



**AGENDA
BIG LAKE CITY COUNCIL MEETING
COUNCIL CHAMBERS**

**JUNE 17, 2026
6:30 p.m.**

1) CALL TO ORDER

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

4) OPEN FORUM

5) PROPOSED AGENDA

6) CONSENT AGENDA

Items on the Consent Agenda page are reviewed in total by the City Council and may be approved through one motion. Any item may be removed by any Council Member, staff member or person from the public for separate consideration. When removing any item from the Consent Agenda, the item number and description of the item should be clearly stated.

7) BUSINESS

7A. Receive Bids and Award Contract for the 2026 Street and Utility Improvement Project No. ST2026-1

7B. Receive Bids and Award Contract for the 2026 Street Maintenance Project No. ST2026-2

7C. Timber Trails Development Concept Plan Review

7D. Ordinance Amending the Zoning Map to reflect changes to the Shoreland Overlay District

7E. List of Claims

7F. Student Liaison Update

8) ADMINISTRATOR'S REPORT

9) MAYOR & COUNCIL REPORTS AND COMMENTS/QUESTIONS

10) OTHER

11) ADJOURN

**BIG LAKE CITY COUNCIL
CONSENT AGENDA
JUNE 17, 2026**

- 6A. Approve Council Workshop Minutes of May 20, 2026
- 6B. Approve Regular Council Meeting Minutes of May 20, 2026
- 6C. Approve Permanent Easement Agreement with the Smith Family Trust
- 6D. Approve Contract Amendment with SEH, Inc. for the Wastewater Treatment Facility Expansion Project to include CMAR Selection Assistance, Completion of Final Design, Bid Support, and Construction Administration Services
- 6E. Approve Resolution for the Decertification of Tax Increment Financing (TIF) Redevelopment District 1-4
- 6F. Approve 2026-2027 Liability Coverage Waiver Form
- 6G. Approve Cooperative Agreement for Environmental Review Worksheet with Sherburne County and Dellwood Land Development, LLP
- 6H. Approve Land Alteration Permit with Big Lake 648-1 Land LLC for the Prairie Rose Development



AGENDA ITEM

Big Lake City Council

Prepared By: <i>Gina Wolbeck, City Clerk</i>	Meeting Date: <i>6/17/2026</i>	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6A
Item Description: <i>May 20, 2026 City Council Workshop Minutes</i>		Reviewed By: <i>Hanna Klimmek, City Administrator</i> Reviewed By: <i>N/A</i>	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving the May 20, 2026 City Council Workshop Minutes as presented.

BACKGROUND/DISCUSSION

The May 20, 2026 City Council Workshop Minutes are attached for Council’s review.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

Workshop Minutes

**BIG LAKE CITY COUNCIL
WORKSHOP MINUTES**

MAY 20, 2026

1. CALL TO ORDER

Mayor Knier called the meeting to order at 5:00 p.m.

2. ROLL CALL

Council Members present: Ken Geroux, Paul Knier, Kim Noding, and Paul Seefeld. Council Member absent: Ken Halverson. Also present: City Administrator Hanna Klimmek, City Clerk Gina Wolbeck, Finance Director Deb Wegeleben, Community Development Director Marie Popp, City Engineer Layne Otteson, Police Chief Sam Olson, Liquor Store Manager Greg Zurbey, Streets/Parks/Fleet Superintendent Norm Michels, Water/Wastewater Superintendent Dan Childs, and Big Lake Student Liaison Adelyn Gosewisch.

3. PROPOSED AGENDA

Council Member Geroux motioned to adopt the proposed Agenda as presented. Seconded by Council Member Noding, unanimous ayes, Agenda adopted.

4. BUSINESS

4A. Discuss Smith Trust Assessment and Easement Recommendations

Hanna Klimmek presented a request from the Smith Trust for the Minnesota Avenue improvements, including grading, drainage, and installation of street, utility, and lighting infrastructure, with project costs to be assessed to the benefitting property through the City's 429 Assessment process. Because the project will not be financed through debt issuance, Council discussion is needed to establish the assessment interest rate. The Finance Committee recommended repayment upon sale of the property or after a ten-year deferral period, whichever occurs first, with a 4.00% interest rate. Deb Wegeleben reviewed annual interest rates and Council's option to defer both principal and interest, or to require annual interest payments.

Mayor Knier stated he is not a fan of giving an additional 5 years to pay back the assessment. Knier also noted if this land sells, the entire assessment amount would be due at the time of sale. Knier discussed the finance committee met with Steve Smith but there wasn't discussion about interest being due each year. Knier stated he prefers to have the repayment align with state statute which only defers the principal, rather than having principal and interest deferred throughout the term of the assessment. Wegeleben reviewed if we follow statute, interest would be added to his property taxes each year. Knier asked if we decide to defer the interest, would there be interest charged on interest. Wegeleben explained when interest is deferred, it is like they make a payment so overall he is still only going to pay \$93,000 interest on the \$395,000 so we wouldn't be earning interest on interest. Council Member Geroux

recommended the agreement be presented as written, with interest payments made annually. Geroux noted if Smith requests it, we can always amend the agreement. Geroux also stated a 10-year term is 10 years, and we shouldn't extend another 5 years. Wegeleben noted the goal is that the property will be sold before the 10-year is up.

Council Member Noding asked if the agreement is drafted per state statute. Wegeleben responded the City Attorney has said anytime green acres are brought in, it automatically defers the principal, but the interest is not deferred, it is added to the property taxes.

The consensus of the Council was to draft the Smith Trust Assessment Agreement at a 4.00% interest rate and according to state statute. Klimmek clarified staff will be sending the documents to Steve Smith and if he has any questions or has a counter, the finance committee will review any requested changes. Council agreed the finance committee will make the determination on any counter offers and decide final terms, which will be brought forward for Council approval later this year.

Staff also presented a recommendation for a permanent easement related to regional stormwater ponding needed to support the new Public Safety Facility, the Minnesota Avenue improvements, and future area development. The Finance/Public Building Planning Committee recommended offering the Smith Trust \$40,000 for a 2.5-acre permanent easement, which the Smith Trust has accepted.

Council Member Seefeld discussed the permanent easement site should satisfy ponding for the entire area. Council Member Geroux responded that is not necessarily true and we don't know what will go in there. The City Engineer has designed it in anticipation that this will take care of it, but we need to strongly say we can't guarantee this as we don't know what projects will go in there. Klimmek responded that has been made very clear to the Smith Trust. Otteson reviewed we designed the area to accommodate 80% impervious. If it goes higher than that, we will need to work through any changes in the future.

The consensus of the Council was to move forward with the recommendation of the Finance/Public Building Planning Committee to offer the Smith Trust \$40,000 for a 2.5-acre permanent easement.

4B. Sherburne County Organics Drop-off Program Discussion

Norm Michels presented information on Sherburne County's proposed organics drop-off program, including program administration, potential site impacts, benefits, and operational considerations. Sherburne County is proposing to place an organics recycling dumpster in Big Lake for use by enrolled participants and worked with staff on a potential location near the Yard Waste Site. Michels noted the program would be fully managed by Sherburne County, but would involve placing a dumpster on city property and will bring additional activity to the Public Works Facility/Yard Waste Site.

Council Member Noding asked if there will be a cost for residents to participate in the program. Michels responded there won't be a cost, but the drop-off site will only be able to be utilized by people who have signed up with the County.

Council discussed the Organics Drop-off Program proposal and provided direction to move forward with the city participating in the program.

4C. Discuss Amendment to Farmers Market Vendor Fee

Deb Wegeleben reviewed the 2026 Farmers Market vendor fee changes approved in December 2025 and noted vendor concerns regarding the elimination of the daily fee option, as well as outdated marketing materials that did not reflect the change. After comparing fee structures in surrounding communities, staff recommended restoring a \$10 daily vendor fee while maintaining the existing seasonal and nonprofit rates. Wegeleben also asked for Council direction to allow the fee to be implemented now, and to bring back a change to the 2027 fee schedule in December.

Council discussed the proposed amendment and directed staff to immediately add a \$10 daily fee option to the Farmers Market Vendor Fee, and to include the change in the 2027 fee schedule.

5. **OTHER** – no other.

6. **ADJOURN**

Council Member Seefeld motioned to adjourn at 5:14 p.m. Seconded by Council Member Noding, unanimous ayes, motion carried.

City Clerk

Date Approved by Council



AGENDA ITEM

Big Lake City Council

Prepared By: Gina Wolbeck, City Clerk	Meeting Date: 6/17/2026	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6B
Item Description: May 20, 2026 City Council Regular Meeting Minutes		Reviewed By: Hanna Klimmek, City Administrator Reviewed By: N/A	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving the May 20, 2026 City Council Regular Meeting Minutes as presented.

BACKGROUND/DISCUSSION

The May 20, 2026 City Council Regular Meeting Minutes are attached for Council’s review.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

Regular Meeting Minutes

**BIG LAKE CITY COUNCIL
REGULAR MEETING MINUTES
MAY 20, 2026**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Pastor Kevin Drehml from Harvest Church provided an invocation.

3. ROLL CALL

Council Members present: Ken Geroux, Paul Knier, Kim Noding, and Paul Seefeld. Council Member absent: Ken Halverson. Also present: City Administrator Hanna Klimmek, City Clerk Gina Wolbeck, Finance Director Deb Wegeleben, City Engineer Layne Otteson, Community Development Director Marie Popp, Police Chief Sam Olson, Streets/Parks/Fleet Superintendent Norm Michels, Water/Wastewater Superintendent Dan Childs, and Big Lake Student Liaison Adelyn Gosewisch.

4. OPEN FORUM

Mayor Knier opened the Open Forum at 6:31 p.m.

Gloria Vande Brake, 271 Shore View Estates – announced Memorial Day services hosted by the Big Lake American Legion and Auxiliary at 10:00 a.m. on May 25, 2026 at Big Lake Cemetery, followed by a free lunch at Big Lake Township Lions Park. She also thanked the community for its support of Poppy Days, which raised \$6,457.57 for veterans, service members, and their families. In addition, Vande Brake announced Big Lake Spud Fest will be held June 24–29, 2026, and encouraged community support through volunteering, donations, and sponsorships.

Mayor Knier closed the Open Forum at 6:34 p.m.

5. PROPOSED AGENDA

Council Member Seefeld motioned to adopt the proposed Agenda with the addition of item no. 7F. Appointment of Engineering Intern. Seconded by Council Member Noding, unanimous ayes, Agenda adopted.

6. CONSENT AGENDA

Council Member Geroux motioned to approve the Consent agenda as presented. Seconded by Council Member Seefeld, unanimous ayes, Consent Agenda approved. The Consent Agenda consisted of: 6A. Approve List of Claims, 6B. Approve Council Workshop Minutes of April 15, 2026, 6C. Approve Regular Council Meeting Minutes of April 15, 2026, 6D. Approve Proclamation Proclaiming May 17-23, 2026 as National Public Works Week, 6E. Approve Termination of Floaters Recreational Rental LLC Lease Agreement, 6F. Approve Legal Services Contract Amendment with Campbell Knutson Professional Services, 6G. Approve Employment Status Change of Tara Kohl to the Community Development Coordinator Position, and the Appointment of Martha Dougherty to the Community Development Technician - Planning Position, 6H. Accept Resignation of Part-time Liquor Clerks Debra Atkinson and Jennifer Fingarson, 6I. Approve 2026 Compeer Financial Grant for the Big Lake Farmers Market Program, 6J. Approve Cooperative Agreement with Big Lake Township related to Annexation and Environmental Review, 6K. Approve Resolution No. 2026-24 Approving a Massage Therapist License to Ashley Zeiszler under the Muscle Revive, LLC Massage Enterprise License at 29 Lake Street South, 6L. Approve Public Works Equipment Purchase of a Bobcat Hydraulic Breaker from Farm-Rite Equipment of St. Cloud, and authorize the Trade-in of a 2019 Virnig Brush Mower, 6M. Approve Resolution No. 2026-25 approving Plans and Specifications and Authorize Advertisement for Bid for the 2026 Street Maintenance Project No. ST2026-2, 6N. Approve AIS Lake Treatment Reimbursement Agreement with the Big Lake Community Lakes Association, 6O. Authorize Sale of a 2018 Ford Explorer at I-Ray Public Auction, and approve the transfer of a 2004 Ford Sport Track SUV Pickup from the Public Works Fleet to the City Hall Fleet, 6P. Approve Appointment of Part-time Seasonal Parks Employees and Accept Non-Returning Status of Prior Seasonal Employees and Engineering Intern, and 6Q. Approve Employment Status Change for William Saliterman to Police Investigator.

7. BUSINESS

7A. 2026 Outstanding Citizen of the Year Award to Shelley Klein

Mayor Knier presented Big Lake resident Shelley Klein with the 2026 Outstanding Citizen of the Year Award, recognizing Klein for her volunteerism and commitment to the city. Knier noted the Outstanding Citizen of the Year program was established in 2021 as a way to recognize and encourage volunteerism in our community. The city created this program to thank local volunteers and bring to light the vast amount of time and resources given each year to the community. Klein, a longtime Big Lake resident, was honored for her extensive volunteer service, including work with the Big Lake Friends of the Library, Options, God's Grub at Saron Lutheran Church, and local food distribution efforts. Mayor Knier thanked Shelley for her service to the community, noting her contributions truly make Big Lake a better place. Klein thanked the city for the recognition.

7B. 2025 Audit Report Presentation from BerganKDV

Caroline Stutsman from BerganKDV presented the 2025 management letter and the audited Annual Comprehensive Financial Report (ACFR). Stutsman discussed cash, investments, fund balances, general fund revenues and expenditures, and provided a budgetary comparison of final budget numbers compared to actual amounts. Stutsman reviewed the liquor fund, storm sewer fund, water fund, sewer fund, tax capacity, levy, and rates. Stutsman also reviewed annual debt service principal and interest payments.

Mayor Knier asked if the water meter project created the loss in the water operation fund for 2025. Stutsman reviewed there were additional operating expenses and staffing expenses that caused the loss, which included the additional investment in the water meter software to read the new meters. Knier asked if it is anticipated there won't be a loss next year, or will it be a loss going forward. Deb Wegeleben responded our budget goal is to break even next year. Wegeleben discussed we also had a reduction in the rates last year which means our revenue is less, noting that is again planned for in 2026. Stutsman reviewed the data is strictly operational so any of the debt activity or payment the city has falls outside of this as well. Stutsman reiterated the importance of the data noting we are still seeing an increase in cash investments and the unrestricted net position component.

Council Member Noding motioned to motioned to accept the 2025 Audit report as presented. Seconded by Council Member Geroux, unanimous ayes, motion carried.

7C. PUBLIC HEARING – Consider Vacating Drainage and Utility Easement between Lots 6 and 7, Block 2, Mitch K Farms First Addition to facilitate a lot combination at 18991 Earl Road

Kendra Lindahl reviewed the planners report for the petition to vacate drainage and utility easements submitted by the applicant, Mark Wasmund. The Council held a public hearing on a request to vacate drainage and utility easements located on the common lot line between Lots 6 and 7, Block 2, Mitch K Farms First Addition, in conjunction with a proposed lot combination; staff noted that while lot combinations are typically reviewed administratively, Council action is required for the easement vacation. Lindahl reviewed the applicant owns both parcels, and the lots were previously split through administrative approval of a simple subdivision on March 12, 2025. Existing drainage and utility easements from the original plat remained in place, which made the subdivision straightforward.

Mayor Knier opened the public hearing at 7:03 p.m. No one came forward. Mayor Knier closed the public hearing at 7:03 p.m.

Council Member Seefeld motioned to approve Resolution No. 2026-26 approving a petition to vacate easements between Lot 6 and Lot 7, Block 2, Mitch K Farms First Addition and a lot combination, subject to the conditions identified therein. Seconded by Council Member Noding, unanimous ayes, motion carried.

7D. Ordinance Amending Big Lake City Code Sections 1003.11 (R-5 Residential Redevelopment District) and 1004.03 (Shoreland Management Overlay District)

Kendra Lindahl reviewed the planner's report for the proposed ordinance amending Big Lake City Code Sections 1003.11 (R-5 Residential Redevelopment District) and 1004.03 (Shoreland Management Overlay District). Lindahl stated the intent of the ordinance update is to improve clarity and reduce conflicts while retaining flexibility in the current Shoreland Ordinance. She noted this is a complex update because the adopted ordinance has not been revised in several years and differs in many ways from the MnDNR's Model Shoreland Ordinance, including unique standards for the R-5 Zoning District. These changes were not included in the 2023 rewrite of the Zoning Ordinance due to the complex nature of shoreland regulations, which require review and approval by the MnDNR. Since beginning the project in January, Landform has reviewed applicable ordinances and City data, met with City and DNR staff, and prepared several drafts of the code for review. Lindahl also reviewed the Planning Commission held a public hearing on May 4, 2026. No one from the public spoke on the issue, and the Planning Commission unanimously recommended approval of the amendments as presented.

Council Member Seefeld motioned to adopt Ordinance No. 2026-04 amending Big Lake City Code Sections 1003.11 (R-5 Residential Redevelopment District) and 1004.03 (Shoreland Management Overlay District). Seconded by Council Member Geroux, unanimous ayes, motion carried.

Council Member Noding motioned to approve Resolution No. 2026-27 approving Summary Publication of the Ordinance Amendments to City Code Chapter 10 (Zoning) Subsections 1003.11 (R-5, Residential Redevelopment District) and 1004.03 (Shoreland Management Overlay District). Seconded by Council Member Seefeld, unanimous ayes, motion carried.

7E. Student Liaison Report

Student Liaison Adelyn Gosewisch provided an update on Big Lake Schools. Gosewisch provided an update on enrollment statistics, activities of the Student Council, and reviewed events happening district wide including senior breakfast, teacher appreciation, chalk it up, homecoming and freshman first day planning, Paramount art competition, final band choir concerts, STEM night, and the fine arts award ceremony. Gosewisch also reviewed members of the 2026/2027 Student Council Executive Council.

7F. Appointment of Engineering Intern

Deb Wegeleben reviewed the status of the budgeted Engineering Intern position, which has not been filled. At this time, staff believes it is prudent to move forward with hiring an Engineering Intern for the summer months to assist with the 2026 Street Project. City Engineer Layne Otteson interviewed Jayden Wilson to fill the seasonal position, who will start employment with the City on May 26, 2026.

Council Member Noding motioned to approve the appointment of Jayden Wilson to the Engineering Intern position, contingent upon a satisfactory background. Seconded by Council Member Geroux, unanimous ayes, motion carried.

8. ADMINISTRATOR'S REPORT

Hanna Klimmek reported the Minnesota bonding bill includes \$3.5 million for final design and engineering of the City's Wastewater Treatment Facility Expansion Project. Combined with \$2 million in previously awarded federal funding, the project's final design and engineering costs are now fully funded through grants. Klimmek also reported Pizza Factory has closed on a new location next to Lake Liquors and has six months to complete the build-out and vacate its current space. She noted Cargill donated 20 oak trees, which have been planted in Norland Park, Sanford Select Acres Park, and Kellerwood Park. Klimmek also provided updates on playground and site improvement projects at Lakeside, Lake Ridge, and Shores of Lake Mitchell parks, including progress on assembly, surfacing, sidewalks, grading, seeding, and irrigation.

9. MAYOR & COUNCIL REPORTS and QUESTIONS/COMMENTS

Mayor Knier: reviewed the May Fire Board meeting, the recent BLEDA meeting, and numerous Finance/Public Building Facility committee meetings.

Layne Otteson noted completion of the MN Avenue project will be in October 2026.

Council Member Geroux: discussed the May BLEDA Meeting and various committee meetings.

Council Member Noding: discussed the May Fire Board meeting, and the April Parks Advisory Committee (PAC) meeting, noting the May PAC was cancelled due to lack of a quorum. Noding discussed the future of the Big Lake Skate Park, and Mayor Knier clarified the council has not yet committed to construction of a skate park. Council Member Noding noted the city has applied for grant funding for the project, and Hanna Klimmek confirmed the city has submitted a MNDNR Recreational Grant application. Council Member Seefeld also noted there is an open seat on the Parks Advisory Committee.

Council Member Seefeld: reviewed the May Planning Commission meeting and recent Personnel committee meeting. Council Member Seefeld also discussed Memorial Day events scheduled, noting there is an event planned at the Veterans Memorial starting at 9:00 a.m., and at the Big Lake Cemetery starting at 10:00 a.m. Gloria Vande Brake responded there isn't ample public parking at the Veteran's Memorial site so that event hasn't been advertised.

10. **OTHER** – No other.

11. **ADJOURN**

Council Member Seefeld motioned to adjourn at 7:24 p.m. Seconded by Council Member Noding, unanimous ayes, motion carried.

Clerk

Date Approved by Council _____



AGENDA ITEM

Big Lake City Council

Prepared By: <i>Hanna Klimmek, City Administrator</i>	Meeting Date: <i>6/17/2026</i>	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6C
Item Description: <i>Approve Permanent Easement Agreement with the Smith Family Trust</i>	Reviewed By: <i>Public Building Planning Committee (Councilmember Ken Geroux and Mayor Paul Knier)</i> Reviewed By: <i>Deb Wegeleben, Finance/HR Director & Layne Otteson, City Engineer</i>		

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving a Permanent Easement Agreement between the City of Big Lake and the Smith Family Trust for a total of \$40,000 paid by the Big Lake Economic Development Authority.

BACKGROUND/DISCUSSION

During the site design process for the new Public Safety Facility, it became clear that the 5-acre site does not efficiently or cost-effectively accommodate the stormwater ponding required to support the project. As a result, staff worked collaboratively with representatives of the Smith Family Trust to develop a regional ponding concept that will serve the Public Safety Facility, Minnesota Avenue infrastructure improvements, and future development opportunities in the surrounding area, including potential long-term expansion needs of the Public Safety Facility.

To ensure long-term functionality and maintenance standards, it is important that the city retain responsibility for the operation and maintenance of the regional ponding area.

During the May 20, 2026 City Council Workshop, the Finance/Public Building Planning Committee recommended that the city offer \$40,000 to the Smith Family Trust in exchange for a permanent easement over approximately 2.5 acres associated with the regional ponding area. The Smith Family Trust accepted the proposed offer, contingent upon formal approval by the City Council.

Following discussion at the May 20, 2026 City Council Workshop, the City Council provided unanimous consensus directing staff to bring forward a Permanent Easement Agreement and a \$40,000 payment from the Big Lake Economic Development Authority to the Smith Family Trust for formal consideration and approval.

FINANCIAL IMPACT

In exchange for the Permanent Easement Agreement, the Big Lake Economic Development Authority will pay the Smith Family Trust a total amount of \$40,000.

STAFF RECOMMENDATION

Consider and approve the Permanent Easement Agreement between the City of Big Lake and the Smith Family Trust.

ATTACHMENTS

Permanent Easement Agreement Signed by the Smith Family Trust

(Reserved for recording)

DRAINAGE, UTILITY AND PONDING EASEMENT

THIS DRAINAGE, UTILITY AND PONDING EASEMENT (“Easement”) is given by **Steven S. Smith and Sheri R. Smith, as Trustees of the MAURICE AND EVANGELINE SMITH LIVING TRUST DATED JUNE 3, 1994** (“Grantor”) in favor of **CITY OF BIG LAKE**, a Minnesota municipal corporation, as grantee (“City”).

Recitals

A. Grantor is the fee owner of certain real estate located in the City of Big Lake, County of Sherburne, having a tax parcel identification number of 65-00616-0010 and being legally described as:

Outlot A, SMITH ADDITION, Sherburne County, Minnesota

(the “Property”).

B. City is the fee owner of certain real estate located in the City of Big Lake, County of Sherburne, legally described as:

Lot 1, Block 1, SMITH ADDITION, Sherburne County, Minnesota

(the “City Property”). The City Property is adjacent to the Property.

C. City desires to construct, operate and maintain a stormwater drainage pond on a portion of the Property.

Easement

1. **Grant of Easement.** Grantor hereby grants to the City a permanent easement for drainage, utility and stormwater ponding purposes (the “Easement”) over, under, across and through that portion of the Property legally described on the attached Exhibit A and depicted on the attached Exhibit B (the “Easement Area”).

