floor living space requirement. Houses that do not have second floor living space over the garage will have windowed massing over garage such as windows or dormers.

Architecture

Exterior materials are a combination of horizontal lap siding, shake, vertical board and batten, and rugged stone masonry. Three color schemes include night gray, pearl gray, and evening blue. See attached color renderings and concept designs.

Design Guidelines

Design Guidelines & Statement of Intent for Wilkinson Waters were prepared as part of the original PUD Preliminary Plan. PUD Amendment #1 is consistent with the guidelines and will be incorporated into the original Guidelines as an Addendum.

Preliminary Plat

The amended preliminary plat contains the following:

Lot or Outlot	Purpose	Ownership
Lots 1-13, Block 1	Single-family Lots	Private
Lot 6, Block 1	Future senior living building	Private
Lots 1-5, Block 2	Townhomes	Private
Lot 6, Block 2	2 multifamily buildings	Private
Lot 7, Block 2	Future commercial	Private
Outlot A	Open space, wetlands, buffer, lake, trail corridor	Private
Outlot B	Public Park	City
Outlot C	Public Park	City
Outlot D	Open space, stormwater pond, trail corridor	Private

Traffic Study

Traffic impacts were analyzed with the original PUD Preliminary Plan for the entire development. Road improvements are under construction and level of service requirements are met. PUD Amendment #1 reduces the total number of housing units from 340 to 333. Further traffic analyze is not required.

Landscaping

Buffer and Screen Standards

Screening is required between Ash Street public right of way and the single-family lots. Fourteen (14) large trees are proposed along Ash Street. This requirement is met.

Boulevard Trees

Boulevard trees are required at a rate of 1 tree per lot. Eighteen (18) boulevard trees are being planted for 13 new single-family lots. This requirement is met.

Easements

Portions of the trail easement and drainage & utility easements that were dedicated on the Wilkinson Waters Addition final plat need to be vacated in conjunction with the 3rd Addition final plat.

Additional City and Government Agency Review Comments

- Lino Lakes Police Department received the plans and had no comments.
- Lino Lakes Fire Department reviewed the plans and had no comments.
- City Engineer comments are provided in the attached memo.
- Environmental Coordinator comments are provided in the attached memo.
- Planning & Zoning Board reviewed the plans on August 12, 2026 and recommended approval.

Findings of Fact

The findings of fact are detailed in the attached resolutions.

RECOMMENDATION

Staff and the Planning & Zoning Board recommend approval of the Wilkinson Waters PUD Amendment #1-Single-Family Lots.

ATTACHMENTS

1. Applicant Narrative
2. Supplemental Narrative
3. Current Overall Land Use & Density Plan
4. Proposed PUD Amendment #1-Land Use & Density Plan
5. Current Preliminary Plat
6. Proposed PUD Amendment #1-Preliminary Plat
7. Architectural Renderings
8. Floor Plan Example
9. Engineering Memo dated July 27, 2026
10. Engineering Memo dated August 5, 2026
11. Environmental Memo dated July 22, 2026
12. Resolution No. 26-157 PUD Preliminary Plan/Preliminary Plat Amendment #1



RE: WILKINSON WATERS DEVELOPMENT – PRELIMINARY PUD AND PRELIMINARY PLAT SUBMITTAL

Mr. Grochala,

ISG is submitting this amendment to the Wilkinson Waters PUD Preliminary Plan and Plat Development package on behalf of Charles Cudd Co., the applicant and developer of Outlot G from the First Addition Plat of Wilkinson Waters. The property is generally located on the western side of Wilkinson Way just south of Ash Street. This proposed amendment will modify the proposed five (5) – 4plex townhome buildings to 13 detached single-family dwellings. This reduction in density is still in alignment with the City's comprehensive plan and does not fully change the overall function and feel of the originally planned PUD development. The currently planned public infrastructure is sufficient to support the planned lots and the overall development will still be integrated into the natural landscape north of Wilkinson Lake.

INTRODUCING CHARLES CUDD CO. LUXURY VILLAS

Consistent with and fully supportive of the upscale, life cycle, mixed-use development objectives of the Wilkinson Waters PUD, Charles Cudd Co. is delighted to introduce a single-family home ownership option to the development plan.

With modest application of PUD flexibility, the luxury villas of Charles Cudd Co. will find a quite suitable home at Wilkinson Waters.

So well received in nearby North Oaks, the luxury villas of Charles Cudd Co. consistently find demand in premier communities around the Twin Cities. Strong architectural design, premium interior finishes, and enhanced, complementary, well-groomed landscape align completely with the intentions of the Wilkinson Waters project and will add a desirable home ownership dimension to the PUD and to the City of Lino Lakes.

Several home plans and companion imagery of the most popular Charles Cudd Co. luxury villas are incorporated into this Preliminary PUD Plan submittal as representative of what is intended for Wilkinson Waters.

Prominent massing over the garage, expressive front entries, handsome exterior detail of stone, varied siding textures, sturdy trim details, and generously sized windows set these homes apart and create a complimentary transition to premium single-family housing from the understandably more garage dominant street presence of the rental townhomes across the street as originally planned for the site.

As made possible by the available PUD flexibilities of the Wilkinson Waters PUD, Charles Cudd Co is committed to working with the City of Lino Lakes to further align its proven luxury villa home plans with City and project objectives relating to home architecture.

Charles Cudd Co looks forward to supporting the initiative of North Oaks Company and the other development partners executing this tremendous example of a “live, work, play” neighborhood as uniquely accomplished by the City's application of PUD flexibility.

For desired streetscape variety, Charles Cudd Co. will offer multiple different floor plans for the proposed lots including full walk out basement plans and, if appropriate, due to potential grading and water table issues, slab on grade villas with loft living space. Due to the scale of the walk-out homes (3,200 to 4,000 square feet), Charles Cudd Co. walk-out villas do not have living

space over the garage. However, substantial massing, windows over the garage, and the architectural character and features described above are intended to meet the street front objectives of the City's R-2 zoning and that of the Wilkinson Waters PUD.

Three representative floor plans, two walk-out plans and a slab-on-grade plan, are incorporated into this Preliminary PUD Plat and Plan with a sampling of interior imagery from these fine homes. It is contemplated that certain exterior material details and front entry architecture will be fine-tuned to more closely align with PUD parameters. It should be noted also that while the representative slab plan shows a three-car garage facade, all Charles Cudd Co. Luxury villas at Wilkinson Waters will be two-car garage facades with any possible third stall accomplished via tandem recessed garage stall.

ZONING AND 2040 PLANNED LAND USE

The current property is zoned as PUD according to the City of Lino Lakes Zoning Map. Figure 1 below depicts an aerial with the approximate development property outlined in red. This existing zoning district is guided by the City of Lino Lakes 2024 Comprehensive Plan for Signature Gateway. An excerpt of the future land use map is below in Figure 2. Additionally, Figure 3 below is a snippet of the Land Use Designation table from the Comprehensive Plan to describe the Signature Gateway use. It should be noted that this single family development is part of the larger Wilkinson Waters Master planned community.



Figure 1: Aerial of Proposed Property

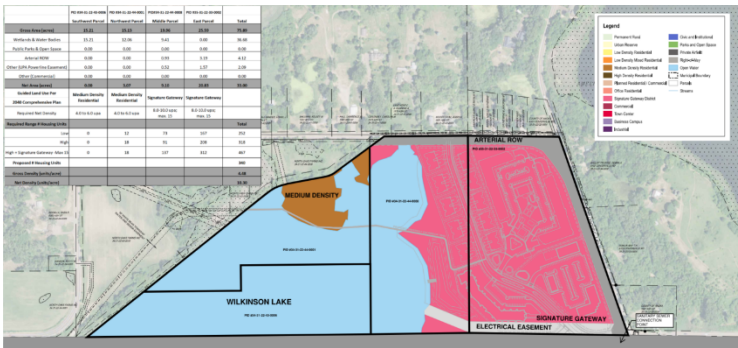


Figure 2: Future Land Use Plan (Excerpt)

Medium Density Residential	Residential development at 4.0 to 6.0 dwelling units per acre
High Density Residential	Residential development at 6.0 to 8.0 units per acre
Signature Gateway District	A mix of higher density residential, commercial services and employment opportunities. Residential densities of 8.0 to 10.0 units per acre are permitted and the Council may approve up to 15 units per acre

Figure 3: Future Land Use Description

In addition to the Future Land Use Plan, the proposed development also lies within the Shoreland Overlay Zone of both Wilkinson Lake and Amelia Lake. The shoreland overlay boundary can be seen on the associated submittal plan documents and is governed by a 1,000 foot radius from the ordinary high water level of the associated lakes. The high water level for Wilkinson Lake and Amelia Lake are 895.2 and 908.1, respectively.

TRANSPORTATION SYSTEMS

The transportation network surrounding the proposed development is well established with regional arterial roadways to the north and east of the overall development (Ash Street and Centerville Road). Wilkinson Way is the local street the proposed 13 single family lots will front and connects to both of these regional arterial roadways. The previously completed traffic study for the overall Wilkinson Waters development still holds and is applicable for this proposed PUD amendment.

PROPOSED ZONING & YIELD PLAN

This project is being submitted as an amendment to the current Planned Unit Development (PUD) to the City of Lino Lakes. The development team has had multiple meetings with the City Staff to confirm interpretation of the Cities Zoning Ordinances, 2040 Comprehensive Plan, and submittal requirements. City staff has directed that this phase of the project shall be submitted as a PUD with a base zoning of R-2 – Two Family Residential District. There are planned City utilities that are going to be cutting through the middle of the proposed single family development layout. As such, there are a few flexibilities that are being requested to be included as part of the PUD process:

1. Minimum Lot Width of 55 feet instead of 60 feet.
2. Setback from Side Lot Line of 7.5' instead of 10'
 - a. In discussion with City of Lino Lakes staff, it is the development teams understanding that typical single-family development has a 5' and 10' side yard setback resulting in a cumulative 15' separation between buildings. The requested flexibility maintains the 15' building separation.
3. Front and Rear yard setbacks to be 25' (per R-2 zoning requirements) instead of the 30' front and rear setbacks as defined by the original PUD.
4. In lieu of the requirement of a second floor living space over the garage, the allowance for Windowed Massing over the garage to maintain architectural character to be allowed.
5. Third stall of garage shall be optional and will only be provided in a tandem design

A breakdown of the comparisons of the City of Lino Lakes R-2 Zoning Standards and the proposed Charles Cudd housing product is listed as an attachment to this narrative (Attachment A).

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In regards to the overall development, the table below outlines the described allowable density and the proposed density of the development. The cart below is based off of the Density Chart as approved in the Comprehensive Plan Amendment Chart that was created for the Wilkinson Waters Development. This chart is slightly different than the one in the previous design guidelines however is the most accurate chart to base the modifications off of. Incorporation of the Charles Cudd Co villas in lieu of rental townhomes reduces the total proposed housing units by seven (7) to a total of three hundred and thirty three (333) reducing the gross density modestly from 4.48 units per acre to 4.39 units per acre. The reduced total housing unit count remains slightly above land use guided maximums but well within the total housing unit density allowed pursuant to the Signature Gateway definition.

	PID #34-31-22-43-0006	PID #34-31-22-44-0001	PID#34-31-22-44-0008	PID #35-31-22-33-0002	
	Southwest Parcel	Northwest Parcel	Middle Parcel	East Parcel	Total
Gross Area (acres)	15.21	15.13	19.96	25.59	75.89
Wetlands & Water Bodies	15.21	12.06	9.41	0.00	36.68
Public Parks & Open Space	0.00	0.00	0.00	0.00	0.00
Arterial ROW	0.00	0.00	0.93	3.19	4.12
Other (UPA Powerline Easement)	0.00	0.00	0.52	1.57	2.09
Other (Commercial)	0.00	0.00	0.00	0.00	0.00
Net Area (acres)	0.00	3.07	9.10	20.83	33.00
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	12	73	167	252
High	0	18	91	208	318
High + Signature Gateway -Max 15	0	18	137	312	467
Proposed # Housing Units					333
Gross Density (units/acre)					4.39
Net Density (units/acre)					10.09

PHASING AND LAND DEDICATION

The proposed 13 lot single family development will be executed in a single phase of platting. The homes will be constructed over a two year period after platting approval. The single-family development of the Wilkinson Waters Master Plan will be the third addition plat which is in alignment with the original phasing plan of the PUD Master Plan. The only land dedication associated with the third addition plat to Wilkinson Waters will be public utility easements along the frontages and rear lot lines, and a major utility corridor through the middle of the block for sanitary sewer purposes.

We appreciate the opportunity to bring this submittal package before the City of Lino Lakes Staff and the City of Lino Lakes Council. We look forward to working with the City to bring this development to the community that will add to the experience of the southeast gateway to the community.

Sincerely,



Jeremy Foss, PE
Civil Engineering Practice Group Leader

Jeremy.Foss@ISGInc.com

Attachment A

Ordinance Element	R-2 Criteria	PUD - Charles Cudd
(1) Purpose	Single Family/Two Family	Single Family
(2)(a)(2) Minimum Lot Size ~ Single Family	7500 square feet	8250 square feet
(2)(b)(2)(a) Minimum Lot Width ~ SF Interior	60 feet	55 feet
(2)(b)(2)(b) Minimum Lot Width ~ SF Corner	80 feet	90 feet
(2)(c) Minimum Lot Depth	125 feet	150 feet
(2)(d)(1)(a) Setback from Local Street	25 feet	25 feet
(2)(d)(1)(b) Setback from Collector Street	40 feet	42.5 feet
(2)(d)(2)(a) Setback from Rear Lot Line	25 feet	25 feet
(2)(d)(3)(a) Setback from Side Lot Line	10 feet	7.5 feet
(2)(e) Collector Street Buffer	Double Row, Triangulated	Double Row, Triangulated
(3) Maximum Impervious Surface	>65% of lot area	>65% of lot area
(4)(a)(1) Minimum Building Footprint ~ SF Rambler	1,050 square feet	1,800 square feet
(4)(b)(1) Garage Construction Standards	20' width, Minimum 520 SF	22' width, Minimum 540 SF
(4)(b)(2) Front porch, Garage Shall Not Protrude	6' deep porch, 100% across front of house, forward of garage	House forward of garage or minimum 6' deep porch, 100% across front of house, forward of garage
(4)(b)(3) Street Facing Garage >50% of Façade Must Comply with the Following:	a. Second Floor Living Space Over Garage b. Decorative Strip of Windows Upon Garage Door(s) c. Third Stall Recessed d. Width < 32'	a. Living Space or Windowed Massing Over Garage b. Architectural Strip of Windows Upon Garage Doors - Standard c. N/A - Two Stalls, opt 3rd tandem only d. Width < 32'
(4)(c) Building Construction Standards		
1007.043 (2)(a) SF Design Criteria	1 Foundation approved by B.O. 2 Minimum width of 24' 3 Garage width of 20', 520 SF 4 Minimum 12" overhang with enclosed soffit 5 shingles, tile, or standing seam metal roofing material 6 Comply with MN Building Code 7 Metal siding limited/prohibited	1 Permanent Concrete 2 Consistent 40' width at front setback anticipated. Width of main body of living space 32' or greater, rear projection of sun room or owner's suite for architectural and roofline interest may be less than 24' 3 Garage width of 22', 540 SF, third stall or additional storage by tandem space 4 Varies 1'6" to 2'+, 12" minimum with enclosed soffit 5 Typically shingled, standing seam in accent only when architecturally appropriate 6 MN Building Code compliant 7 No metal siding
(5) Maximum Building Height	35 feet	< 35 feet

CHARLES CUDD CO.

ARCHITECTURAL DESIGN • BUILD

Wilkinson Waters Preliminary PUD Charles Cudd Co. Luxury Villa Submittal Supplement

Attachments

- Hand Rendered Wilkinson Way Streetscape with Front Elevation Alternates
- Hand Rendered New Home Concept Designs (Side and Rear Elevations)
- Exterior Material Board – Color Scheme A
- Exterior Material Board – Color Scheme B
- Exterior Material Board – Color Scheme C

Supporting Narrative

To bring its popular luxury villa homes into greater alignment with the City of Lino Lakes ordinance criteria, Charles Cudd Co. has advanced design work to incorporate sheltered front porch entry, alternate elevations each reinforcing second story massing, and exterior material use to correspond with City and PUD expectations.

The attached colored, hand-rendered, streetscape presents three different front exterior elevations to the same luxury villa home in proportion and at scale. Additional hand rendering carries imagery of intended exterior material use to side and rear elevations with generously scaled windows to take advantage of terrific long views over marsh and water.

While interior floor plans remain subject to design considerations and will come forward as consideration of the application progresses, the source plan most readily adapts to extending a front entry porch, works structurally and architecturally in varied configurations from full walkout/lookout basement, to one-level slab, or slab with loft up, and incorporates a desirable third garage stall in tandem configuration.

Custom designed for Wilkinson Waters, the dual-pitched main roofs of this home plan whether built as a one level walkout, slab, or slab with loft up are anchored by steep accent gables or shed roof elements with upper-level windows contributing to bring together an elegant, harmonious, streetscape consistent with the qualities of the site and upscale intentions of the broader gateway development.

CHARLES CUDD CO.

ARCHITECTURAL DESIGN • BUILD

While typical to the character of any Charles Cudd Co. home, exterior material use exemplifies the objectives of the City's ordinance with a thoughtful combination of horizontal lap siding, shake, vertical board and batten, and rugged stone masonry purposefully placed upon foundational elements of the home.

To compliment the character of the neighborhood, the front entry of each home is sheltered, expressive, welcoming, and detailed with the use of square masonry columns, classically trimmed columns, or decorative timber columns accented with corbels, other light-colored trim detail, and complimented by a rich wood-toned front entry door.

Three sample exterior material boards are provided as representative of distinctive exterior material texture and color schemes for the luxury villas. While ultimately individualized to the style preferences of the home buyer, Charles Cudd Co offerings will ensure exteriors are made harmonious by common elements and colors (shingles, trim, railings, doors, windows) and bold stone textures all fully complimentary to the exterior materials intended for rental, amenity, and commercial portions of the Wilkinson Waters PUD project.

PUD Flexibility Considerations

Custom redesign of Charles Cudd Co luxury villa homes to comport with City of Lino Lakes ordinance and intentions of the Wilkinson Waters PUD serves to reduce PUD flexibility considerations to modest setback adjustments common in transition from attached multi-family to single-family housing.

Influenced by the mid-block imposition of a municipally required utility easement corridor, and generally consistent with the City's approach with detached single-family housing, reduction of side yard setbacks from 10' to 7.5' facilitates a balanced streetscape without undue loss of housing opportunity, while adjustment to front and back setbacks from 30' to 25' retains ample driveway depth to curb while enabling greater home design and streetscape flexibility.

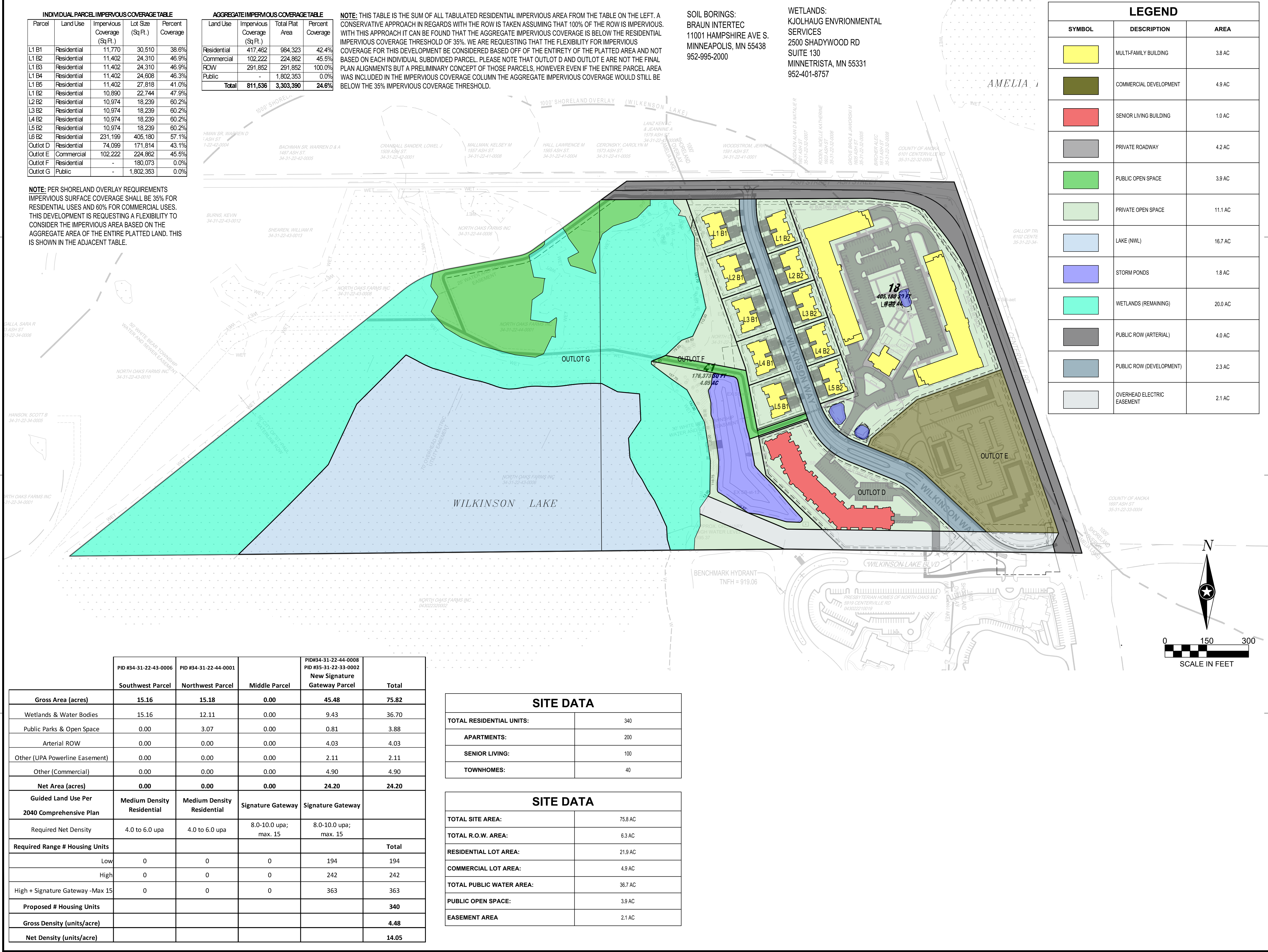
Recent design work draws attention to the need for clarification from the City (or reconsideration as the case may be) regarding shallow, under-soffit, cantilevered wall extensions. Cantilevered wall extensions under-soffit in width generally 10' or less are common to narrow home design for the interior design flexibility and exterior sidewall articulation such an architectural element can provide. Dimensions from foundation wall to foundation wall (minimum of 15') and eve to eve (minimum of 12') with 1'6" minimum soffit depth do not change. Consequently, for the significant benefit these

CHARLES CUDD CO.

ARCHITECTURAL DESIGN • BUILD

minor wall extensions can provide interiors and, especially, to exterior appearances along sidewalls, permissions are commonplace and fully supported by building code.

While the advantages of this architectural design technique are perhaps more evident in the view of a floor plan, the supplied rendered images of the streetscape and side elevations do show contemplated under-soffit cantilevered wall extensions in attempt to demonstrate benefits to sidewall shadow lines and opportunity for sensible siding material transitions with no actual setback conflict or negative architectural consequence. Clarity on the permission to employ under-soffit wall extension into the custom design of Charles Cudd Co luxury villas is requested in connection with the City's consideration of this Preliminary PUD Plat submittal.





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: 7/13/2025 LIC. NO. 55871

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

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PROJECT

ANOKA HOLDINGS, LLC
WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

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 07/13/2026

CLIENT PROJECT NO. -

TITLE

LAND USE & DENSITY PLAN

SHEET

A0-12

LEGEND		
SYMBOL	DESCRIPTION	AREA
	MULTI-FAMILY BUILDING	2.7 AC
	SINGLE FAMILY BUILDING	1.1 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 (NNL)	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

AMELIA L.