2. Easement Scope. The Easement includes the right of the City, its contractors, agents, servants, and assigns, to enter upon the Easement Area at all reasonable times to: (1) locate, construct, reconstruct, operate, maintain, inspect, alter and repair within the Easement Area a storm sewer facility consisting of a stormwater pond, ground surface drainage ways, ditches and storm sewer utility piping and structures, or other public facilities or improvements of any type that are not inconsistent with the intended use of the Easement Area, and (2) grade, level, fill, drain, dredge and excavate the Easement Area and use or dispose of excavated materials, and (3) cut, trim, or remove from the Easement Area trees, shrubs, or other vegetation that in the City's judgment unreasonably interferes with the City's easement or facilities. The Easement also includes the right of reasonable access by the City, its contractors, agents and assigns over and across the Property for purposes of accessing the Easement Area.

3. Maintenance. The City is responsible for routine maintenance of the pond within the Easement Area. The City is not required to mow turf above the pond elevation within the Easement Area.

4. Warranty of Title. Grantor warrants that it is the owner of a fee simple interest in the Property, that it has the right to grant the Easement, and that the Property is free and clear of any lien, encumbrance, easement, restriction, covenant or condition, except for those filed of record with the County Recorder for Sherburne County, Minnesota.

5. Easement Runs with Land. The Easement runs with the land and is binding on the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the date above written.

[signature pages follow]

Signature Page – Steven S. Smith, Trustee

GRANTOR:

**MAURICE AND EVANGELINE SMITH
LIVING TRUST DATED JUNE 3, 1994**

By _____
Steven S. Smith, Trustee

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Steven S. Smith, Trustee of the Maurice and Evangeline Smith Living Trust dated June 3, 1994, on behalf of the trust.

Notary Public

Signature Page – Sheri R. Smith, Trustee

GRANTOR:

**MAURICE AND EVANGELINE SMITH
LIVING TRUST DATED JUNE 3, 1994**

By _____
Sheri R. Smith, Trustee

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Sheri R. Smith, Trustee of the Maurice and Evangeline Smith Living Trust dated June 3, 1994, on behalf of the trust.

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
CAMPBELL KNUTSON
Professional Association
Grand Oak Office Center I
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121
Telephone: (651) 452-5000

EXHIBIT "A"

Description of Easement Area

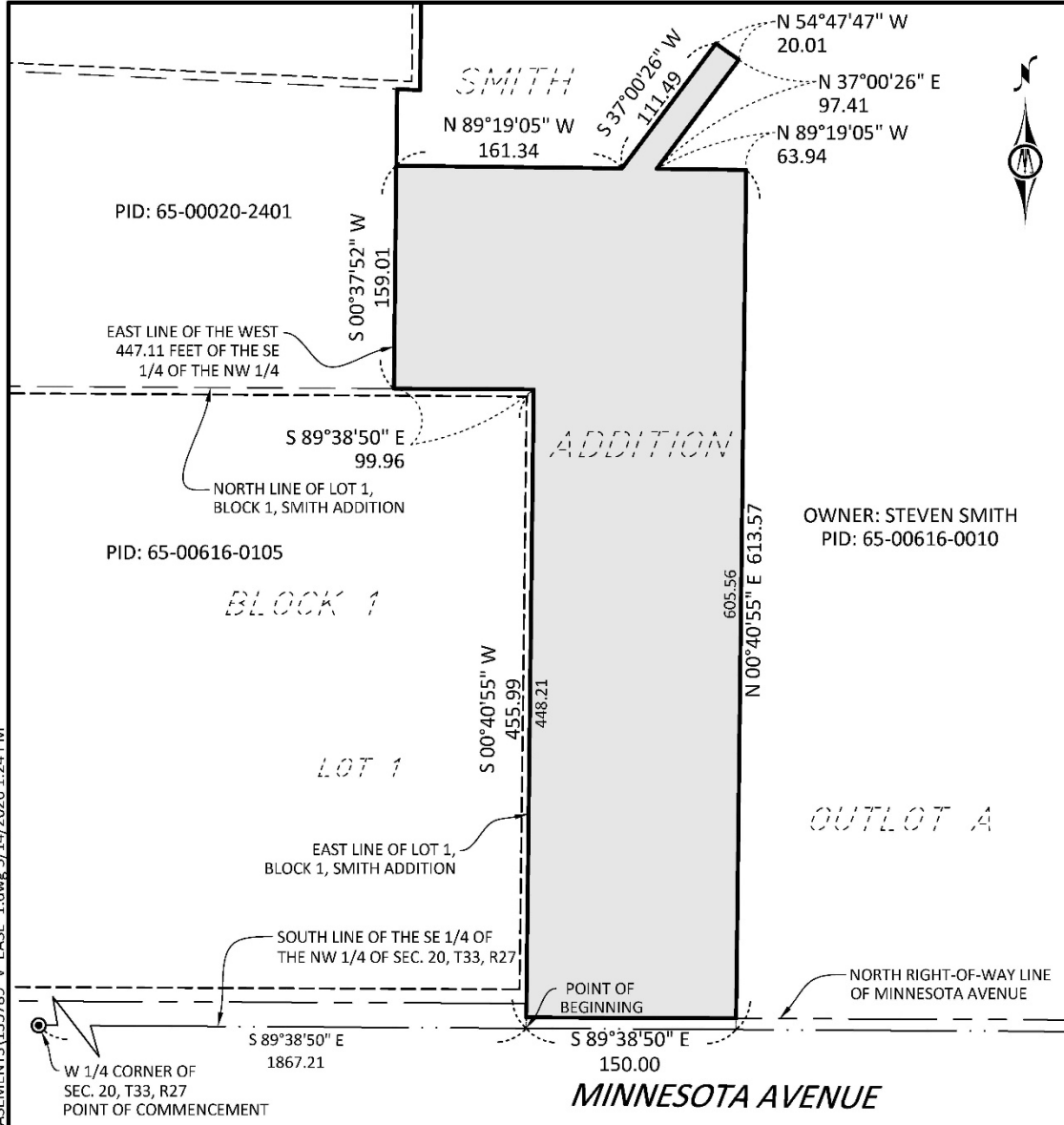
A perpetual drainage, utility and ponding easement over, under, and across that part of Outlot A, SMITH ADDITION, according to the record plat thereof, Sherburne County, Minnesota, described as follows:

Commencing at the West Quarter corner of Section 20, Township 33, Range 27; thence South 89 degrees 38 minutes 50 seconds East, assumed bearing, along the south line of the Northwest Quarter of said Section 20, a distance of 1867.21 feet to the point of beginning; thence continuing South 89 degrees 38 minutes 50 seconds East along said south line, a distance of 150.00 feet; thence North 00 degrees 40 minutes 55 seconds East, a distance of 613.57 feet; thence North 89 degrees 19 minutes 05 seconds West, a distance of 63.94 feet; thence North 37 degrees 00 minutes 26 seconds East, a distance of 97.41 feet; thence North 54 degrees 47 minutes 47 seconds West, a distance of 20.01 feet; thence South 37 degrees 00 minutes 26 Seconds West, a distance of 111.49 feet; thence North 89 degrees 19 minutes 05 seconds West, a distance of 161.34 feet to the east line of the west 447.11 feet of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 37 minutes 52 seconds West along said east line, a distance of 159.01 feet to the north line of Lot 1, Block 1, as delineated on said SMITH ADDITION; thence South 89 degrees 38 minutes 50 seconds East along said north line, a distance of 99.96 feet the east line of said Lot 1, Block 1; thence South 00 degrees 40 minutes 55 seconds West along the east line of said Lot 1, Block 1, a distance of 455.99 feet to the point of beginning.

EXCEPT That part thereof lying within the right-of-way of Minnesota Avenue, as delineated and dedicated on said SMITH ADDITION, Sherburne County, Minnesota.

EXHIBIT "B"

Depiction of Easement Area



PROPOSED EASEMENT DESCRIPTION CONTAINING APPROXIMATELY 108,882 S.F. +/- 2.50 ACRES +/-



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SHEET 1 OF 2

EASEMENT EXHIBIT
PID: 65-00616-0010, BIG LAKE, MINNESOTA

BOLTON & MENK

7533 Sunwood Drive NW, Suite 206
Ramsey, MN 55303
Phone: (763) 433-2851

THAT PART OF OUTLOT A, SMITH ADDITION, SHERBURNE COUNTY, MINNESOTA

FOR: CITY OF BIG LAKE

JOB NUMBER: 24X135789

FIELD BOOK:

DRAWN BY: MMB



AGENDA ITEM

Big Lake City Council

Prepared By: Hanna Klimmek, City Administrator	Meeting Date: 6/17/2026	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6D
Item Description: Approve Short Elliott Hendrickson, Inc. (SEH) Construction Manager at Risk (CMAR) Selection and Final Design Services Contract Amendment for the Wastewater Treatment Facility Expansion Project	Reviewed By: Public Building Planning Committee (Councilmember Ken Geroux and Mayor Paul Knier) Reviewed By: Deb Wegeleben, Finance/HR Director & Dan Childs, Water/Wastewater Superintendent		

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving the Short Elliott Hendrickson, Inc. (SEH) Construction Manager at Risk (CMAR) Selection and Final Design Services Contract Amendment for the Wastewater Treatment Facility Expansion Project.

BACKGROUND/DISCUSSION

During the April 15, 2026 City Council Workshop, staff received unanimous consensus to work with SEH to amend the existing contract for 30% design services to include CMAR selection assistance, preparing final design documents including plans and specifications, and bidding.

FINANCIAL IMPACT

\$3,253,800 – Total fees will be paid with state and federal awarded grant dollars.

STAFF RECOMMENDATION

Consider and approve the SEH CMAR Selection and Final Design Services Contract Amendment for the Wastewater Treatment Facility Expansion Project.

ATTACHMENTS

Contract Amendment for CMAR Selection and Final Design Services

Amendment No. 1 to the Agreement for Professional Services between the City of Big Lake, Minnesota (Client) and Short Elliott Hendrickson, Inc. (Consultant), which was effective October 9, 2024 (Big Lake WWTF Expansion Project 30% Design)

Whereas continued engineering services will be provided by the Consultant related to the CMAR Selection and Final Design for the Big Lake Wastewater Treatment Facility Improvement and Expansion project.

Now therefore, the parties to the Agreement agree to amend it as follows:

- Increase contract amount by \$3,253,800 for a contract total of \$4,331,000.

These services are detailed in the attached letter dated June 9, 2026. Consultant will continue services upon authorization from the Client.

All other terms and conditions of the Agreement remain the same.

This Amendment is effective June 17, 2026.

City of Big Lake, Minnesota

Signature

Printed Name

Title

Short Elliott Hendrickson, Inc.

Susan Danzl

Signature

Susan Danzl

Printed Name

Principal

Title



Building a Better World
for All of Us®

June 9, 2026

RE: City of Big Lake
WWTF Expansion Project
SEH No. BIGLK 181589 14.00

Mr. Paul Knier
Mayor
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

Dear Mr. Knier:

PROJECT BACKGROUND

The Big Lake Wastewater Treatment Facility (WWTF) is at capacity and the projected growth in the community is contributing to an increase in flow and load demand which current facilities will be unable to meet. There are also treatment units for which age and condition are limiting the operation and performance of the facility.

SEH prepared a Facility Plan which was submitted to the Minnesota Pollution Control Agency (MPCA) in February 2024 and received approval in June 2024. The City took the next step towards construction of the improvements evaluated and recommended in the Facility Plan by having SEH prepare 30% design. The 30% design was presented and delivered to the City in February 2026.

In April 2026, the City made the decision to complete the design of the WWTF improvements utilizing a Construction Manager at Risk (CMAR) project delivery method. This proposal includes a scope of work for SEH services related to assisting the City with the CMAR selection process, preparing the final design documents including plans and specifications, and bidding.

An NPDES permit modification application was completed and submitted to MPCA in April 2026 to include the construction project and expanded flow in a modified permit. A copy of the Antidegradation Review was included with the application for review and approval by the Environmental Protection Agency (EPA), who also has the final approval on the modified permit. This proposal includes a scope of work that assumes the permit modification will be accepted by MPCA and EPA and the Antidegradation Review will be approved by EPA without comments. If the MPCA or EPA requires any design changes due to comments from the permit modification application or Antidegradation Review, the comments will be reviewed with the City and any design changes that are a result of comments received and approved by the City will be considered additional services.

SCOPE OF SERVICES

SEH proposes the following work scope for the CMAR selection process, final design of the WWTF Expansion project, and bidding services.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 2351 Connecticut Avenue, Suite 300, Sartell, MN 56377-2485

320.229.4300 | 800.572.0617 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Task 1: Project Management

SEH will provide ongoing management, administration, and coordination of the project. This will include development of an internal project management plan to convey the requirements of the project to the design team.

- Preparation of the Project Management Plan.
- Preparation of a Communications Plan with the Owner and design staff.
- Development and management of the project schedule.
- Review and submittal of deliverables.
- Coordination of work for the design team members.
- Coordination of internal design meetings and design review meetings with Owner's staff and CMAR contractor.
- Project budgeting and invoicing.
- Preparation and distribution of monthly progress reports delivered electronically to Owner's staff on a date agreed to in the Communications Plan.
- Up to sixty (60) hours of on-going funding assistance in searching for and providing applications for funding opportunities for the WWTF Expansion project.
- Coordinate and lead one (1) Project Kickoff Meeting in-person with SEH and the City.

Task 2 – Selection of CMAR Contractor

SEH will provide the following services that lead to the selection of a CMAR Contractor. It is assumed that the EJCDC CMAR templates will be used for the Request for Qualifications (RFQ), Request for Proposals (RFP), and agreement documents. The 30% design drawings will be used as the project basis for the CMAR selection.

Task 2.1 – Request for Qualifications (RFQ)

- Use the 30% design drawings as the project basis for the CMAR selection.
- Develop the RFQ in coordination with the City, prepare an advertisement for the selection process, and assist the Owner in advertising. The City will be responsible for any costs related to the advertisement of the RFQ. The RFQ will include the 30% plans, pre-construction requirements for the final design, evaluation criteria, and submission requirements.
- Up to two (2) SEH staff may serve on the CMAR Selection Committee, along with members from the City, to review the qualifications received and independently provide scoring criteria for each of the respondents.
- Facilitate a virtual meeting of the CMAR Selection Committee to tabulate the scoring criteria from each member, discuss the qualification packages received, and collaboratively select contractors to be interviewed prior to providing Request for Proposals (RFPs).

Task 2.2 – Interviews with CMAR Contractors

- Attend one (1) information conference where the CMAR contractors selected for interview will have an opportunity to view the project site.
- Assist City with developing a list of interview questions for the CMAR contractors that were selected for interviews.
- SEH members of the Selection Committee will attend in-person interviews of up to four (4) CMAR contractors. It is assumed that all interviews will be one (1) hour each and scheduled no more than two (2) consecutive days. If more than four contractors are to be interviewed or more than two days are needed, additional time and expenses will be considered an additional service.
- After interviews are completed, the Selection Committee will meet virtually to decide which CMAR contractors will be invited to respond to the RFP.

Task 2.3 – Request for Proposals (RFP) and CMAR Selection

- Develop the RFP in coordination with the City and send the RFPs to the selected CMAR contractors. The RFP will include the proposal requirements, including a cost worksheet, and the drafted agreement documents that include the agreement between Owner and CMAR, general conditions, and supplementary conditions. The project cost that will be used in the RFP process for the selection of a CMAR contractor is the Facility Plan cost estimate.
- Review the proposals received and tabulate the costs received from each of the respondents.
- Facilitate a meeting of the CMAR Selection Committee to discuss the proposals received and collaboratively select a CMAR contractor for the project.
- Coordinate the signing of the agreement with the City and the selected CMAR contractor.
- Facilitate a project team kickoff meeting to be held in person with the City, CMAR Contractor, and SEH in attendance to introduce the project team members, establish roles, responsibilities, and communication protocols, and review the anticipated scope, schedule, and budget.

Task 3 – Final Design

The final design will require design effort by multiple disciplines including wastewater process, structural, civil, architectural, geotechnical, mechanical, electrical, instrumentation & controls, water resources, and environmental. The design for the proposed improvements includes, but is not limited to, the following general processes associated with the WWTF.

- Main Lift Station and Forcemain
- Preliminary Treatment
- Aeration Basin Splitter Structure (New)
- Activated Sludge Basins 1, 2, and 3
- Blower Building (New)
- Final Clarifier Splitter Structure (New)
- Final Clarifiers (New)
- Disinfection and Pumping Building (New)
- Suspended Air Flotation Thickener (New)
- Sludge Receiving
- Biosolids Control Building
- Aerobic Digesters
- Biosolids Processing Building
- Cake Storage (New)
- Administration Building
- Site Improvements
- Demolition

Effluent Outfall Details of the proposed improvements for each of the processes are outlined in the Facility Plan dated February 2, 2024 and the Facility Plan Amendment dated April 10, 2026.

Task 3.1 – Design Narrative

SEH will develop a comprehensive design narrative to orient the selected CMAR contractor to the project scope and key design considerations. The narrative will provide context for the 30% design documents and support the CMAR's development of an initial project cost estimate. It will outline anticipated construction sequencing, site access constraints, temporary works, and coordination requirements between design and construction activities. The narrative will also identify opportunities for CMAR input on procurement strategies, construction phasing, temporary utilities and bypassing, and system tie-ins.

- Prepare the design narrative and facilitate a review of the narrative with the CMAR contractor.
- Review the CMAR's initial cost estimate and provide comments as appropriate.

Task 3.2 – Final Geotechnical Investigation

The SEH scope of work for the final geotechnical investigation includes an additional subsurface exploration to support final design of improvements at the Big Lake Wastewater Treatment Plant. Based on the results of the borings from the 30% design, additional borings are needed to evaluate alternative locations due to groundwater issues and soils at proposed locations of new structures that were identified during the 30% design. The additional subsurface investigation will be used to obtain geotechnical information at the proposed final clarifiers, final clarifier splitter structure, blower building, cake biosolids storage structure, and a potential underground pipe crossing near the intersection of County Road 14 and County Road 68. Braun Intertec will perform the drilling, sampling, and laboratory testing services and prepare a factual geotechnical data report for use by SEH in developing final geotechnical recommendations for design and construction.

Soil borings:

The soil borings will be performed by Braun Intertec under subcontract to SEH. The owner must grant SEH and its drilling subcontractor access to the WWTF site. Braun will perform six standard penetration test (SPT) soil borings at the approximate locations shown on a final design boring layout. Proposed locations are intended to evaluate subsurface conditions in the areas of the new process structures and the potential utility crossing. SEH will provide coordinates and mark the proposed boring locations prior to drilling.

Boring	Target Area	Type	Minimum Depth (ft)
B-101	Final clarifiers	SPT	50
B-102	Final clarifiers	SPT	50
B-103	Final clarifier / splitter structure area	SPT	60
B-104	Blower building	SPT	30
B-105	Cake biosolids storage structure	SPT	30
B-106	Potential underground pipe crossing	SPT	20

The following are the drilling contractor responsibilities:

- Coordinate utility clearance through Gopher State One Call and identify conflicts with public and private utilities prior to drilling.
- Obtain permits necessary to perform the work, including any right-of-way permit or traffic control requirements associated with the pipe crossing boring if work occurs near the county road.
- Provide traffic control necessary to complete the work in accordance with local and county requirements.
- Backfill and seal borings in accordance with Minnesota Department of Health requirements.
- Clearly mark completed boring locations for follow-up survey by SEH.
- Provide draft and final boring logs and make samples available for SEH review.

Laboratory Testing and SEH Final Geotechnical Report:

Recovered samples shall be logged and classified in accordance with the Unified Soil Classification System, and laboratory testing shall be performed as requested by SEH Geotechnical Engineers to characterize subsurface conditions encountered in the borings. Braun Intertec will prepare draft and final boring logs and a final geotechnical data report summarizing the field exploration, laboratory testing, groundwater observations, boring location information, and factual subsurface conditions. SEH will use Braun Intertec's final logs and factual data report to prepare a separate final geotechnical report with geotechnical recommendations for design and construction.

All boring locations are anticipated to be accessible with an ATV drill rig and generally located outside paved areas. SEH will mark proposed boring locations and provide location information for survey and final documentation. Braun Intertec will coordinate with SEH geotechnical staff before mobilization and during drilling if site conditions require location adjustments or scope modifications. SEH geotechnical staff will coordinate the City, Sherburne County Row of Way Permit Agent, and Big Lake Township on required permits and notification of boring activity along County Road 68 and at the intersection with County Road 14.

Task 3.3 – Topographic Survey

SEH performed a topographic survey in the Fall of 2024 for the anticipated project site. During the 30% design, it was identified that additional areas of the site may require survey to support anticipated layout modifications during final design. It was also discovered that the outfall pipe will need to be replaced as part of the project and the outfall pipe route was not available for survey in 2024 due to it being heavily wooded. The outfall route has since been cleared and is now available for a topographic survey of the area to be carried out. This topographic survey will supplement the original survey and include:

- Elevations of contours, structures, inverts, soil boring locations, and other objects on the site.
- Location of marked utilities to be included.
- Boundary work to determine property lines and right-of-way (ROW).
- Set additional benchmarks on site for use during construction, if needed.
- Develop the survey for use in the final design.

Task 3.4 - Process/Equipment Pre-selection:

As part of the design effort, SEH is including services to assist the City with a pre-selection process for the proposed Integrated Fixed Film Activated Sludge (IFAS) system and turbo blowers. Pre-selection packages are prepared, the request for proposals are advertised, and the packages are evaluated by a selection committee using established scoring criteria. Based on the outcome of the selection committee scoring criteria, a manufacturer is selected and included in the final design.

Pre-selection of the IFAS system is recommended because vendors for these systems vary widely in media type, retention systems, oxygen transfer characteristics, and general configurations. The benefits of pre-selecting the IFAS system is that it allows the designer to:

- Establish verified loading rates and aeration requirements
- Confirm carrier fill fractions and reactor sizing
- Evaluate performance guarantees
- Coordinate air system design, mixing requirements, and tank configuration

Pre-selection of the turbo blowers is also recommended because the performance curves, turndown capability, surge control, physical layout, and efficiency vary significantly by manufacturer. The benefits of pre-selecting the turbo blowers are that it allows the designer to:

- Accurately design the aeration system and flow control
- Confirm specific features and efficiencies

Without pre-selection, the design must be more conservative, which can increase cost. The IFAS process and turbo blowers are both energy- and performance-critical systems. Pre-selection helps compare energy efficiency, longevity, and maintenance requirements. It also allows for standardization of controls philosophy and reduces integration issues later during startup. Other benefits of pre-selection include:

- Defined performance guarantees and testing protocols
- Reduced change orders during construction
- Allows evaluation of proven installations, track records with performance, and local service support

- Better alignment between design assumptions and supplier proposals, supporting more consistent pricing during GMP development.

SEH will assist the City with the tasks associated with the pre-selection process for the IFAS system and turbo blowers, including:

1. Prepare the pre-selection package in coordination with the City and CMAR. Up to two (2) virtual meetings are included to coordinate with the City and CMAR on establishment of criteria.
 - a. Establish performance requirements.
 - b. Establish evaluation criteria, such as performance, operational complexity and maintenance requirements, energy and chemical usage, and cost.
 - c. Establish a scoring system used by the selection committee.
2. Advertise the pre-selection package.
 - a. SEH will coordinate advertisements and City will be responsible for advertising costs.
3. Participate in evaluation of packages received and facilitate decision-making.
 - a. Up to two (2) SEH staff will participate in the review of the packages received in addition to selected City staff.
 - b. Participate in one (1) in-person workshop to review findings of the evaluation.
 - c. Tabulate scores and document decision-making process.
 - d. Develop a recommended selection for the IFAS and turbo blowers.

Task 3.5 – Acquisition of Easements for Forcemain

SEH will assist the City in obtaining permanent utility and temporary construction easements as needed for the project. Our right-of-way team will lead the identification and acquisition of the necessary right-of-way and easements to support the proposed project improvements. SEH's scope of work includes:

- Ordering title searches
- Preparing parcel sketches and legal descriptions
- Conducting field title investigations
- Coordination with property owners
- Management of the offer and negotiation process in compliance with federal and state aid requirements

For the purpose of this proposal, the following assumptions have been made:

- Two parcels located along the east side of County Road 68 will be impacted, requiring temporary and/or permanent easements.
- The City will prepare conveyance documentation for the acquisitions, including any easement documents or other documents needed for the acquisition.
- Appraisals will be land-only appraisals and no anticipated severance damages will be included for each impacted parcel.