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

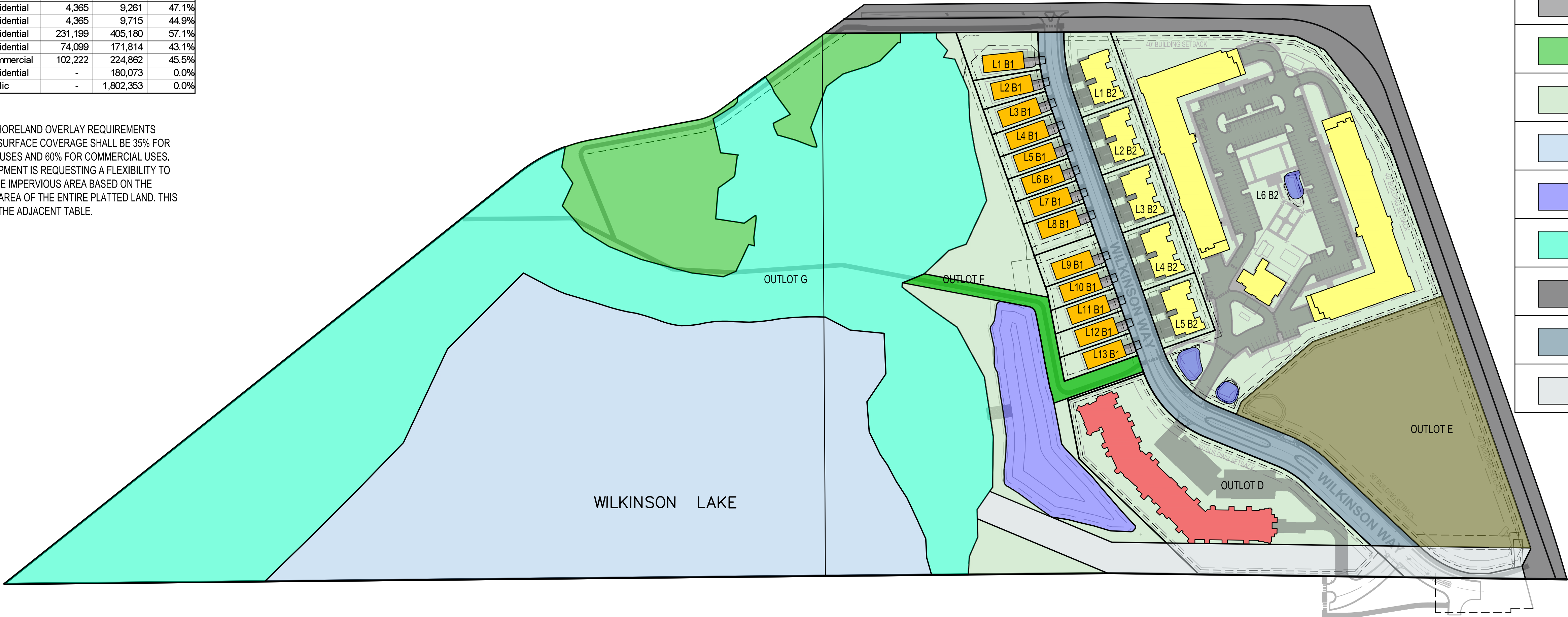
WETLANDS:
KJOLHAUG ENVIRONMENTAL
SERVICES
2500 SHADYWOOD RD
SUITE 130
MINNETRISTA, MN 55331
952-401-8757

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.

AGGREGATE IMPERVIOUS COVERAGE TABLE			
Land Use	Impervious Coverage (Sq Ft.)	Total Plat Area	Percent Coverage
Residential	419,617	1,016,522	41.3%
Commercial	102,222	224,862	45.5%
ROW	291,852	291,852	100.0%
Public	-	1,802,353	0.0%
Total	813,691	3,303,390	24.6%

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 B6	Residential	4,561	17,357	26.3%
L1 B7	Residential	4,365	9,465	46.1%
L1 B8	Residential	4,365	8,675	50.3%
L1 B9	Residential	4,365	8,250	52.9%
L1 B10	Residential	4,365	8,250	52.9%
L1 B11	Residential	4,365	8,250	52.9%
L1 B12	Residential	4,365	8,250	52.9%
L1 B13	Residential	4,365	11,625	37.5%
L1 B2	Residential	4,365	11,625	37.5%
L2 B2	Residential	4,365	8,370	52.2%
L3 B2	Residential	4,365	8,806	49.6%
L4 B2	Residential	4,365	9,261	47.1%
L5 B2	Residential	4,365	9,715	44.9%
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.

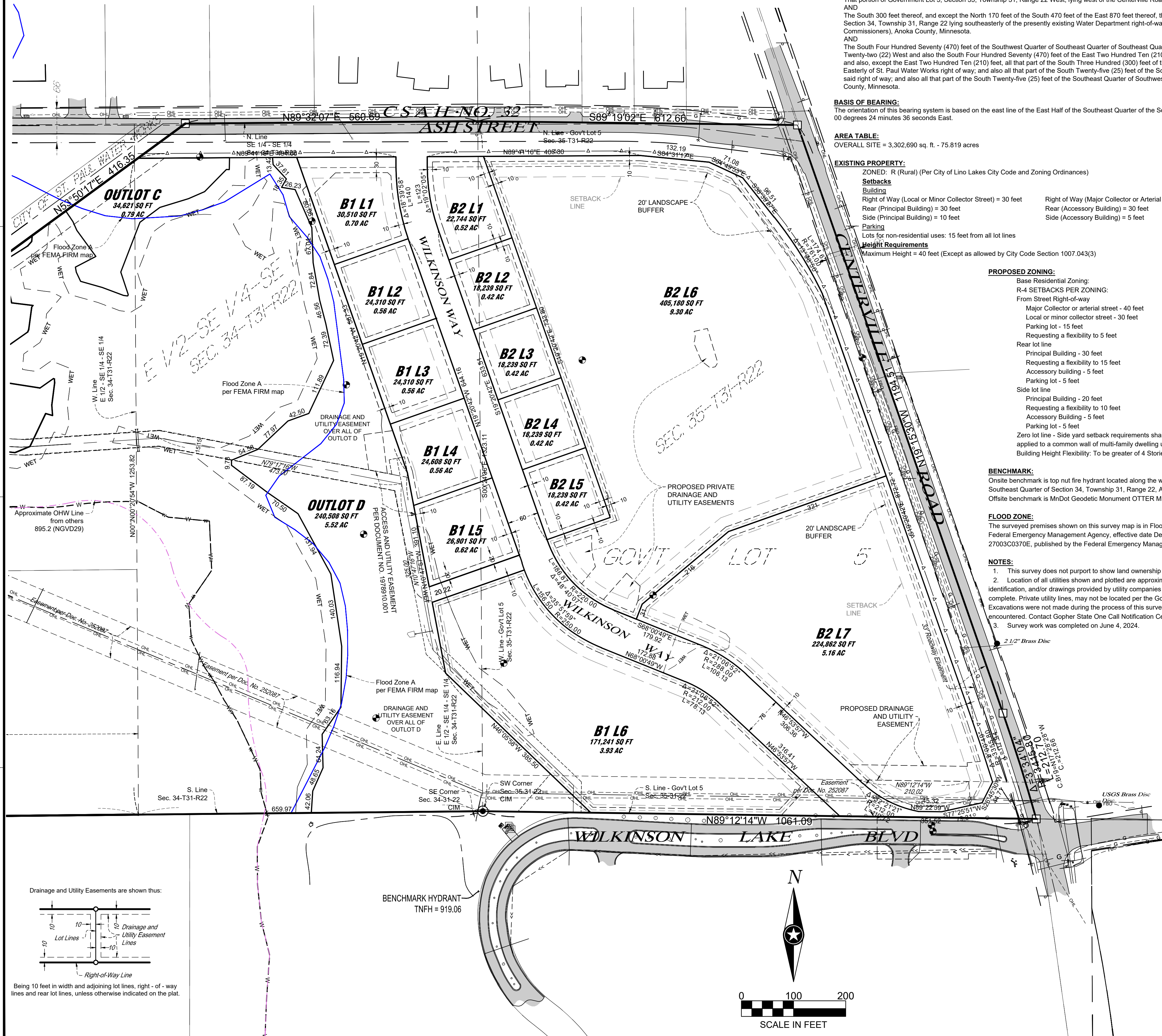


	PID #34-31-22-43-0006	PID #34-31-22-44-0001		PID#94-31-22-44-0008 PID #35-31-22-33-0002 New Signature Gateway Parcel	Total
Gross Area (acres)	15.16	15.18	0.00	45.48	75.82
Wetlands & Water Bodies	15.16	12.11	0.00	9.43	36.70
Public Parks & Open Space	0.00	3.07	0.00	0.81	3.88
Arterial ROW	0.00	0.00	0.00	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					333
Gross Density (units/acre)					4.39
Net Density (units/acre)					13.76

SITE DATA	
TOTAL RESIDENTIAL UNITS:	333
APARTMENTS:	200
SENIOR LIVING:	100
TOWNHOMES:	20
SINGLE FAMILY HOMES:	13

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

WILKINSON WATERS ADDITION



EXISTING LEGAL DESCRIPTION:

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

BASIS OF BEARING:

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

AREA TABLE:

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

EXISTING PROPERTY:

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

Setbacks

Building

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

Parking

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

Height Requirements

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

PROPOSED ZONING:

Base Residential Zoning:

R-4 SETBACKS PER ZONING:

From Street Right-of-way

Major Collector or arterial street - 40 feet
Local or minor collector street - 30 feet
Parking lot - 15 feet
Requesting a flexibility to 5 feet

Rear lot line

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

Side lot line

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

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

Base Commercial Zoning:

General Business Setbacks per Zoning

From Street Right-of-way

Major Collector or arterial street - 40 feet
Local or minor collector street - 30 feet
Parking lot - 15 feet
Requesting a flexibility to 5 feet

Rear lot line

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

Side lot line

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

BENCHMARK:

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

FLOOD ZONE:

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

NOTES:

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

LEGEND	
	Bituminous Surface
	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
	Deciduous Tree
	Utility Marker
	Soil Boring
	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



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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	1/1/25
CLIENT PROJECT NO.	---

TITLE

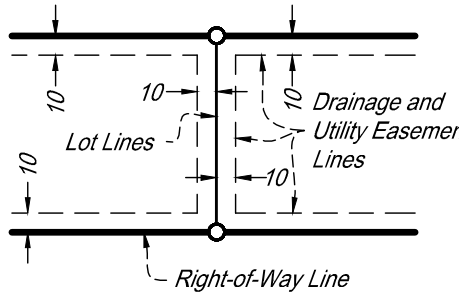
PRELIMINARY PLAT

SHEET

1

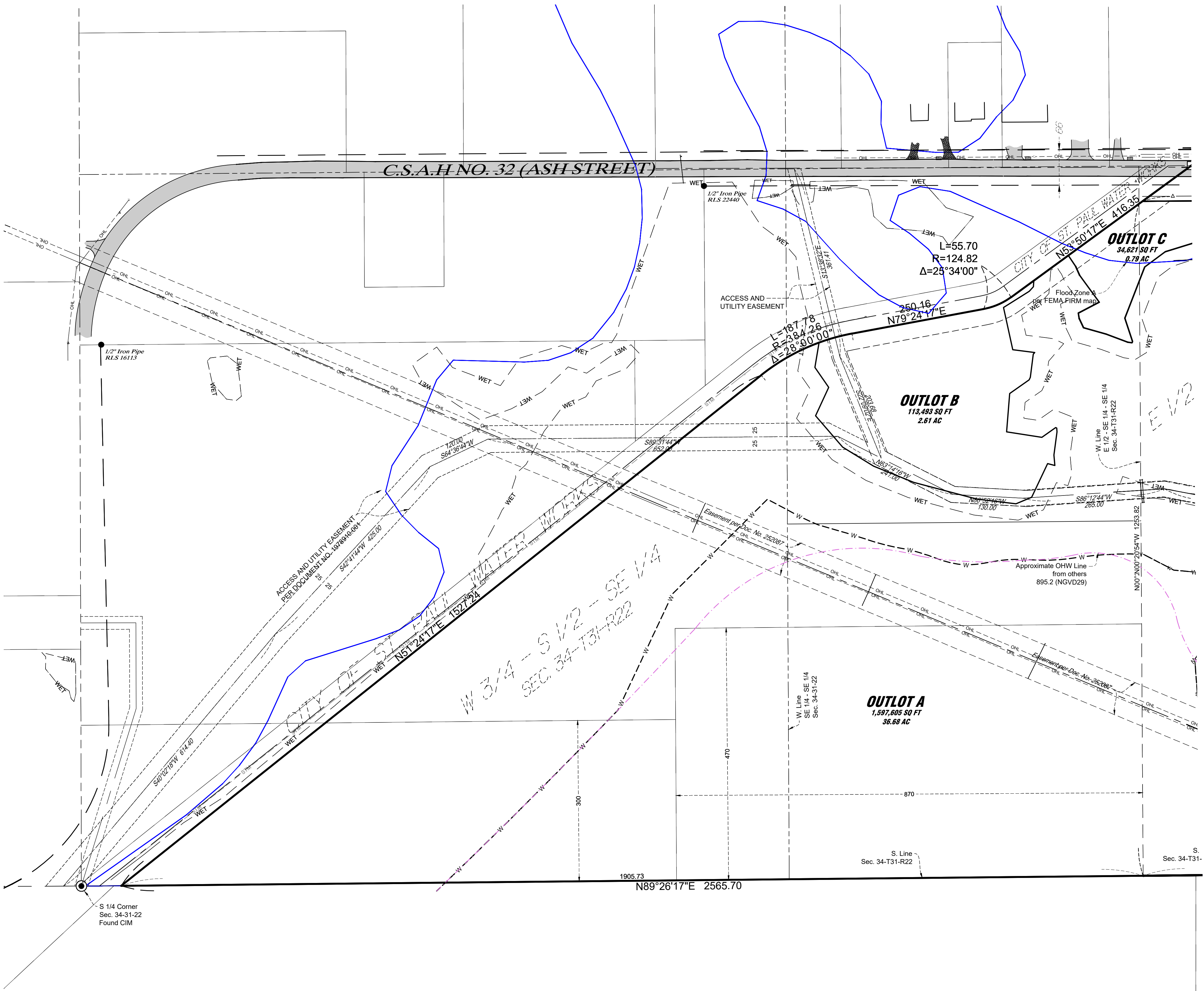
OF 2

Drainage and Utility Easements are shown thus:



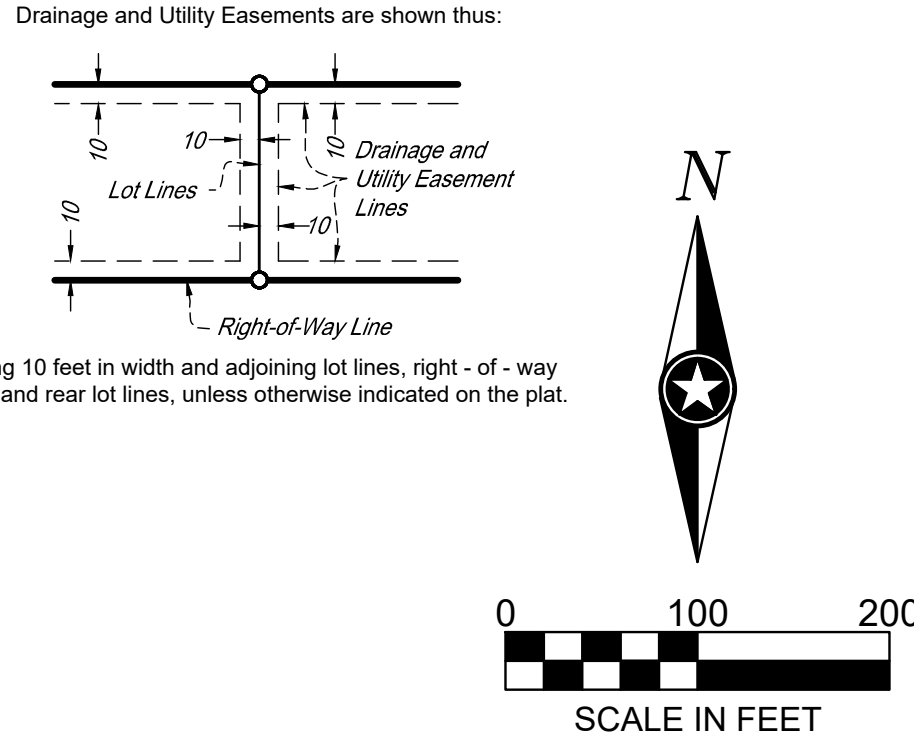
Being 10 feet in width and adjoining lot lines, right- of - way lines and rear lot lines, unless otherwise indicated on the plat.

WILKINSON WATERS ADDITION



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

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



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Mark A. Schwanz
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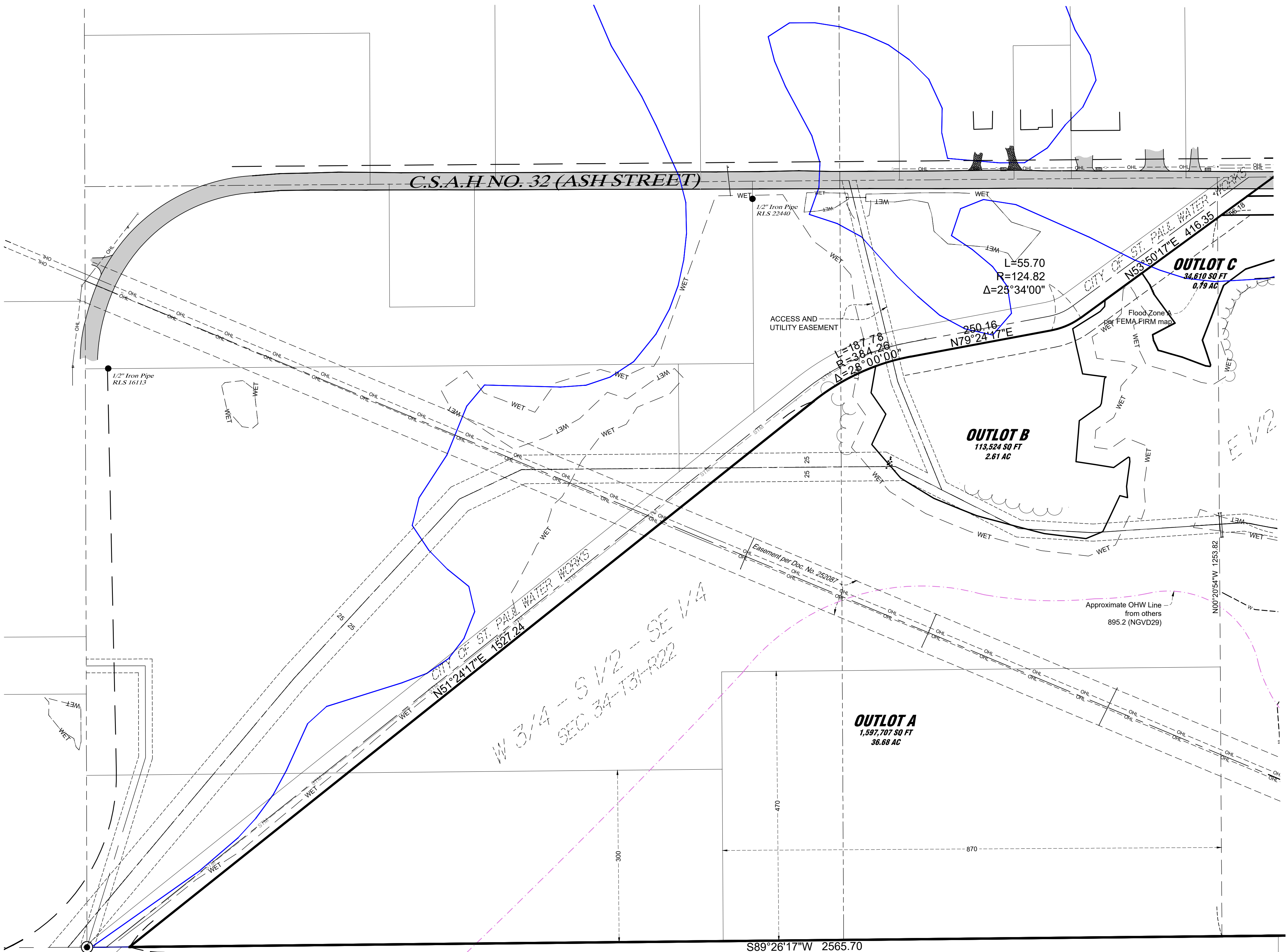
PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MN

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. -

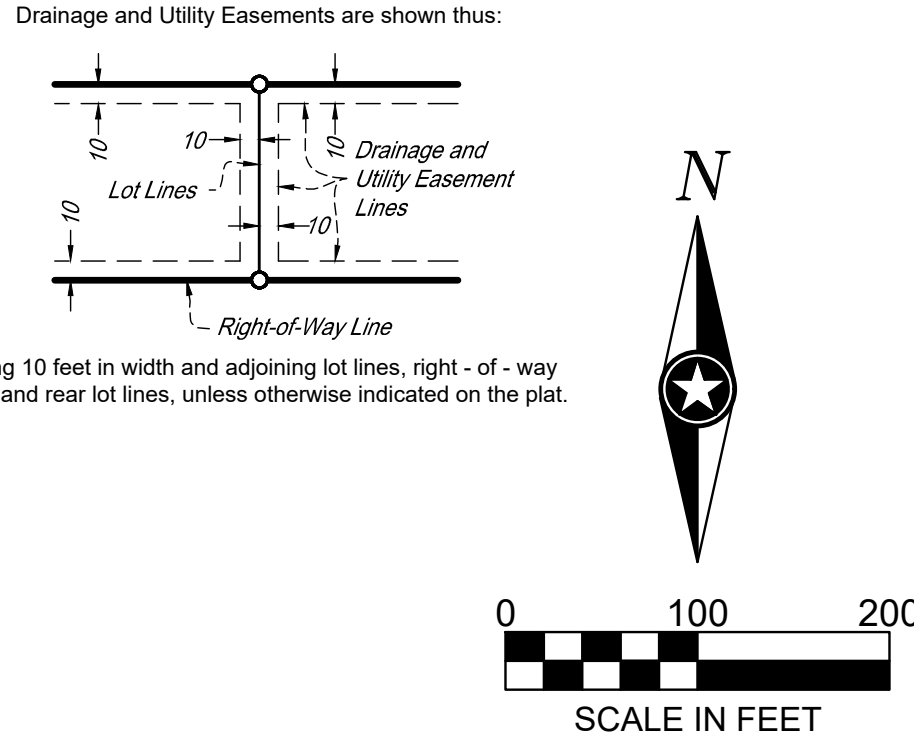
TITLE
PRELIMINARY PLAT
SHEET
1 OF 2

WILKINSON WATERS ADDITION



- LEGEND**
- Bituminous Surface
 - Concrete Surface
 - Gravel Surface
 - Sanitary Sewer Line
 - Sanitary Line from others
 - Storm Sewer Line
 - Storm Line from others
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- Utility Marker
- Soil Boring



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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

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

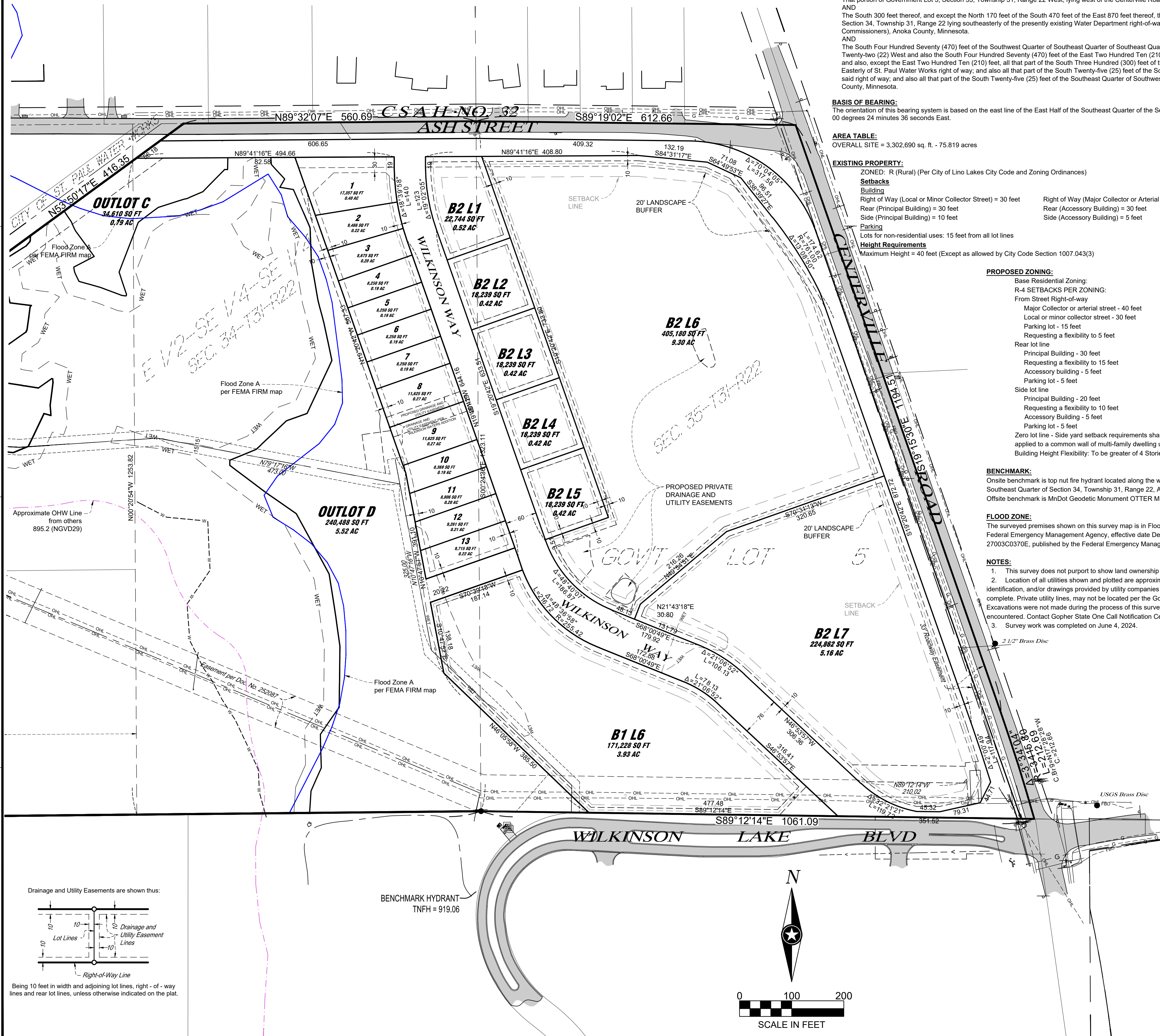
TITLE

PRELIMINARY PLAT

SHEET

A0-16

WILKINSON WATERS ADDITION



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:

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

LEGEND	
	Bituminous Surface
	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
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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
7/7/26	OUTLOT G UPDATED	JW

PROJECT NO.	PROJ. NO.
FILE NAME	30671 PPLAT
DRAWN BY	---
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	7/7/26
CLIENT PROJECT NO.	---

TITLE

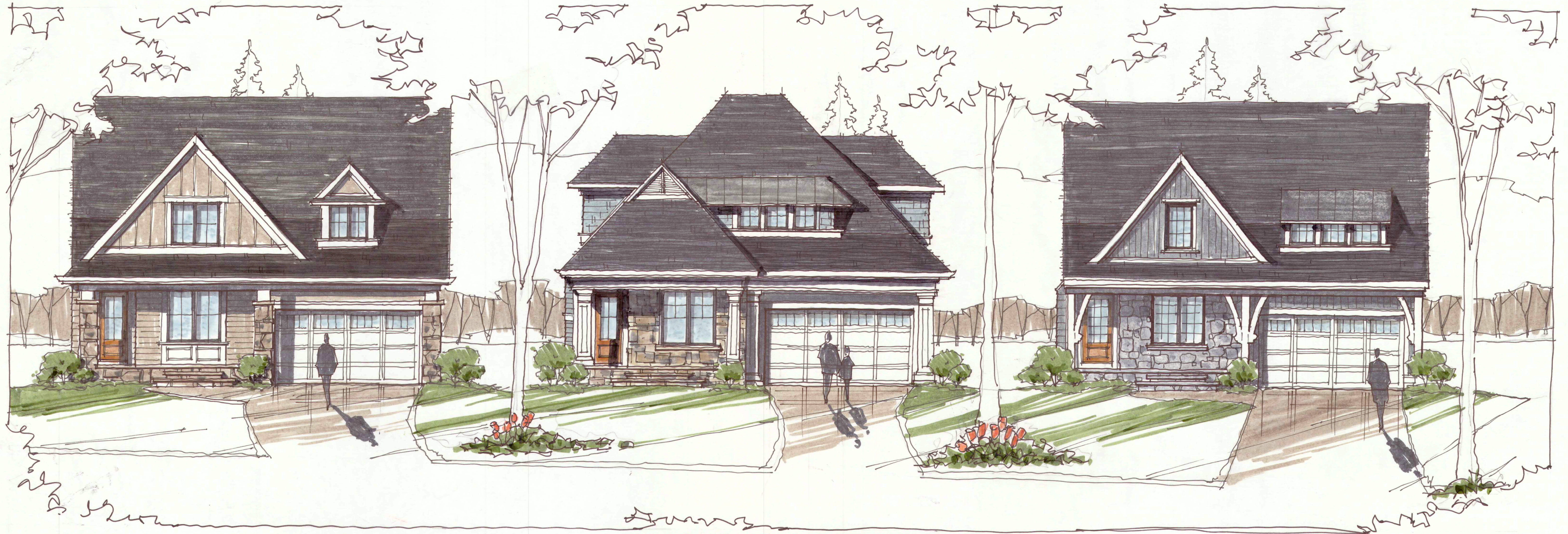
PRELIMINARY PLAT

SHEET

A0-17

Architectural New Home Concept Designs

Wilkinson Waters

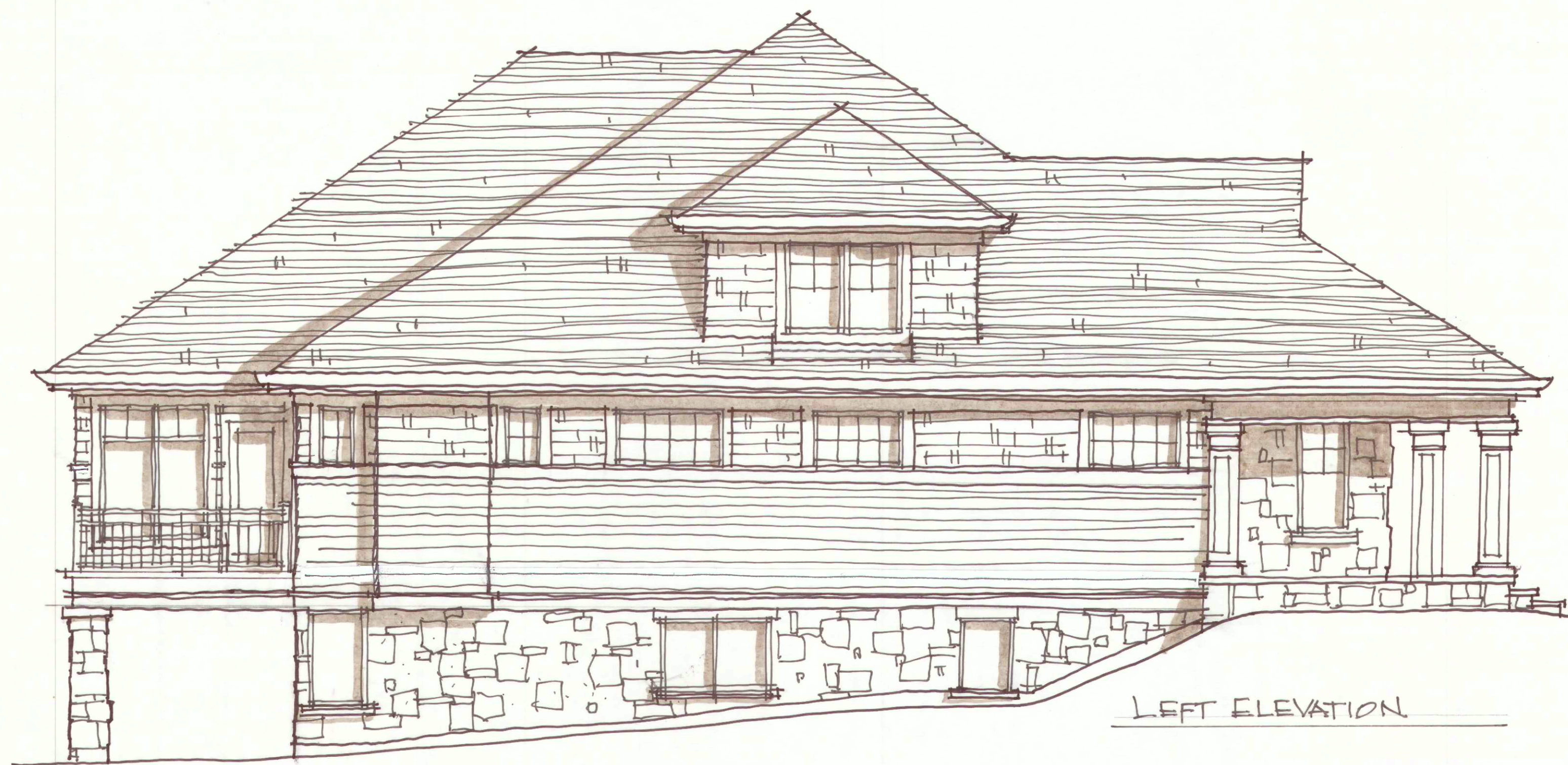


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ARCHITECTURAL DESIGN • BUILD

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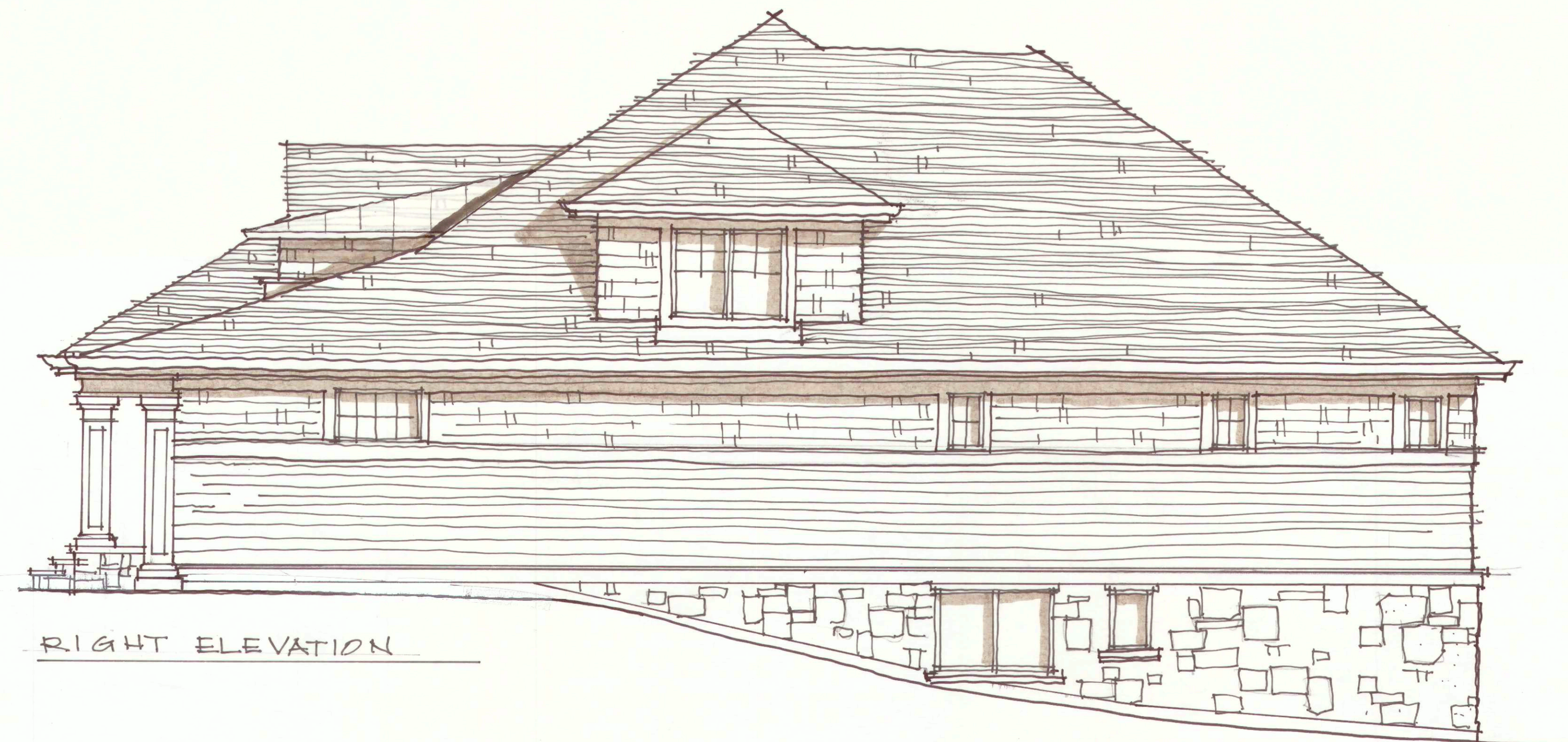
Architectural New Home Concept Designs Wilkinson Waters



LEFT ELEVATION



REAR ELEVATION



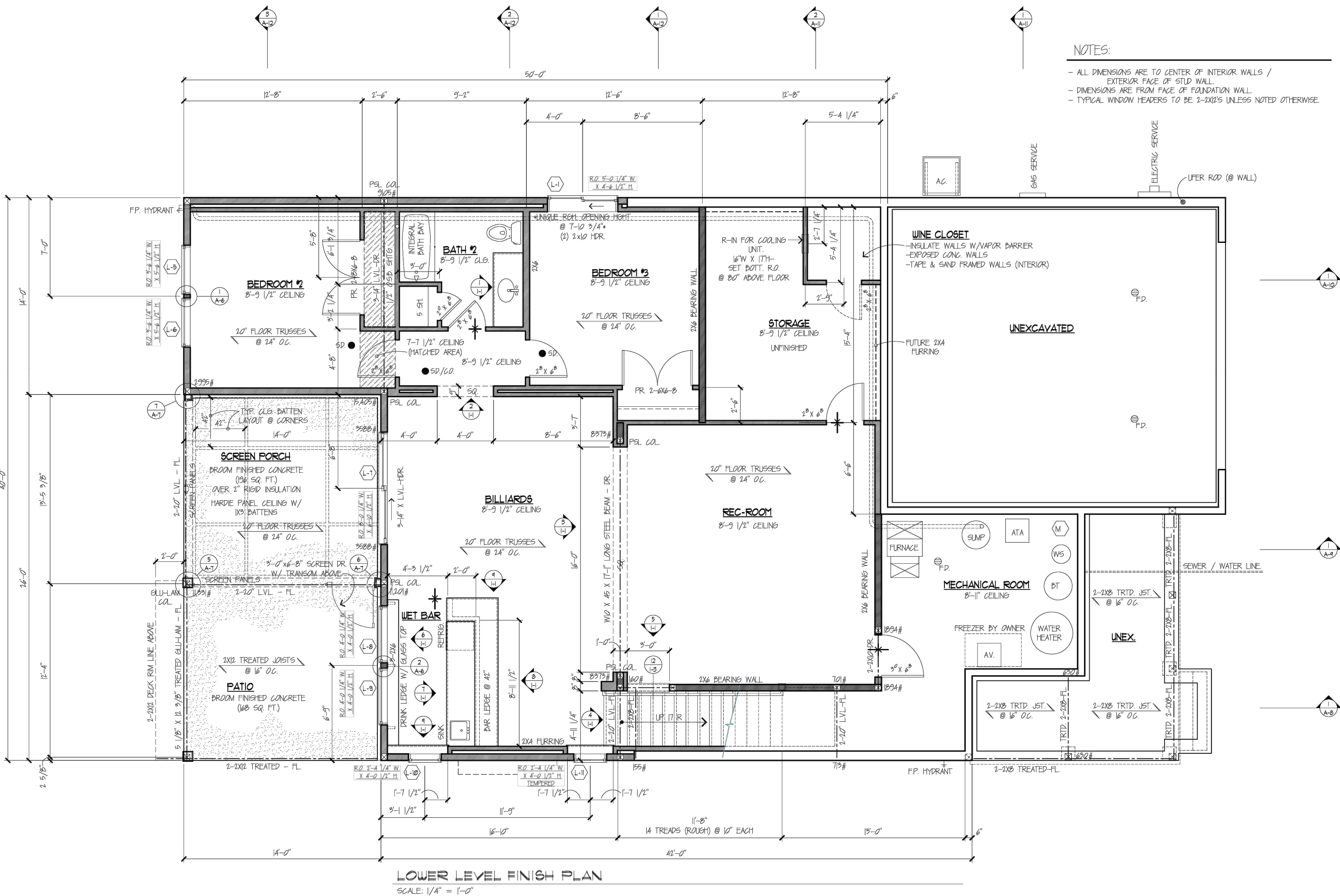
RIGHT ELEVATION

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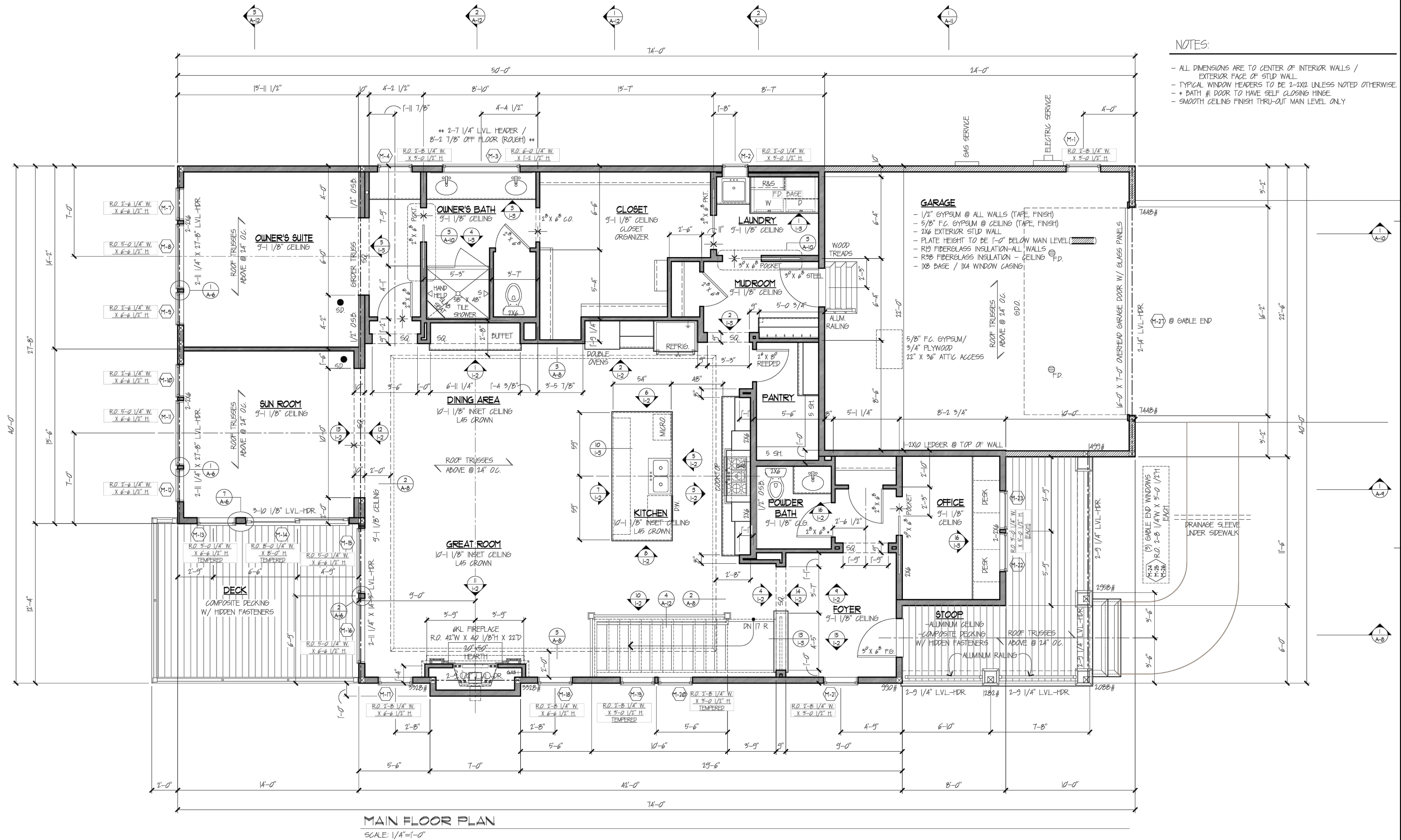
EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



PRELIMINARY NOT FOR CONSTRUCTION



EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



NOTES:
- ALL DIMENSIONS ARE TO CENTER OF INTERIOR WALLS / EXTERIOR FACE OF STUD WALL.
- TYPICAL WINDOW HEADERS TO BE 2-2X2 UNLESS NOTED OTHERWISE.
- BATH #1 DOOR TO HAVE SELF CLOSING HINGE.
- GYM/STUDIO CEILING FINISH THRU-OUT MAIN LEVEL ONLY.