SEH will engage with a certified General Appraiser as a subconsultant to determine just compensation for the impacted parcels. For any acquisitions that are not settled, SEH will work with the City to determine the next steps.

Task 3.6 – Environmental Investigation and Documentation

SEH will prepare permit applications for the outfall based on the final design. Permits are anticipated for the placement of riprap energy dissipation in the Mississippi River at the outfall. When the final design is at a 90% level, SEH will initiate a pre-application meeting with the regulatory agencies. The pre-application meeting will provide an overview of the project details and will solicit feedback from the regulatory agencies on any concerns as well as the overall timeline for permitting. Following the pre-application meeting, SEH will submit the required permits.

SEH assumes that the City will pay the permit application fees and that the outfall will match existing elevations and hydraulic modeling will not be needed.

Based on the 30% design, it is anticipated that the following permits for the outfall will be needed:

Unit of Government	Type
Minnesota Department of Natural Resources	Public Waters Work Permit
US Army Corps of Engineers	Section 404

In addition to preparing the permit applications, SEH will consult supplemental field sampling and analysis of ground water within one of the additional soil borings proposed for the clarifier location. During the initial subsurface investigation completed in Fall 2024, PFAS compounds were detected in groundwater samples from Boring B-20. The proposed additional sampling will help delineate the extent of PFAS presence across the site and determine whether impacts are localized near the adjacent landfill boundary or more broadly distributed. Tasks for this work include:

- Field Sampling (Groundwater) – Includes a mobilization to observe observed the soil boring and collect a groundwater sample for chemical analysis (field prep, SHSP, etc.).
- Groundwater Reporting and Permitting - Includes tabulating the results, preparing a letter with discussion on sampling methods/results/permitting.
- Groundwater Special Provisions – Help coordinate specifications for groundwater management during construction.
- Hazardous Material Survey (Plan Sheet Markup) – Review/coordinate regulated material removals in plan sheets (as discussed).

The laboratory analysis will include parameters of interest, such as PFAS, as well as other parameters typically required for dewatering permits including:

- PFAS
- Diesel range organics (DRO)
- Gasoline range organics (GRO)
- Semi-volatile organic compounds (SVOCs)
- Volatile organic compounds (VOCs)
- Chemical Oxygen Demand (COD)
- Dissolved Oxygen (DO)
- Resource Conservations and Recovery Act (RCRA) 8 Metals

Task 3.7 – Final Design and Bidding Documents

SEH shall use 30% design and plans to prepare the final design and detailed bidding documents in collaboration with the selected CMAR contractor. The bidding documents consist of plans and specifications. It is intended that the CMAR contractor shall consult on matters of constructability, construction phasing and work sequence, temporary bypass pumping and treatment, real-time market pricing, schedule, and risk management. The plans and specifications shall be submitted to the MPCA and the Minnesota Department of Labor and Industry (DLI) for review and approval. The proposed improvements are outlined in the Facility Plan dated February 2, 2024 and the Facility Plan Amendment dated April 10, 2026.

Final Layout Phase Documents:

- Prepare 60% design (Final Layout) documents including draft technical specifications and plans.
- Review cost estimate prepared by CMAR at 60% design and provide comments as necessary.

Construction Drawing Phase Documents:

- Prepare final bidding (Construction Phase) documents including technical specifications and plans.
- Construction Phase plans and specifications will be submitted to the MPCA for review, approval, and certification necessary for funding opportunities such as Clean Water Revolving Fund (CWRF) and the Point Source Implementation Grant (PSIG).
- A memo outlining the justification for Green Project Reserve (GPR) grant will be prepared and submitted to MPCA concurrently with the Construction Phase plans and specs.
- Construction Phase plans and specifications will be submitted to DLI for plumbing and process piping review and approval. The City will be responsible for fees associated with the DLI review.

In addition to the design disciplines involved with the preliminary design phase, the preparation of final layout and construction drawing phase documents will require further biological modeling using the model that was built during the 30% design phase, instrumentation and controls services to prepare Piping and Instrumentation Diagrams (P&IDs) that show how all processes and equipment are connected and operated, and conveyance specialist for modeling and designing the new forcemain.

Quality Control

SEH will provide quality assurance and quality control reviews of design documents and other deliverables throughout the project. Technical, biddability, and constructability reviews will be completed by each of the design disciplines and with the CMAR contractor at the 60% and final design milestones.

Design Meetings and Site Visits

SEH will coordinate and facilitate design meetings throughout the final design process. The final design process is expected to take up to 14 months after the CMAR contractor has been selected. The number of meetings is based on the established frequency and duration of each type of meeting. Site visits are included as designers may find it necessary to verify existing conditions or design decisions.

- Design Progress Meetings with SEH, the City, and CMAR
 - Design progress meetings are to discuss status of the design documents, design issues, and comments by the City.
 - Up to fourteen (14) monthly progress meetings that last one (1) hour.
 - Up to eight (8) meetings will be in-person and the remaining six (6) will be virtual.
 - It is expected that the SEH Project Manager and SEH Design Lead will attend each meeting. Other disciplines may be asked to join virtually if discipline-specific items need to be discussed.
- Weekly Coordination Meetings with SEH and CMAR
 - Weekly coordination meetings between SEH and the CMAR will maximize the value of CMAR preconstruction services. The meetings will provide opportunity to discuss:
 - Design-Construction alignment
 - Ongoing budget validation
 - Management of schedule and track progress
 - Real-time discussions on constructability, site constraints, and temporary systems
 - Mitigation of risks early
 - Development of the Work Packages
 - Up to sixty (60) weekly coordination meetings during the design period that last between fifteen (15) and thirty (30) minutes.
 - All meetings will be virtual.
 - The SEH Design Lead will attend these meetings.
- Internal SEH Design Meetings with SEH discipline leads

- Internal SEH design meetings are for coordinating design elements between disciplines.
- Up to fourteen (14) monthly progress meetings that last one (1) hour.
- One representative from each discipline involved in the design will attend each meeting.
- All meetings will be virtual.
- Milestone Design Review Meetings with SEH and the City
 - Milestone Design Review meetings are to discuss the plans and specs at 60% and 90% design with City staff and get feedback.
 - A 60% design review meeting will be held in-person and will last up to three (3) hours.
 - A 90% design review meeting will be held in-person and will last up to three (3) hours.
 - SEH will have the Project Manager, Lead Process Designer, and up to one (1) other discipline lead designer as necessary. The City and SEH will decide which discipline may be most needed at each meeting.
- Site Visits
 - Site visits by the various design disciplines may be needed throughout the design process in order to verify existing conditions or discuss design options with City staff.
 - Up to sixteen (16) site visits are included and it is assumed that a site visit will last no more than four (4) hours.

Task 4 – Bidding

Construction drawings and specifications to be used for bidding will include final comments from the MPCA and the City. The following items are included in the bidding scope:

- Provide final bidding documents. Depending on project schedule and lead times, multiple bid packages may be prepared as part of the overall bidding of the project. It may be necessary to bid some items earlier than others to meet the desired project schedule. Electronic copies of each bidding package will be delivered to the City and CMAR contractor prior to bidding.
- Respond to technical questions from the CMAR contractor received by bidders. Provide clarifications or changes to the drawings or specifications to the CMAR contractor to be included in addenda to the project documents.
- Attend up to three (3) virtual pre-bid meetings scheduled by CMAR and potential suppliers. Multiple meetings may be necessary if more than one bidding package is needed for the project.
- Attend up to two (2) virtual and two (2) in-person open-book review of the bids received by the CMAR contractor. If only one bid package is prepared, one (1) open-book review meeting shall be in person. SEH will provide input on recommendation of award of subcontract bids. The following SEH staff will be in attendance:
 - Project Manager – in-person for meetings designated as in-person and virtually for meetings designated as virtual.
 - Lead Process Engineer – in-person for meetings designated as in-person and virtually for meetings designated as virtual.
 - Design Team Discipline Leads – virtually for all meetings
- Final review of Guaranteed Maximum Price (GMP) prepared by CMAR Contractor.

ADDITIONAL SERVICES

SEH will furnish additional services due to changes in the scope of services or as requested by the City. An estimated fee will be provided for Additional Services as requested. Additional services not included in the proposal include, but are not limited to, the following:

1. Review of and assistance with ordinances, industrial permits, or rate studies.
2. Design changes as a result of comments received by MPCA or EPA after review of the permit modification application or Antidegradation Review.
3. Design changes as a result of comments received by MPCA after review and public comment for the EAW being prepared for this project.

4. Evaluate and comment on any contested issues related to the City's NPDES permit modification.
5. Hydraulic modeling or design changes to the effluent pipeline required due to agency comments.
6. Laboratory costs for wastewater sampling that may be needed for further biological modeling. SEH will identify samples needed for the model, if necessary, and the City will be responsible for collecting the samples, transporting them to the laboratory, and the cost for analyzing the samples.
7. Engineering services for construction administration and RPR shall be covered by a future agreement or amendment.
8. Additional services due to significant changes in the general scope of the Project, including, but not limited to, change in size, complexity, or character or caused by revisions to regulations or code requirements administered by MPCA, DLI, or other entities based on revisions that occur after the project commences.
9. Additional services due to significant changes in the general scope of the project if the City desires to reduce the cost estimate provided by the CMAR contractor.
10. And additional studies/evaluations/review of electrical items including arc flash studies, WWTF site security, and connection of systems outside the WWTF to the new SCADA system.
11. Assistance with any pilot studies.
12. Because the City has selected a CMAR delivery method, the CMAR contractor will be responsible for developing project cost estimates and a guaranteed maximum price (GMP) at specified intervals of the project. SEH will not be preparing an engineer's opinion of probable cost at any stage of the project.
13. Arranging additional locates for private utilities not covered by GSOC.
14. Training, applications, workplans, budgets, schedules, or other related information required after City has been awarded Minnesota State bonding bill (GO Funds) or Congressionally Directed Spending through the Federal legislature (EPA Community Grant). Funding assistance after award will be handled through a separate agreement.
15. Additional meetings or site visits beyond those identified in the scope of work above.

CITY PARTICIPATION

City staff participation in the final design in collaboration with SEH and the CMAR is essential for exchange of information/data, review of evaluation results, and discussion of preferences. Good communication between the City staff, SEH, and the CMAR is vital in a collaborative delivery method and will help provide a product that will meet the needs of the City. The anticipated level of City participation includes:

1. Identify members and participate in CMAR Selection Committees to review qualification packages, interviews, review of proposals, and selection of a CMAR contractor.
2. Identify members and participate in Equipment Pre-Selection Committee to review packages received for the IFAS system and turbo blowers.
3. Timely communication of needs and questions.
4. Placing all available information pertinent to the project at SEH's and the CMAR's disposal.
5. Guarantee access to and make all provisions for SEH and the CMAR contractor and all subcontractors to enter upon lands required to perform work under this agreement including the old lift station site, new lift station, forcemain route, and WWTF site.
6. Pay all costs associated with advertising for the CMAR selection and pre-selection process for the IFAS system and turbo blowers.
7. Pay all charges or fees required by any agency or authority having jurisdiction over the project for review of plans, specifications, and contract documents, or for obtaining permits.
8. Prepare conveyance documentation for parcels impacted by proposed forcemain route for temporary and/or permanent easements.

9. Pay for all temporary or permanent easements needed for the installation of a new forcemain from the main lift station to the wastewater treatment facility.
10. Provide timely reviews of design deliverables and feedback.
11. Collect samples, as needed, for biological modeling, coordinate with a testing laboratory, and share results received from laboratory.

SCHEDULE

SEH will resume work on the project following receipt of a signed contract assumed to be approved at the June 17, 2026 Council meeting. The project initiation (kickoff) meeting will be scheduled within a few weeks following the approval. The following is the anticipated schedule based on receiving approval at the June Council meeting:

CMAR Selection Process	December 2026
Continued Topo Survey, Geotechnical	October 2026
Final Design 60% Milestone	June 2027
Final Design 100% Milestone	January 2028
Bidding and Final CMAR GMP	April 2028

ESTIMATE OF EFFORT

The estimated lump sum fee for the scope described herein is \$3,253,800 as summarized below. This project will be executed as an amendment to the contract for the 30% design phase. All terms of the contract for the 30% design will remain the same for this amended scope of work. The proposed engineering fee is aligned with the \$3,500,000 appropriated through the Minnesota Bonding Bill for engineering, permitting, and related project development activities for the Big Lake WWTF Expansion Project. The proposed budget is structured to efficiently and effectively utilize the available funding while supporting a high-quality, constructible project.

TASK	TOTAL ESTIMATED FEE
1.0 Project Management	\$390,900
2.0 CMAR Selection	
2.1 CMAR RFQ	\$19,800
2.2 CMAR Interviews	\$10,700
2.3 CMAR RFP and Selection	\$31,700
3.0 Final Design	
3.1 Design Narrative	\$65,800
3.2 Final Geotechnical Investigation	\$104,200
3.3 Topographic Survey	\$16,600
3.4 Process Equipment Pre-Selection	\$50,500
3.5 Acquisition of Easements for Forcemain	\$15,100
3.6 Environmental Investigation and Documentation	\$39,100
3.7 Final Design and Bidding Documents, QAQC, Meetings & Site Visits	
60% Design Milestone	\$1,326,700
Final 100% Design Milestone	\$1,130,100
4.0 Bidding	\$52,600
TOTAL:	\$3,253,800

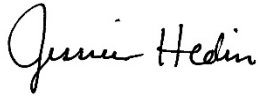
Mr. Paul Knier
June 9, 2026
Page 12

The breakdown of fees is to be considered transferrable between tasks as may be needed to complete the project scope in its entirety as described herein.

SEH appreciates the opportunity to continue supporting the City on this important phase of the WWTF Expansion Project. Building on the strong foundation established during facility planning and preliminary design, our team is well-positioned to provide a seamless transition into the selection of a CMAR contractor and final design. We value our ongoing partnership and look forward to continuing to work closely with City staff to successfully advance the project.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Jessica Hedin, PE
Project Manager
(Lic. MN, SD)

jah

c: Hanna Klimmek, Dan Childs, Deb Wegeleben, City of Big Lake; Jeff Ledin, SEH

[https://sehincazure-my.sharepoint.com/personal/jhedin_sehinc_com/documents/big lake final design proposal/20260609 biglk wwtf expansion project final design proposal_final.docx](https://sehincazure-my.sharepoint.com/personal/jhedin_sehinc_com/documents/big%20lake%20final%20design%20proposal/20260609%20biglk%20wwtf%20expansion%20project%20final%20design%20proposal_final.docx)



AGENDA ITEM

Big Lake City Council

Prepared By: <i>Deb Wegeleben, Finance Director</i>	Meeting Date: <i>06/17/2026</i>	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6E
Item Description: <i>Decertification of Tax Increment Financing (TIF) Redevelopment District 1-4</i>		Reviewed By: <i>Hanna Klimmek, City Administrator</i> Reviewed By: <i>N/A</i>	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving a RESOLUTION decertifying TIF District 1-4.

BACKGROUND/DISCUSSION

TIF District 1-4 is a redevelopment district originally certified on June 30, 2003, and required to be decertified no later than December 31, 2029. The district was created to facilitate redevelopment of a portion of downtown Big Lake and included 24 parcels.

Tax increment revenue from TIF District 1-4 was pledged to the G.O. 2013A Taxable TIF Bonds, which were later refunded by a portion of the G.O. 2016A Bonds. The 2013A Bonds refunded the temporary G.O. 2010B TIF Bonds, which were issued to reimburse the City for land acquisition costs within the district. The 2016A Bonds refunded the 2013A Bonds for interest savings. The final debt payment related to the 2013A Bonds was made on February 1, 2024.

Because the pledged debt has now been paid, TIF District 1-4 must be decertified early. Once council approves the decertification resolution, staff will transfer \$45,510.19 from the General Fund to TIF District 1-4. This amount represents the annual transfer completed in 2025 to the 2016A G.O. Bonds.

Those funds, along with any tax increment received in 2026, will be remitted to Sherburne County with the required decertification documentation. Sherburne County will then redistribute the excess tax increment to the applicable taxing jurisdictions.

Decertification will also return the full taxable value of the parcels to the overall tax base, which will have a positive impact on the City’s net tax capacity in future years.

FINANCIAL IMPACT

There is no financial impact to the City’s budget. The City will receive it proportionate share of the redistributed funds from Sherburne County.

STAFF RECOMMENDATION

Approve the Resolution decertifying TIF District 1-4.

ATTACHMENTS

Confirmation of Decertified TIF District form
Resolution



Confirmation of Decertified TIF District

Upon the decertification of a Tax Increment Financing (TIF) district, please complete the information requested below. A representative from the TIF authority will complete Part A and then forward the form to the County Auditor. The County Auditor will sign Part B to confirm the information in the "Decertification Information to be Confirmed" section.

Please note: If the district is decertifying prior to the required decertification date, include a copy of the resolution along with this form to the County Auditor and the TIF Division. **The form must contain both signatures.**

Part A. To be completed by the TIF Authority

TIF District Identification

TIF Authority Name:	
TIF District Name:	
County:	
TIF District Type:	
Certification Date:	
Required Decertification Date:	

Decertification Information to be Confirmed

Actual Decertification Date:		Date:	
Final TIF Distribution Amount:		Date:	
Amount of Increment Returned to County Auditor (If Any)*:		Date:	

*Increment may be returned prior to or subsequent to the submission of this form. The amount identified here need only include the amount returned upon decertification (not previously reported amounts or forthcoming amounts).

Signature of TIF Authority Representative

By signing below, I confirm that, to the best of my knowledge, the information provided is correct and the authority has decertified the district identified above by resolution or the district has reached its required decertification date.

Additional Comments About the Above Information (If Any):			
Name/Title of Representative:			
Signature:		Date:	

Part B. To be completed by the County Auditor or Representative

By signing below, I confirm that, to the best of my knowledge, (and except as noted in the comments below), the above information is accurate and the County Auditor has taken action to decertify the district, effective as of the actual decertification date identified herein.

Comments/Corrections About the Above Information (If Any):			
Name/Title of Representative:			
Signature:		Date:	

Please submit the completed form and resolution, if any, by email (preferred) to TIF@osa.state.mn.us or by mail to Office of the State Auditor - TIF Division, 525 Park Street, Suite 500, Saint Paul, MN 55103

**CITY OF BIG LAKE
MINNESOTA**

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, Minnesota, on Wednesday, June 17, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding and Paul Seefeld. A motion to adopt the following resolution was made by Council Member _____ and seconded by Council Member _____.

**BIG LAKE CITY COUNCIL
RESOLUTION NO. 2026-XX**

**A RESOLUTION DECERTIFYING
TAX INCREMENT FINANCING REDEVELOPMENT DISTRICT 1-4
OF THE CITY OF BIG LAKE**

WHEREAS, on May 28, 2003, the City of Big Lake (the "City") established its Tax Increment Financing District No. 1-4, (the "District"); and

WHEREAS, Minnesota Statutes, Section 469.174 to 469.179 (the "TIF Act") authorizes the City Council to decertify a tax increment financing district on any date after all bonds and other obligations have been satisfied; and

WHEREAS, as of the date of December 31, 2024 all obligations to which tax increment from the District have been pledged will be paid in full; and

WHEREAS, the City desires by this resolution to decertify the District effective December 31, 2024, by which all taxing jurisdictions will benefit from an increased tax base effective for taxes payable in 2027; and

WHEREAS, the City Council acknowledges such action will be taken by Sherburne County to decertify the District as a tax increment district and to no longer remit tax increment from the District to the City after December 31, 2026.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Big Lake that:

1. The Finance Director is authorized and directed to provide Sherburne County with documents related to decertification of the District, to submit the Confirmation of Decertified TIF District form to the Office of the State Auditor and take any other steps required for decertification by December 31, 2026.
2. The Finance Director is authorized and directed to determine the amount of excess tax increment in the account for the District and to return all excess tax increment to Sherburne County for redistribution to other taxing jurisdictions.

Paul Knier, Mayor

Attest:

Gina Wolbeck, City Clerk

The following Council Members voted in favor:

The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

DRAFTED BY:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

STATE OF MINNESOTA)
)SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this 17th day of June 2026 by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public



AGENDA ITEM

Big Lake City Council

Prepared By: <i>Deb Wegeleben, Finance Director</i>	Meeting Date: <i>6/17/2026</i>	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6F
Item Description: <i>Liability Coverage Waiver Form – Plan Year 2026-2027</i>		Reviewed By: <i>Hanna Klimmek, City Administrator</i>	
		Reviewed By: <i>N/A</i>	

ACTION REQUESTED

By approving this item on Consent Agenda, Council would be approving to not waive monetary limits on Municipal Tort Liability established by Minnesota Statutes, Section 466.04 on the City’s upcoming General Liability Insurance renewal for plan year 2026-2027.

BACKGROUND/DISCUSSION

The League of Minnesota Cities Insurance Trust (LMCIT) requires its liability coverage members to make an annual decision regarding the waiver of statutory tort liability limits as outlined in Minnesota Statutes §466.04.

Options and Implications:

1. **Do Not Waive Statutory Tort Limits (Recommended / Historical Choice):**
 - o *Individual Claim Limit: \$500,000*
 - o *Total Per Occurrence: \$1,500,000*
 - o This option provides a cap on the City’s liability exposure for covered claims.

2. **Waive Statutory Tort Limits Without Purchasing Excess Coverage:**
 - o *Individual Claim Limit: Up to \$2,000,000*
 - o *Total Per Occurrence: \$2,000,000*
 - o Increases the City’s liability exposure without the protection of excess insurance.

Historically, the City has elected **not to waive** the statutory tort limits, maintaining the \$500,000 per-claim and \$1,500,000 per-occurrence caps. Staff recommends continuing this approach to limit potential financial exposure. This decision does not affect claims where statutory tort limits do not apply. This decision must be made by the City Council.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

Approve not waiving the monetary limits on Municipal Tort Liability on the 2026-2027 General Liability Insurance

ATTACHMENTS

- LMC Liability Coverage – Waiver Form.
- LMC Liability Coverage Guide, pages 5-8



League of Minnesota Cities Insurance Trust Liability Coverage Waiver Form

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

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

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

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

Select one of the options below.

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

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

LMCIT Member Name: _____

Date of member's governing body meeting: _____

Name and title of person completing this form: _____

Signature of person completing this form: _____

RELEVANT LINKS:

[Minn. Stat. § 466.04.](#)

See Section II.C, *Data security breach and computer-related risks.*

See Section II.K, *Land use and special risk litigation.*

See Section II.E, *Employees' activities in outside organizations.*

[Minn. Stat. § 466.04.](#)

It can also select from among several liability coverage limits.

1. LMCIT standard liability limits

LMCIT's liability coverage provides a standard limit of \$2 million per occurrence.

In addition, there are separate, specific annual aggregate limits (limits on the total amount of coverage for the year regardless of the number of claims) for the following types of claims:

- \$3 million annual aggregate limit for “products hazard claims” (damages arising out of goods or products manufactured, sold, handled, distributed or disposed of by the member).
- \$3 million aggregate limit for “failure to supply claims” (damages arising out of the failure to supply water, electricity, gas, steam, telecommunications, or electronic data transmission service).
- \$3 million annual aggregate limit for EMF or “electromagnetic fields claims” (damages arising out of exposure to electromagnetic fields, electromagnetic radiation or stray voltage).
- \$3 million annual aggregate limit for “limited contamination claims” (narrow exception to the broad pollution exclusion for a specific list of exposures; examples include the sudden and accidental release of pollutants beginning and ending within 72 hours and sewer backup claims).
- \$3 million annual aggregate limit for sexual abuse and molestation claims.
- \$3 million annual aggregate limit for wildfire claims.
- \$3 million annual aggregate limit for terrorism act claims.

Other annual aggregate limits apply for the following:

- \$1 million annual aggregate for land use and special risk litigation claims.
- \$100,000 annual aggregate for employees' activities in outside organizations.
- \$250,000 annual aggregate for organic pathogen claims (this limit applies whether claims are made under municipal liability, auto liability, or both).
- \$200,000 annual aggregate for “limited law enforcement service contract claims” (law enforcement liability assumed in a service contract involving a law enforcement service agency that is not an LMCIT member).

2. Statutory liability limits

Unless explicitly waived by the member, LMCIT will assert the statutory municipal tort caps which are a maximum of \$500,000 per claimant and \$1.5 million per occurrence. These limits apply whether the claim is against the member, against the individual officer or employee, or both.