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JERREMY D. FOSS, PE

FOR PRELIMINARY PLAT REVIEW ONLY
DATE: 7/13/2025 LIC. NO. 55871
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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

PROJECT NO. 24-30671
FILE NAME 30671 CO-SF
DRAWN BY DWG/TW
DESIGNED BY DWG/TW
REVIEWED BY JDF/TW
ORIGINAL ISSUE DATE 07/13/2026
CLIENT PROJECT NO. -

TITLE
BENNINGTON PLAN

SHEET
AF-11



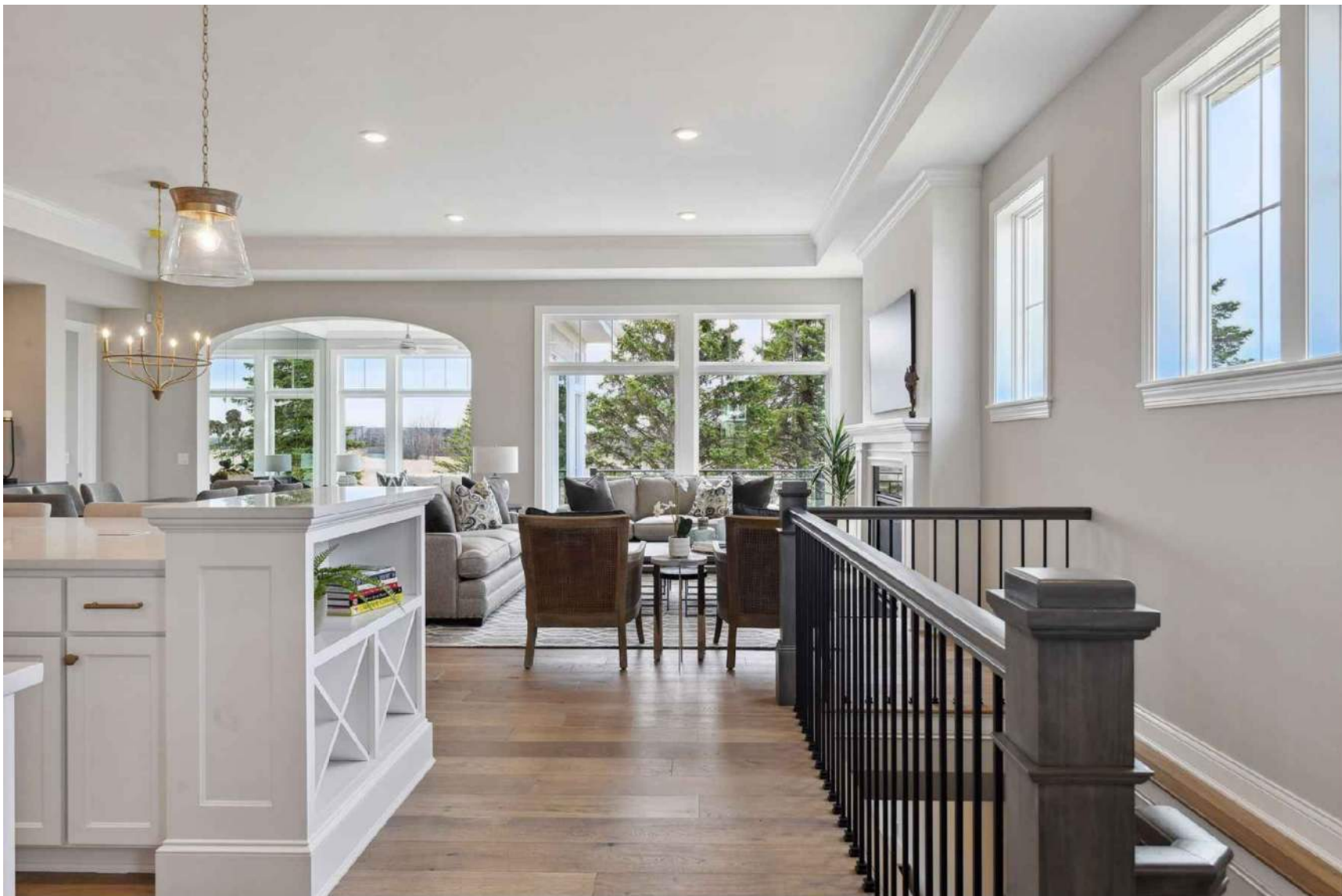
KITCHEN



MAIN LEVEL LIVING SPACE

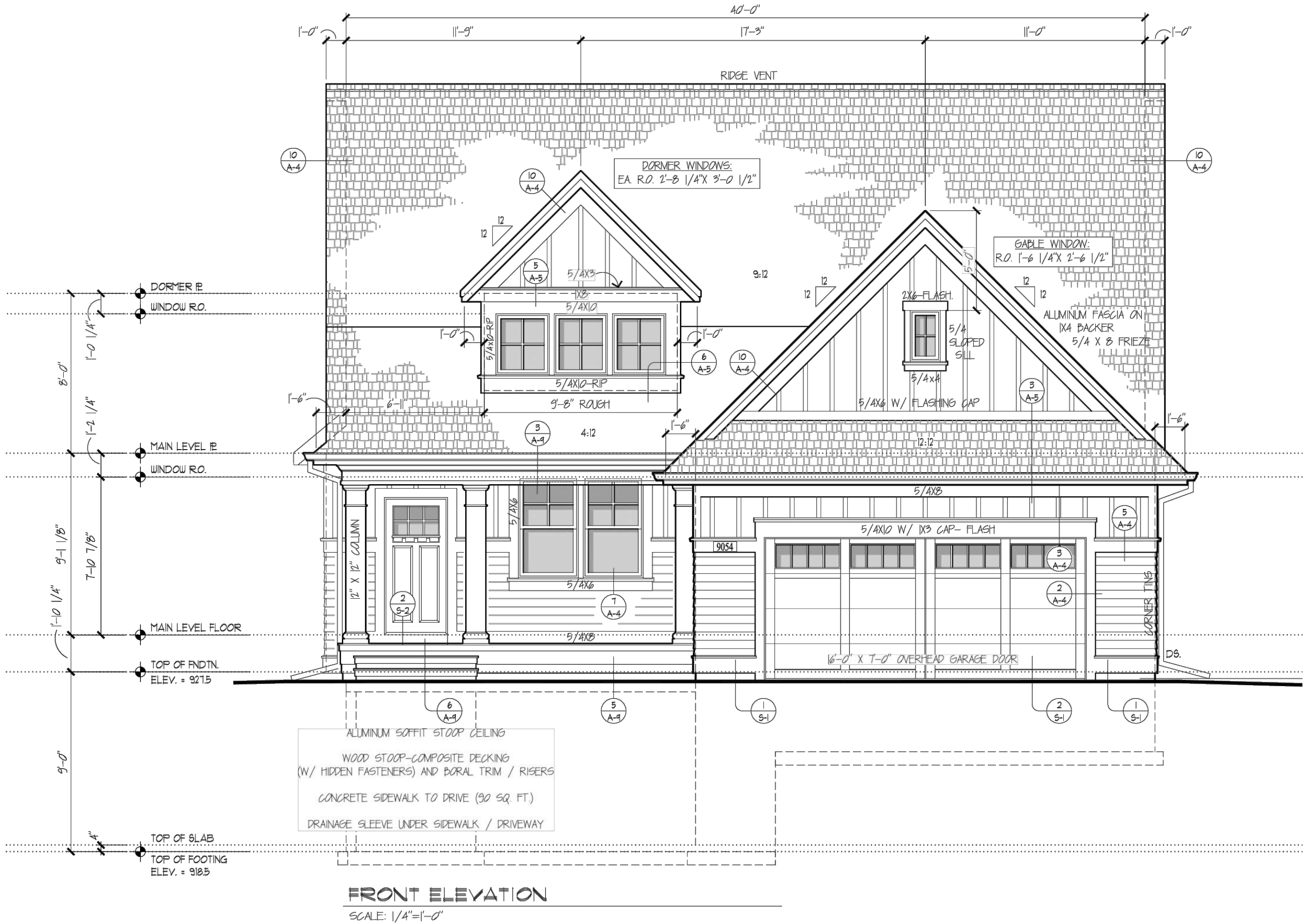


MAIN LEVEL LIVING SPACE



MAIN LEVEL ENTRY

EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS
LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

PROJECT NO. 24-30671
FILE NAME 30671 CO-SF
DRAWN BY DWG/TW
DESIGNED BY DWG/TW
REVIEWED BY JDF/TW
ORIGINAL ISSUE DATE 07/13/2026
CLIENT PROJECT NO. -

TITLE
BENNINGTON ELEVATIONS

SHEET
AF-12

PRELIMINARY NOT FOR CONSTRUCTION

EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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PROJECT
ANOKA HOLDINGS, LLC
WILKINSON WATERS

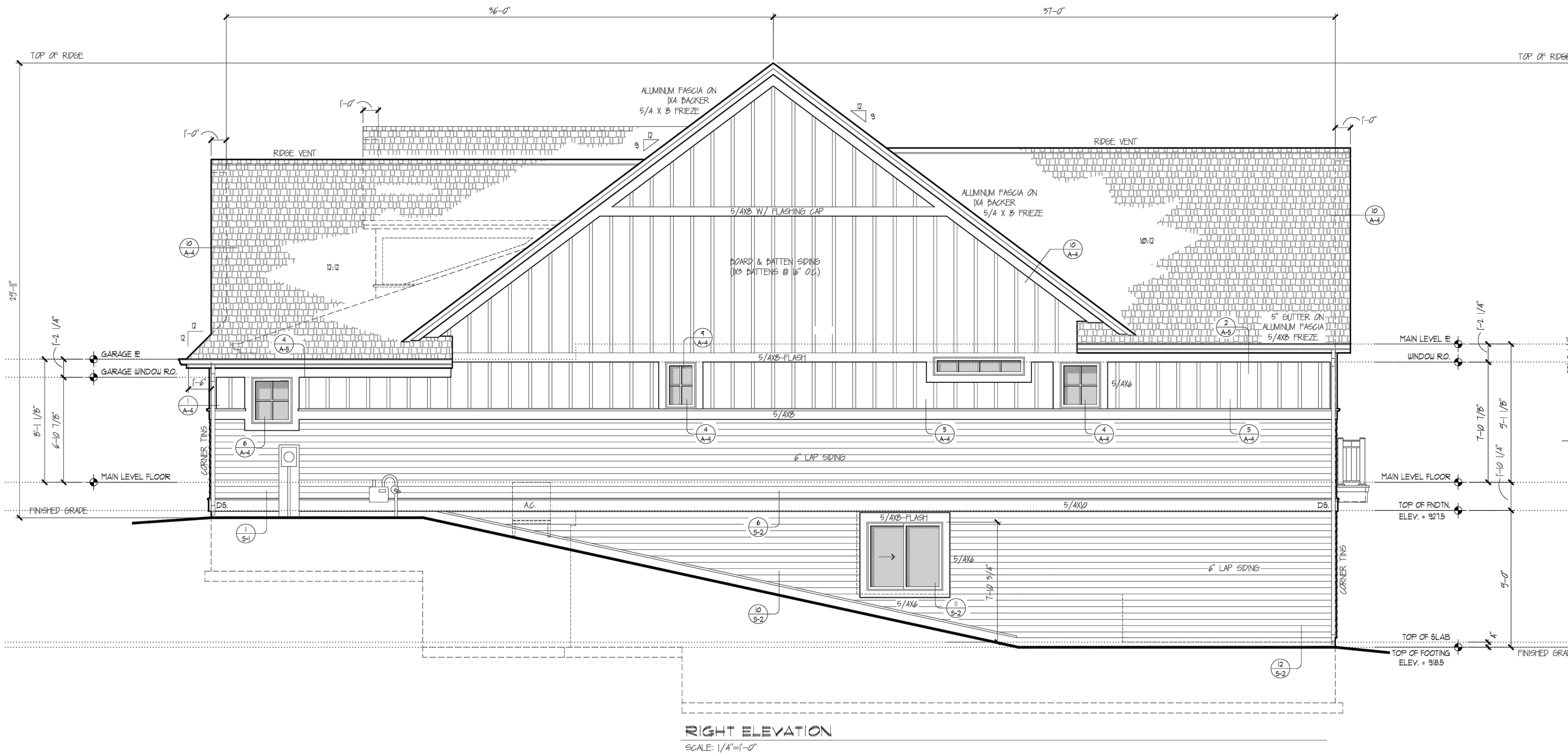
LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWG/MEB

PROJECT NO.	24-30671
FILE NAME	30671 CO-SF
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	07/13/2026
CLIENT PROJECT NO.	-

TITLE
BENNINGTON ELEVATIONS

SHEET
AF-13



EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
07/13/2026	SUBMITTAL 01	DWGMEB

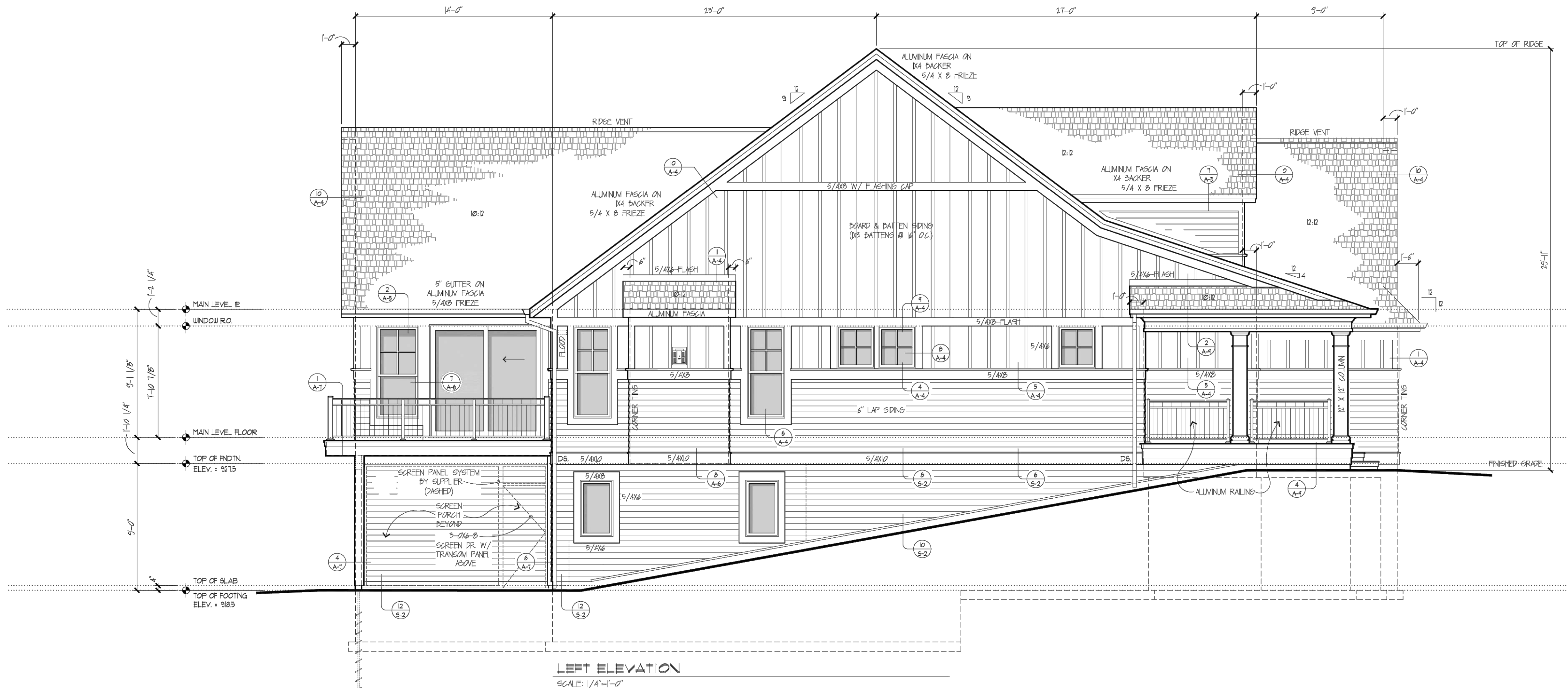
PROJECT NO.	24-30671
FILE NAME	30671 CO-SF
DRAWN BY	DWG/TW
DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	07/13/2026
CLIENT PROJECT NO.	-

TITLE

BENNINGTON ELEVATIONS

SHEET

AF-14



EXAMPLE ARCHITECTURE PLANS FROM CHARLES CUDD CO



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PROJECT

ANOKA HOLDINGS, LLC

WILKINSON WATERS

LINO LAKES MINNESOTA

REVISION SCHEDULE		
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DESIGNED BY	DWG/TW
REVIEWED BY	JDF/TW
ORIGINAL ISSUE DATE	07/13/2026
CLIENT PROJECT NO.	-

TITLE

BENNINGTON ELEVATIONS

SHEET

AF-15

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: July 27, 2026

Re: Wilkinson Waters 1st Addition
Final Plat Review
026515-000

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

- Wilkinson Waters Major Infrastructure 90% Plan Review prepared by ISG, dated July 9, 2026.

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

ISG Response (01/16/26)
WSB Response/Comment (2/13/2026)
ISG Response (02/27/26)
WSB Response/Comment (3/23/2026)
ISG Response (04/15/26)
WSB Response/Comment (4/22/2026)
WSB Response/Comment (7/27/2026)

Engineering

- **General**

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

Comments:

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

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

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

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

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

WSB Response/Comment (7/27/2026) The easements along the sanitary sewer alignment through Outlot G as well as along the trail no longer match. These easements may need to be vacated and rededicated with future additions

• **Grading**

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

Comments:

1. ~~See redline plan sheets for Public, Private, and Turn Lane plans~~
~~ISG Response (01/16/26) – Noted.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) – Noted.~~
~~WSB Response/Comment (3/23/2026) Complete~~
2. ~~WSB Response/Comment (2/13/2026) Existing culvert under Ash St near the proposed roundabout is no longer needed~~
 - a. ~~Coordinate drainage with Anoka County~~
~~ISG Response (02/27/26) – Will coordinate with Anoka County and update callouts and language in Turn Lane Plan Set.~~
~~WSB Response/Comment (3/23/2026) To be submitted with Turn Lane Plan Set~~
~~ISG Response (04/15/26) – Noted, received Anoka County comments 04/14 and will resubmit after comments are addressed.~~
~~WSB Response/Comment (4/22/2026) Revised turn lane plans to be submitted~~
~~WSB Response/Comment (7/27/2026) Complete~~

3. WSB Response/Comment (7/27/2026) The grading in the area of Outlot G is acceptable as an outlot but will need to be updated to match the future layout of the single-family lots

• Stormwater Management

Stormwater management for the Wilkinson Waters site consists of a large sedimentation basin and various smaller BMPs to provide additional treatment. There is a stormwater reuse system being constructed with this project. Existing and proposed discharge rates are summarized below.

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

Comments:

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

• Water Supply

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

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

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

Comments:

1. ~~See attached water meter manual for water meter information.~~
~~ISG Response (01/16/26) — Noted.~~
~~WSB Response/Comment (2/13/2026) Complete~~
2. ~~The applicant shall verify fire flow requirements are being met for the project.~~
~~ISG Response (01/16/26) — Fire flow verification will be completed after construction of the water main and in conjunction with building permit approval. Fire Hydrant Flow test will be completed once watermain constructed. Currently no City of Lino Lakes waterlines are adjacent to the site.~~
~~WSB Response/Comment (2/13/2026) Complete following construction~~
~~ISG Response (02/27/26) — Noted.~~
~~WSB Response/Comment (7/27/2026) Complete~~
3. ~~See redline plan sheets for Public and Private plans.~~
~~ISG Response (01/16/26) — Noted, responses added to redline plan sheets.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) — Noted.~~
~~WSB Response/Comment (3/23/2026) See updated redline comments~~
~~ISG Response (04/15/26) — Noted, responses added to reline plan sheets.~~
~~WSB Response/Comment (7/27/2026) Complete~~
4. WSB Response/Comment (7/27/2026) Water Meter Manholes and details to be updated and finalized in coordination with Public Works

- **Sanitary Sewer**

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

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

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

There is an additional lift station planned in the future to serve the northern portion of sewer District 4 that will pump into the 18" line located at the intersection of Wilkinson Lake

Blvd/CR J (81)/CSAH 21. There is an 8-inch forcemain being installed along the new Wilkinson Waters road alignment for this future lift station. As mentioned above the 8-inch forcemain gets upsized to 10inch.

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

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

Comments:

1. ~~The new lift station site will need to be larger to accommodate an 80-foot radius for installation.~~
~~ISG Response (01/16/26) — Lift station site grading has been updated to be 80'~~
~~WSB Response/Comment (2/13/2026) Complete~~
2. ~~Upsize the forcemain to 10 inch diameter where the two combine.~~
~~ISG Response (01/16/26) — Downstream Forcemain that was already constructed was 8" in diameter and existing under the roundabout at Wilkinson Lakes Blvd and Centerville Road.~~
~~WSB Response/Comment (2/13/2026) Complete~~
3. The HOA documents should include language for a future city lift station within the Outlot owned by the HOA.
ISG Response (01/16/26) – Noted, these will be included in the HOA documents and a part of the development agreement.
WSB Response/Comment (2/13/2026) to be included with development agreement
ISG Response (04/15/26) – acknowledged
4. ~~See redline plan sheets for Public and Private plans.~~
~~ISG Response (01/16/26) — Noted, responses added to redline plan sheets.~~
~~WSB Response/Comment (2/13/2026) See updated redline comments~~
~~ISG Response (02/27/26) — Noted.~~
~~WSB Response/Comment (3/23/2026) Complete~~
5. ~~WSB Response/Comment (2/13/2026) Sanitary meter manhole can be removed following discussions with MCES~~
 - a. ~~Flows will be measured using different methods~~
~~ISG Response (02/27/26) — Noted, sanitary meter was removed from plans.~~
~~WSB Response/Comment (3/23/2026) Complete~~
6. WSB Response/Comment (4/22/2026) Developer to provide a lift station generator. Coordinate specifications with Lino Lakes and North Oaks public works.
7. WSB Response/Comment (7/27/2026) The sanitary sewer alignment shown through Outlot G is not currently centered on the final easement. Easement to be vacated and rededicated with future addition to be centered.

• **Transportation**

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

Comments:

1. The Turn Lane plans should be reviewed by Anoka County.
~~ISG Response (01/16/26) – Plans have been submitted to Anoka County and will be approved by Anoka County as well.~~
~~WSB Response/Comment (2/13/2026) Provide response letter to City~~
2. ~~The applicant should consider a traffic calming bump out at the trail crossing.~~
~~ISG Response (01/16/26) – Bumpout was added to the trail crossing.~~
~~WSB Response/Comment (2/13/2026) Complete~~
3. ~~Show all accessible parking spaces on the site plan, a minimum of six are required for a parking lot with 151-200 spaces.~~
~~ISG Response (01/16/26) – An additional accessible parking stall has been provided on the site plan.~~
~~WSB Response/Comment (2/13/2026) Complete~~
4. ~~Verify poles are not shown in the sidewalk or on retaining walls in the photometric plan.~~
~~ISG Response (01/16/26) – Pole locations have been updated.~~
~~WSB Response/Comment (2/13/2026) Complete~~
5. ~~Install and pave trail between the Ash Street roundabout and Wilkinson Way with Phase 1~~
~~ISG Response (01/16/26) – Noted, will be installed with Phase 1~~
~~WSB Response/Comment (2/13/2026) Complete~~
6. WSB Response/Comment (4/22/2026) Move the boardwalk alignment so it is not on top of the existing utilities
WSB Response/Comment (7/27/2026) Boardwalk adjusted with final public plans but not with updated preliminary plat amendment. Verify that boardwalk/trail alignment and easement are current and consistent.

• **Wetlands and Mitigation Plan**

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

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

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

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

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

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

- **Landscaping**

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

- **Floodplain**

No current outstanding comments.

- **Drainage and Utility Easements**

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

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

Comments:

1. Easements are being reviewed by City staff
ISG Response (01/16/26) – Noted.

[WSB Response/Comment \(2/13/2026\) Complete](#)

[WSB Response/Comment \(7/27/2026\)](#) The easements along the sanitary sewer alignment through Outlot G as well as along the trail no longer match. These easements may need to be vacated and rededicated with future additions

- **Development Agreement**

A development agreement will be required with the final plat.

[ISG Response \(01/16/26\) – Noted, Development Agreement will be established.](#)

[WSB Response/Comment \(2/13/2026\) In-process](#)

- **Grading Agreement**

Grading is in place.

- **Stormwater Maintenance Agreement**

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

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

[WSB Response/Comment \(2/13/2026\) In-process](#)

- **Permits Required**

Required permits may include some of the following and others:

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

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

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: August 5, 2026

Re: Wilkinson Waters
Preliminary Plat – 1st Amendment Review
037531-000

WSB's review of the 1st Amendment to the Preliminary Plat for the Wilkinson Waters development in Lino Lakes, MN, prepared by ISG and received July 13, 2026. Our comments were made on the following documents:

- Wilkinson Waters Preliminary Plat prepared by ISG, dated July 13, 2026.
- Wilkinson Waters Stormwater Report prepared by ISG, dated July 13, 2026.

The following review comments should be responded to in writing by the applicant.

Engineering

- **General**

The Wilkinson Waters Development includes 76 acres south of Ash Street/County Road 32, West of Centerville Road/County Road 21 and north of Wilkinson Lake Boulevard, the border with the City of North Oaks. The revised conceptual project proposes 20 Townhome units, 13 single family lots, two (2) 100-unit apartments, one (1) 100-unit senior living facility and 33,000 square feet of commercial retail space.

Comments:

1. The 40' easement along the sanitary sewer alignment between single family Lots 8 and 9 is no longer centered on the sanitary sewer main. This easement may need to be vacated and rededicated with future additions

- **Grading**

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

Comments:

1. See redline plan sheets
2. Include proposed house types (SOG/FB)
3. Label Lot and Block for single family homes
4. A proposed building pad is shown in the side drainage and utility easement
 - a. Show side drainage and utility easements for all lots

b. Building pads must be shown outside the drainage and utility easements

- **Stormwater Management**

Stormwater management for the Wilkinson Waters site consists of a large sedimentation basin and various smaller BMPs to provide additional treatment. There is a stormwater reuse system being constructed with this project. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	24.12	55.09	125.90	Needed if basins landlocked
Currently Proposed	17.82	53.05	122.71	Needed if basins landlocked

Comments:

1. Stormwater reuse agreement will need to be part of the development agreement
2. Stormwater report narrative must address proposed stormwater reuse system and operational elevations. It appears that there is no proposed drawdown gate/valve in the main basin OCS, applicant to confirm.
3. The OCS design and NWL/HWL elevations do not match between the plans and stormwater report.
4. Applicant to revise storm sewer sizing calculations based on updated impervious from single-family home layout.