RELEVANT LINKS:

See [Summary of LMCIT Liability Coverage Options](#) and the effects of choosing the various coverage structure options.

See Section I.D.3, *Purchasing higher liability limits.*

See Section I.D.3.a, *Statutory limits may not apply.*

At the member’s coverage renewal each year, it must decide whether to waive or not waive the statutory limits. There is no right or wrong answer, and it’s a discretionary decision each governing body must make.

a. Waiving the statutory limit

Members who waive the statutory limits are waiving the protection of the statutory limits, up to the amount of coverage the member has. A claimant could recover up to LMCIT’s standard limit of \$2 million, rather than the statutory limit of \$500,000 per claimant. Because the waiver increases the exposure, the premium is higher for coverage under the waiver option.

A member may choose to pay more in premium for the waiver option because applying the statutory liability limit means an injured party may not be fully compensated for his or her actual, proven damages that were caused by city negligence. Some cities, as a matter of public policy, may want to have more assets available to compensate their citizens for injuries caused by the city’s negligence. Waiving the statutory liability limits is a way to do that. Other cities may feel that the appropriate policy is to minimize the expenditure of the taxpayers’ funds by taking full advantage of every protection the legislature has decided to provide. There’s no right or wrong answer on this point. It’s a discretionary question of city policy that each city council needs to decide for itself.

In cases where the member waives the statutory limit and purchases LMCIT’s excess liability coverage, a claimant could potentially recover more. If, for example, the member has \$1 million of excess coverage and chooses to waive the statutory tort caps, a claimant or claimants could recover up to \$3 million in damages in a single occurrence.

The cost of excess liability coverage is higher if the member waives the statutory tort caps as waiving the statutory tort caps increases both the per claimant exposure and the per occurrence exposure.

(In other words, waiving the tort caps makes it more likely the excess liability limits will come into play.)

b. Not waiving the statutory limit

For members who choose not to waive the statutory limits, the member’s liability for most liability claims is limited by the statute to no more than \$500,000 per claimant and \$1.5 million per occurrence. LMCIT’s higher coverage limits would only apply for types of claims that aren’t subject to the statutory limit.

RELEVANT LINKS:

[Minn. Stat. § 3.736.](#)

[42 U.S. Code § 1983.](#)

See Section I.D, *Coverage limits.*

3. Purchasing higher liability limits

LMCIT makes available the option of carrying higher coverage limits than the basic limit of \$2 million per occurrence. LMCIT's excess liability coverage is available in \$1 million increments up to a maximum of \$8 million. There are several reasons why cities may consider carrying the excess liability coverage.

a. Statutory limits may not apply

The statutory tort caps do not or may not apply for the following types of claims:

- Claims under federal civil rights laws, including Section 1983, the Americans with Disabilities Act.
- Claims for tort liability the member has assumed by contract, which occurs when a member agrees in contract to defend and indemnify a private party.
- Claims for actions in another state, which may occur in border cities that have mutual aid agreements with adjoining states or when a member official attends a national conference.
- Claims based on liquor sales, which mostly affects members with municipal liquor stores, but it could also relate to beer sales at a fire relief association fundraiser, for example.
- Claims based on a "taking" theory, which are suits challenging land use regulations frequently included in an "inverse condemnation" claim, alleging the regulation amounts to a "taking" of the property.

b. Annual limits apply for specific risks

Besides LMCIT's overall coverage limit of \$2 million per occurrence, there are annual aggregate limits for certain risks. If the member has a loss or claim in one of these areas, there might not be enough limits remaining to cover the member's full exposure if there is another similar loss during the year.

There are, however, a couple important restrictions on how the excess coverage applies to risks that are subject to aggregate limits. The excess coverage does not apply to the following:

- Failure to supply utilities.
- Mold.
- Lead and asbestos.
- Excavation and dredging.
- Sudden and accidental release of pollutants below ground or within or on the surface of any body of water.
- Auto no-fault claims.
- Uninsured/underinsured motorist claims.

RELEVANT LINKS:

See Section II.J, *Joint powers entities* and Section II.R, *Separate city boards and commissions*.

- Workers' compensation, disability, or unemployment claims.
- Claims under medical payments coverage.
- Claims arising from the activities of outside organizations.
- No-fault sewer backup.
- Liquor liability unless the member has specifically requested it.
- Organic pathogen claims.
- Limited law enforcement service contract claims. (Law enforcement liability assumed in a service contract involving a law enforcement service agency that is not an LMCIT member.)

c. Contracts may require higher coverage limits

A contract might include a requirement the member carry more than \$2 million per occurrence in coverage limits. Carrying excess coverage is a way to meet these requirements. Members can also request an endorsement to increase the member's coverage limit only for claims relating to that contract.

d. Multiple political subdivisions

There may be more than one political subdivision covered under the member's coverage, like an HRA, EDA, or port authority; or the member has agreed by contract to defend and indemnify or name another entity as a covered party.

In this case, a claimant may be able to recover amounts from both the member and the other entity. Excess coverage is one way to provide enough coverage limits. Another solution is for the HRA, EDA, or port authority to carry separate liability coverage in its own name.

II. Coverage details on specific liability exposures

LMCIT's liability coverage is broad, but there are situations where the member needs to take additional action or be aware of special coverage terms.

A. Airports

LMCIT can provide airport liability coverage to members of its property/casualty program. Coverage is available for airports that are operated by a member city, by a joint powers entity that includes at least one member city, or by a special purpose district. Coverage is available for most municipal airports, except larger airports that have scheduled service are not eligible.



AGENDA ITEM

Big Lake City Council

Prepared By: <i>Marie Popp, Community Development Director</i>	Meeting Date: <i>6/17/2026</i>	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6G
Item Description: <i>Cooperative Agreement for Environmental Review Worksheet</i>	Reviewed By: <i>Hanna Klimmek, City Administrator</i>		
	Reviewed By: <i>Gina Wolbeck, City Clerk</i>		

ACTION REQUESTED

Motion to approve a Cooperative Agreement between the City of Big Lake, Sherburne County, and Dellwood Land Development, LLP related to Annexation and Environmental Review for parcel no.'s 10-00325-1101, 10-00325-1410, and 10-00324-4400.

BACKGROUND/DISCUSSION

The City received a petition for annexation of approximately 115 acres. The owners of the property requested the annexation in connection with the potential development for light industrial purposes. The purpose of the annexation is to provide the site with municipal utilities, without which the proposed development could not occur. The City notified Big Lake Township of the requested annexation and held the public hearing on April 15, 2026.

The proposed development of the Property will require the preparation of a mandatory environmental assessment worksheet (EAW). The owners of the Property do not intend to finalize the annexation into the City unless and until the EAW has been completed. If for any reason the proposed development of the site does not move forward, the owners of the property intend that the annexation not proceed.

The Cooperative Agreement acknowledges the project's land use approvals would be from the City of Big Lake and allows for the City of Big Lake to be the responsible government unit for the environmental review process.

A similar agreement was approved with Big Lake Township, but upon further exploration this second agreement was identified as a need by the City and County Attorneys.

FINANCIAL IMPACT

All costs for the EAW shall be the responsibility of the applicant.

STAFF RECOMMENDATION

Staff recommends the City Council approve the Cooperative Agreement as presented.

ATTACHMENTS

Attachment A – Cooperative Agreement

Attachment A
Cooperative Agreement

**COOPERATIVE AGREEMENT
RELATED TO ANNEXATION AND ENVIRONMENTAL REVIEW**

THIS COOPERATIVE AGREEMENT is made as of _____, 2026 by and between **CITY OF BIG LAKE**, a Minnesota municipal corporation (“City”), **COUNTY OF SHERBURNE**, a Minnesota political subdivision (“County”), and **DELLWOOD LAND DEVELOPMENT, LLP**, a Minnesota limited liability partnership, as to an undivided Twenty-five percent (25%) interest, **HURLEY, LLC**, a Minnesota limited liability company, as to an undivided Twenty-five percent (25%) interest, **SAUTER, LLC**, a Minnesota limited liability company, as to an undivided Twenty-five percent (25%) interest, and **CROWDER, LLC**, a Minnesota limited liability company, as to an undivided Twenty-five percent (25%) interest, as tenants-in-common, (“Owners”)

Recitals

- A. City has received a property owner petition for the annexation of approximately 115.32 acres of land from the Township of Big Lake to the City of Big Lake. The property that is the subject of the petition consists of tax parcel numbers 10-00325-1101, 10-00325-1410, and 10-00324-4400 (the “Property”).
- B. Owners are the fee owners of the Property. Owners have requested the annexation in connection with the potential development of the Property for light industrial purposes. The purpose of the annexation is to provide the Property with municipal utilities, without which, the proposed development could not occur.
- C. The proposed development of the Property will require the preparation of a mandatory environmental assessment worksheet (“EAW”), under Minnesota Rules 4410.4300, subparts 14 and 36. Those rules designate the responsible governmental unit or RGU to be the local governmental unit.
- D. Owners do not intend to finalize the annexation of the Property into the City unless and until the EAW has been completed. If for any reason the proposed development of the Property is not approved, the owners of the Property intend that the annexation not proceed.
- E. If the proposed development is to proceed, it will only be after environmental review is completed and annexation of the Property into the City is finalized, at which time the City will be the local governmental unit that would be responsible for all relevant land use approvals for the proposed development of the Property, including comprehensive guide plan amendment, and zoning (the “Land Use Approvals”).

F. The timing of the EAW has raised a question as to whether the county or the city is the appropriate local governmental unit to serve as the Responsible Government Unit (RGU) for purposes of the environmental review.

Agreement

1. Incorporation of recitals. The Recitals above are incorporated into and made a part of this Agreement.

2. Designation of RGU. County and City agree that, because the City will be the local governmental unit that issues final Land Use Approvals, if any, for the proposed development of the Property, the City is the appropriate responsible governmental unit or RGU with respect to compliance with environmental review processes for the proposed development of the Property.

3. EAW Not Binding on County. Because the scope of the proposed EAW will be premised upon annexation of the Property into the City and development according to City official controls, Owner(s) understand and agree that, if the proposed annexation does not occur, the EAW produced under this agreement will not bind the County on any future planning, zoning, land use, permitting, or licensing decisions.

IN WITNESS WHEREOF, the undersigned governmental units, by action of the governing bodies, have caused this Agreement to be executed in accordance with the authority of Minnesota Statute 471.59.

COUNTY OF SHERBURNE

By _____
Raeanne Danielowski
Its Board Chair

By _____
Bruce Messelt
Its County Administrator

CITY OF BIG LAKE

By _____
Paul Knier
Its Mayor

By _____
Gina Wolbeck
Its City Clerk

OWNERS:

**DELLWOOD LAND
DEVELOPMENT, LLP**

as to an undivided Twenty-five percent
(25% interest)

)

By: _____
_____ [print name]

Its: _____ [title]

HURLEY, LLC

as to an undivided Twenty-five percent
(25% interest)

)

By: _____
_____ [print name]

Its: _____ [title]

SAUTER, LLC

as to an undivided Twenty-five percent
(25% interest)

)

By: _____
_____ [print name]

Its: _____ [title]

CROWDER, LLC

as to an undivided Twenty-five percent
(25% interest)

)

By: _____
_____ [print name]

Its: _____ [title]



AGENDA ITEM

Big Lake City Council

Prepared By: Layne R. Otteson, City Engineer ENG26-036	Meeting Date: 6/17/2026	<input type="checkbox"/> Regular Agenda Item <input checked="" type="checkbox"/> Consent Agenda Item	Item No. 6H
Item Description: Approve an Agreement to Allow Early Site Grading Work for Prairie Rose Development	Reviewed By: Hanna Klimmek, City Administrator		
		Reviewed By: Deb Wegeleben, Finance Director	

ACTION REQUESTED

By approving this item on the Consent Agenda, Council would be approving an Agreement to Allow Early Site Grading Work for Prairie Rose Development subject to administrative approvals by City Planner and City Engineer.

BACKGROUND/DISCUSSION

The Developer wishes to start clearing and grading the site before the platting process is complete. This project has been reviewed by Staff 3 years ago and just recently. The grading plans are complete. Street, utilities and other minor design are nearing completion but substantially in conformance with City Standard design. All design work is subject to review by the City Engineer and no public infrastructure work will be allowed which does not meet City or State standards.

An early start will allow the contractor to finish in September when temperatures are favorable, rather than late October or November with cold conditions. Cold conditions can have long term effects on the quality of the City’s infrastructure, especially concrete and asphalt. Staff has held several meetings and participated in significant correspondence to move this project along in the direction the City Staff feels comfortable with supporting their request.

The City has previously approved early starts when the developer has provided acceptable engineering plans, executed agreement, executed land alteration permit and provided surety. Early starts have been allowed with commercial sites and grading of developments. The agreement specifies that the Developer is taking on and accepting risks associated with continued plan review, plan approvals and construction activity.

FINANCIAL IMPACT

There is no financial impact or risk to the taxpayers. The Developer has provided 5% cash surety in the amount of \$27,946.50 to ensure the grading work is completed. In the event work stops and the site needs to finish being graded, seeded and mulched, this cash surety shall be used to cover the expenses of the work.

STAFF RECOMMENDATION

Staff recommends Council approve the request and direct City Staff to execute the agreement with the Developer.

ATTACHMENTS

Agreement to Allow Early Site Grading Work
Land Alteration Permit

AGREEMENT TO ALLOW EARLY SITE GRADING WORK

This AGREEMENT TO ALLOW EARLY SITE GRADING WORK (this "Agreement") is made this 17th day of June, 2026. by and between the City of Big Lake , a Minnesota municipal corporation (the "City"), and Big Lake 648-1 Land LLC, a Minnesota limited liability company ("Developer"), the City and Developer are sometime collectively referred to herein as the "parties" or each a "party."

RECITALS

WHEREAS, Developer is the owner of, or has obtained the applicable consent of the owner of the real property identified as follows:

- P.I.D. 65-00543-0030
- P.I.D. 65-00543-0070
- P.I.D. 65-00609-0010

(the "Subject Property"); and

WHEREAS, Developer submitted a preliminary plat application to the City to subdivide the Subject Property and construct public infrastructure and residential lots (the "Development"), which was approved by the City of Big Lake on July 27, 2022; and

WHEREAS, Developer intends to request approval of the final plat of the Development and will enter into one or more agreements with the City governing this Phase of the Development including, but not limited to, a Development Agreement which will set forth certain requirements and obligations related to the installation of this Phase of the Development; and

WHEREAS, prior to entering into all required agreements governing the installation of the Development, Developer has requested that the City approve preliminary grading and related work upon the Subject Property for all Phases, as described in the attached Exhibit "A" ("Early Site Grading Work"); and

WHEREAS, the Early Site Grading Work for the approved preliminary plat referred to above is described and depicted in the attached Exhibit "A," and the City may allow for such preliminary work on the Subject Property, subject to Developer executing this Agreement and providing security as required herein;

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereto agree as follows:

1. Developer will commence Early Site Grading Work upon the Subject Property only in accordance with the plans and description attached hereto as Exhibit A and to the extent approved by the City Engineer. No work will be undertaken or continued until Developer has:
 - a. Resolved with the City Engineer any and all areas where Early Site Grading Work will not be permitted. Developer shall comply with any applicable tree preservation plan with respect to the Subject Property.
 - b. Resolved any outstanding drainage and erosion control issues to the satisfaction of the City Engineer.

- c. Complete remaining civil site plan design including streets, utilities, walks and other infrastructure.
- d. Complied with all hours of operation requirements. Hours of operation shall be limited to the construction hours permitted by the City of Big Lake.
- e. Obtained City Engineer approval for all haul routes. Haul routes for vehicles used in transport of materials shall be from US 10 directly to and from the project site. The City Engineer has discretion to change the designated haul routes at any time in event of unforeseen circumstances. This Agreement may be terminated and all work on the Subject Property may be halted by the City for Developer's failure to use the designated haul routes or for any other violation of this Agreement.
- f. Attended a pre-construction conference with the City Engineer.
- g. Provided the City Engineer with all relevant permit applications and fees.
- h. Executed this Agreement and provided to the City all security funds required herein.

2. Developer shall perform all Early Site Grading Work in conformance with the preliminarily grading plans approved by the City Engineer and attached hereto as Exhibit A, as may be amended by the City of Big Lake under final review process. Any work which is not in conformity with approved plans shall be a violation of this Agreement. Developer agrees and hereby grants access to the Subject Property to the City at all reasonable times in order to verify compliance with the terms of this Agreement. Upon receipt of verbal or written notice that any work on the Subject Property is not compliant with the approved plans or any amendment to the same deemed necessary by the City and disclosed to the Developer, Developer shall immediately make any required changes or immediately cease all work and take whatever restoration actions are required by the City. In the event that Developer fails to cease work or undertake or complete required changes or restoration, the City may utilize any and all escrow or security funds posted by Developer under this Agreement to take the required actions, as well as reimburse itself for any costs incurred by the City, including administrative, engineering, and legal fees and costs, including but not limited to reasonable attorney's fees.

3. Developer will undertake such work with knowledge that approval for construction of private improvements has not yet been granted by the City and nothing in this Agreement shall be construed as a promise or assurance that such approval will be granted. Therefore, all work undertaken prior to approval and full compliance with Big Lake City Code is solely at the risk of Developer. Developer specifically waives all claims or causes of action of whatever nature against the City, its officers, employees, agents or contractors relative to the work undertaken and this Agreement. Further, this Agreement shall not impact, amend, or replace any Master Developer Agreement, individual Phase Site Development Agreement, or any other agreement which may be entered into with respect to the Development. In the event of any conflict between this Agreement and any other such agreement with respect to the Development, the terms of the other Agreement shall control.

4. The Developer shall pay all costs incurred by Developer or the City in conjunction with the Early Site Grading Work on the Subject Property, including but not limited to planning, engineering, legal and inspection expenses incurred related to the acceptance of the work, review of plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting the work on the Subject

Property. This cost shall be calculated by the City Engineer and provided by the Developer. Separate from any posted security, Developer shall deposit **Twenty-Seven Thousand Nine Hundred Forty-Six Dollars and Fifty Cents (\$27,946.50)** with the City in an escrow account to cover the City's projected costs related to the Early Site Grading Work in the event the work is not completed and City needs grade, stabilize and seed the site. Further, at any point during this Agreement, if the City determines that the posted escrow funds are insufficient, the City shall notify Developer to deposit additional funds and Developer shall so deposit the funds within ten (10) days of that notice. Developer's failure to post the escrow funds requested by the City shall be grounds for termination of this Agreement by the City, and/or shall permit the City to temporarily halt all work on the Subject Property until such funds are deposited.

5. Developer shall indemnify and hold harmless the City, its elected officials, employees, and agents from any and all claims or causes of action of whatever nature related to the Early Site Grading Work on the Subject Property as set forth in this Agreement. Said indemnity and agreement to hold the City harmless includes, but is not limited to, payment of any and all attorney's fees, engineering fees, witness fees or any other costs and disbursements related to this Agreement, including any City fees or costs expended to enforce the terms and conditions of this Agreement.

6. Developer hereby agrees to obtain and maintain throughout the duration of any of the Early Site Grading Work on the Subject Property, such duration to include any time necessary for the City to inspect and approve of the work, public liability and property damage insurance coverage covering personal injury, including death, and claims for property damage which may arise out of the Developer's work or the work of Developer's contractors or subcontractors or by one directly or indirectly employed by any of them. Liability limits for bodily injury and death shall not be less than \$500,000 for one person and \$1,000,000 for each occurrence; limits for property damage shall be not less than \$200,000 for each occurrence; or a combination single limit policy of \$1,000,000 or more. The City and Bolton and Menk, Inc. of Ramsey, MN, shall be named as additional insured parties on the policy. Developer shall provide the City with a certificate of insurance evidencing the satisfaction of these requirements and the policy shall mandate that thirty (30) days' written notice be provided to the City prior to the effective date of any cancellation or non-renewal of the policy, except in the case of non-payment, in which case ten (10) day's written notice shall be sufficient. The insurance shall be primary and non-contributory as to any policy maintained by the City Engineer.

7. In order to ensure compliance with this Agreement, or to assure completion or restoration of the site, Developer shall fully execute and deliver to the City this Agreement and all security required by this Agreement. Specifically, Developer shall deposit with the City all funds listed in the attached Exhibit "B" (the "Security"). Such funds are posted to collectively secure all Early Site Grading Work and use of the same shall not be limited to any itemization listed in said Exhibit "B." The Security shall be in the form of either a cash deposit. Upon five (5) days' written notice to Developer, the City may utilize any of the Security funds to complete needed site restoration, except in emergency situations, as determined by the City, which shall permit the City to utilize the Security funds to complete restoration work immediately and without prior written notice. In the event of an emergency situation which results in such action being taken by the City, the City will provide written notice of any such restoration work as soon as reasonably possible. If costs are incurred by the City for restoration above and beyond the amount of the Security, Developer shall be liable for all additional costs, including engineering, planning and legal fees, including but not limited to reasonable attorneys' fees and costs, which Developer shall

promptly pay upon invoicing, and not later than 30 days after receipt of the invoice. If Developer fails to promptly pay such invoiced amounts, in addition to any other remedy available to the City at law or in equity, the City may recover the amount by drawing upon any other security posted by the Developer for the Development and Developer hereby consents to such draw. The Security shall only be released upon a determination by the City Engineer that it is no longer required. Failure to maintain the required Security shall be grounds for immediate termination of this Agreement by the City.

8. This Agreement in no way indicated that Development-approval beyond the Early Site Grading Work has been granted by the City, and this Agreement shall in no way be construed as evidence of, and in no way implies any such approval. Developer shall make no representations to third parties that this Agreement constitutes or implies that Development approval beyond the Early Site Grading Work as authorized by this Agreement has been granted.

9. Developer shall comply with all laws, ordinances, regulations, and directives of the State of Minnesota and the City. This Agreement shall be interpreted according to the laws of the State of Minnesota and any action to enforce the terms contained herein shall be brought to Sherburne County, Minnesota.

10. In the event that any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such holding shall pertain only to such provision and shall not invalidate or render unenforceable any other provision herein.

11. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and shall constitute one and the same Agreement.

12. This Agreement constitutes the entirety of the understating of the parties related to the Early Site Grading Work contemplated herein. It does not affect, and shall be subordinate to any terms contained within other agreements between the parties, related to the Development, including, but not limited to, a Development Agreement or any individual Phase Site Development Agreement. No modifications to this Agreement shall be in effect unless reduced to writing and signed by all parties.

13. For the purpose of providing written notice pursuant to this Agreement, written notice shall be valid if provided via personal service, courier, U.S. Mail, or email to the following:

If to the City:

City of Big Lake
Attn: Layne Otteson, City Engineer
160 Lake Street North
Big Lake, MN 55309
Email: lotteson@biglakemn.org

With Copy to:

City of Big Lake
Attn: Hanna Klimmek, City Administrator
160 Lake Street North
Big Lake, MN 55309
Email: hklimmek@biglakemn.org

If to Developer:

Big Lake 648-1 Land, LLC
Attn: Ben Minks
14015 Sunfish Lake Blvd Ste 100
Ramsey, MN 55303
Email: Heather@capstoneHomes-mn.com

14. The undersigned signatory hereby represents and warrants that he/she is the designated representative of the Developer and maintains the unqualified authorization to bind the Developer to all terms contained herein. Developer further warrants that Developer is the unencumbered owner of the Subject Property or has obtained the written consent of all owners and/or any parties possessing an interest in the Subject Property, to complete the work contemplated herein, pursuant to the terms of this Agreement.

[signatures on pages to follow]

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the day and year first above written.

DEVELOPER: BIG LAKE 648-1 LAND LLC

By: _____
Ben Minks

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Ben Minks, the _____ of Big Lake 648-1 Land LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public

CITY OF BIG LAKE

By: _____
Paul Knier, Mayor

By: _____
Gina Wolbeck, City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF SHERBURNE)

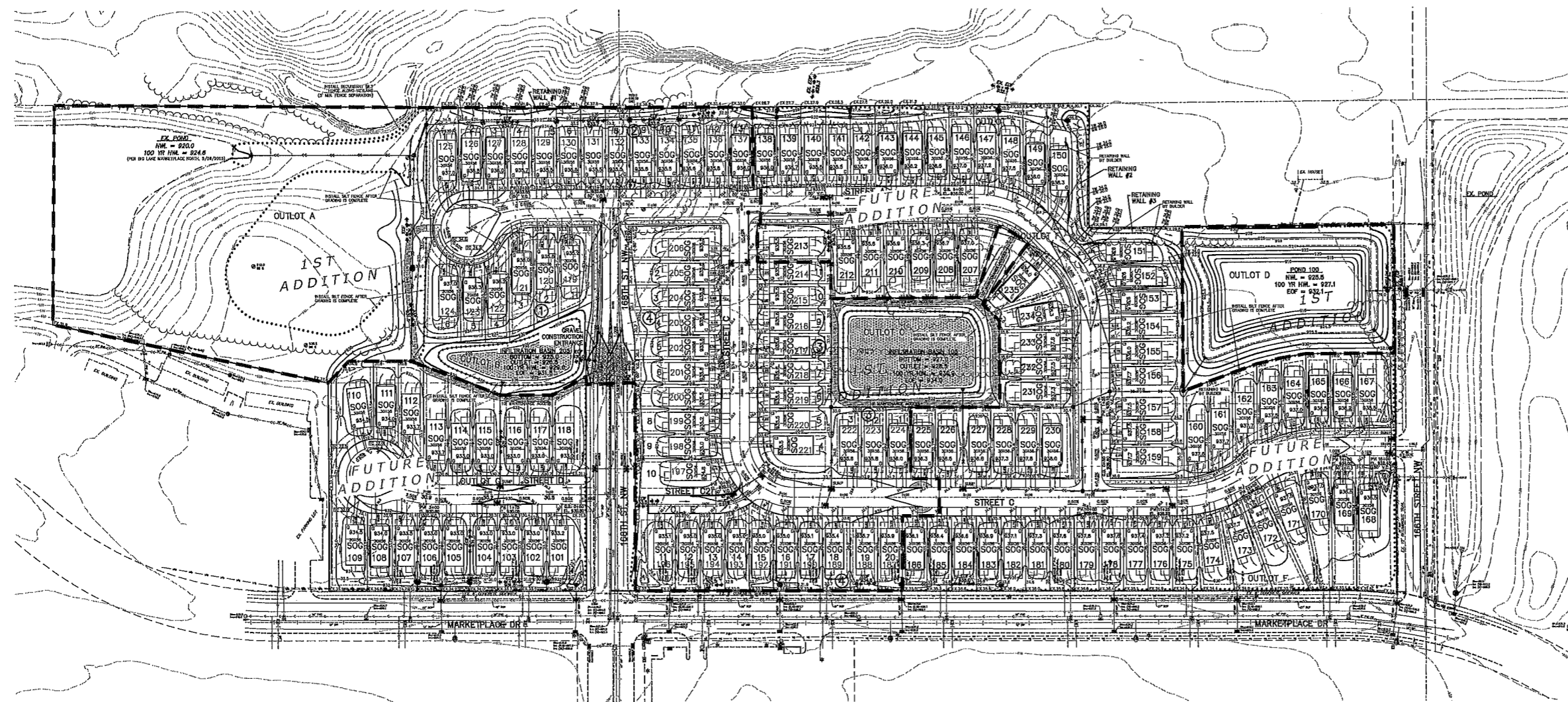
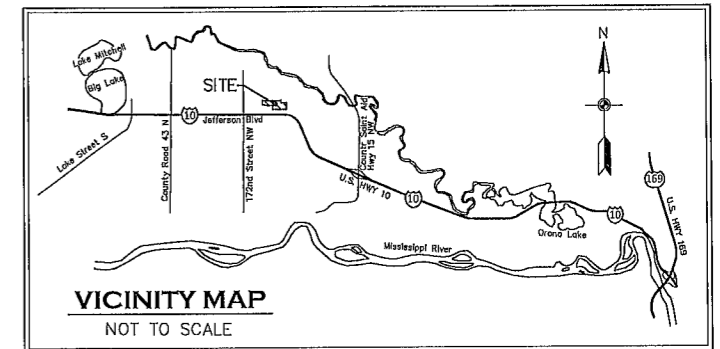
The foregoing instrument was acknowledged before me this 17th day of June, 2026, by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

EXHIBIT "A"

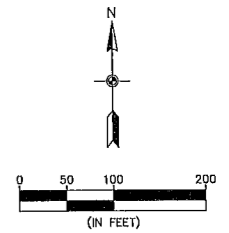
**Engineered Grading and Drainage Plans
(subject to final approval by City Engineer)**

PRAIRIE ROSE GRADING, DEVELOPMENT, AND EROSION CONTROL PLANS BIG LAKE, MINNESOTA



SHEET INDEX

1. COVER
2. GRADING INDEX
- 3-4. GRADING DEVELOPMENT & EROSION CONTROL PLAN
- 5-7. DETAILS
8. RETAINING WALL PROFILES
- S1. SEEDING PLAN
- SP1-SP2. STORMWATER POLLUTION PREVENTION PLAN



BENCHMARKS	
1.	Minnesota Department of Transportation GSD Station #23794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
2.	Minnesota Department of Transportation GSD Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)



The subsurface utility information shown on this plan is utility Quality Level B. This quality level was determined according to the guidelines of C/PASCE 35-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."



3890 PHEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55448
TEL 763.489.7900
FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofak, P.E.
Signature: *Brian J. Krystofak*
Date: 06/05/26 License #: 25063

Drawn: GJS
Designed: BJK
Date: 06/05/26

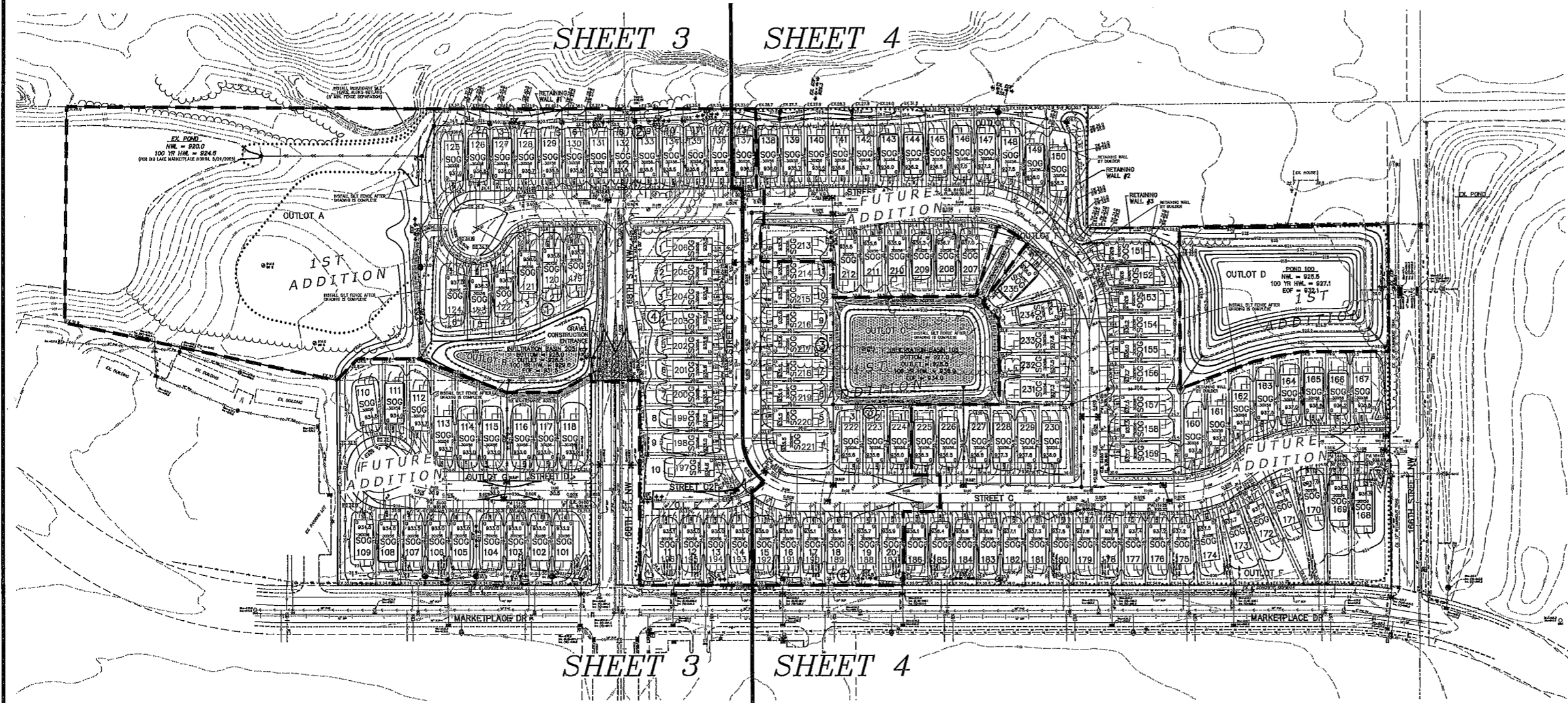
Revisions:
1.

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd. NW, Suite 400
Ramsey, MN, 55303

PRAIRIE ROSE
Big Lake, MN

COVER

1
of
8



LEGEND

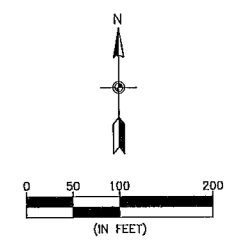
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EASEMENT LINE	---	---
CURB LINE	---	---
BITUMINOUS	---	---
CONCRETE	---	---
SANITARY SEWER	---	---
SANITARY SEWER FORCE-MAIN	---	---
STORM SEWER	---	---
WATER MAIN	---	---
OVERHEAD UTILITY	---	---
UNDER GROUND UTILITY	---	---
UNDER GROUND FIBER-OPTICS	---	---
STORM CATCH BASIN		○
STORM MANHOLE		○
OUTLET CONTROL STRUCTURE		○
MANHOLE		○
HYDRANT		○
GATE VALVE		○
TELEVISION BOX		○
TELEPHONE BOX		○
UTILITY POLE		○
RETAINING WALL	---	---
FENCE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
FEMA FLOOD PLAIN	---	---
WETLAND LINE	---	---
SPOT ELEVATION	00.0	00.0
EMERGENCY OVERFLOW	---	---
SILT FENCE (STANDARD DTL #2001)	---	---
TREE FENCE	---	---
TREELINE	---	---
SOIL BORING	TH	TH
HAND AUGER PROBE	HAP	HAP

WETLAND SUMMARY

THERE ARE NO PROPOSED WETLAND IMPACTS.

NOTES

- CONSTRUCTION EQUIPMENT SHALL NOT TRACK OVER INFILTRATION AREAS AND SEDIMENT CONTROL SHALL BE INSTALLED AROUND THE INFILTRATION BASINS ONCE COMPLETED TO ENSURE THE BASINS WILL FUNCTION PROPERLY.
- REFER TO SEEDING PLAN S1 FOR TURF ESTABLISHMENT.
- REFER TO THE STORMWATER POLLUTION PREVENTION PLAN BOOK (DATED 5/15/20) AND SHEETS SP1-SP2 FOR POLLUTION PREVENTION AND SEDIMENT CONTROL MEASURES.



BENCHMARKS

- Minnesota Department of Transportation GSID Station #93794 (Name: 7102 AD). Elev.= 938.50 ft. (NAVD 88)
- Minnesota Department of Transportation GSID Station #109095 (Name: 7102 AQ). Elev.= 927.61 ft. (NAVD 88)

CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3690 PHEASANT RIDGE DR NE SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
 FAX 763.489.7959
 CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystoflak, P.E.
 Signature: *Brian J. Krystoflak*
 Date: 06/05/26 License #: 25063

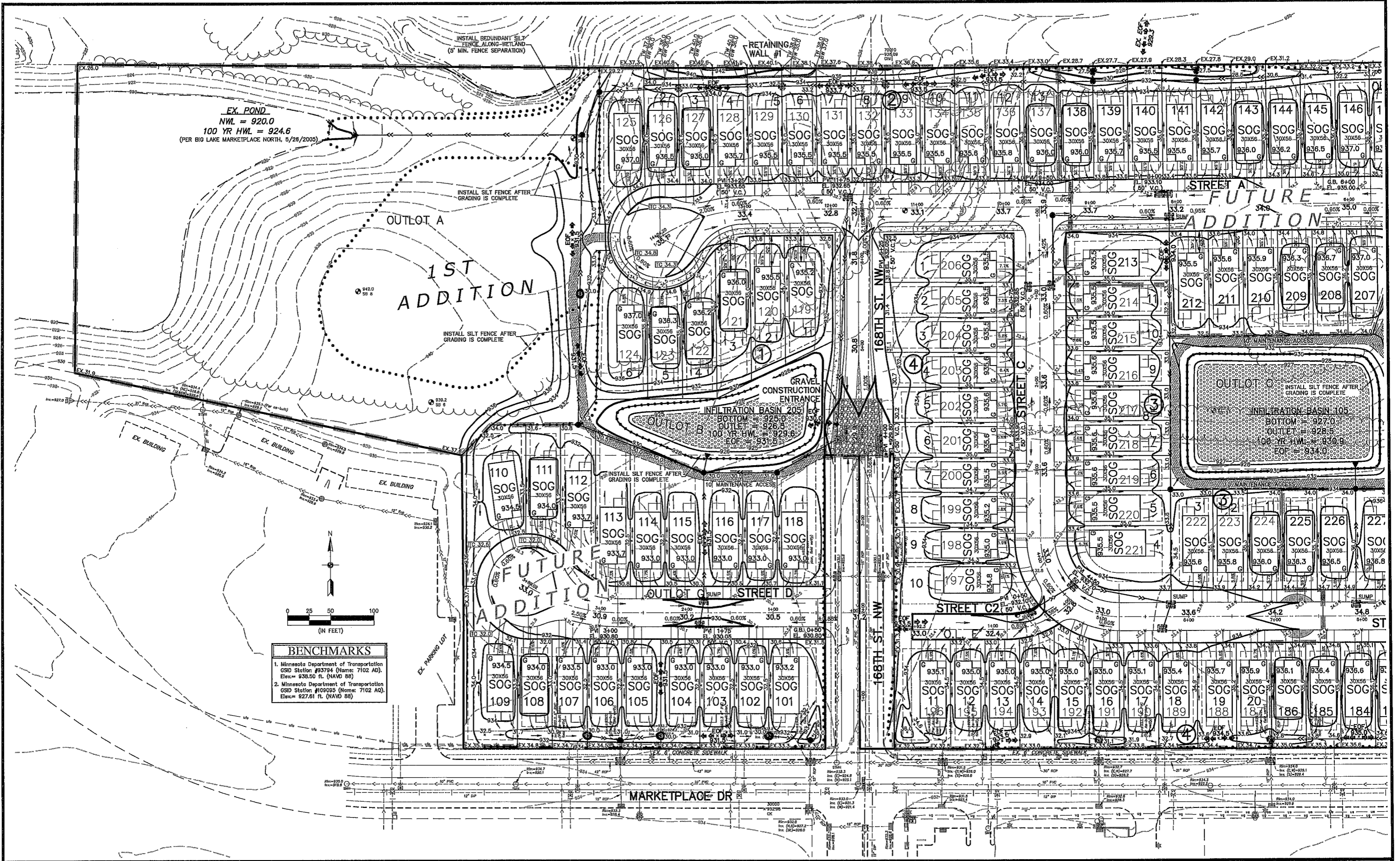
Drawn: GJS
 Designed: BJK
 Date: 06/05/26

BIG LAKE 648-1, LLC.
 14015 Sunfish Lake Blvd. NW, Suite 400
 Ramsey, MN, 55303

PRAIRIE ROSE
 Big Lake, MN

INDEX

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BENCHMARKS

- Minnesota Department of Transportation GSD Station #93784 (Name: 7102 AD). Elev. = 938.50 ft. (NAVD 88)
- Minnesota Department of Transportation GSD Station #109095 (Name: 7102 AQ). Elev. = 927.61 ft. (NAVD 88)

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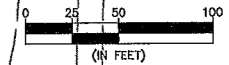
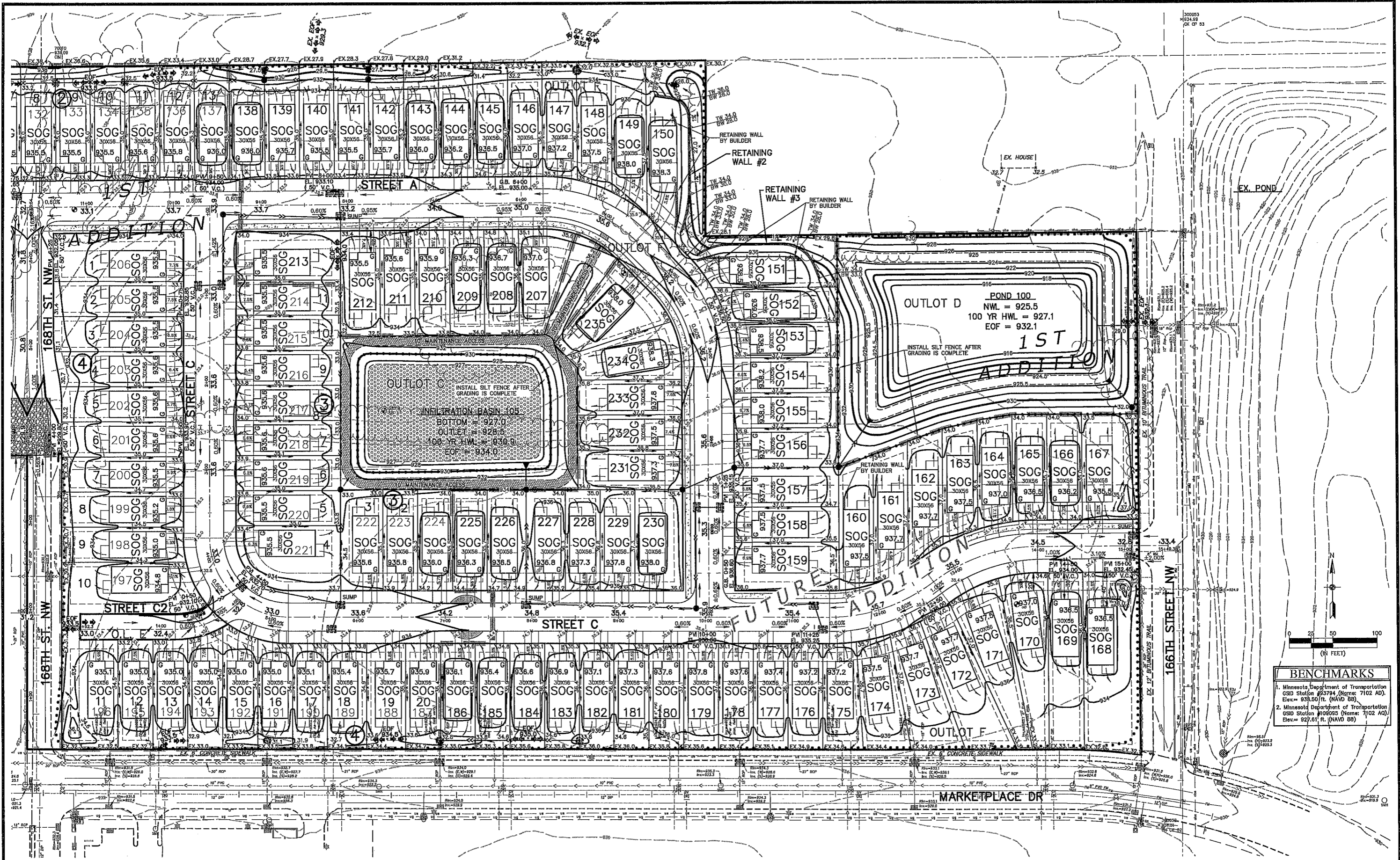
Drawn: GJS
 Designed: BJK
 Date: 06/05/26

BIG LAKE 648-1, LLC.
 14015 Sunfish Lake Blvd, NW, Suite 400
 Ramsey, MN, 55303

PRAIRIE ROSE
 Big Lake, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

Sheet Date: 06/05/26 | File: 13661 - 96610664 - capstone - big lake 648-1 c3p engineering final plan final grading 0664_grdwg



BENCHMARKS	
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2.	Minnesota Department of Transportation GSD Station #109095 (Name: 7102 AQ). Elev. = 927.61 ft. (NAVD 88)

CARLSON ENGINEERING
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 3990 PHEASANT RIDGE DR NE SUITE 100
 BLAINE, MN 55449
 TEL 763.489.7900
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 CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Print Name: Brian J. Krystofek, P.E.
 Signature: *Brian J. Krystofek*
 Date: 06/05/26 License #: 25063
 Drawn: GJS
 Designed: BJK
 Date: 06/05/26

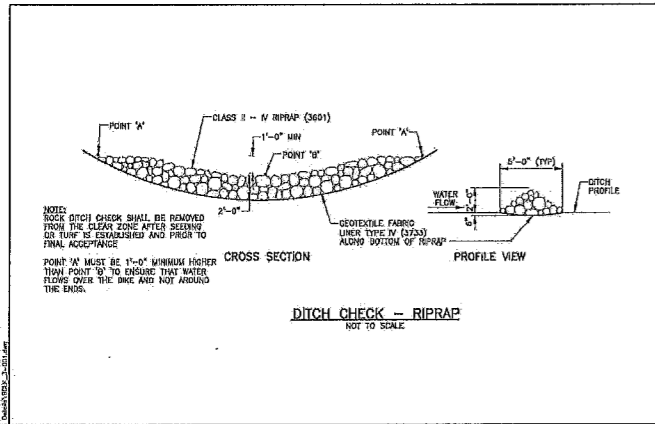
Revisions:
 1.