- **Water Supply**

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

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

There is a Joint Powers Agreement between White Bear Lake Township and North Oaks and Lino for the supply of water from the White Bear Lake Township supply and North Oaks and White Bear Lake Township watermain pipe systems.

Comments:

1. Water Meter Manholes and details to be updated and finalized in coordination with Public Works

- **Sanitary Sewer**

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

There is a Joint Powers Agreements between White Bear Lake Township and the Cities of North Oaks and Lino Lakes for the use of existing Sanitary sewer trunk lines. Per the Centerville Road Sanitary Sewer memo updated 4/22/21, the City of Lino Lakes service district 4 has 354 GPM capacity reserved in the Centerville Road trunk line.

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

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

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

Comments:

1. The 40' easement along the sanitary sewer alignment between single family Lots 8 and 9 is no longer centered on the sanitary sewer main. This easement may need to be vacated and rededicated with future additions
2. The development agreement should include that the HOA documents have language for a future city lift station within the Outlot owned by the HOA.
3. Developer to provide a lift station generator. Coordinate specifications with Lino Lakes and North Oaks public works.

- **Transportation**

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

Comments:

1. Boardwalk adjusted with final public plans but not with updated preliminary plat amendment. Verify that boardwalk/trail alignment and easement are current and consistent.

- **Wetlands and Mitigation Plan**

A wetland replacement plan and no loss request (for incidental wetland) was submitted, reviewed, and approved through VLAWMO and the City.

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

- **Landscaping**

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

- **Floodplain**

No current outstanding comments.

- **Drainage and Utility Easements**

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

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

Comments:

1. The 40' easement along the sanitary sewer alignment between single family Lots 8 and 9 is no longer centered on the sanitary sewer main. This easement may need to be vacated and rededicated with future additions
2. Show single family drainage and utility easements on all plan sheets

- **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 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 Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Vadnais Lake Area Water Management Organization Permit
6. US Army Corps of Engineers Section 404 Permit

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



Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: July 22, 2026

Re: Environmental Comments – Wilkinson Waters PUD Amendment #1

Staff reviewed the Wilkinson Waters PUD Amendment #1 and had the following comments/recommendations:

1. Confirm calculations are accurate for overall boulevard tree planting with the additional residential lots.
 - a. Plan sheets currently show LT and do not specify which species will be planted where.
 - b. Sheet C5-15 has species of large trees but does not specify the number of each species.
2. It appears that 18 boulevard trees are being planted for 13 new single family lots. Boulevard trees are required at a rate of 1 tree per lot. Recommend moving additional proposed trees outside of the boulevard to help prevent over crowding and potential utility issues.
 - a. If trees can't be accommodated on private property they can be removed as the boulevard tree requirements are being met.

**CITY OF LINO LAKES
RESOLUTION NO. 26-157**

**APPROVING WILKINSON WATER PUD PRELIMINARY PLAN/PRELIMINARY PLAT
AMENDMENT #1-SINGLE-FAMILY LOTS**

WHEREAS, the City received a land use application for Wilkinson Waters PUD Preliminary Plan Amendment #1-Single-Family Lots hereafter referred to as PUD Amendment #1; and

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

WHEREAS, PUD Amendment #1 proposes to amend the PUD Preliminary Plan and Preliminary Plat to allow for 13 single-family lots; and

WHEREAS, the PUD Amendment #1 is based on the following plans:

- Applicant Narrative prepared by ISG dated July 13, 2026
- Anoka Holdings, LLC Wilkinson Waters Preliminary Plat Plan prepared by ISG dated July 13, 2026
- Tree Survey prepared by ISG date July 30, 2023
- Certificate of Survey prepared by ISG dated February 10, 2025
- Preliminary Plat prepared by ISG dated February 10, 2025
- Ash Street Traffic Impact Study prepared by October 14, 2024
- Wetland Delineation Report prepared by Kjolhaug Environmental Services Company, Inc. dated October 19, 2021
- Stormwater Management Report prepared by ISG revision date July 13, 2026; and

WHEREAS, the Planning & Zoning Board held a public hearing on August 12, 2026 and recommended approval of PUD Amendment #1.

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

FINDINGS OF FACT

Planned Unit Development

Per City Code Section 1007.024:

- (2) The PUD, by allowing deviation from the strict provisions of this ordinance related to setbacks, heights, lot area, width and depths, yards, etc., may be considered by the City

when it would result in one or more of the following public benefits:

- (a) Implementation of a master plan consistent with the Planning District objectives of the Comprehensive Plan.

A master plan for this area is not required per the 2040 Comprehensive Plan-Planning District 4.

Per Planning District 4, a gateway should be planned at the intersection of Centerville Road and County Road J (Ash Street). The Lino Lakes Gateway Planning manual was prepared in June 2024 and includes this area.

PUD Amendment #1 continues to implement the Signature Gateway land use and Gateway Planning.

- (b) Innovations in development that address growing demands for all styles of economic expansion, greater variety in lot size, configuration, home type, design, enhanced architectural standards, and siting of structures through the conservation and more efficient use of land in such developments.

The commercial component supports economic expansion.

The development proposes a mix of residential housing types consisting of single-family homes, townhomes, market rate apartments, and senior living. This variety in housing types supports life-cycle housing.

The flexible site design configuration allows for the creation of a multi-functional greenway corridor that incorporates storm water management, wetlands, open space, and trails. The development also promotes conservation and a more efficient use of land.

PUD Amendment #1 continues to support innovations in development.

- (c) Preservation and enhancement of desirable site characteristics such as wildlife habitat, unique natural resources, existing vegetation, natural topography, geologic features and reduction of negative impacts on the environment.

The site is within the shoreland districts of Lake Wilkinson and Lake Amelia and adjacent to a large wetland complex. The large wetland will be preserved and enhanced into a multi-purpose greenway corridor and storm water management system. The corridor will also be protected by a vegetative buffer that provides additional protection to the natural resources.

A stormwater reuse system will be evaluated and implemented to the extent feasible to offset the use of municipal water for irrigation.

PUD Amendment #1 continues to preserve and enhance these desirable site characteristics.

- (d) Creative use of land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.

PUD Amendment #1 continues to transition development from low intense single-family homes near Wilkinson Lake and the wetland to higher intense apartments near the arterial roads.

- (e) Efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments.

PUD Amendment #1 does not change the existing utility and street network.

- (f) Mix of land use types.

PUD Amendment #1 continues to support a mix of residential housing types and commercial development.

- (g) Provision of a housing type or target housing price that is desirable to the City.

PUD Amendment #1 proposes a mix of residential housing types consisting of single-family lots, townhomes, market rate apartments, and senior living. This variety in housing types supports life-cycle housing that is desirable to the City.

- (h) Other public benefits and values as recognized in the City's Comprehensive Plan.

Per the 2040 Comprehensive Plan, page 3-3 of the Land Use Plan: Goal 1, Policy e. details the following additional public values that may be achieved in the Wilkinson Waters concept plan:

- *Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the Greenway System*
 - *53% open space > than minimum 50% required by Shoreland PUD*
- *Using "Green" building and low impact development techniques*
- *Restoring/enhancing ecological systems*
- *Managing stormwater using natural filtration and other ecologically based approaches*
- *Providing life-cycle and affordable housing*
- *Diversifying the tax base to lessen the tax burden on residential properties*

PUD Amendment #1 continues to support these public benefits.

Preliminary Plat

Per City Code Section 1001.013, Premature Subdivision:

(1) *General.* Any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council.

(2) *Conditions for establishing a premature subdivision.* A subdivision may be deemed premature should any of the following conditions not be met.

(a) *Consistency with the Comprehensive Plan.* Including any of the following:

1. Land use plan;
2. Transportation plan;
3. Utility (sewer and water) plans;
4. Local water management plan;
5. Capital improvement plan; and
6. Growth management policies, including MUSA allocation criteria.

PUD Amendment #1 is consistent with the goals and policies of the comprehensive plan regarding resource management, land use, housing, transportation and utilities. The development is also consistent with the local water management plan, capital improvement plans and growth management policies.

(b) *Consistency with infill policies.* A proposed urban subdivision shall meet the city's infill policies:

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
 - a. An immediate assessment to the proposed subdivision;
 - b. One hundred percent of the street and utility costs are privately financed by the developer;
 - c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and
 - d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.
3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and
4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

PUD Amendment #1 is consistent with infill policies. The residential and commercial development is within Utility Staging Area 1A. One hundred percent of the street and utility costs are privately financed by the developer. The cost, operation and maintenance of the utility

system is consistent with the normal costs projected by the water and sanitary system plans. No future utility costs are proposed.

(c) *Roads or highways to serve the subdivision.* A proposed subdivision shall meet the following requirements for level of service (LOS), as defined by the Highway Capacity Manual:

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;
2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;
3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;
4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;
5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;
6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;
7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and
8. The city does not relinquish any rights of local determination.

PUD Amendment #1 reduces the number of housing units. The overall development meets the requirements for level of service (LOS). Existing roads and intersections providing access to the subdivision will have the structural capacity to accommodate projected traffic from the proposed subdivision upon completion of Ramsey and Anoka County intersections improvement. No street improvements are proposed that are inconsistent with the City's capital improvement plan. The city does not relinquish any rights of local determination.

(d) *Water supply.* A proposed subdivision shall be deemed to have an adequate water supply when:

1. The city water system has adequate wells, storage or pipe capacity to serve the subdivision;

2. The water utility extension is consistent with the Lino Lakes water plan and offers the opportunity for water main looping to serve the urban subdivision;
3. The extension of water mains will provide adequate water pressure for personal use and fire protection; and
4. The rural subdivision can demonstrate that each of the proposed lots can be provided with a potable water supply.

PUD Amendment #1 will have an adequate water supply served by White Bear Township.

(e) *Waste disposal systems.* A proposed subdivision shall be served with adequate waste disposal systems when:

1. The urban sewer subdivision is located inside the city's MUSA or is consistent with the MUSA allocation criteria;
2. The city has sufficient MUSA and pipe capacity to serve the subdivision if developed to its maximum density;
3. The subdivision will result in a sewer extension consistent with Lino Lakes sewer plan and capital improvement plan;
4. A rural subdivision can demonstrate that each lot can be served by an adequate sanitary sewer disposal system; and
5. A rural subdivision with a proposed communal sanitary sewer or water system has an effective long range management and maintenance program with proper financing.

PUD Amendment #1 will be served with an adequate waste disposal system through White Bear Township.

BE IT FURTHER RESOLVED the Wilkinson Waters PUD Preliminary Plan Amendment #1 is approved with the following conditions:

1. Ordinance No. 10-25, Resolution No. 25-64, Resolution No. 25-65, Resolution No. 26-60 approving PUD Final Plan/Final Plat are still in effect.
2. The Wilkinson Water Design Guidelines & Statement of Intent and Amendments shall provide additional development guidance.
3. An anti-monotony plan shall be submitted with the building permit applications.
4. The maximum impervious surface coverage for the single-family lots is 65% of the lot area.
5. Portions of the trail easement and drainage & utility easements that were dedicated on the Wilkinson Waters Addition final plat shall be vacated in conjunction with the 3rd Addition final plat.
6. Wilkinson Waters Third Addition PUD Final Plan/Final Plat shall be based on as-built plans.

BE IT FURTHER RESOLVED the Wilkinson Waters PUD Preliminary Plan Amendment #1 is

approved with the following PUD Flexibility:

1. Building height: 40 feet (3-story) and 55 feet (4-story) > allowed 36 feet height in shoreland district.
2. Floor Area: 550 square foot studio apartment unit < required 700 square feet with additional 100 square feet per bedroom
 - a. A maximum of 15% of all multi-family units can be studio apartments.
3. Single-family Lots
 - a. Lot Width: 55ft < 60ft
 - b. The length of the garage wall facing the street shall not be greater than 50% of the length of the entire front facade of the structure; except on houses that comply with all of the following conditions:
 - a. The second floor living space extends over the two-car portion of the garage or there is windowed massing over garage.
 - b. The garage doors are decorative and have a strip of windows; and
 - c. Garages in excess of two stalls shall be broken up so the additional stalls are recessed two feet from the main garage facade; and
 - d. Garage width does not exceed 32 feet.
4. Townhomes
 - a. Base Lot Width: 142ft < 150ft Shoreland PUD requirement
 - b. Base Lot Size: 18,239sf < 20,000sf R-4 requirement
5. Multifamily Buildings
 - a. Multifamily dwellings do not meet, "Distinct ground level(s). The ground level of any 3-story building and the first two stories of a building four stories or taller shall be visually distinct from the upper stories. This distinction shall be articulated by at least one of the following: an intermediate cornice line; an awning arcade or portico; a change in building materials, texture, or detailing; a change in window shape or treatment; or other elements which meet the objective."
6. Setbacks
 - a. Single-family Lots
 1. Principal Building/Attached Garage Foundation Side Lot Line: 7.5ft < 10ft
 2. Principal Building Cantilever Side Lot Line: 5ft < 7.5ft
 3. Front Entry Porch Foundation Side Lot Line: 6.5ft < 7.5ft
 4. Air Conditioning Unit Side Lot Line: 5ft < 10ft
 - b. Multifamily
 1. Building Side Lot Line: 15ft < 20ft requirement
 - c. Townhomes
 1. Building Rear Lot Line: 15ft < 30ft requirement
 2. Building Side Lot Line: 10ft < 20ft requirement
 - d. Public Easements
 1. NOTE: In no event may any structure, eave, porch, air conditioning unit, or any other element, fixture, or improvement associated with the house encroach into a public easement.

BE IT FURTHER RESOLVED the PUD Preliminary Plan/Preliminary Plat shall be revised to address the following items:

1. City Engineer Memo dated July 27, 2027 (1st Addition comments)
2. City Engineer Memo dated August 5, 2026 (PUD Amend #1)
3. Environmental Memo dated July 22, 2026
4. Design Guideline & Statement of Intent for Addendum #1.
 - a. Create cover page similar to Design Guidelines
 - b. Add color renderings, floor plans, and exterior materials and colors
 - c. Update density chart
5. All plan sheets:
 - a. Revision Schedule dates shall continue after latest version dated 11/3/25 and the description shall be PUD Amend #1 (13 SF lots).
6. Sheet A0-17, Preliminary Plat:
 - a. Block number shall be added to Block 1.
 - b. Show lot widths and lot depths.
 - c. Drainage and utility easements shall be shown on all lot lines.
 - d. Add information under Proposed Zoning for R-2 requirements.
7. All plan sheets for Charles Cudd Co architecture plans:
 - a. Plans shall be to scale.
 - b. Plans shall represent house plans that are proposed for construction.
 - c. Air conditioning units shall not be in drainage & utility easements. These may need to be moved to rear yard.
8. Sheet C3-10, Overall Site Plan:
 - a. Under Residential Setbacks R-2 Two Family District, change Side Lot Line to:
 - i. Principal Building and Attached Garage
 - ii. Detached Accessory Building
9. Sheet C3-13, Site Plan:
 - a. Show side lot line drainage & utility easements.
10. Sheet C3-14, Site Plan:
 - a. Change 30' Building Setback to 25ft.

Adopted by the City Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

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

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: September 14, 2026

TOPIC: Natures Refuge North Second Addition
i. Consider Resolution No. 26-160 Approving PUD Final Plan/Final Plat
ii. Consider Resolution No. 26-161 Approving Planned Unit Development Agreement

VOTE REQUIRED: Simple Majority

INTRODUCTION

The applicant, M/I Homes of Minneapolis/St Paul, LLC., submitted a land use application for Natures Refuge North Second Addition PUD Final Plan/Final Plat. The final plat is for 48 single family villa lots. This is the last phase/plat of this development.

Tentative Review Schedule:

Complete Application Date:	July 14, 2026
60-Day Deadline:	September 12, 2026
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 12, 2026
City Council Work Session:	September 14, 2026
City Council Meeting:	September 14, 2026

This staff report is based on the following information:

- Natures Refuge North 2nd Addition Sanitary Sewer, Watermain, Storm Sewer and Street Construction Plans prepared by Carlson Engineering dated July 10, 2026
- Natures Refuge North 2nd Addition Landscape Plan prepared by Carlson Engineering dated July 10, 2026
- Natures Refuge North Grading Development and Erosion Control Plans prepared by Carlson Engineering dated July 10, 2026

- Natures Refuge North Second Addition Final Plat prepared by Carlson Engineering received on July 13, 2026
- Title Commitment dated April 16, 2026

BACKGROUND

On May 12, 2025, the City Council passed Resolution No. 25-61 approving the Natures Refuge 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 Natures Refuge North PUD Preliminary Plan consists of the following housing products and units:

	PUD Preliminary Plan
Housing Product	# Units
60ft Wide Single Family Villas	94

Preliminary Plat

The original preliminary plat contained 93 single family lots and 5 outlots. A condition of preliminary plat approval was that Outlot E be platted as a lot. The preliminary plat was revised and this condition has been met. The total single family lot count is now 94.

Phasing Plan

The development is proposed to be constructed in two (2) phases. This final plat is for Phase 2. Outlot A is a future single family lot. It is not currently feasible for this outlot to be platted as a lot due to grades. If the property to the north develops, Outlot A may be platted into a lot in the future.

Phase	# Lots
1	45
2	48
Future Phase (Outlot A)	1
Total	94

PUD Final Plan

The PUD Final Plan is for a specific stage or phase of the PUD Preliminary Plan. The Natures Refuge North Second Addition PUD Final Plan consists of the following housing products and units:

	PUD Final Plan
Housing Product	# Units
60ft Wide Single Family Villas	48

Final Plat

The final plat contains the following lots and outlots:

Lot or Outlot	Purpose	Ownership
Lots and Blocks	48 single family lots	Private
A	Future 1 lot development	Private

As noted above, Outlot A is a future single family lot. It is not currently feasible for this outlot to be platted as a lot due to grades. If the property to the north develops, Outlot A may be plated into a lot in the future.

Public Land Dedication

The City will collect cash fee in lieu of land dedication and provide credit for trail construction costs. The following is a summary:

Natures Refuge North Second Addition	
Total # Units =	48
x Park Dedication Fee	\$3,800
= Cash in Lieu Value	\$182,400
(Trail Construction Costs)	(\$35,880)
TOTAL CASH FEE DUE =	\$146,520

WMC Buffer Declaration and Conservation Easements

WMC Buffer Declaration and Conservation Easements were recorded over the open space and wetland outlots with the First Addition. There are no additional declarations or easements required with the Second Addition.

Title Commitment

The City Attorney approved the status of the title/property ownership related to the final plat.

Agreements

- Stormwater Maintenance Agreement
 - The stormwater maintenance for public facilities are covered under the City's Programmatic Stormwater Management Agreement. Borrow areas / lakes area are maintained by the HOA.
- Development Agreement and Final Plat
 - A Development Agreement will be prepared by the City and shall be executed.
 - The developer is replacing existing stormwater basins and pipes at Andall Street. The stormwater system is due for maintenance; the Development Agreement includes reimbursement for this work in the amount of \$69,380.60.
- Site Improvement Performance Agreement
 - Not applicable.

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. 26-160 details these findings of fact.

RECOMMENDATION

Staff and the Planning & Zoning Board recommend approval of the Natures Refuge North Second Addition PUD Final Plan/Final Plat.

ATTACHMENTS

1. Land Use Plan
2. Preliminary Plat
3. Resolution No. 26-160
4. Final Plat
5. Resolution No. 26-161
6. Planned Unit Development Agreement
7. City Engineer Memo dated August 5, 2026
8. Environmental Memo dated August 5, 2026

NATURES REFUGE NORTH

LINO LAKES, MINNESOTA



VICINITY MAP

(NO SCALE)

SOIL BORINGS

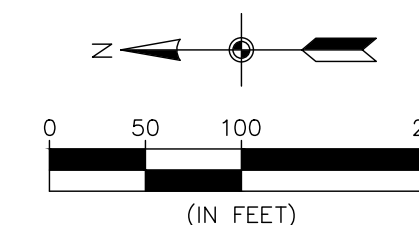
HAUGO GEOTECHNICAL SERVICES
2825 CEDAR AVE. S.
MINNEAPOLIS, MN 55407
(612)729-2959

WETLANDS

KJOLHAUG ENVIRONMENTAL SERVICES COMPANY
26105 WILD ROSE LANE
SHOREWOOD, MINNESOTA 55331
(952)401-8757

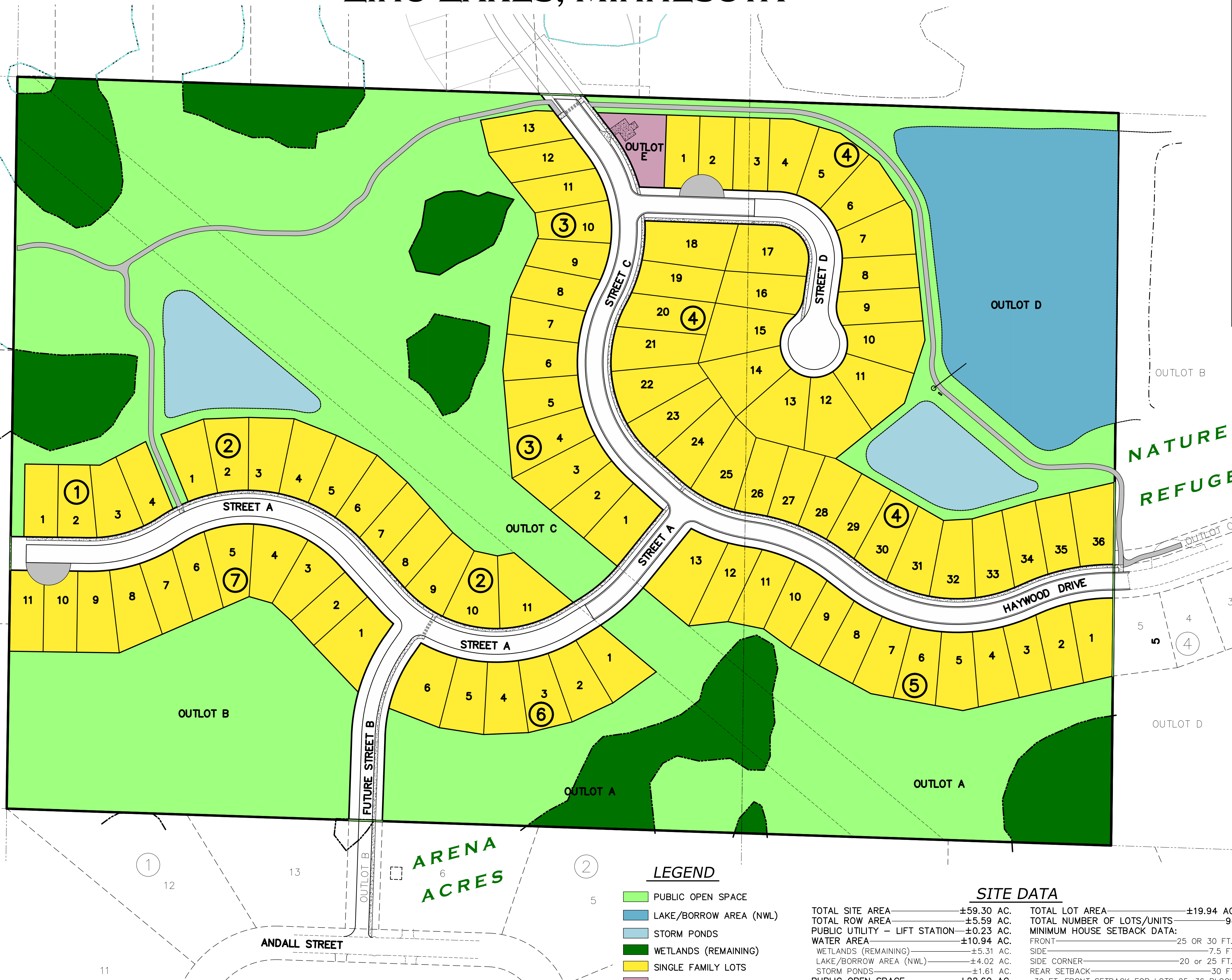
OWNER CONTACT

M/I HOMES OF MINNEAPOLIS, LLC.
5354 PARKDALE DRIVE, #100
ST. LOUIS PARK, MN 55416
(763)586-7200



BENCHMARK

1. Anoka County Benchmark No. 2011
- Elevation 894.88 ft. (NAVD88)
2. Anoka County Benchmark No. 2012
- Elevation 911.80 ft. (NAVD88)



LEGEND

- PUBLIC OPEN SPACE
- LAKE/BORROW AREA (NWL)
- STORM PONDS
- WETLANDS (REMAINING)
- SINGLE FAMILY LOTS
- PUBLIC UTILITY - LIFT STATION

SITE DATA

TOTAL SITE AREA	±59.30 AC.	TOTAL LOT AREA	±19.94 AC.
TOTAL ROW AREA	±5.59 AC.	TOTAL NUMBER OF LOTS/UNITS	94
PUBLIC UTILITY - LIFT STATION	±0.23 AC.	MINIMUM HOUSE SETBACK DATA:	
WATER AREA	±10.94 AC.	FRONT	25 OR 30 FT.*
WETLANDS (REMAINING)	±5.31 AC.	SIDE	7.5 FT.
LAKE/BORROW AREA (NWL)	±4.02 AC.	SIDE CORNER	20 OR 25 FT.*
STORM PONDS	±1.61 AC.	REAR SETBACK	30 FT.
PUBLIC OPEN SPACE	±22.60 AC.		*30 FT. FRONT SETBACK FOR LOTS 25-36 BLOCK 4 & LOTS 1-12 BLOCK 5



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

Drawn: ADB
Designed: BJK
Date: 3/4/25

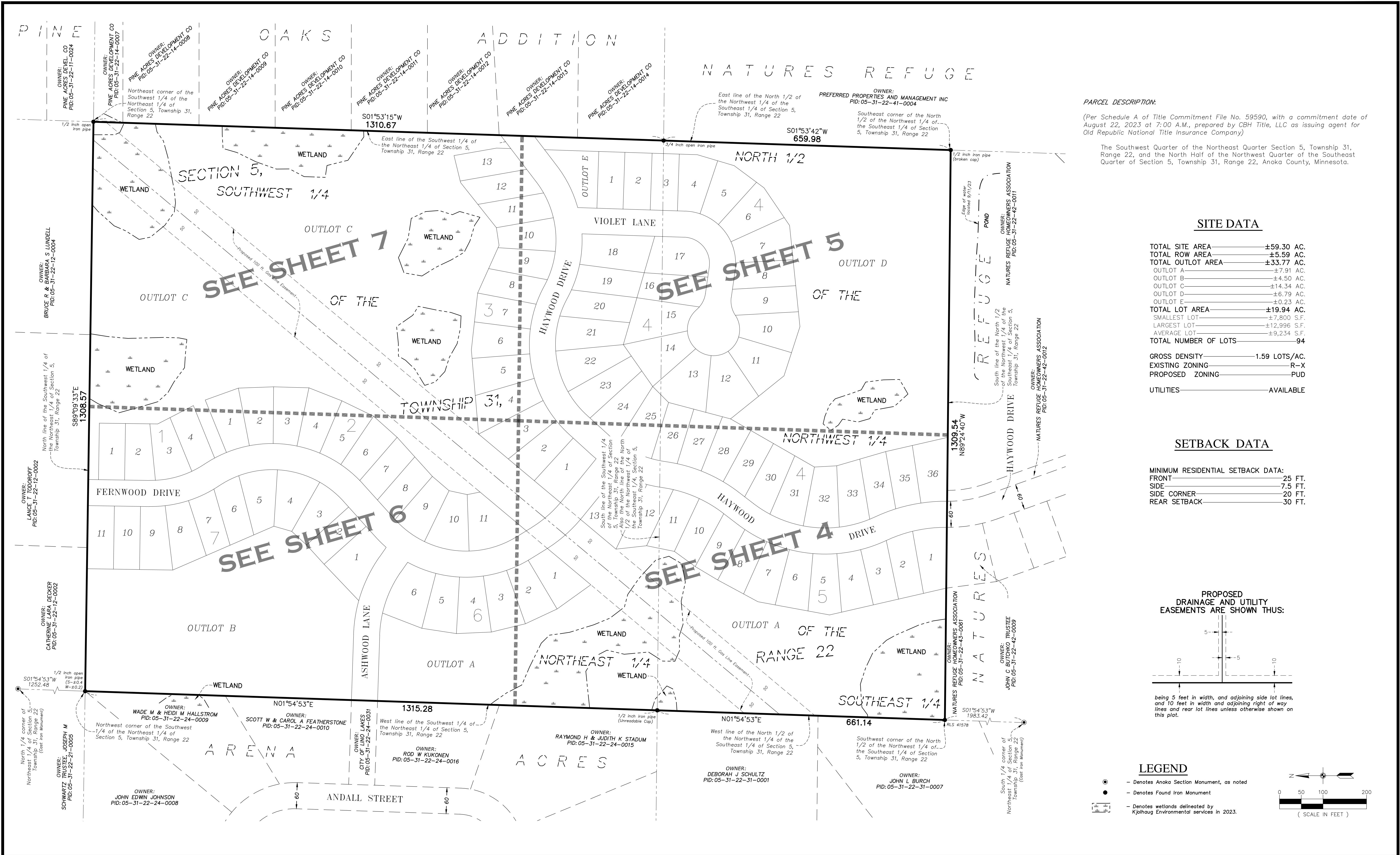
Revisions:
1. 4/25/25 Per City & Watershed Comments
2. 5/5/25 Per Watershed Comments
3. 6/4/25 Per City & Watershed Comments
4. 6/26/25 Per City Comments
5. 7/25/25 Per City Comments

M/I HOMES OF MINNEAPOLIS, LLC
5354 Parkdale Drive, #100
St. Louis Park, Minnesota 55416

NATURES REFUGE NORTH
Lino Lakes, Minnesota

LAND USE PLAN

1
of
1

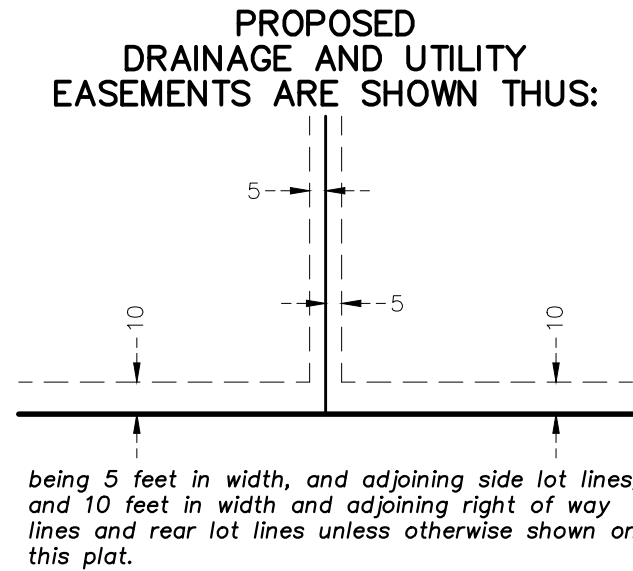


PARCEL DESCRIPTION:
(Per Schedule A of Title Commitment File No. 59590, with a commitment date of August 22, 2023 at 7:00 A.M., prepared by CBH Title, LLC as issuing agent for Old Republic National Title Insurance Company)

The Southwest Quarter of the Northeast Quarter Section 5, Township 31, Range 22, and the North Half of the Northwest Quarter of the Southeast Quarter of Section 5, Township 31, Range 22, Anoka County, Minnesota.

SITE DATA	
TOTAL SITE AREA	±59.30 AC.
TOTAL ROW AREA	±5.59 AC.
TOTAL OUTLOT AREA	±33.77 AC.
OUTLOT A	±7.91 AC.
OUTLOT B	±4.50 AC.
OUTLOT C	±14.34 AC.
OUTLOT D	±6.79 AC.
OUTLOT E	±0.23 AC.
TOTAL LOT AREA	±19.94 AC.
SMALLEST LOT	±7,800 S.F.
LARGEST LOT	±12,996 S.F.
AVERAGE LOT	±9,234 S.F.
TOTAL NUMBER OF LOTS	94
GROSS DENSITY	1.59 LOTS/AC.
EXISTING ZONING	R-X
PROPOSED ZONING	PUD
UTILITIES	AVAILABLE

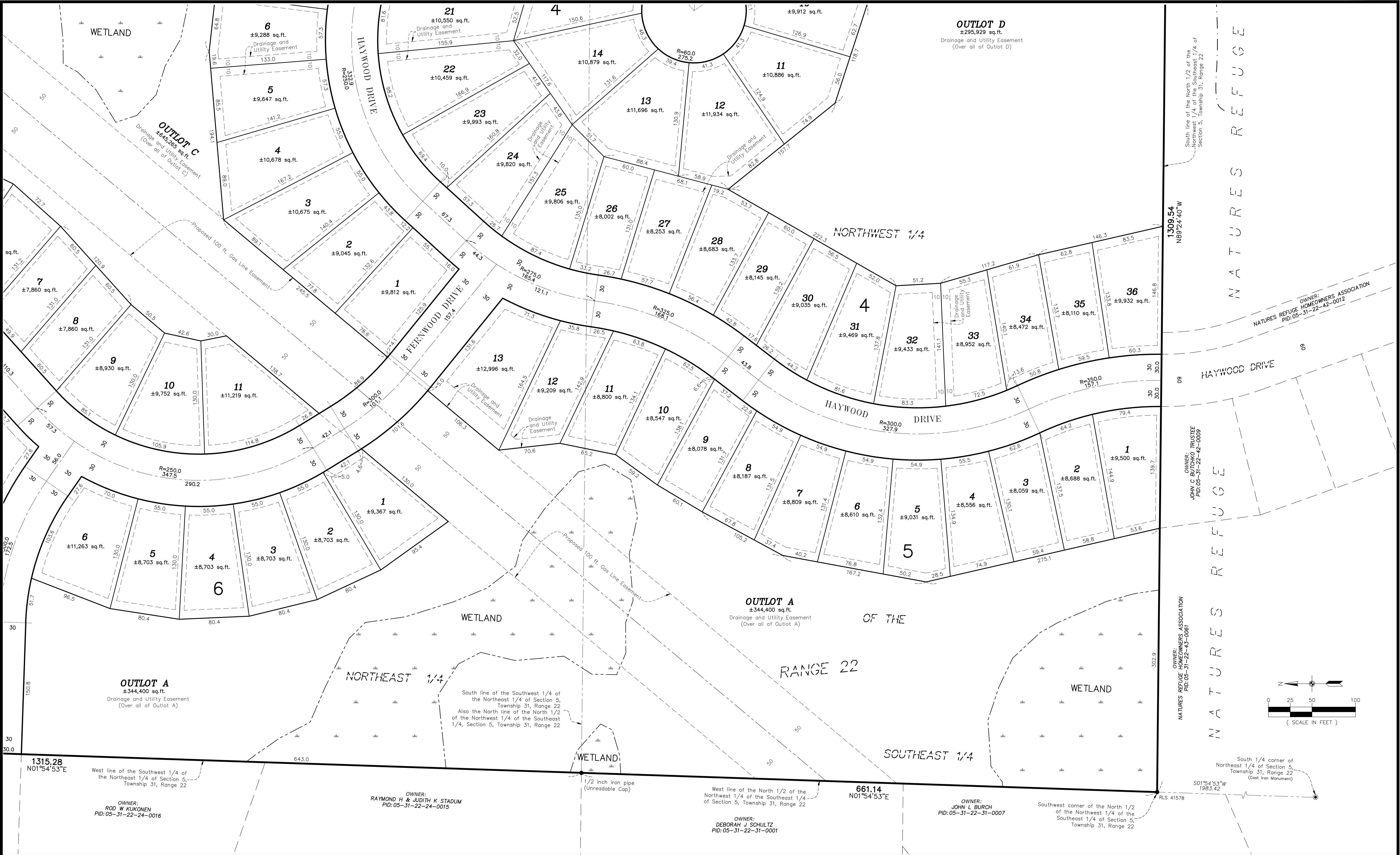
SETBACK DATA	
MINIMUM RESIDENTIAL SETBACK DATA:	
FRONT	25 FT.
SIDE	7.5 FT.
SIDE CORNER	20 FT.
REAR SETBACK	30 FT.



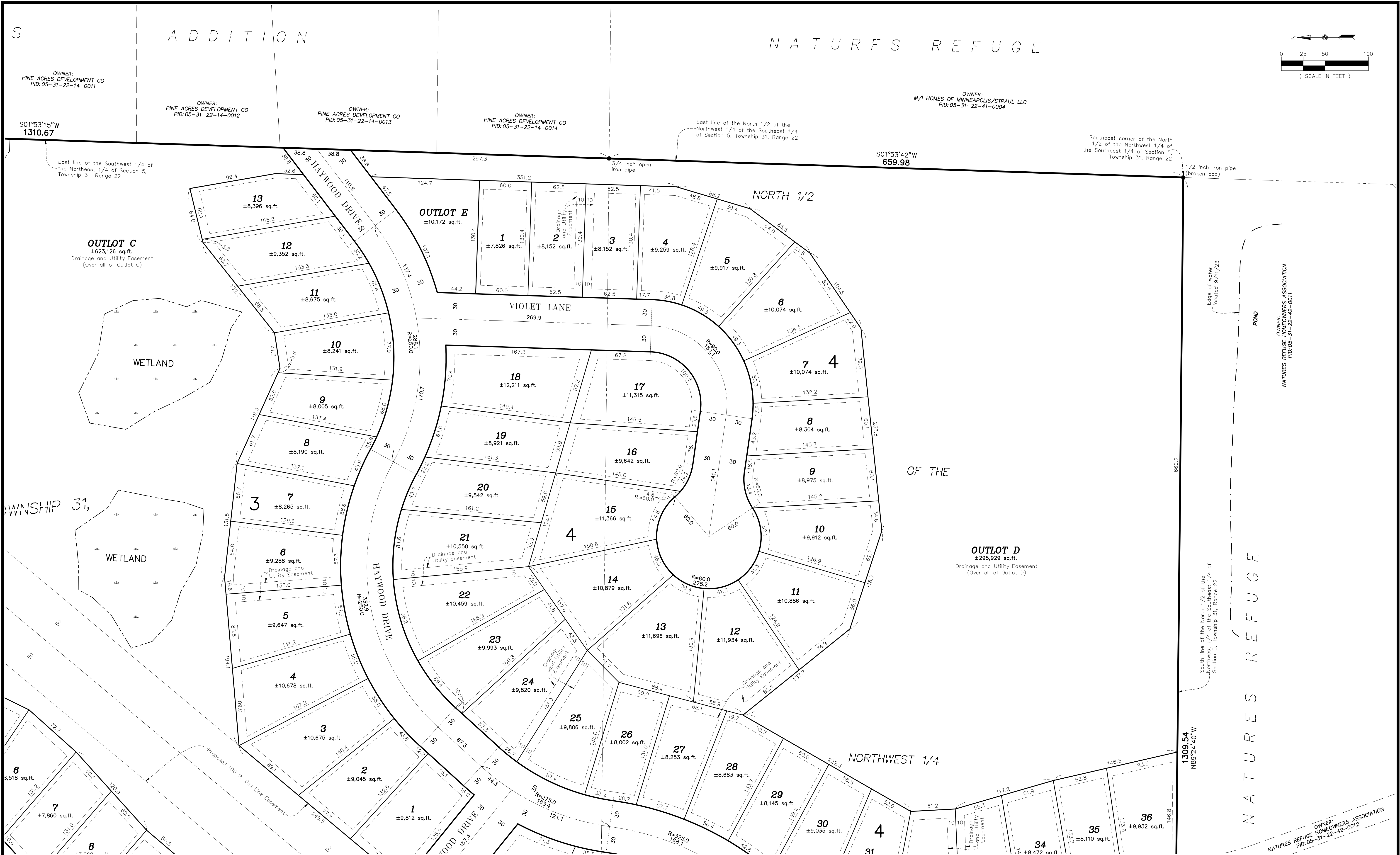
LEGEND	
	- Denotes Anoka Section Monument, as noted
	- Denotes Found Iron Monument
	- Denotes wetlands delineated by Kjolhaug Environmental services in 2023.

0 50 100 200

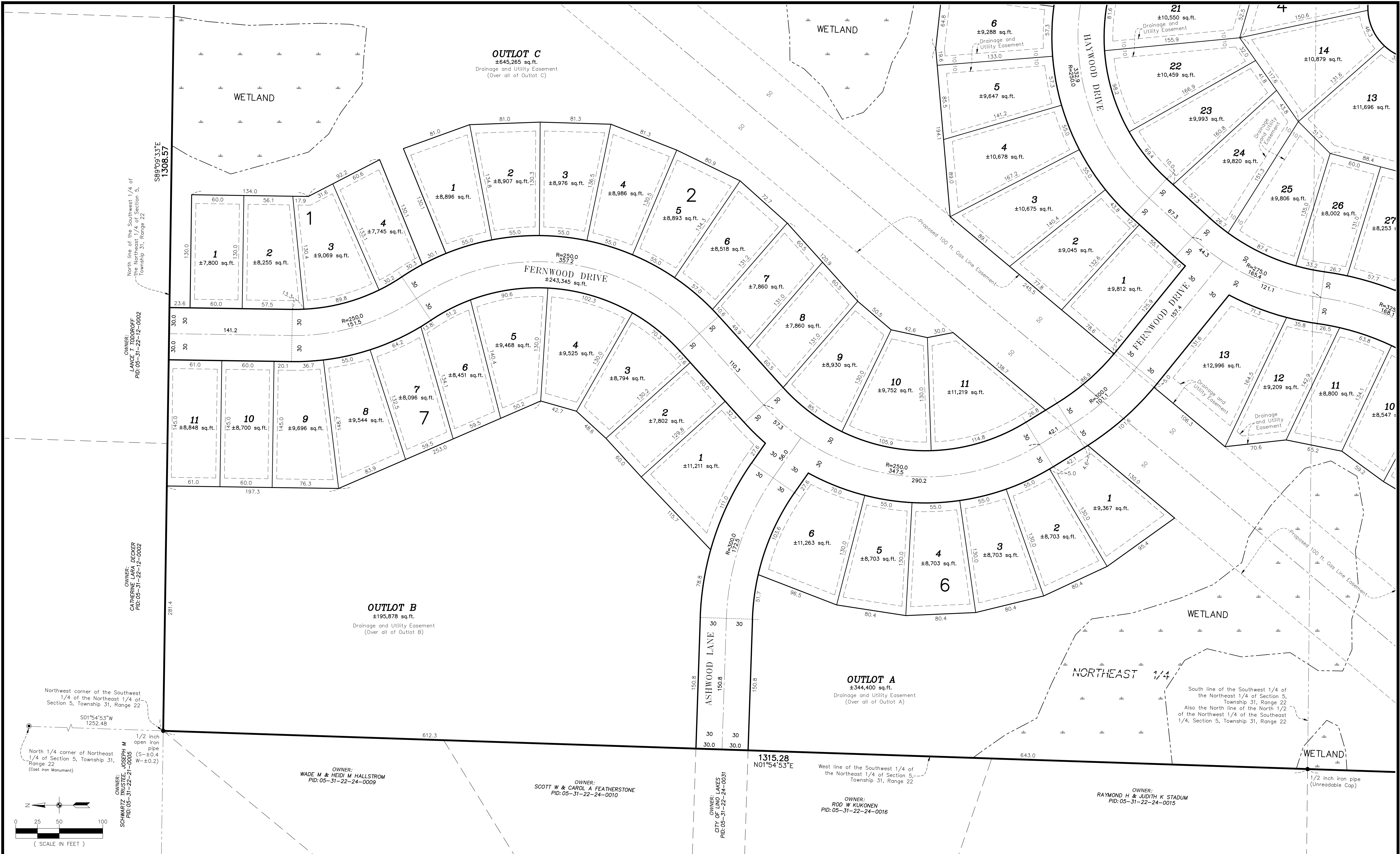
(SCALE IN FEET)



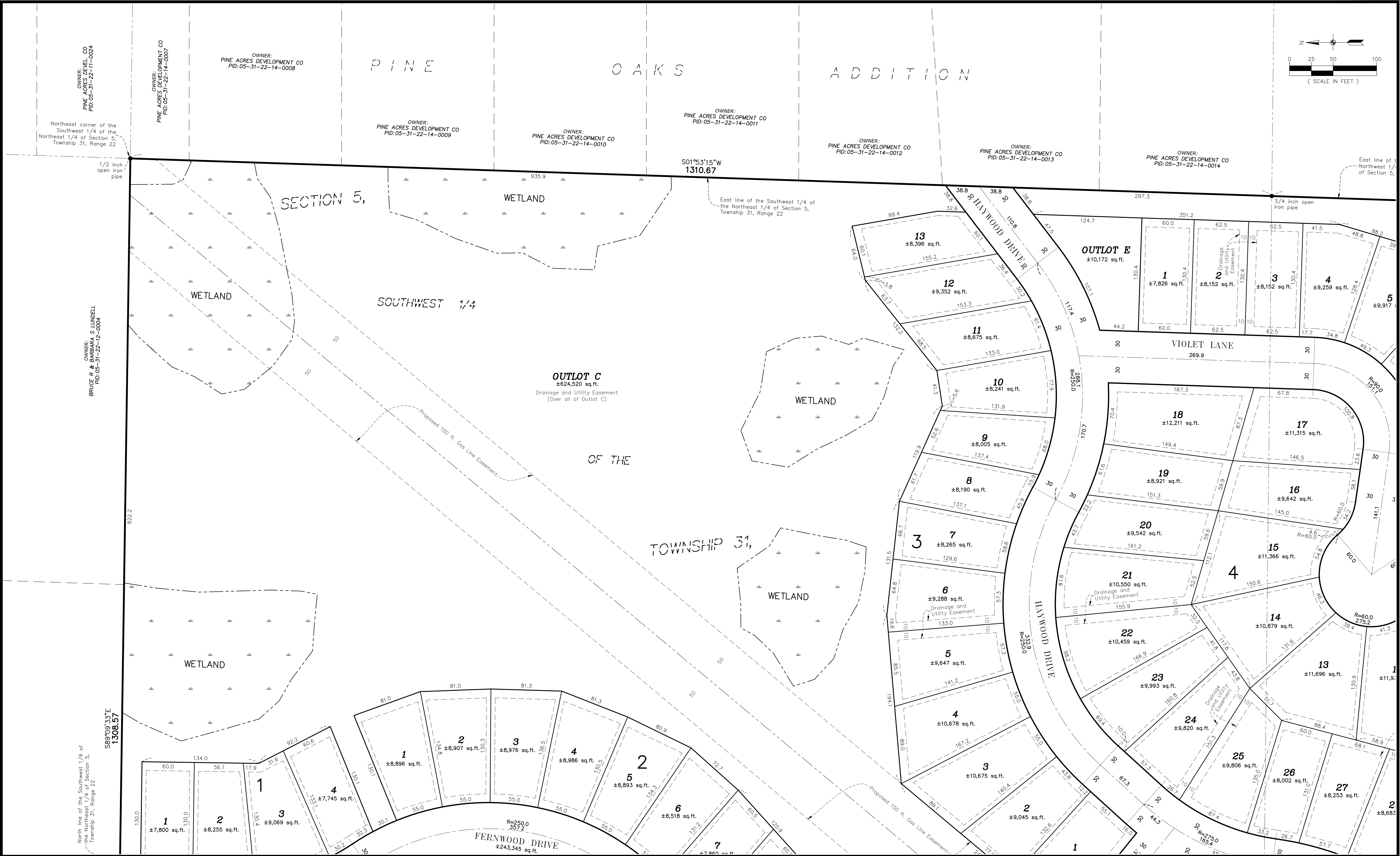
	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7950 CARLSON-ENGINEERING.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 3/4/2025 License #: 40361	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments 5. 9/22/25 Revise Street Names	M/I HOMES OF MINNEAPOLIS, LLC 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	NATURES REFUGE NORTH Lino Lakes, Minnesota	PRELIMINARY PLAT	4 of 15
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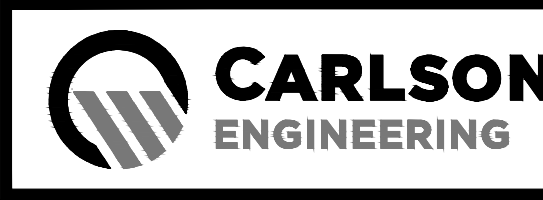


CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 3/4/2025 License #: 40361	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments 5. 9/22/25 Revise Street Names	M/I HOMES OF MINNEAPOLIS, LLC 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	NATURES REFUGE NORTH Lino Lakes, Minnesota	PRELIMINARY PLAT	5 of 15
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CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this 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 OWNER: WADE M & HEIDI M HALLSTROM PID: 05-31-22-24-0009 OWNER: SCOTT W & CAROL A FEATHERSTONE PID: 05-31-22-24-0010 OWNER: ROD W KUKONEN PID: 05-31-22-24-0016	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments 5. 9/22/25 Revise Street Names	M/I HOMES OF MINNEAPOLIS, LLC 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	NATURES REFUGE NORTH Lino Lakes, Minnesota	PRELIMINARY PLAT	6 of 15
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 CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3890 PHEASANT RIDGE DR NE SUITE 100 BLAINE, MN 55449 TEL 763.489.7900 FAX 763.489.7959 CARLSON-ENGINEERING.COM	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota Print Name: Thomas R. Balluff, L.S. Signature: <i>Thomas R. Balluff</i> Date: 3/4/2025 License #: 40361	DRAWN BY: NJS ISSUE DATE: 3/4/2025 FILE NO: 957	Revisions: 1. 4/25/25 Per City & Watershed Comments 2. 6/4/25 Per City & Watershed Comments 3. 6/26/25 Per City Comments 4. 7/25/25 Per City Comments 5. 9/22/25 Revise Street Names	M/I HOMES OF MINNEAPOLIS, LLC 5354 Parkdale Drive, #100 St. Louis Park, Minnesota 55416	NATURES REFUGE NORTH Lino Lakes, Minnesota	PRELIMINARY PLAT	7 of 15
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**CITY OF LINO LAKES
RESOLUTION NO. 26-160**

**RESOLUTION APPROVING NATURE REFUGES NORTH SECOND ADDITION
PUD FINAL PLAN/FINAL PLAT**

WHEREAS, on July 14, 2026, the City received a complete land use application for Natures Refuge North 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:

- Natures Refuge North 2nd Addition Sanitary Sewer, Watermain, Storm Sewer and Street Construction Plans prepared by Carlson Engineering dated July 10, 2026
- Natures Refuge North 2nd Addition Landscape Plan prepared by Carlson Engineering dated July 10, 2026
- Natures Refuge North Grading Development and Erosion Control Plans prepared by Carlson Engineering dated July 10, 2026
- Natures Refuge North Second Addition Final Plat prepared by Carlson Engineering received on July 13, 2026
- Title Commitment dated April 16, 2026; and

WHEREAS, on May 12, 2025, the City Council approved the preliminary plat with Resolution No. 25-61; and

WHEREAS, on August 12, 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.