BIG LAKE 648-1, LLC.
 14015 Sunfish Lake Blvd, NW, Suite 400
 Ramsey, MN, 55303

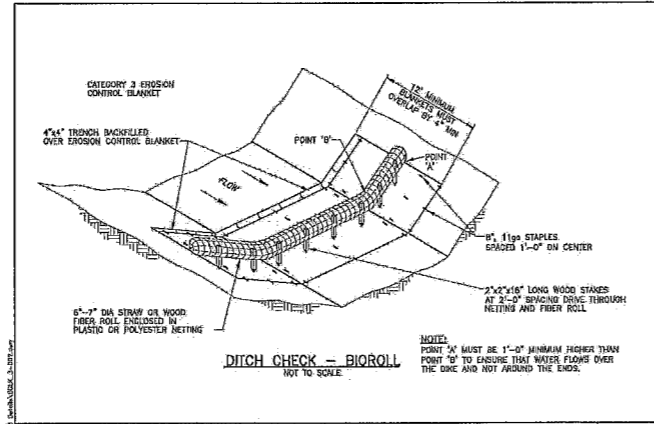
PRAIRIE ROSE
 Big Lake, MN

GRADING, DEVELOPMENT & EROSION CONTROL PLAN

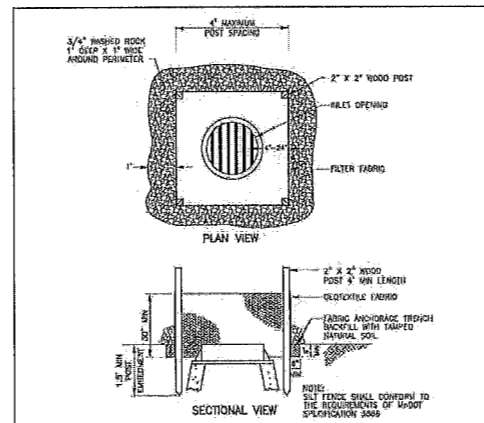
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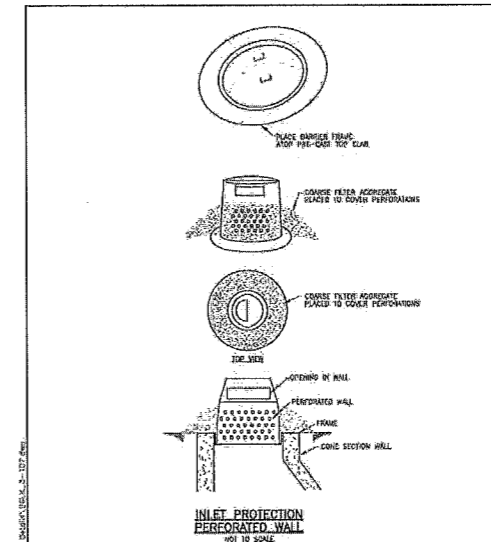
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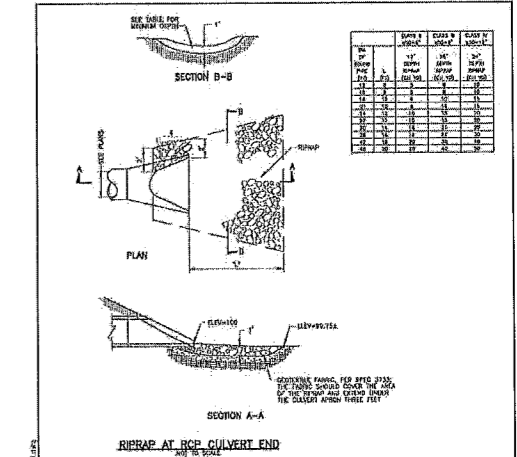
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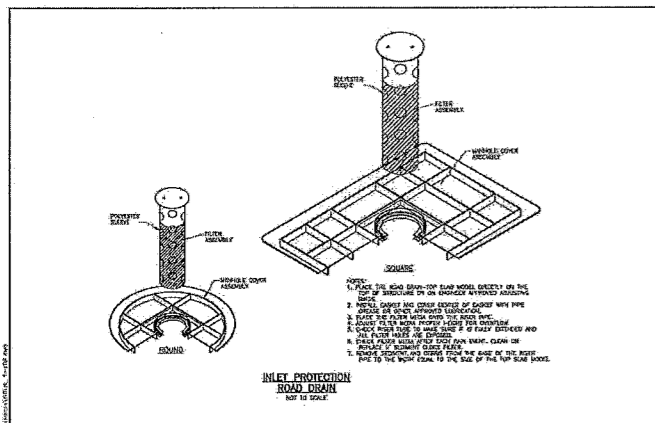
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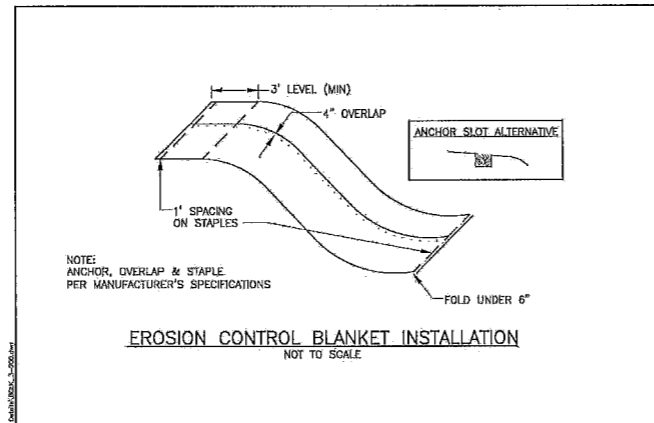
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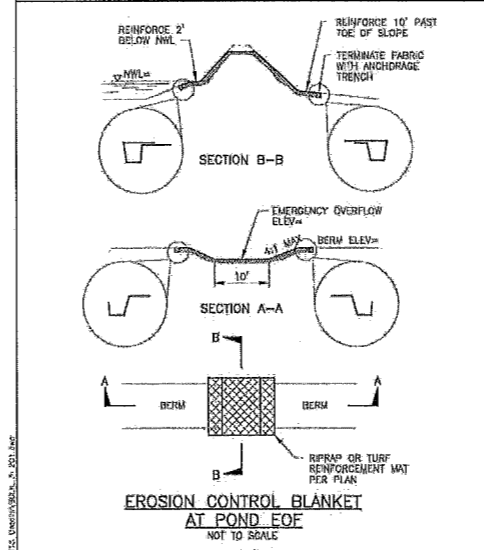
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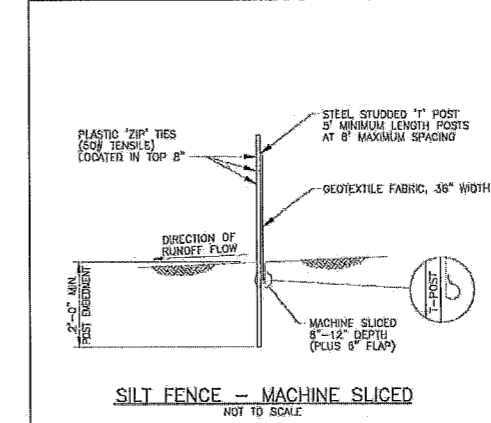
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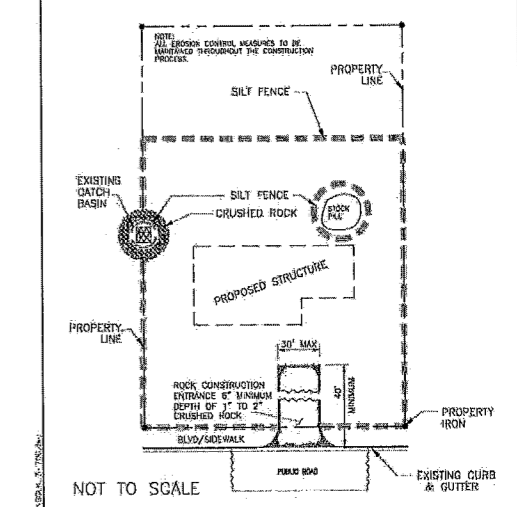
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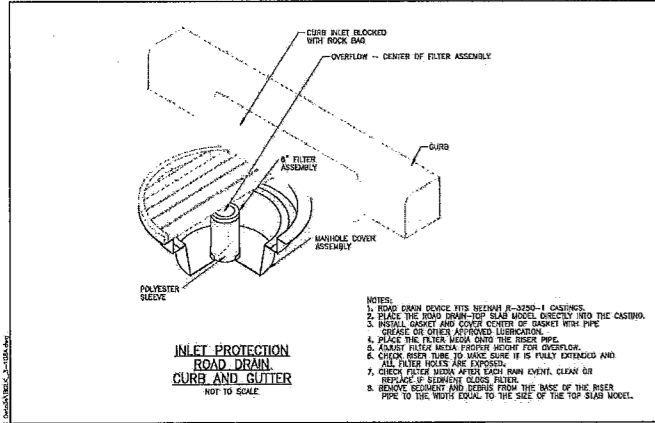
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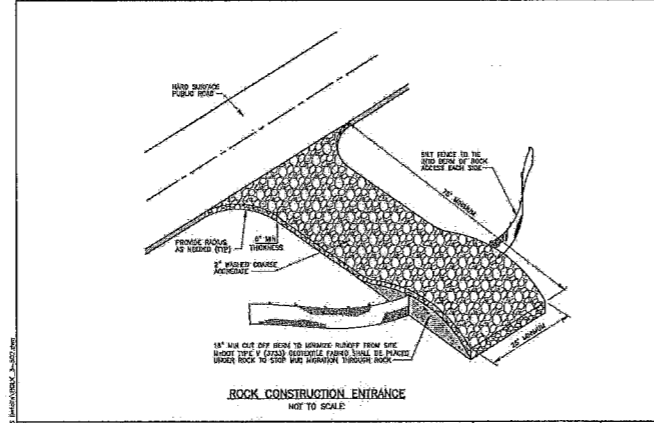
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	CONSTRUCTION SITE EROSION CONTROL		DATE: 01/2013
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	INLET PROTECTION ROAD DRAIN CURB AND GUTTER		DATE: 01/2013
			STD. DETAIL: 3-109A



	ROCK CONSTRUCTION ENTRANCE		DATE: 01/2013
			STD. DETAIL: 3-802

CARLSON ENGINEERING
 ENGINEERING SURVEYING PLANNING
 3800 PHEASANT RIDGE DR NE SUITE 100
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Revisions:
 1.

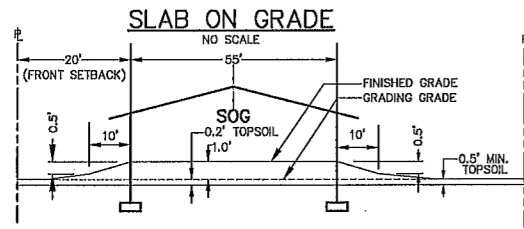
BIG LAKE 648-1, LLC.
 14015 Sunfish Lake Blvd. NW, Suite 400
 Ramsey, MN, 55303

PRAIRIE ROSE
 Big Lake, MN

DETAILS

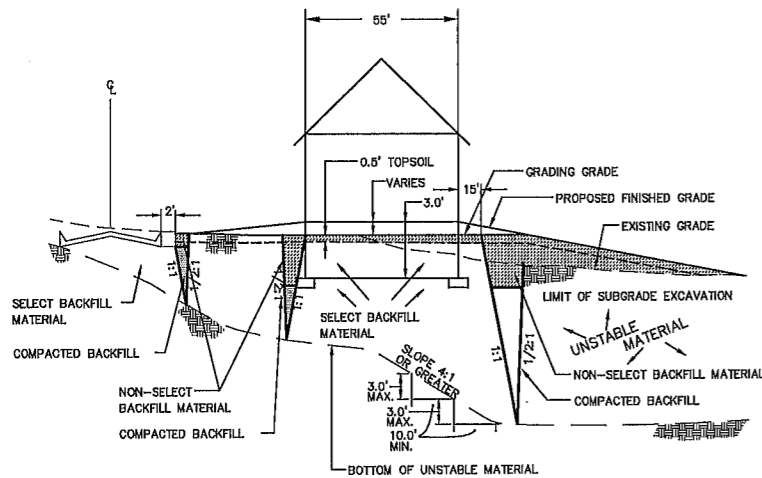
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40' LOTS
DETACHED TOWNHOME HOLDDOWNS

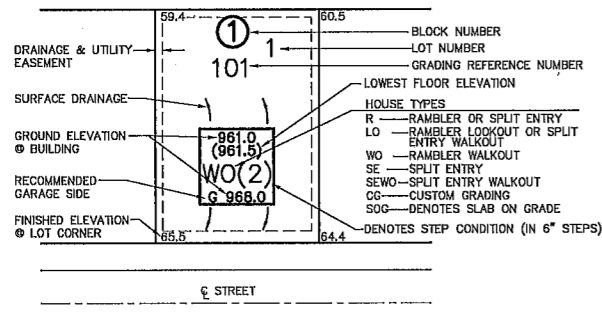


- NOTES:
1. ALL MAIN FLOOR & GARAGE FLOOR ELEVATIONS SHALL BE A MIN. 18 IN. ABOVE CURB & GUTTER FLOWLINE.
 2. LOWEST OPENING SHALL BE A MINIMUM OF 3 FT. ABOVE ADJACENT HIGH WATER LEVELS (HWL).
 3. FINISHED GRADE 10 FT. FROM THE REAR AND SIDE OF STRUCTURES SHALL BE A MIN. OF 0.5 FT. BELOW THE GROUND ELEVATION AT THE STRUCTURE.

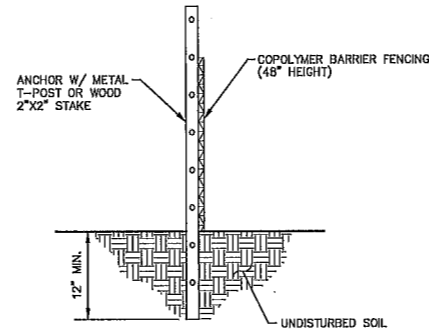
SUBGRADE CORRECTION
40' DETACHED TOWNHOME LOTS



GRADING PLAN LOT KEY

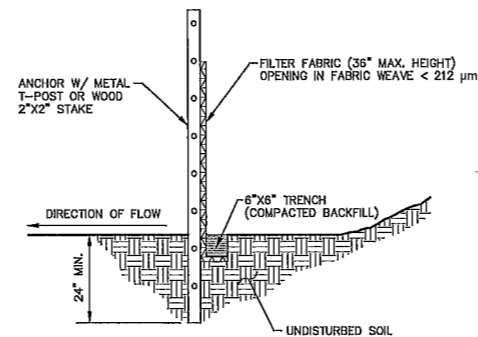


TREE FENCE



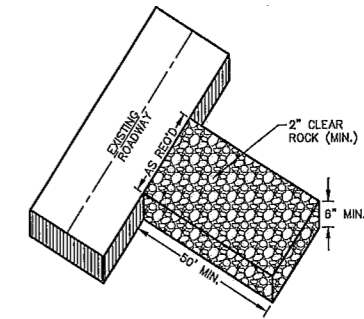
- NOTES:
1. TREE FENCING SHALL BE PLACED A MINIMUM OF 1 FOOT PER CALIPER INCH OF TREE DIAMETER FROM TREE(S) THAT IS/ARE TO BE SAVED.
 2. ANCHOR POST MAY BE SPACED UP TO 10 FEET APART.
 3. SECURELY ATTACH TREE FENCE TO ANCHOR POSTS W/ MINIMUM OF TWO ATTACHMENTS PER POST.
 4. SEE MNDOT SPECIFICATION 2572.

SILT FENCE



- NOTES:
1. DIG A 6"x6" TRENCH ALONG THE INTENDED SILT FENCE LINE.
 2. DRIVE ALL ANCHOR POSTS INTO THE GROUND AT THE DOWNHILL SIDE OF THE TRENCH.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.
 4. LAY OUT SILT FENCE ALONG THE UPHILL SIDE OF THE ANCHOR POSTS AND BACK FILL 6"x6" TRENCH.
 5. SECURELY ATTACH SILT FENCE TO ANCHOR POSTS W/ MINIMUM OF THREE ATTACHMENTS PER POST.
 6. SEE MNDOT SPECIFICATIONS 2573 & 3886.

ROCK CONSTRUCTION ENTRANCE



TURF ESTABLISHMENT

TURF ESTABLISHMENT SHALL APPLY TO ALL DISTURBED AREAS AND SHALL BE ACCORDING TO MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (LATEST EDITION) EXCEPT AS MODIFIED BELOW.

TURF ESTABLISHMENT SHALL OCCUR AS SOON AS POSSIBLE BUT IN NO CASE MORE THAN 7 DAYS.

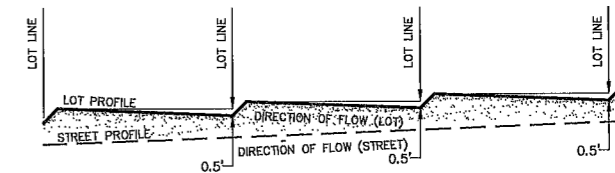
SEED: MNDOT MIXTURE 25-141 AT 60 POUNDS PER ACRE.

DORMANT SEED: SHALL BE APPLIED AT TWICE THE NORMAL RATE AFTER NOVEMBER 1ST.

MULCH: TYPE 1 AT 2 TONS PER ACRE (DISK ANCHORED).

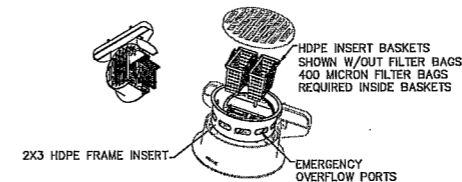
FERTILIZER: TYPE 1 10-10-10 AT 200 POUNDS PER ACRE.

LOT BENCHING DETAIL



INFRASAFE - 27" DEBRIS COLLECTION DEVICE

AS MANUFACTURED BY ROYAL ENVIRONMENTAL SERVICES



- MEETS MN/DOT SPECIFICATION 3891.F
- "STORM DRAIN INLET PROTECTION - FILTER BAG INSERT"
- DESIGNED FOR NEENAH R-3250-A OR R-3250-1 (MNDOT 801) FRAME CASTING

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

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofiak, P.E.
Signature: *Brian J. Krystofiak*
Date: 06/05/26 License #: 25863

Drawn: GJS
Designed: BJK
Date: 06/05/26

Revisions:
1.

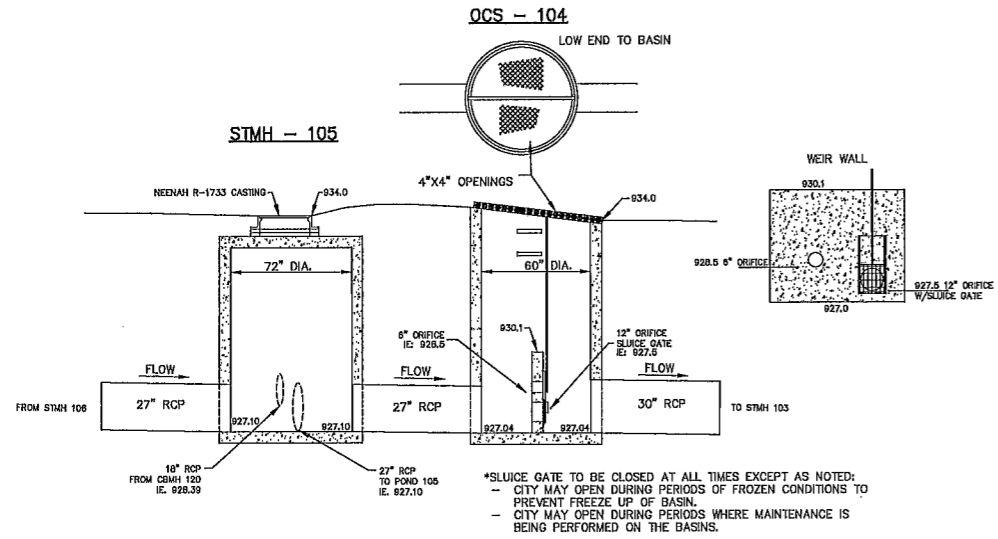
BIG LAKE 648-1, LLC.
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Ramsey, MN, 55303

PRAIRIE ROSE
Big Lake, MN

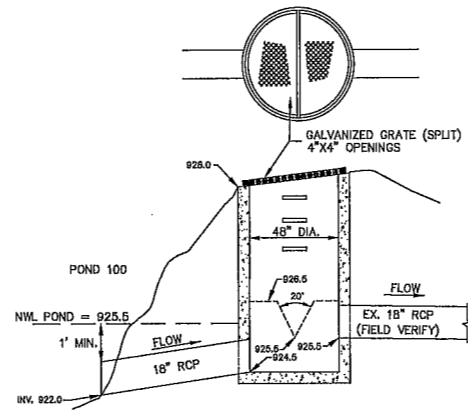
DETAILS

Save Date: 06/05/26 | P:\001\0661 - 0661\0664 - Carlson - big lake\cad\3d\engineering\final\plans\final grading\0664_deta1.dwg

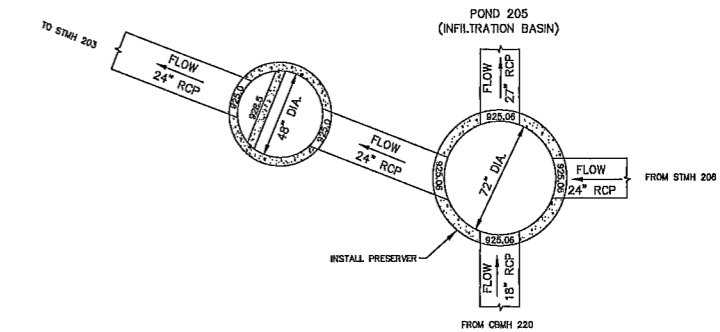
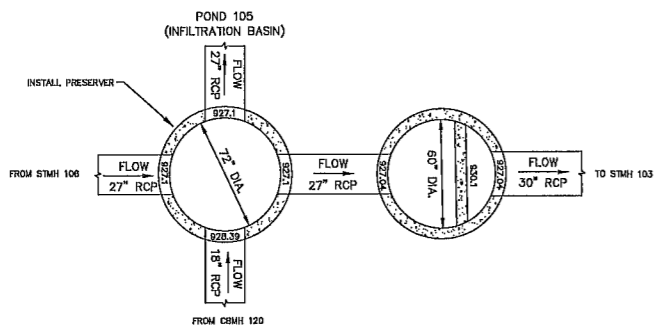
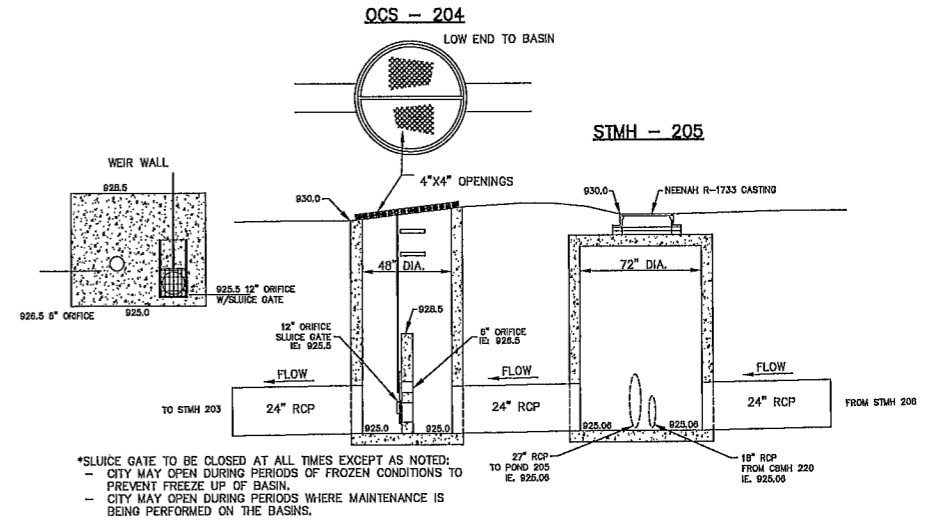
OUTLET CONTROL STRUCTURE POND 105



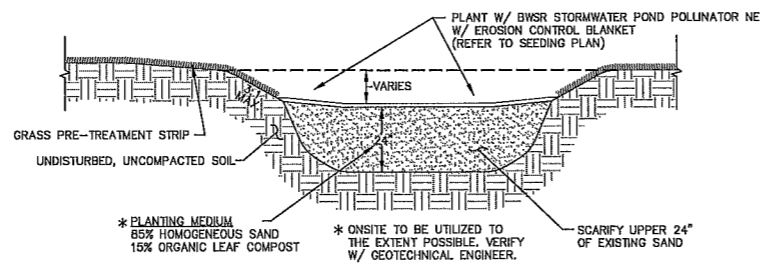
OUTLET CONTROL STRUCTURE POND 100



OUTLET CONTROL STRUCTURE POND 205

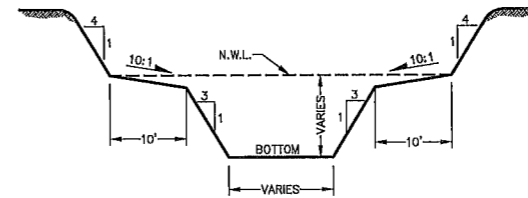


INFILTRATION BASIN

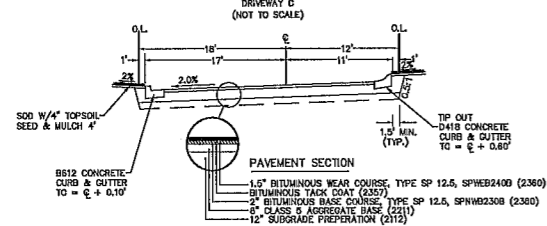


NOTE: CONDUCT POST-CONSTRUCTION TEST OF INFILTRATION BASIN BY FILLING BASINS TO MINIMUM 6-INCH DEPTH AND MONITORING THE TIME FOR THE BASIN TO DRAIN. NOTIFY CITY OF BIG LAKE PRIOR TO CONDUCTING TEST TO ALLOW TEST OBSERVATION. (NOTE: A DOUBLE RING FILTRATION TEST MAY BE DONE IN LIEU OF FILLING THE BASIN)

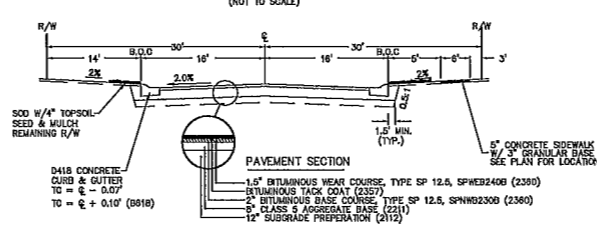
TYPICAL POND SECTION



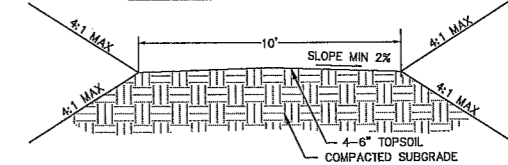
TYPICAL STREET SECTION



TYPICAL STREET SECTION



MAINTENANCE ACCESS



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 BLAINE, MN 55449
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 FAX 763.489.7959
 CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofek, P.E.
 Signature: *Brian J. Krystofek*
 Date: 06/05/26 License #: 25063
 Drawn: GJS
 Designed: BJK
 Date: 06/05/26

Revisions:
 1.

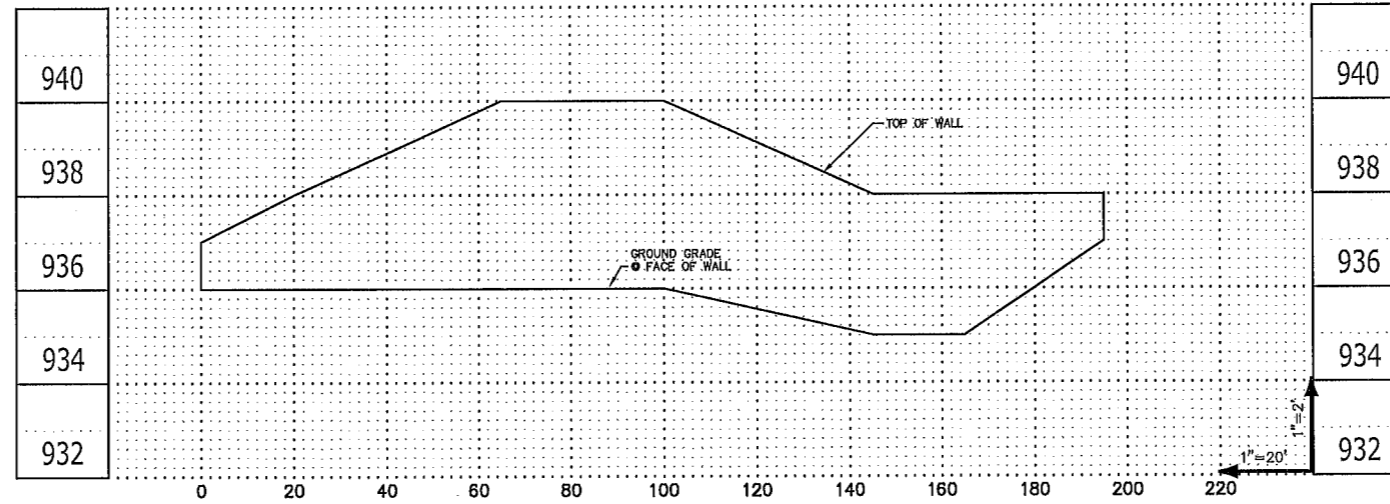
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 Ramsey, MN, 55303

PRAIRIE ROSE
 Big Lake, MN

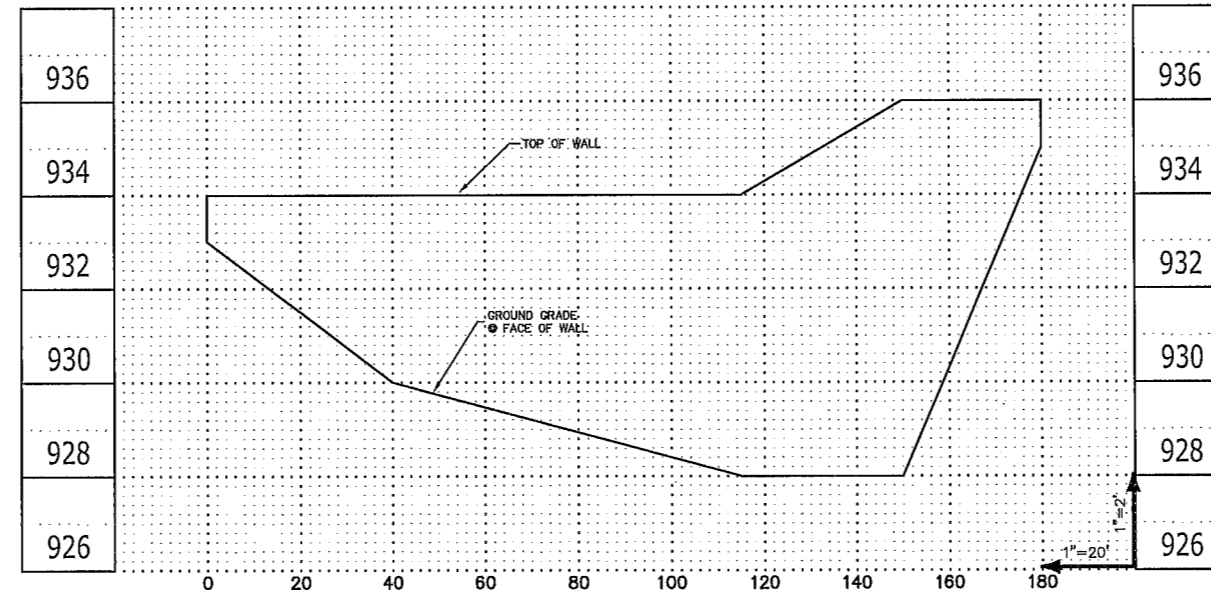
DETAILS

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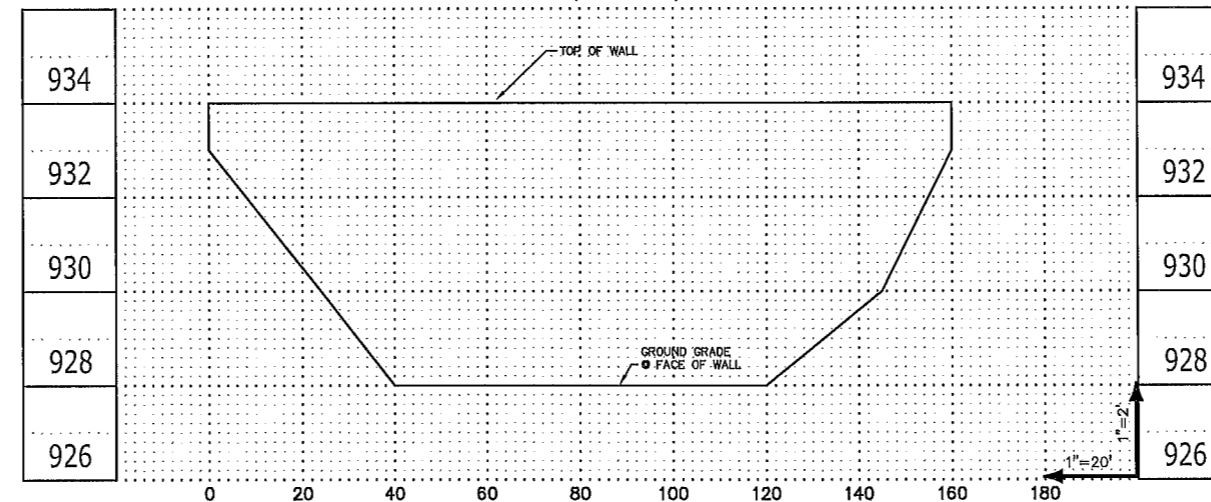
**BOULDER RETAINING WALL #1
(585 SF)**

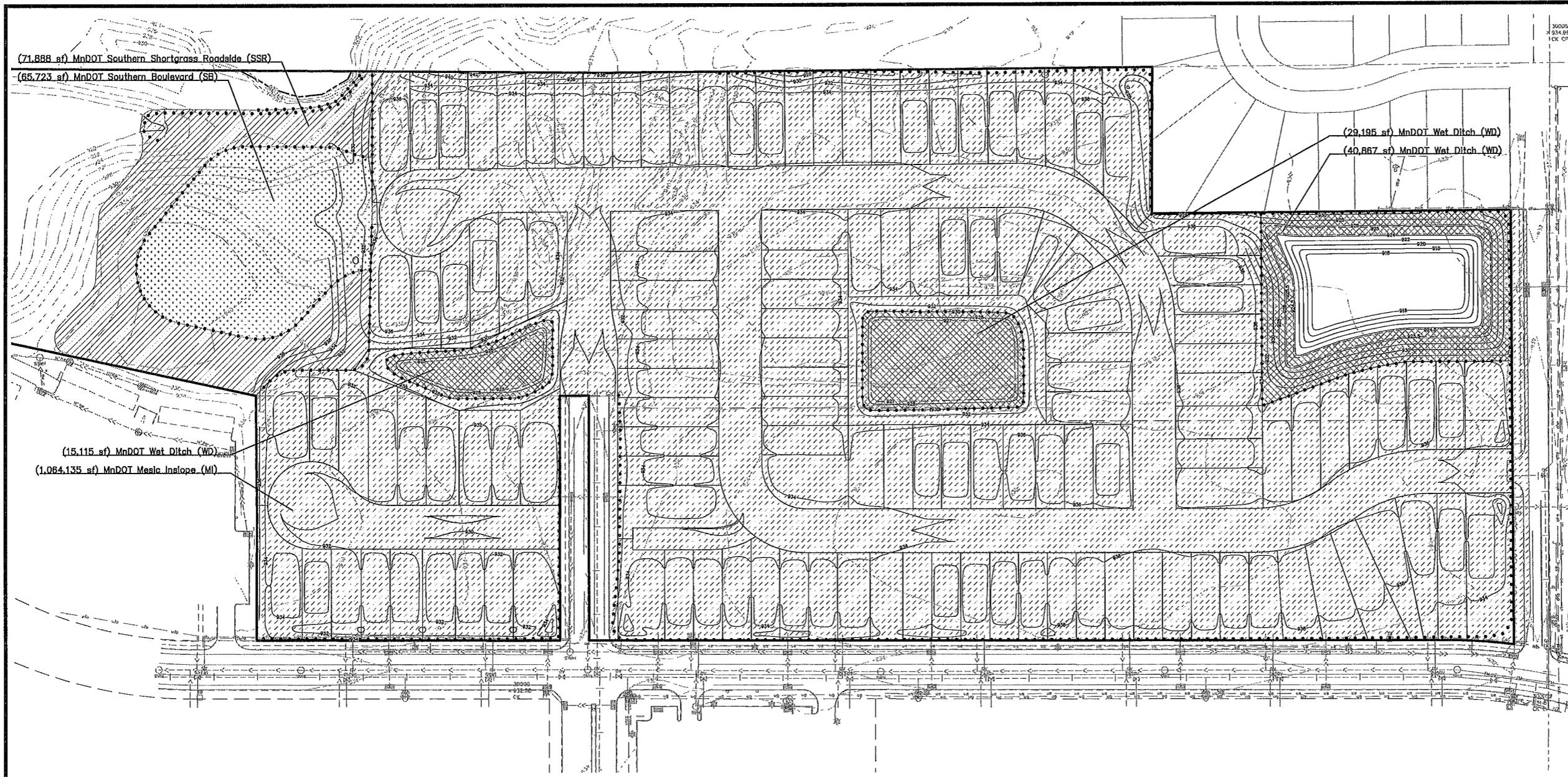


**BOULDER RETAINING WALL #2
(855 SF)**



**BOULDER RETAINING WALL #3
(785 SF)**

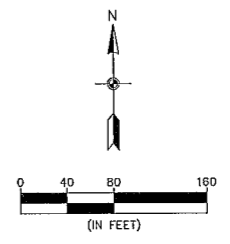




- ### SEEDING SPECIFICATIONS
- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIVE LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4" TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
 - EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-RILLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE SEEDING PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING MnDOT RAPID STABILIZATION METHOD 5.
 - SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-Spread. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDERED, SEEDER OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
 - TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MnDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDERED OR SEEDER. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN .1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
 - SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 10-10-10 TYPE I STARTER FERTILIZER AT A RATE OF 200 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWN AT THE INDICATED RATE, VIA BROADCAST SEEDER, DROP SEEDER OR DRILL SEEDER, FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY DISC-ANCHORED TYPE 1 MULCH AT A RATE OF 2000 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
 - NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SEEDING IS INCLUDED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDER AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDER AREAS SHALL BE MOVED WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAN 3 YEARS AFTER INITIAL SEEDING - ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBICIDE ONLY AS NEEDED.
 - FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETION OR CORRECTING BEFORE FINAL ACCEPTANCE.
 - WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

1 OVERALL SEEDING PLAN
S1

PLANT SCHEDULE SEEDING					
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	T1	65,723 sf	Type I - K12 Blend Mix Refer to notes for acceptable seeding methods Seeding Rate 220 lb/acre	MnDOT Southern Boulevard (SB)	seed
[Symbol]	T2	65,177 sf	Type I - Stormwater Blend Mix Refer to notes for acceptable seeding methods Seeding Rate 25 lb/acre	MnDOT Wet Ditch (WD)	seed
[Symbol]	T3	71,988 sf	Type II - Native Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 220 lb/acre	MnDOT Southern Shortgrass Roadside (SSR)	seed
[Symbol]	T4	1,064,135 sf	Type IV - Krieken Grading Blend Mix Refer to notes for acceptable seeding methods Seeding Rate 65 lb/acre	MnDOT Mosaic Inslope (MI)	seed



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SUITE 100
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FAX 763.489.7959
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Print Name: Ryan J. Rutledge, RLA
Signature: [Signature]
Date: 06/05/26 License #: 56346

Designed: RJR
Date: 06/05/26

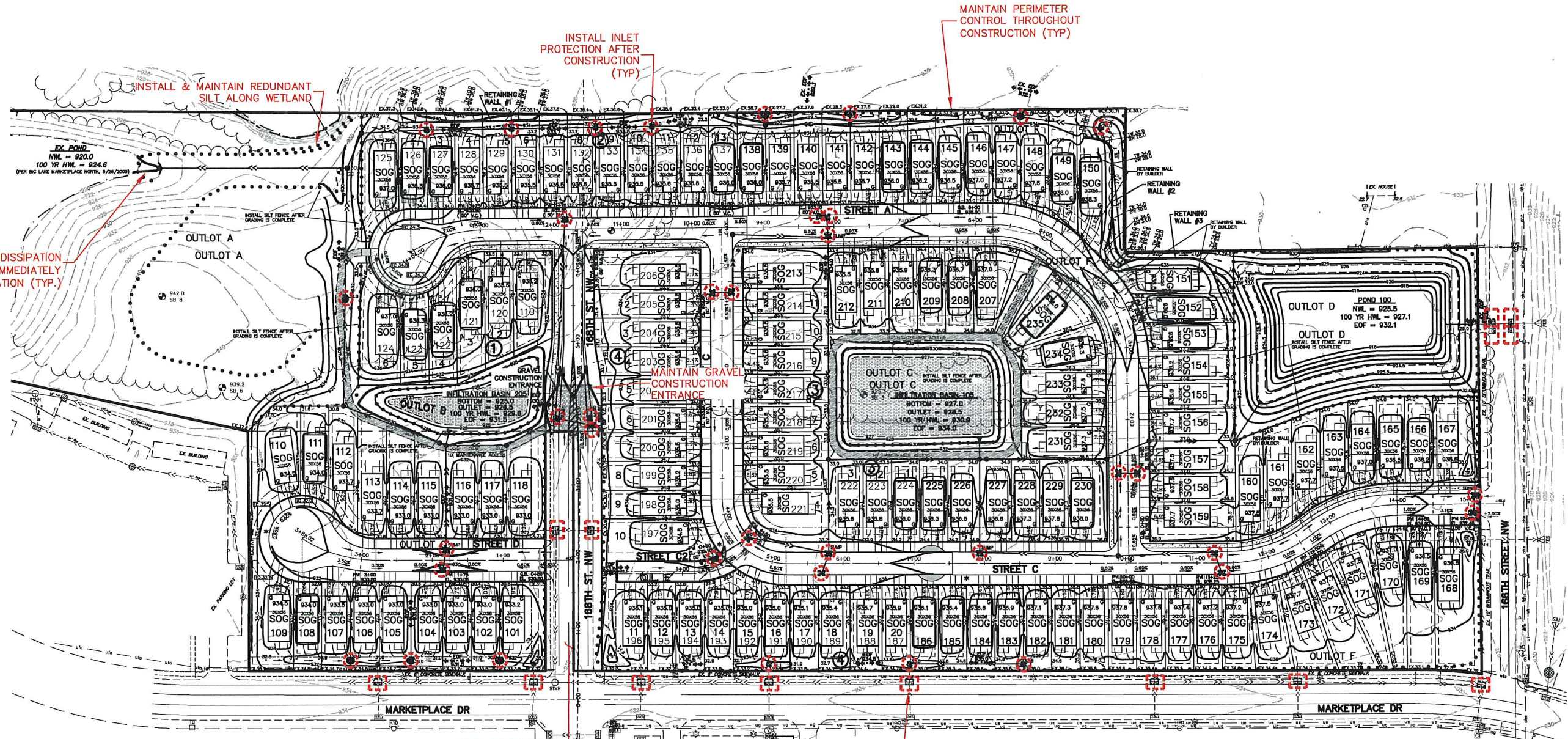
Revisions:
1.

BIG LAKE 648-1, LLC.
14015 Sunfish Lake Blvd, NW, Suite 400
Ramsey, MN, 55303

PRAIRIE ROSE
Big Lake, MN

SEEDING PLAN
S1 of 1

Base Data: 05/14/26 | 110018661 - 96918664 - capstone - big lake\cad\3d\landscape\664-landscape.dwg



INSTALL ENERGY DISSIPATION (GRANITE RIP RAP) IMMEDIATELY AFTER FES INSTALLATION (TYP.)

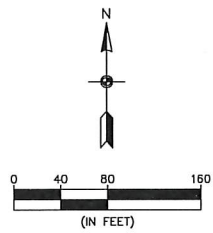
INSTALL INLET PROTECTION AFTER CONSTRUCTION (TYP)

MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION (TYP)

MAINTAIN GRAVEL CONSTRUCTION ENTRANCE

AREA OF POTENTIAL TRACKED SEDIMENT (SWEEP AS NEEDED)

INSTALL INLET PROTECTION PRIOR TO CONSTRUCTION (TYP)



BENCHMARKS

1. Minnesota Department of Transportation GSD Station #93794 (Name: 7102 AD). Elev. = 938.50 ft. (NAVD 88)
2. Minnesota Department of Transportation GSD Station #109095 (Name: 7102 AD). Elev. = 927.61 ft. (NAVD 88)

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota
 Print Name: Aaron D. Briski, P.E.
 Signature: *Aaron Briski*
 Date: 6/5/2026 License #: 57811

Drawn: GJS
 Designed: ADB
 Date: 6/5/2026

BIG LAKE 648-1, LLC.
 14015 Sunfish Lake Blvd. NW, Suite 400
 Ramsey, MN, 55303

PRAIRIE ROSE
 Big Lake, MN

STORMWATER POLLUTION PREVENTION PLAN

SP1 of SP2

Save Date: 6/5/2026 11:01:16 AM 58809664 - capstone - big lake 648-1 330engineering\final plans\final grading\19664_swp00.dwg

EXHIBIT "B"
(The Security)

Land Alteration Permit requires 5% cash surety be provided. The calculated amount is Twenty-Seven Thousand Nine Hundred Forty-Six Dollars and Fifty Cents (\$27,946.50).

This cash escrow has been received and deposited with the City of Big Lake.



LAND ALTERATION PERMIT

Return to:

City Engineer
160 Lake Street N. Big Lake, MN 55309
Direct: 763-251-2984
Email: Lotteson@biglakemn.org

Date Rec'd by City: _____
Permit No.: _____
*Fee: \$_____

1. LEGAL DESCRIPTION OF PROPERTY:

Lot: N/A Block: N/A Addition: Outlots C & G, Big Lake Marketplace North; and Outlot A, Marketplace Crossing, Sherburne County, MN

Address: Marketplace Drive & 166th Street NW, Big Lake, MN 55309
Applicant Big Lake 648-1, LLC Tel. #612-900-7232
Address 14015 Sunfish Lake Blvd NW, Suite 400, Ramsey, MN 55303
Contact Person: Heather Lorch Email: Heather@capstonehomes-mn.com

2. PROPERTY OWNER(S):

Owner Name: Big Lake 648-1, LLC (Stephen A. Bona, Vice President)
Email: Stephen@capstonehomes-mn.com Tel. 651.271.4951
Address: 14015 Sunfish Lake Blvd NW, Suite 400, Ramsey, MN 55303

3. DESCRIPTION OF LAND ALTERATION:

This permit is required for activities such as site grading, utilities, retaining wall, parking lots, ponds, shoreline restoration, landscaping and other activities involving more than 10 c.y. of soils, the use of mechanical machinery (i.e. skidloader, back hoe, dozer) or other alterations deemed by the City which may have an impact on surrounding properties, facilities or natural resources.

Value of Work: \$931,550.00 Starting Date: 6/29/2026 Completion Date: End of August 2026

Describe Purpose and Work: Clear trees and grade 33.22 acres to prepare for the Prairie Rose 1st Addition, utilities to be installed at the end of July 2026 after anticipated City Council approval on July 15,2026.

Work includes clearing & grubbing, approximately 95,000 CY common excavation, 22,000 CY common borrow import (approx. 1,550 truck trips), 20,000 CY topsoil respread, subgrade correction, retaining wall installation, stormwater pond construction, and park area grading per MPCA-approved DRAP. Erosion and sediment controls per attached SWPPP.

4. IDENTIFY PROTECTION TO ADJACENT PROPERTIES AND WETLANDS:

See attached SWPPP and Grading, Development & Erosion Control Plans. Measures include: silt fence (8,250 LF), rock construction entrance, erosion control blankets, catch basin inlet protection, temporary sedimentation basins, and vegetative stabilization upon completion. No work within county, state, or township right-of-way. Wetland boundaries identified per Kjolhaug Environmental 2021 delineation. Haugo Geotech will be completing soils and compaction testing.

5. ATTACHMENTS TO APPLICATION:

Include the following information if applicable. Contact City Engineer for questions regarding applicability.

- X Half-section map or sketch of property showing all adjacent property indicating the existing buildings, wetlands, and/or structures. *Existing conditions on Pre-plat.*
- X Grading plan showing existing and proposed finished contours and evaluations.
- X Drainage plan showing existing and proposed drainage structures, stabilization walls, retaining walls, cribbing, dams, or other protective items. – *Submitted with Pre-plat review on 5/15/2026*
- X Drainage report or calculations demonstrating compliance with City Code and local watershed requirements. *Submitted with Pre-plat review on 5/15/2026*
- X Calculations for and approximate quantities of excavation and/or fill required. *Approximately 95,000 CY common excavation, 22,000 CY common borrow import*
- X Approximate number of truck trips importing or exporting materials. *Approximately 1550 truck trips*
- X Signed statement from the property owner accepting responsibility for the operation and granting permission for land alteration operation. Owners signature on Application
- X Statement to be attached to deed advising of potential need for soil tests prior to any construction on lots where additional fill material has been placed. *All building pads will be tested by a Haugo GeoTechnical Services.*
- X Copy of approval or correspondence for work within County or Township, County or State right of way. *N/A*
- X Soil Borings – *Initial feasibility borings will be provided.*
- X Erosion and Sediment Control Plan (SWPPP)
- X Other as required by City Engineer or Building Official.

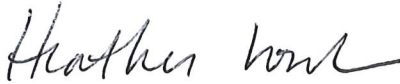
Tree Survey – Replacement Plan (forthcoming)
Tech Memo provided by Carlson Engineering
DRAP approved by MPCA drafted by Carlson Engineering
Title work

6. STIPULATIONS:

- A. A surety bond or certified check in the amount of **\$27,946.50** (5% of value of work to be completed) must be submitted after approval of application and prior to any work commencing. This bond or check is to ensure satisfactory performance and compliance with the below stated stipulations and/or approved plans. The surety bond or check shall

be kept active until the completion of work and/or expiration of permit and can only be released by written notification of the City after a satisfactory final inspection has been performed by the City.