The development is proposed to be constructed in two (2) phases. Phase 1 has 45 lots, and 22 permits have been issued (49%).

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

The City Attorney approved the status of the title/property ownership related to the final plat.

- (d) Completed development contract.

A Development Agreement has been completed and shall be executed.

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

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

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

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

BE IT FURTHER RESOLVED the Natures Refuge North Second Addition PUD Final Plan/Final Plat is approved subject to the following conditions:

1. The conditions detailed Resolution No. 25-61 and Resolution No. 25-118 remain in effect.
2. A trail easement shall be recorded over the trails and corridors after the trails have been constructed.
3. The HOA documents shall be amended to include the newly created Second Addition lots.

4. Ashwood Lane will be limited to emergency vehicles only. Any change of use shall be made only upon published notice and public hearing by City Council.

BE IT FURTHER RESOLVED the following items shall be addressed prior to release of the final plat mylars:

1. All comments from the City Engineer memo related to the final plat dated August 5, 2026.

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

1. All comments from the City Engineer memo dated August 5, 2026.
2. All comments from the Environmental Coordinator memo dated August 6, 2025.
3. Recorded copies of the following documents shall be provided to the City:
 - a. Final plat
 - b. Development Agreement
 - c. Amended HOA documents

Adopted by the City Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

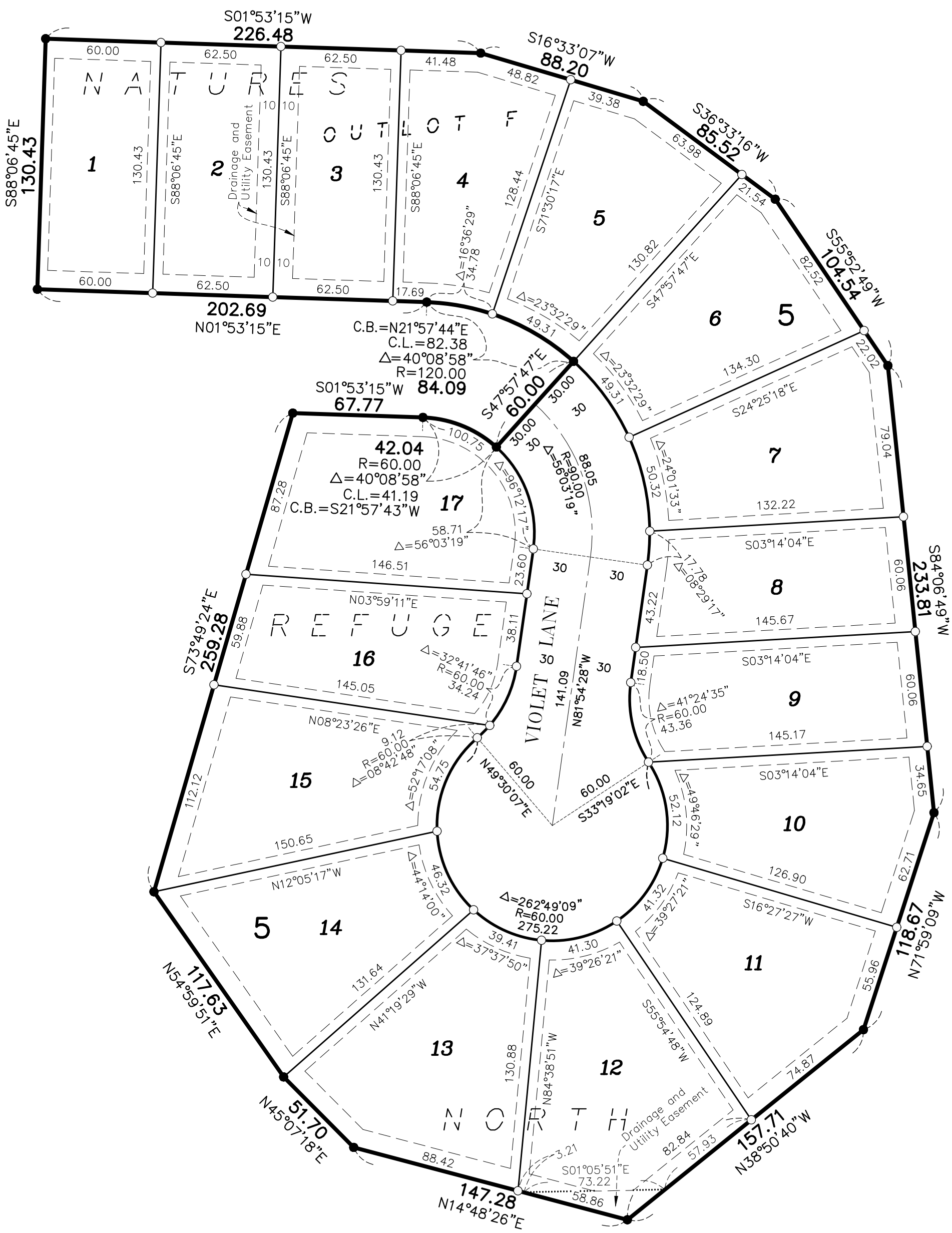
Roberta Colotti, CMC, City Clerk

SHEET 1 OF 3 SHEETS

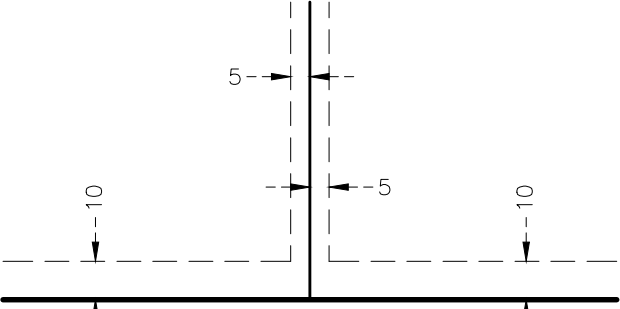
NATURES REFUGE NORTH SECOND ADDITION

CITY OF LINO LAKES
COUNTY OF ANOKA
SEC. 5, TWP. 31, RGE. 22

INSET A

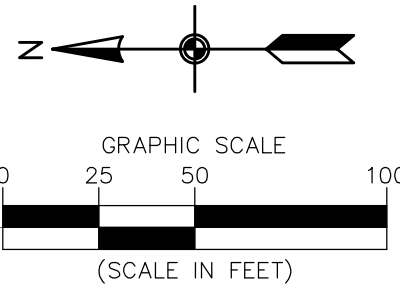


DRAINAGE AND UTILITY
EASEMENTS ARE SHOWN THUS:



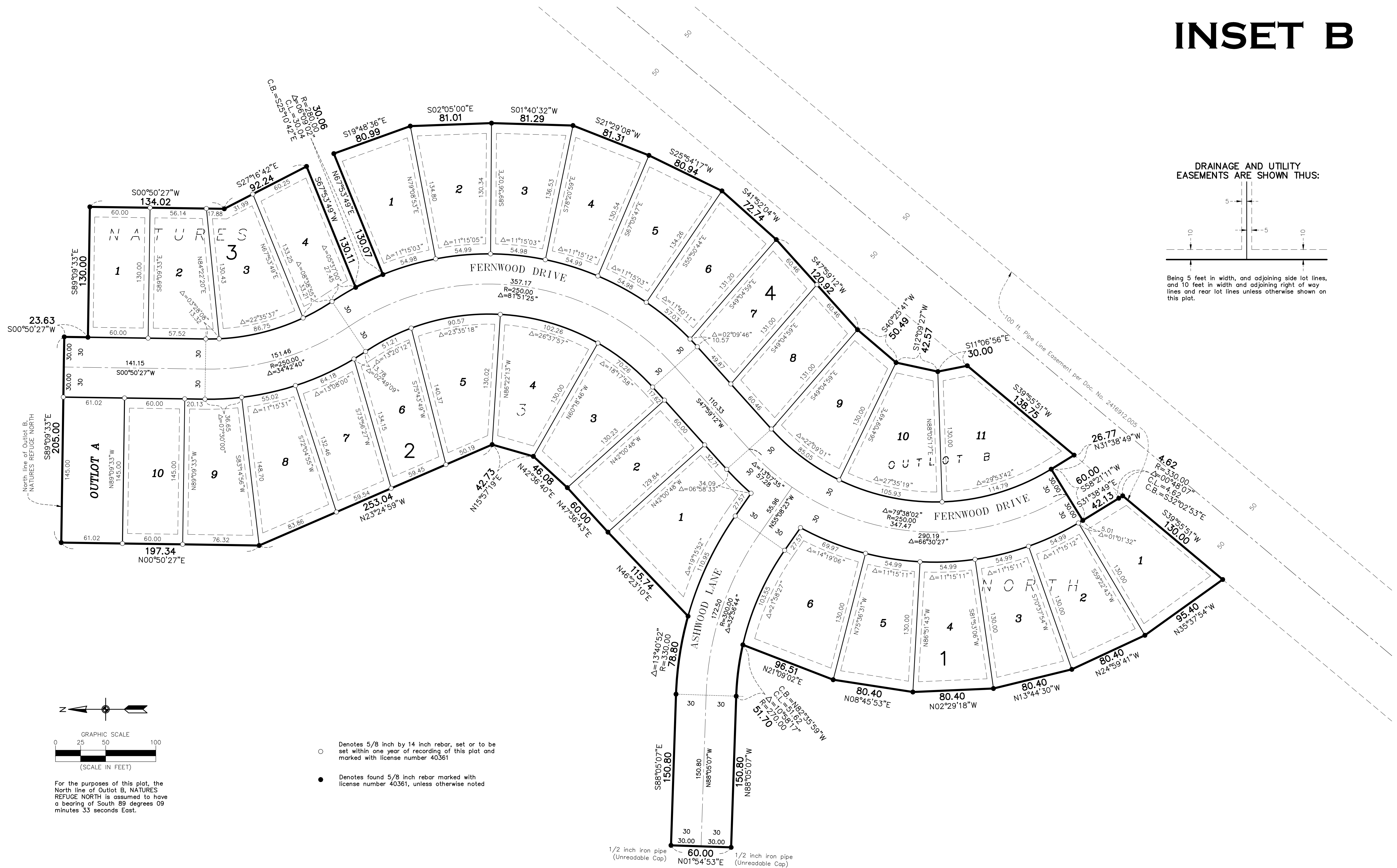
Being 5 feet in width, and adjoining side lot lines,
and 10 feet in width and adjoining right of way
lines and rear lot lines unless otherwise shown on
this plat.

- Denotes 5/8 inch by 14 inch rebar, set or to be set within one year of recording of this plat and marked with license number 40361
- Denotes found 5/8 inch rebar marked with license number 40361



NATURES REFUGE NORTH SECOND ADDITION

INSET B



**CITY OF LINO LAKES
RESOLUTION NO. 26-161**

**RESOLUTION APPROVING NATURES REFUGE NORTH SECOND ADDITION
PLANNED UNIT DEVELOPMENT AGREEMENT**

WHEREAS, on September 14, 2026 the City Council passed Resolution No. 26-160 approving Natures Refuge North 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 the City of Lino Lakes approves the Development Agreement 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 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

PLANNED UNIT DEVELOPMENT AGREEMENT

Natures Refuge North Second Addition

THIS AGREEMENT is made this ____ day of _____, 2026, by and between the City of Lino Lakes ("City"), a Minnesota municipal corporation, and M/I Homes of Minneapolis/St. Paul LLC ("Developer").

1. **Subdivision.** Developer received preliminary plat approval from the City by Resolution No. 25-61 for a plat known as Natures Refuge North ("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 Natures Refuge North 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. 26-160. 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. Natures Refuge North 2nd Addition Sanitary Sewer, Watermain, Storm Sewer and Street Construction Plans prepared by Carlson Engineering dated August 27, 2026.
 - ii. Natures Refuge North 2nd Addition Landscape Plan prepared by Carlson Engineering dated August 27, 2026.
 - iii. Natures Refuge North Grading Development and Erosion Control Plans prepared by Carlson Engineering dated August 27, 2026.
5. **Permits.** The Developer shall be responsible for securing all site grading and development approvals and all other required permits from all appropriate Federal, State, Regional and Local jurisdictions prior to the commencement of site grading or

construction and prior to the City awarding construction contracts for public improvements.

6. **Developer Improvements.** The Developer shall secure a contractor to install the improvements described in this paragraph, or otherwise required herein to be installed by Developer, hereinafter referred to as the “Developer Improvements,” which contractor shall be approved by the City in its absolute and sole discretion. The Developer Improvements shall be constructed per the City Standard Specifications for Construction April 2026, current version.

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

- a. Site Grading
 - i. Grading has commenced subject to the Natures Refuge North Grading Agreement. The Developer has a Rice Creek Watershed District (RCWD) permit for the Natures Refuge North project.
 - ii. All site grading shall be conducted in accordance with the grading plan as approved by the City and in accordance with NPDES and RCWD requirements. The Developer shall perform the work in accordance with a Storm Water Pollution Prevention Plan (SWPPP) pursuant to Minnesota Pollution Control Agency (MPCA) requirements.
- b. Grading and Erosion Control
 - i. The Developer shall grade the site to within 0.2 foot of the grades shown on the approved grading plan. No deviations will be allowed unless a revised plan is submitted and approved in writing by the City and all other regulatory agencies.
 - ii. The street right-of-way, storm water storage ponds, and surface water drainage ways shall be graded 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 chooses to have the City snow plow the streets before the wear course is installed and in order to provide access to the Development area, the Developer shall be responsible for damage such as curb and gutter replacement caused by the City's snow removal process.
- c. Final street grading, subbase, gravel base, concrete curb and gutter, and bituminous base and wear course, street signs and striping shall be furnished and installed.
- d. Sidewalks, trails and street lighting shall be installed within 6 months of the bituminous base course. Extensions may be approved by the City Engineer, due to weather conditions, upon receipt of a written request in writing by the Developer to the City. In no case shall such extension extend beyond one year from the date of installation of bituminous base course. The Developer shall be responsible for sidewalk damage until the project is accepted by the City and escrow balances are returned.
- e. Storm sewers, when determined to be necessary by the City Engineer, including all necessary laterals, catch basins, inlets and other appurtenances, shall be furnished and installed.
- f. Sanitary sewer mains, 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 November 30, 2027. The Developer may request a reasonable extension of time from the City. If the extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.
8. **City Improvements.** No City installed improvements are proposed to be constructed 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 wetland easements/buffers, 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:

Natures Refuge North Second Addition	
Total # Units =	48
x Park Dedication Fee	\$3,800
= Cash in Lieu Value	\$182,400
(Trail Construction Costs)	(\$35,880)
TOTAL CASH FEE DUE =	\$146,520

- 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
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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 Metropolitan Council Environmental Services (MCES).

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

Trunk sewer unit charges addressed under this paragraph are in addition to any SAC charges imposed by Metropolitan Council Environmental Services. An estimate of the total charge and the trunk utility credit for developer installed trunk oversizing is specified in Exhibit B.

e. Trunk Water Connection Fees

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

Trunk Charge

The trunk charge shall be paid at the time of subdivision approval or at the time of hook-up, whichever is first. 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 Metropolitan Council Environmental Services (MCES).

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

An estimate of the total charge and the trunk utility credit for developer installed trunk oversizing is specified in Exhibit B.

f. Surface Water Management Area Charges

The City established a trunk area charge to uniformly distribute the costs of public trunk surface water infrastructure and water quality improvements. The Surface Water Management Charge shall be based on developable acreage and was charged with the first phase of development. The Developer will be credited \$69,380.60 for the replacement of catch basins and storm sewer pipe at Andall Street, as specified in Exhibit B.

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 Developer is credited \$318,102.00 in trunk sanitary sewer and water credit for lift station and mainline pipe costs installed with the first phase Natures Refuge North.
- 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 [open space and wetland buffers, and stormwater re-use and irrigation system per Agreement] 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 open space and wetland buffers, and stormwater re-use and irrigation system 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.

M/I Homes of Minneapolis/St. Paul, LLC
Attn: Emily Becker
5354 Parkdale Drive #100
St. Louis Park, MN 55416
ebecker@mihomes.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. Natures Refuge North Second Addition is a Planned Unit Development (PUD) as approved by the City Council by Ordinance No. 09-25, Resolution No. 25-61 and Resolution No. 25-118.

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

CITY OF LINO LAKES

By _____
Mayor

ATTEST

By _____
City Clerk

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

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

Notary Public

STATE OF MINNESOTA)
) SS
COUNTY OF ANOKA)

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

Notary Public

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

DEVELOPER

By _____

Its _____

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

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

Notary Public

This instrument was drafted by:

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

CONSENT AND SUBORDINATION

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

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

By:
Its:

STATE OF MINNESOTA)
) SS
COUNTY OF _____)

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

Notary Public

EXHIBIT A

Final Plat

Legal Description for Recording Purposes

Lots 1-6, Block 1

Lots 1-10, Block 2

Lots 1-4, Block 3

Lots 1-11, Block 4

Lots 1-17, Block 5 contained in Natures Refuge North Second Addition
according to the recorded plat thereof.

EXHIBIT B

Securities, Escrows & Fees

EXHIBIT B
Securities, Escrows & Fees

PROJECT: Natures Refuge North 2nd Addition	NUMBER OF REU's:	48
APPLICANT: M/I Homes of Minneapolis/St Paul, LLC.	NO. OF LOT FRONTAGE:	51
	AREA (ACRES):	0

IMPROVEMENTS	COST
<u>DEVELOPER IMPROVEMENT COSTS (Public)</u>	
SITE GRADING	\$0
EROSION CONTROL	\$0
LANDSCAPING	\$100,000
TRAIL	\$35,880
STREETS	\$715,223
STORM SEWER CONST.	\$240,080
SANITARY SEWER CONST.	\$289,969
WATERMAIN CONST.	\$450,395
ENGINEERING & SURVEYING	\$54,946
Total	<u>\$1,886,493</u>
Letter of Credit Amount X 125%	\$2,358,116

<u>ESCROW for CITY'S COSTS</u>	
PLANNING/ REVIEW	\$0
ADMINISTRATION	\$56,600
ENGINEER PLAN REVIEW	\$2,500
ENGINEER CONSTRUCTION SERVICES	\$56,595
PROJECT FINAL DOCUMENTS & CITY ENGINEER	\$2,500
STREET LIGHT INSTALLATION	\$9,000
STREET & STORMWATER MAINTENANCE	\$2,500
PROPERTY TAXES	\$0
BOULEVARD TREE PLANTING	\$30,600
Total	<u>\$160,295</u>

<u>DEVELOPMENT FEES</u>	
PARK DEDICATION	\$182,400
PARK DEDICATION CREDIT	(\$35,880)
Subtotal Park Dedication Fee	\$146,520

AUAR	\$0
GIS MAPPING FEE	\$4,320
STREET LIGHTING OPERATION	\$360
Total	<u>\$151,200</u>

TRUNK SANITARY SEWER	
TRUNK CHARGE PER (ACRE OR UNIT)	\$89,040
AVAILABILITY CHARGE PER SAC UNIT	\$83,376
TRUNK SANITARY SEWER CREDIT	(\$318,102)
TRUNK WATERMAIN	
TRUNK CHARGE PER (ACRE OR UNIT)	\$127,968
AVAILABILITY CHARGE PER SAC UNIT	\$80,496
TRUNK WATERMAIN CREDIT	(\$36,920)
TOTAL TRUNK SEWER & WATER FEES	<u>\$25,858</u>

SURFACE WATER MANAGEMENT	\$0
SURFACE WATER MANAGEMENT CREDIT	(\$69,381)
TOTAL SURFACE WATER MANAGEMENT FEES	<u>(\$69,381)</u>

<u>SUMMARY OF SECURITIES, ESCROW & FEES</u>	
SECURITY: DEVELOPER IMP'MENT COSTS	\$2,358,116
ESCROW FOR CITY COSTS	\$160,295
DEVELOPMENT FEES	\$151,200
SECURITY: TRUNK FEES	\$25,858

Memorandum

To: Katie Larsen, Lino Lakes City Planner

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

Date: August 5, 2026

Re: Natures Refuge North 2nd Addition - Final Plat
Engineering Review - 037446-000

WSB's review of the Final Plat submittal for the Natures Refuge North 2nd Addition in Lino Lakes, MN, prepared by Carlson and received September 10, 2025. Our comments were made on the following documents:

- Natures Refuge North 2nd Addition Sanitary Sewer, Water Main, Storm Sewer, and Street Construction Plans prepared by Carlson, dated July 10, 2026.
- Natures Refuge North 2nd Addition Final Plat prepared by Carlson

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

Engineering

- **General**

The Natures Refuge North 2nd Addition is the second phase of the overall Natures Refuge North development. The current project proposes the remaining 48 villa lots and associated infrastructure. This property was originally part of a larger development of which an Environmental Assessment Worksheet (EAW) was prepared. The evaluation concluded that the project did not have the potential for significant environmental effects.

- **Grading**

The Natures Refuge North 2nd Addition includes grading for the remaining 48 villa lots as well as extensions of Fernwood Drive, Violet Lane and Ashwood Lane to Andall Street in adjacent Arena Acres .