- B. All access and street frontage of the land alteration site must be controlled by a fence, a minimum of three (3) feet in height.
- C. Only rock, sand, gravel, dirt, or similar natural earth fill is permitted. No concrete, asphalt, or demolition wastes will be permitted as fill.
- D. Operations shall be limited to daylight hours and shall not interfere with the health and safety of surrounding residents and the premises shall be maintained at all times so as not to create a nuisance. Any traffic impacts restricting two way traffic shall be performed with an approved traffic control plan by the City and limited to be used between the hours of 9 am and 4 pm unless otherwise approved by the City Engineer.
- E. At the end of each season's operations and no later than the last day of December each year, the site is to be left in a neat and orderly condition, with maximum slopes of 2:1 with no overhang or vertical banks and with a level bottom.
- F. On the Friday of each work week, or when required by the City, material from this operation that is found to exist on City streets shall be cleaned to the City's satisfaction by the applicant.
- G. Upon completion of land alteration operations, the land must be left according to the plans and contours submitted with this application and turf established to prevent erosion.
- H. Upon completion of land alteration operations or expiration of this permit, an inspection will be made by the City of the premises and adjoining streets. Any damage found to have been caused by these operations will be corrected by the applicant upon notification by the City.



Applicant's Signature

Date: 6/10/24



Property Owner's Signature

Date: 6/10/24

FOR CITY USE ONLY

Approved By: _____ Date: _____

PERMIT EXPIRATION DATE:

*Fees based on the 1997 UBC Fee Schedule as adopted by the City Council.



AGENDA ITEM

Big Lake City Council

Prepared By: Layne R. Otteson P.E., City Engineer ENG26-033	Meeting Date: 6/17/2026	<input checked="" type="checkbox"/> Regular Agenda Item <input type="checkbox"/> Consent Agenda Item	Item No. 7A
Item Description: Receive Bids and Award Contract for the 2026 Street and Utility Project No. ST2026-1		Reviewed By: Hanna Klimmek, City Administrator	
		Reviewed By: Deb Wegeleben, Finance Director	

ACTION REQUESTED

A motion to approve a RESOLUTION receiving bids and awarding the Contract for the 2026 Street and Utility Project No. ST2026-1 to Kuechle Underground, Inc. of Kimball, MN in the amount of \$621,614.70.

BACKGROUND/DISCUSSION

The bid opening for the 2026 Street and Utility Project No. ST2026-1 took place on Thursday, June 10, 2026 at 1:00 p.m. Plans and specifications were sent to 36 prime contractors, sub-contractors and material suppliers. Nine (9) bids were received and read aloud in the Council Chambers. The low bid received was from **Kuechle Underground of Kimball, MN in the amount of \$621,614.70**. The second lowest bid was \$663,960.58 and the highest bid was \$827,110.85.

The project includes construction of Minnesota Avenue, a regional pond and 172nd Street. Minnesota Avenue construction includes regional pond, pavement, curb, trail and sidewalk and pavement markings. 172nd Street includes widening 2 feet and resurfacing. Following the bid being awarded, contracts will be executed and staff will schedule a preconstruction meeting. Minnesota Avenue will be substantially complete by mid-October and the final layer of asphalt placed next summer after Spud Fest.

Property owners will receive notification of project advancement after Council award. A project information sheet will provide a tentative work schedule, work description and contact information. During the project, staff will distribute project updates at key milestones such as pavement removal and paving in order to minimize disruption to the residents. City website and social media will be utilized to provide general information and updates to the public.

FINANCIAL IMPACT

In April, City Council reduced the project scope. The length of Minnesota Avenue was shortened but the pond size was increased. The cost for the reduced work was estimated to be \$960,000 and thereby recognized to the project budget.

Special assessments and City funding are subject to actual work completed in the field which includes measured quantities and cost changes. Special assessments are projected to be slightly less than the Preliminary Engineering Report and shall be calculated after work is completed. Special assessments to be

calculated based on actual quantities at end of project. Assessments are received over 10 years unless property owner pays the full amount sooner.

STAFF RECOMMENDATION

The low bid has been reviewed for irregularities and found acceptable. City staff is familiar with all prime bidders and find each to be a responsible contractor. The City Engineer finds the bid acceptable and recommends Council award the project to Kuechle Underground of Kimball, MN.

ATTACHMENTS

Resolution

Bid Tabulation

**CITY OF BIG LAKE
MINNESOTA**

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, Minnesota, on Wednesday, June 17, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member _____ and seconded by Council Member _____.

**CITY OF BIG LAKE
RESOLUTION NO. 2026-XX**

**RESOLUTION RECEIVING BIDS AND AWARDING
CONTRACT FOR THE 2026 STREET AND UTILITY IMPROVEMENTS
PROJECT NO. ST2026-1**

WHEREAS, it is proposed to improve various streets within the City of Big Lake and to assess the benefitted property for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429; and

WHEREAS, Resolution No. 2025-72 directed the City Engineer to study proposed improvements and that he is instructed to report to the Council with all convenient speed advising the council in a preliminary was as to whether the proposed improvement is necessary, cost-effective, and feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended; and

WHEREAS, Resolution No. 2026-06 of the Council was adopted and, received the Preliminary Engineering Report and called for a Public Hearing to consider improvements of 2026 Street and Utility Project No. ST2026-1; and

WHEREAS, after due notice of Public Hearings on the construction of 2026 Street and Utility Project No. ST2026-1 for the City of Big Lake, Minnesota, hearings on said improvements were duly held on February 18, 2026 and the City Council heard all persons desiring to be heard on the matter and fully considered the same; and

WHEREAS, Resolution No. 2026-23 of the Council was adopted, thereby approving the revised final plans and specifications and authorizing the advertisement for bids for 2026 Street and Utility Project No. ST2026-1.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Big Lake, Minnesota, that:

1. All bids on construction of the 2026 Street and Utility Improvement Project No. ST2026-1 are hereby received and tabulated.
2. The bid submitted by Kuechle Underground, Inc. of Kimball, MN in the amount of \$621,614.70 for the construction of said improvements in accordance with the plans and specifications and advertisement for bids is the lowest responsible bid and shall be and hereby is accepted.
3. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Big Lake.
4. The City Engineer is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.

Adopted by the Big Lake City Council this 17th day of June, 2026.

Mayor Paul Knier

Attest:

Gina Wolbeck, City Clerk

The following Council Members voted in favor:

The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

Drafted By:

City of Big Lake

160 Lake Street North

Big Lake, MN 55309

STATE OF MINNESOTA)
)
COUNTY OF SHERBURNE)^{SS.}

The foregoing instrument was acknowledged before me this 17th day of June, 2026, by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

ABSTRACT OF BIDS

2026 Street and Utility Improvement Project No. ST2026-1

City of Big Lake

Bid Opening: June 11, 2026

City Engineer: Layne Otteson, P.E.

* highlighted bid amount missing or changed due to found calculation/addition error

ITEM NO.	MNDOT SPEC NO.	ITEM	EST QTY	UNIT	1		2		3		4		5		6		7		8		n/a	
					Kuechle Underground, Inc. Kimball, MN 55353		Motiv Excavating & Site Works, LLC Becker, MN 55308		Knife River Sauk Rapids, MN 56369		JR Ferche, Inc. Rice, MN 56367		Burschville Construction, Inc Hanover, MN 55341		Meyer Contracting Maple Grove, MN 55369		Landwehr Construction, Inc. St. Cloud, MN 56302		RL Larson Excavating, Inc St. Cloud, MN 56304		Kurilla Contracting Buffalo, MN 55313	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
SCHEDULE A - MINNESOTA AVE, POND AND STOCKPILES																						
1	2021.501	MOBILIZATION	1	LUMP SUM	\$44,000.00	\$44,000.00	\$69,700.00	\$69,700.00	\$78,800.00	\$78,800.00	\$25,000.00	\$25,000.00	27,500.00	\$27,500.00	\$60,703.00	\$60,703.00	\$98,000.00	\$98,000.00	\$150,000.00	\$150,000.00	60,000.00	n/a
2	2101.505	CLEARING	0.2	ACRE	\$26,000.00	\$5,200.00	\$26,650.00	\$5,330.00	\$25,500.00	\$5,100.00	\$30,000.00	\$6,000.00	25,000.00	\$5,000.00	\$20,000.00	\$4,000.00	\$22,821.90	\$4,564.38	\$21,100.00	\$4,220.00	7,800.00	n/a
3	2104.501	REMOVE CURB AND GUTTER	130	LIN FT	\$7.75	\$1,007.50	\$8.00	\$1,040.00	\$8.00	\$1,040.00	\$8.00	\$1,040.00	4.50	\$585.00	\$5.84	\$759.20	\$4.50	\$585.00	\$7.50	\$975.00	6.12	n/a
4	2104.502	REMOVE SIGN	4	EACH	\$25.00	\$100.00	\$26.00	\$104.00	\$50.00	\$200.00	\$35.00	\$140.00	100.00	\$400.00	\$50.00	\$200.00	\$28.00	\$112.00	\$26.40	\$105.60	85.00	n/a
5	2104.504	REMOVE BITUMINOUS PAVEMENT	300	SQ YD	\$3.95	\$1,185.00	\$4.15	\$1,245.00	\$4.00	\$1,200.00	\$10.00	\$3,000.00	6.00	\$1,800.00	\$6.97	\$2,091.00	\$9.25	\$2,775.00	\$5.70	\$1,710.00	5.50	n/a
6	2105.607	COMMON EXCAVATION (P) (EV)	383	CU YD	\$2.25	\$861.75	\$2.35	\$900.05	\$2.25	\$861.75	\$12.00	\$4,596.00	11.00	\$4,213.00	\$19.26	\$7,376.58	\$11.25	\$4,308.75	\$28.10	\$10,762.30	16.00	n/a
7	2105.607	CHANNEL AND POND EXCAVATION (P) (EV)	6111	CU YD	\$2.25	\$13,749.75	\$2.35	\$14,360.85	\$2.25	\$13,749.75	\$6.00	\$36,666.00	4.75	\$29,027.25	\$4.23	\$25,849.53	\$4.75	\$29,027.25	\$5.80	\$35,443.80	2.65	n/a
8	SPEC	TOPSOIL STRIP (P) (EV)	4787	CU YD	\$2.25	\$10,770.75	\$2.35	\$11,249.45	\$2.25	\$10,770.75	\$5.60	\$26,807.20	3.30	\$15,797.10	\$6.06	\$29,009.22	\$5.60	\$26,807.20	\$5.50	\$26,328.50	8.12	n/a
9	SPEC	HAUL AND PLACE SUITABLE MATERIAL (P)	4468	CU YD	\$2.25	\$10,053.00	\$2.35	\$10,499.80	\$2.25	\$10,053.00	\$2.00	\$8,936.00	4.00	\$17,872.00	\$6.81	\$30,427.08	\$4.75	\$21,223.00	\$5.50	\$24,574.00	9.93	n/a
10	2118.501	AGGREGATE BASE CLASS 5	1350	TON	\$29.00	\$39,150.00	\$17.00	\$22,950.00	\$19.00	\$25,650.00	\$30.00	\$40,500.00	24.75	\$33,412.50	\$31.80	\$42,930.00	\$24.35	\$32,872.50	\$23.00	\$31,050.00	32.00	n/a
11	2231.604	BITUMINOUS PATCH SPECIAL	100	SQ YD	\$31.00	\$3,100.00	\$76.00	\$7,600.00	\$38.00	\$3,800.00	\$60.00	\$6,000.00	75.00	\$7,500.00	\$47.76	\$4,776.00	\$34.80	\$3,480.00	\$32.20	\$3,220.00	39.25	n/a
12	2360.504	TYPE SP 12.5 WEARING COURSE (SPWEB240B)	275	TON	\$93.00	\$25,575.00	\$86.00	\$23,650.00	\$85.00	\$23,375.00	\$86.00	\$23,650.00	88.00	\$24,200.00	\$82.10	\$22,577.50	\$106.10	\$29,177.50	\$98.20	\$27,005.00	111.50	n/a
13	2360.504	TYPE SP 12.5 NON WEARING COURSE (SPNWB230B)	400	TON	\$72.00	\$28,800.00	\$73.25	\$29,300.00	\$75.00	\$30,000.00	\$74.00	\$29,600.00	78.00	\$31,200.00	\$70.06	\$28,024.00	\$82.55	\$33,020.00	\$76.40	\$30,560.00	85.19	n/a
14	2521.501	3" BITUMINOUS TRAIL	500	SQ YD	\$20.00	\$10,000.00	\$38.25	\$19,125.00	\$30.00	\$15,000.00	\$26.00	\$13,000.00	40.00	\$20,000.00	\$24.70	\$12,350.00	\$24.45	\$12,225.00	\$18.90	\$9,450.00	21.66	n/a
15	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	11.7	LIN FT	\$670.00	\$7,839.00	\$680.00	\$7,956.00	\$630.00	\$7,371.00	\$800.00	\$9,360.00	835.00	\$9,769.50	\$806.93	\$9,441.08	\$608.00	\$7,113.60	\$681.00	\$7,967.70	558.00	n/a
16	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN H (27")	4	LIN FT	\$1,100.00	\$4,400.00	\$432.00	\$1,728.00	\$450.00	\$1,800.00	\$750.00	\$3,000.00	631.00	\$2,524.00	\$618.56	\$2,474.24	\$520.00	\$2,080.00	\$570.50	\$2,282.00	400.00	n/a
17	2501.602	OUTLET STRUCTURE	1	EACH	\$6,600.00	\$6,600.00	\$7,105.00	\$7,105.00	\$7,100.00	\$7,100.00	\$5,100.00	\$5,100.00	8,400.00	\$8,400.00	\$7,659.41	\$7,659.41	\$7,200.00	\$7,200.00	\$6,990.00	\$6,990.00	7,000.00	n/a
18	2503.541	12" RC PIPE SEWER 3006 CLASS V	169	LIN FT	\$57.00	\$9,633.00	\$61.50	\$10,393.50	\$60.00	\$10,140.00	\$80.00	\$13,520.00	58.00	\$9,802.00	\$79.31	\$13,403.39	\$65.55	\$11,077.95	\$65.10	\$11,001.90	69.00	n/a
19	2503.541	18" RC PIPE SEWER 3006 CLASS V	53	LIN FT	\$70.00	\$3,710.00	\$82.50	\$4,372.50	\$79.00	\$4,187.00	\$100.00	\$5,300.00	70.00	\$3,710.00	\$97.46	\$5,165.38	\$91.50	\$4,849.50	\$77.10	\$4,086.30	75.00	n/a
20	2503.541	24" RC PIPE SEWER 3006 CLASS V	116	LIN FT	\$110.00	\$12,760.00	\$124.00	\$14,384.00	\$59.00	\$6,844.00	\$133.00	\$15,428.00	112.00	\$12,992.00	\$146.76	\$17,024.16	\$129.90	\$15,068.40	\$121.50	\$14,094.00	121.00	n/a
21	2501.515	18" RC PIPE APRON	1	EACH	\$1,900.00	\$1,900.00	\$1,465.00	\$1,465.00	\$2,000.00	\$2,000.00	\$1,200.00	\$1,200.00	2,500.00	\$2,500.00	\$2,327.11	\$2,327.11	\$1,540.00	\$1,540.00	\$2,580.00	\$2,580.00	2,000.00	n/a
22	2501.515	24" RC PIPE APRON	2	EACH	\$2,600.00	\$5,200.00	\$2,235.00	\$4,470.00	\$2,868.00	\$5,736.00	\$1,650.00	\$3,300.00	3,500.00	\$7,000.00	\$2,789.34	\$5,578.68	\$3,100.00	\$6,200.00	\$3,330.00	\$6,660.00	2,200.00	n/a
23	2503.602	8"X6" PVC WYE	6	EACH	\$700.00	\$4,200.00	\$0.01	\$0.06	\$440.00	\$2,640.00	\$550.00	\$3,300.00	600.00	\$3,600.00	\$508.52	\$3,051.12	\$714.00	\$4,284.00	\$1,550.00	\$9,300.00	600.00	n/a
24	2503.602	CONNECT TO EXISTING SANITARY SEWER	1	EACH	\$3,700.00	\$3,700.00	\$5,250.00	\$5,250.00	\$1,510.00	\$1,510.00	\$5,000.00	\$5,000.00	15,000.00	\$15,000.00	\$1,313.56	\$1,313.56	\$694.00	\$694.00	\$3,580.00	\$3,580.00	1,500.00	n/a
25	2503.603	6" PVC SANITARY SERVICE PIPE (SDR 26)	50	LIN FT	\$31.00	\$1,550.00	\$49.00	\$2,450.00	\$49.00	\$2,450.00	\$50.00	\$2,500.00	20.00	\$1,000.00	\$74.27	\$3,713.50	\$52.55	\$2,627.50	\$39.30	\$1,965.00	70.00	n/a
26	2503.603	8" PVC SANITARY SERVICE PIPE (SDR 35)	560	LIN FT	\$44.00	\$24,640.00	\$61.00	\$34,160.00	\$41.00	\$22,960.00	\$112.00	\$62,720.00	98.00	\$54,880.00	\$104.90	\$58,744.00	\$41.10	\$23,016.00	\$48.70	\$27,272.00	42.24	n/a
27	2504.602	HYDRANT (ONLY)	2	EACH	\$7,600.00	\$15,200.00	\$6,500.00	\$13,000.00	\$8,415.00	\$16,830.00	\$7,300.00	\$14,600.00	8,200.00	\$16,400.00	\$8,130.76	\$16,261.52	\$7,960.00	\$15,920.00	\$7,780.00	\$15,560.00	8,600.00	n/a
28	2504.602	CONNECT TO EXISTING WATER MAIN	2	EACH	\$2,300.00	\$4,600.00	\$0.01	\$0.02	\$3,350.00	\$6,700.00	\$2,000.00	\$4,000.00	2,000.00	\$4,000.00	\$2,134.23	\$4,268.46	\$1,670.00	\$3,340.00	\$3,510.00	\$7,020.00	1,500.00	n/a
29	2504.602	6" GATE VALVE	3	EACH	\$2,400.00	\$7,200.00	\$2,800.00	\$8,400.00	\$2,705.00	\$8,115.00	\$2,800.00	\$8,400.00	2,900.00	\$8,700.00	\$3,435.09	\$10,305.27	\$2,518.00	\$7,554.00	\$2,530.00	\$7,590.00	3,371.00	n/a
30	2504.602	8" GATE VALVE	5	EACH	\$3,400.00	\$17,000.00	\$3,930.00	\$19,650.00	\$3,730.00	\$18,650.00	\$3,700.00	\$18,500.00	3,900.00	\$19,500.00	\$4,597.86	\$22,989.30	\$3,472.00	\$17,360.00	\$3,710.00	\$18,550.00	4,360.00	n/a
31	2504.603	6" PVC WATERMAIN (C-900)	31	LIN FT	\$42.00	\$1,302.00	\$52.50	\$1,627.50	\$49.00	\$1,519.00	\$60.00	\$1,860.00	45.00	\$1,395.00	\$76.43	\$2,369.33	\$69.65	\$2,159.15	\$59.70	\$1,850.70	39.00	n/a
32	2504.603	6" DIP WATERMAIN (CL-52)	22	LIN FT	\$64.00	\$1,408.00	\$106.00	\$2,332.00	\$99.00	\$2,178.00	\$100.00	\$2,200.00	65.00	\$1,430.00	\$109.86	\$2,416.92	\$89.30	\$1,964.60	\$100.50	\$2,211.00	93.00	n/a
33	2504.603	8" PVC WATERMAIN (C-900)	562	LIN FT	\$49.00	\$27,538.00	\$55.75	\$31,331.50	\$41.00	\$23,042.00	\$50.00	\$28,100.00	53.00	\$29,786.00	\$58.00	\$32,596.00	\$38.60	\$21,693.20	\$47.20	\$26,526.40	46.00	n/a
34	2504.608	WATERMAIN FITTINGS	650	POUND	\$22.00	\$14,300.00	\$14.00	\$9,100.00	\$14.00	\$9,100.00	\$17.00	\$11,050.00	14.50	\$9,425.00	\$15.78	\$10,257.00	\$16.00	\$10,400.00	\$15.80	\$10,270.00	17.50	n/a
35	2521.518	5" CONCRETE WALK	2875	SQ FT	\$8.00	\$23,000.00	\$8.60	\$24,725.00	\$6.50	\$18,687.50	\$7.00	\$20,125.00	11.20	\$32,200.00	\$6.20	\$17,825.00	\$9.75	\$28,031.25	\$7.40	\$21,275.00	7.50	n/a
36	2521.518	6" CONCRETE WALK	700	SQ FT	\$16.00	\$11,200.00	\$17.00	\$11,900.00	\$18.00	\$12,600.00	\$16.00	\$11,200.00	20.50	\$14,350.00	\$14.25	\$9,975.00	\$22.90	\$16,030.00	\$7.90	\$5,530.00	8.00	n/a
37	2531.507	CONCRETE CURB & GUTTER DESIGN B618	1062	LIN FT	\$21.00	\$22,302.00	\$22.00	\$23,364.00	\$28.00	\$29,736.00	\$23.00	\$24,426.00	21.50	\$22,833.00	\$23.34	\$24,787.08	\$31.95	\$33,930.90	\$29.60	\$31,435.20	30.00	n/a
38	2531.501	6" CONCRETE DRIVEWAY PAVEMENT	77	SQ YD	\$105.00	\$8,085.00	\$109.50	\$8,431.50	\$80.00	\$6,160.00	\$120.00	\$9,240.00	122.75	\$9,451.75	\$102.75	\$7,911.75	\$106.20	\$8,177.40	\$79.20	\$6,098.40	75.00	n/a
39	2531.618	TRUNCATED DOMES	80	SQ FT	\$60.00	\$4,800.00	\$83.50	\$6,680.00	\$71.00	\$5,680.00	\$70.00	\$5,600.00	70.00	\$5,600.00	\$60.00	\$4,800.00	\$81.00	\$6,480.00	\$100.50	\$8,040.00	100.00	n/a
40	2563.601	TRAFFIC CONTROL	1	LUMP SUM	\$1,200.00	\$1,200.00	\$1,255.00	\$1,255.00	\$6,500.00	\$6,500.00	\$1,000.00	\$1,000.00	1,200.00	\$1,200.00	\$800.00	\$800.00	\$1,340.00	\$1,340.00	\$1,2			

ABSTRACT OF BIDS

2026 Street and Utility Improvement Project No. ST2026-1

City of Big Lake

Bid Opening: June 11, 2026

City Engineer: Layne Otteson, P.E.

* highlighted bid amount missing or changed due to found calculation/addition error

ITEM NO.	MNDOT SPEC NO.	ITEM	EST QTY	UNIT	1		2		3		4		5		6		7		8		n/a	
					UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
49	2582.503	CROSSWALK MARKING - EPOXY	198	SQ FT	\$9.00	\$1,782.00	\$9.00	\$1,782.00	\$8.60	\$1,702.80	\$10.00	\$1,980.00	9.00	\$1,782.00	\$8.60	\$1,702.80	\$9.80	\$1,940.40	\$9.10	\$1,801.80	23.00	n/a
50	2582.503	24" SOLID LINE MULTI COMP (WR) (YELLOW)	34	LIN FT	\$9.00	\$306.00	\$9.50	\$323.00	\$9.00	\$306.00	\$10.50	\$357.00	10.00	\$340.00	\$9.00	\$306.00	\$10.20	\$346.80	\$9.50	\$323.00	26.00	n/a
51	2582.503	24" SOLID LINE MULTI COMP (WR) (WHITE)	40	LIN FT	\$9.00	\$360.00	\$9.50	\$380.00	\$9.00	\$360.00	\$10.50	\$420.00	10.00	\$400.00	\$9.00	\$360.00	\$10.20	\$408.00	\$9.50	\$380.00	26.00	n/a
52	2582.503	6" SOLID LINE MULTI COMP (WR) (YELLOW)	963	LIN FT	\$1.40	\$1,348.20	\$1.50	\$1,444.50	\$1.40	\$1,348.20	\$1.75	\$1,685.25	1.60	\$1,540.80	\$1.40	\$1,348.20	\$1.60	\$1,540.80	\$1.50	\$1,444.50	2.40	n/a
53	2582.503	6" SOLID LINE MULTI COMP (WR) (WHITE)	185	LIN FT	\$1.40	\$259.00	\$1.50	\$277.50	\$1.40	\$259.00	\$1.75	\$323.75	1.60	\$296.00	\$1.40	\$259.00	\$1.60	\$296.00	\$1.50	\$277.50	2.40	n/a
54	2582.503	6" BROKEN LINE MULTI COMP (WR)	627	LIN FT	\$1.40	\$877.80	\$1.50	\$940.50	\$1.40	\$877.80	\$1.75	\$1,097.25