Comments:

1. Final grading plan consistent with approved Natures Refuge North Preliminary Plat

- **Stormwater Management**

Stormwater management for the Natures Refuge North Addition consists of storm sewer draining streets and yards, two sedimentation basins, and a large basin excavated for fill material. The stormwater systems shall meet the City's and Rice Creek Watershed District's (RCWD) Stormwater Management requirements. All proposed future public streets must meet City design standards. 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	0.26	0.95	8.68	Needed if basins landlocked
Proposed	0.45	1.07	7.46	Needed if basins landlocked

1. Storm sewer capacity calculations will be needed for the proposed storm sewer along Ashwood Lane.
2. Inlet spread and run calculations will be needed to confirm public roads are designed in accordance with City standards of maintaining an 8' drivable lane during the 3-year storm event.
3. The SWMP modeling must be updated to factor in the proposed routing of water via storm sewer running west along Ashwood Lane. The wetland FES inlets will drain the low spots differently than the latest submitted modeling.
 - a. This updated drainage may also impact wetland bounce/inundation calculations.

- **Water Supply**

The proposed water system extension is consistent with the preliminary plat. This addition of the development 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. Verify potential conflicts at all utility crossings
 - a. Insulate when separation between storm sewer and watermain or forcemain is less than 36"

- **Sanitary Sewer**

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

Comments:

1. None

- **Transportation**

The proposed roadways are consistent with the preliminary plat. The work in this addition includes constructing Fernwood Drive, Violet Lane, and Ashwood Lane. Fernwood Drive and Violet Lane are proposed to be 32' wide from back-of-curb to back-of-curb, and Ashwood Lane is proposed to be 24' wide from back-of-curb to back-of-curb.

Trails and sidewalks

A trail and sidewalks are proposed to be installed consistent with the preliminary plat including extending from Fernwood Drive to Haywood Drive. Reference the City Planner's report for further trail and sidewalk details.

Comments:

1. Ashwood Lane is to be 24' wide face of curb to face of curb (26' B-B)

- **Wetlands and Environment**

Wetlands and mitigation plan reviewed and approved during the Preliminary Plat.

Comments:

1. Wetland mitigation work (wetland creation and wetland restoration) to be completed and documentation submitted to the City.

- **Landscaping**

A Landscape Plan for Natures Refuge North 2nd 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 Natures Refuge North 2nd Addition does not impact the existing floodplain.

- **Drainage and Utility Easements**

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

Comments:

1. Provide minimum 10' drainage and utility easement on either side of the storm sewer (minimum 20' centered)

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

The stormwater maintenance for public facilities in the Natures Refuge North 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**

Potential permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. US Army Corps of Engineers Section 404 Permit

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



Environmental Memo

To: Katie Larsen, City Planner

From: Tom Hoffman, Environmental Coordinator

Date: August 6, 2026

Re: Environmental Comments – Natures Refuge North 2nd Addition

Environmental Coordinator had recommended the following comments:

1. Include any removals of trees for storm sewer work and Ashwood. Any additional proposed removals should be included in the plan.
2. Further evaluation of the proposed storm sewer along Ashwood will be required. Provide information for change in HWL, Bounce, and inundation for the adjacent wetland.
3. Any stormwater that can be routed to Natures Refuge North swales or ponds should be directed to remain on site. Portions of lot 1 adjacent to Ashwood and Fernwood show portions of the yard draining into the FES and not the adjacent swale.
4. Grading of the proposed storm sewer needs to be adjusted to allow for a swale or drainage over the proposed pipe to allow the existing yards to drain. Currently it appears along the west end the grade is increasing that would not allow water to drain and would push drainage on to the private property.
5. Consider raising the FES on both existing low points in the wetland fill area. The south side of the road FES is proposed lower than the existing low point. Some inundation in these areas is acceptable. Drainage should be held onsite where feasible and the storm should act as an emergency overflow and to allow drainage during large events to prevent flooding.
6. Provide a restoration and stabilization plan for the storm sewer improvements.
7. Corner lots require two boulevard trees. Ashwood and Fernwood would each require two boulevard trees one for each frontage. Coniferous trees should not be included for boulevard plantings.
8. Landscaping along Ashwood should be completed to prevent future encroachment into the sidewalk and road. Recommend planting overstory trees along with coniferous and ornamental trees. Limiting the number of trees to provide spacing, diversity, and variance in height is recommended.

9. Use of native shrubs in the understory is recommended along Ashwood, Dogwood, Forsythia, Ninebark, and Viburnum would all be native shrubs to provide screening and allow for a diversity of planting along with over story and canopy trees.

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

STAFF ORIGINATOR: Diane Hankee, PE, City Engineer

MEETING DATE: September 14, 2026

TOPIC: Outlot C, Lyngblomsten at Lino Lakes Addition

- i. Waive the Full Reading and Provide 2nd Reading of Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition
- ii. Resolution No. 26-164, Approving Summary Publication of Ordinance No. 05-26

VOTE REQUIRED: Super Majority

INTRODUCTION

Staff is requesting City Council hold the 2nd Reading of Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition.

BACKGROUND

Outlot C is a vacant commercial parcel owned by Lyngblomsten at Lino Lakes LLC. The existing utility easement for shared sewer and water service is no longer required. New easements will be dedicated with the final plat per City ordinance.

The Utility Easement Vacation Description Sketch received on July 29, 2026 details the proposed utility easement to be vacated.

RECOMMENDATION

Staff is recommending approval of the 2nd Reading of Ordinance No. 05-26, Vacating Utility Easement, Outlot C, Lyngblomsten at Lino Lakes Addition and Resolution 26-164 Approving Summary Publication of Ordinance 05-26.

ATTACHMENTS

- 1. Ordinance No. 05-26
- 2. Utility Easement Vacation Description Sketch

3. Resolution 26-164

1 st Reading: August 24, 2026	Website Notice: August 31, 2026
2 nd Reading: September 14, 2026	Publication: September 22, 2026
Adoption: September 14, 2026	Effective: October 22, 2026

**CITY OF LINO LAKES
ORDINANCE NO. 05-26**

**VACATING UTILITY EASEMENT
OUTLOT C, LYNGBLOMSTEN AT LINO LAKES ADDITION,
ANOKA COUNTY, MINNESOTA**

The City Council of Lino Lakes ordains:

Section 1: Findings of Fact

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

A permanent utility easement over, under and across the East 20 feet of the South 10 feet of that part of Lot 5, AUDITOR'S SUBDIVISION NO. 107, Anoka County, Minnesota lying West of a line described as follows:

Beginning at a point on the South line of Lot 6, said Subdivision, which is 54.50 feet East of the Southwest corner of said Lot 6; thence North at right angles with said South line of said Lot 6, 289.31 feet to the North line of said Lot 5 and there terminating.

Also including a permanent utility easement over, under and across the East 20 feet of that part of Lot 6, AUDITOR'S SUBDIVISION NO. 107, Anoka County, Minnesota lying West of the above described line.

Also a permanent utility easement over, under and across the South 15 feet of that part of Lot 6, AUDITOR'S SUBDIVISION NO. 107, Anoka County, Minnesota lying West of a line described as follows:

Beginning at a point on the South line of Lot 6, said Subdivision, which is 34.50 feet East of the Southwest corner of said Lot 6; thence North at right angles with said South line of said Lot 6 to the North line of said Lot 6 and there terminating.

3. A public hearing was held on August 24, 2026 before the City Council in the City Hall Council Chambers after due published and posted notice had been given and reasonable attempts were made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard; and

4. It appears to be in the best interest of the City to vacate such Easement; and
5. This ordinance shall be recorded with Anoka County; and
6. Four-fifths of all members of the City Council concur with this ordinance.

Section 2: Easement Vacated

The Easement described herein is hereby vacated.

Section 3: Effect

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

Adopted by the Lino Lakes City Council this 14th day of September 2026.

BY: _____
Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

ATTACHMENT A
Vacation Exhibit

[illegible]

**CITY OF LINO LAKES
RESOLUTION NO. 26-164**

APPROVING A SUMMARY OF ORDINANCE NO. 05-26 FOR PUBLICATION

WHEREAS, the City Council approved Ordinance No. 05-26, vacating a utility easement on Outlot C, Lyngblomsten at Lino Lakes Addition; and

WHEREAS, the City Council approved the first reading on August 24, 2026, and the second reading and final passage on September 14, 2026; and

WHEREAS, Ordinance No. 05-26 is lengthy and MN statute 412.191 allows the city to publish a summary of an ordinance, and

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

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

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

Adopted by the City Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

ATTACHMENT A

CITY OF LINO LAKES SUMMARY OF ORDINANCE NO. 05-26

AN ORDINANCE VACATING UTILITY EASEMENT

Section 1: Findings

The City Council of Lino Lakes has determined to vacate the utility easement dedicated over, under, and across Outlot C, Lyngblomsten at Lino Lakes Addition; and

A public hearing was held on August 24, 2026 before the City Council in the City Hall Council Chambers after due published and posted notice had been given and reasonable attempts were made to give personal notice to all affected property owners, and all persons interested were given an opportunity to be heard; and

Section 3: Effect

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

Passed by the Lino Lakes City Council on September 14, 2026.

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

**CITY COUNCIL
STAFF REPORT
AGENDA ITEM 7.D.**

STAFF ORIGINATOR: Tom Hoffman, Environmental Coordinator

MEETING DATE September 14, 2026

AGENDA ITEM: Accept Quotes and Award Contract 7393 24th Ave N Storage Building Demolition

VOTE REQUIRED: Simple Majority

INTRODUCTION

The City of Lino Lakes has authorized the construction contract for Otter Lake Road Extension Project currently under construction. As part of the authorized project an existing storage building within the project location must be removed in order to complete the project. The City solicited quotes for the demolition of the storage building at 7393 24th Ave N.

BACKGROUND

The City received 5 quotes as shown in the table below:

CONTRACTOR	QUOTE
Bollig & Sons	\$69,633.00
Dimke Excavating	\$72,107.00
Jacon Companies	\$79,544.00
North Pine Aggregate	\$72,335.80
Winberg Companies LLC	\$69,405.06

The low quote was submitted by Winberg Companies, LLC of Shafer, Minnesota in the amount of \$69,405.06. Winberg Companies LLC. has adequately completed projects in the city of Lio Lakes in the past.

RECOMMENDATION

Staff recommends Adopting Resolution NO. 26-166 ACCEPTING QUOTES AWARD CONSTRUCTION CONTRACT 7393 24th Ave N Storage Building Demolition, in the amount of \$69,405.06 to Winberg Companies, LLC.

ATTACHMENTS

1. Resolution No. 26-166

**CITY OF LINO LAKES
RESOLUTION NO. 26-166**

**ACCEPTING QUOTES, AWARD CONSTRUCTION CONTRACT 7393 24TH AVE N
STORAGE BUILDING DEMOLITION PROJECT**

WHEREAS, City of Lino Lakes is completing Otter Lake Road Extension Project, quotes were solicited for demolition of existing storage building within the project location. Quotes were received and calculated as shown below:

Contractor	Total
BOLLIG AND SONS	\$69,633.00
DIMKE EXCAVATIONG	\$72,107.00
NORTH PINE AGGREGATE	\$79,544.00
JAYCON CONSTRUCTION	\$72,335.80
WINBERG LLC	\$69,405.06

and

WHEREAS, five quotes were received meeting project requirements; and

WHEREAS, Winberg Companies LLC, of Shafer, Minnesota, is the lowest responsible quoter, and

WHEREAS, the City Council finds that it is in the best interests of the City to award the low quote,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Winberg Companies LLC, in the amount of \$69,405.06, in the name of the City of Lino Lakes, for the demolition of 7392 24th Ave N in accordance to the Otter Lake Road Extension Project.

Adopted by the City Council of the City of Lino Lakes this 14th day of August 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, CMC, City Clerk

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

STAFF ORIGINATOR: Diane Hankee, City Engineer

MEETING DATE: September 14, 2026

TOPIC: Resolution No. 26-173, Accepting Bids, Awarding a Construction Contract, Production Well No. 7

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council accept bids and award a construction contract for the Production Well No. 7 Project.

BACKGROUND

On July 13th, 2026, the City Council ordered the project and authorized the advertisement for bid 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.

Bids were received on Wednesday, September 9, 2026. One bid was submitted by Traut Companies in the base bid amount of \$587,620.00 which is within the planned budget and is being recommended for award. Traut Companies completed the drilling for the Well No. 7 test well and is familiar with the site geology.

The estimated total project cost including contingency and overhead is \$1,100,000.00. The project is funded through the Area & Unit Trunk Fund. The final completion date for the project is June 2027.

RECOMMENDATION

Staff is recommending approval of Resolution No. 26-173, Accept Bids and Awarding a Construction Contract for the Production Well No. 7 Project, in the amount of \$587,620.00 to Traut Companies.

ATTACHMENTS

1. Resolution No. 26-173
2. Project Location Map
3. Bid Summary

**CITY OF LINO LAKES
RESOLUTION NO. 26-173**

**RESOLUTION ACCEPT BIDS, AWARDING A CONSTRUCTION CONTRACT,
PRODUCTION WELL NO. 7**

WHEREAS, pursuant to an advertisement for bids for the construction of the Production Well No. 7 Project, bids were received, opened and tabulated according to law, and the bid was submitted by Traut Companies in the amount of \$587,620.00; and

WHEREAS, it appears that Traut Companies is the lowest responsible bidder; and

WHEREAS, the City Council finds that it would be in the best interest of the city to proceed with the project,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into a contract with Traut Companies in the amount of \$587,620.00 by the name of the City of Lino Lakes for the construction of the Production Well No. 7 Project according to the plans and specifications approved by the City Council and on file in the office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidder the Bid Bonds made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

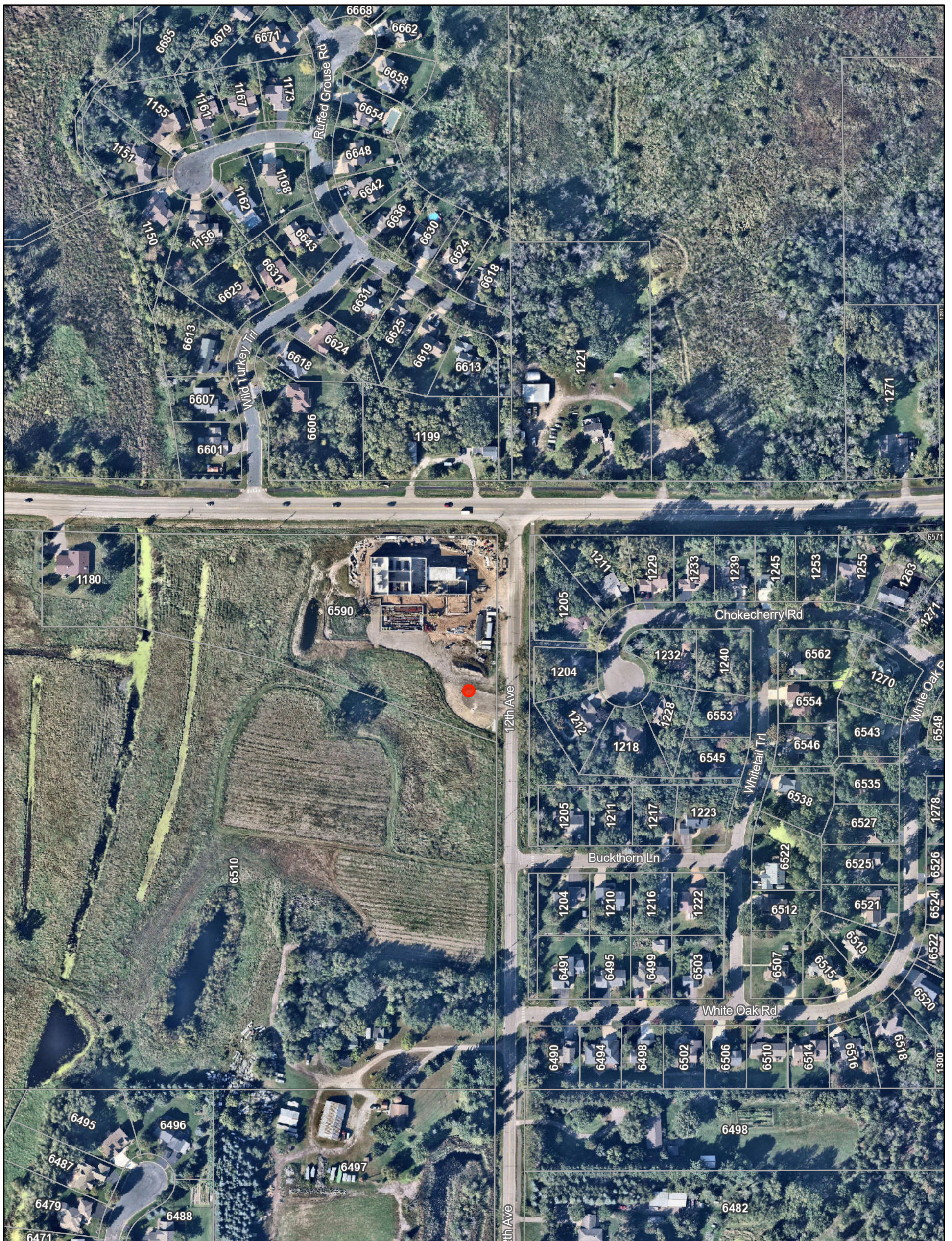
Adopted by the City Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

Well 7



Address Labels

☐ Parcels

1 in = 209 Ft



April 21, 2026

Map Powered By Datafi

BID TABULATION SUMMARY

PROJECT:
Production Well No. 7

OWNER:
City of Lino Lakes

WSB PROJECT NO.:
036188-000

Bids Opened: Wednesday, September 9 2026, at 10:00 am

Contractor		Bid Security (5%)	Grand Total Bid
1	Traut Companies	X	\$587,620.00
Engineer's Opinion of Cost			\$552,090.00

I hereby certify that this is a true and correct tabulation of the bids as received on September 9, 2026.



Jon Christensen, Project Manager

 Denotes corrected figure

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

STAFF ORIGINATOR: Diane Hankee PE, City Engineer

MEETING DATE: September 14, 2026

TOPIC: Resolution 26-174, Approve Change Order No. 1, Water Service Connection Project

VOTE REQUIRED: Simple Majority

INTRODUCTION

Staff is requesting Council's approval of Change Order No. 1 for the Water Service Connection Project.

BACKGROUND

On August 24, 2026, the City Council awarded the Water Service Connection project to Levanen Underground of Kimball, MN in the bid amount of \$310,430.00. Staff has worked with Levanen to create a reduced contract amount change order. Change Order No. 1 in the reduced amount of (\$123,882.00) includes the following:

- Removes properties that will be contracting privately or are keeping their existing well.
- Reduced service connection plumbing costs.
- Other reduced costs as outlined in Change Order No. 1

The Water Service Connection Project contract with Levanen Underground with Change Order No. 1 would be decreased to a total contract amount of \$186,548.00.

RECOMMENDATION

Staff recommends approval of Resolution No. 26-174 for Change Order No. 1 in the reduced amount of (\$123,882.00) for the Water Service Connection Project.

ATTACHMENTS

1. Resolution 26-174
2. Change Order No. 1

**CITY OF LINO LAKES
RESOLUTION NO. 26-174**

**RESOLUTION APPROVING CHANGE ORDER NO. 1
WATER SERVICE CONNECTION PROJECT**

WHEREAS, pursuant to resolution 26-163 of the council adopted on August 24, 2026, awarding the contract for the Water Service Connection Project to Levanen Underground in the amount of \$310,430.00; and

WHEREAS, a complete summary of costs are detailed in Change Order No. 1 in the reduced amount of (\$123,882.00). The Water Service Connection Project contract with Levanen Underground with Change Order No. 1 would be decreased to a total contract amount of \$186,548.00;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lino Lakes, Minnesota that Change Order No. 1 is approved in the reduced amount of (\$123,882.00).

Adopted by the Council of the City of Lino Lakes this 14th day of September, 2026.

Rob Rafferty, Mayor

ATTEST:

Roberta Colotti, City Clerk

WSB Project No. 023620-000	Owner Project No.	Change Order No. 1
Project Title/Description: Water Service Connection Project		
Owner: City of Lino Lakes		
Owner Address: 600 Town Center Parkway Lino Lakes, MN 55014-1182		
Contractor: Levanen Underground, LLC		
Contractor Address: 33361 710th Avenue Kimball, MN 55353		
Total Change Order Amount: (\$123,882.00)		

Issue: Adding and subtracting items

Resolution:

1. The Contractor will perform the additional work.

Entitlement: Payment for this work will be at Contract Unit Prices, Negotiated Lump Sum, Negotiated Unit Prices, or on a Force Account basis as provided in MnDOT Specification 1904 (include as many as apply), as shown in the estimate of cost.

Contract Time: is not changed

Estimate Of Cost: (Include any increases or decreases in contract items, any negotiated or force account items.)

Group/Funding Category	Item No.	Description	Unit	Unit Price	+ or – Quantity	+ or – Amount \$
Local - Group 1	2021.501	MOBILIZATION	LS	\$17,898.00	1	\$17,898.00
Local - Group 1	2021.501	MOBILIZATION	LS	\$20,210.00	-1	(\$20,210.00)
Local - Group 1	2104.502	SEAL WELL (DEEP)	EACH	\$3,000.00	3	\$9,000.00
Local - Group 1	2104.502	SEAL WELL	EACH	\$3,500.00	-13	(\$45,500.00)
Local - Group 1	2104.502	SEAL WELL (SHALLOW)	EACH	\$2,700.00	8	\$21,600.00
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 4	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 1	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 10	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 11	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 12	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 13	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 14	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 15	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 2	EACH	\$5,000.00	-1	(\$5,000.00)

Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 3	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 5	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 6	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 7	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 8	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.602	CONNECT TO EXISTING WATER SERVICE - DESIGN TYPE SPECIAL 9	EACH	\$5,000.00	-1	(\$5,000.00)
Local - Group 1	2504.603	1" HDPE DR 9 WATER SERVICE (DIRECTIONALLY DRILLED)	L F	\$95.00	-1230	(\$116,850.00)
Local - Group 1	2504.603	1" HDPE DR 9 WATER SERVICE (OPEN CUT)	LF	\$30.00	328	\$9,840.00
Local - Group 1	2504.603	1" HDPE DR 9 WATER SERVICE (DIRECTIONALLY DRILLED)	LF	\$90.00	656	\$59,040.00
Local - Group 1	2506.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 12	HOURL	\$200.00	15	\$3,000.00
Local - Group 1	2507.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 13	HOURL	\$200.00	10	\$2,000.00
Local - Group 1	2508.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 14	HOURL	\$200.00	10	\$2,000.00
Local - Group 1	2509.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 15	HOURL	\$200.00	10	\$2,000.00
Local - Group 1	2510.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 2	HOURL	\$200.00	10	\$2,000.00
Local - Group 1	2512.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 4	HOURL	\$200.00	10	\$2,000.00
Local - Group 1	2513.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 5	HOURL	\$200.00	10	\$2,000.00
Local - Group 1	2514.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 6	HOURL	\$200.00	10	\$2,000.00
Local - Group 1	2515.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 7	HOURL	\$200.00	10	\$2,000.00

Local - Group 1	2516.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 8	HOUR	\$200.00	10	\$2,000.00
Local - Group 1	2517.602	CONNECT TO EXISTING WATER SERVICE DESIGN TYPE SPECIAL 9	HOUR	\$200.00	10	\$2,000.00
Local - Group 1	2540.602	INSTALL MAIL BOX SUPPORT	EACH	\$200.00	4	\$800.00
Local - Group 1	2540.602	TEMPORARY MAIL BOX	EACH	\$1,000.00	-1	(\$1,000.00)
Local - Group 1	2540.602	INSTALL MAIL BOX SUPPORT	EACH	\$500.00	-4	(\$2,000.00)
Local - Group 1	2540.602	TEMPORARY MAIL BOX	EACH	\$500.00	1	\$500.00
Local - Group 1	2557.602	REPAIR DOG FENCE	EACH	\$1,000.00	-5	(\$5,000.00)
Local - Group 1	2557.602	REPAIR DOG FENCE	EACH	\$300.00	5	\$1,500.00
Local - Group 1	2575.504	SODDING TYPE LAWN	S Y	\$6.00	-1500	(\$9,000.00)
Local - Group 1	2575.504	SODDING TYPE LAWN	S Y	\$5.00	1500	\$7,500.00
Net Change This Change Order						(\$123,882.00)

Approved By Contractor:

Clint Levanen

Date: September 9th 2026

Approved By Project Engineer:

Date:

Approved By Owner:

Date: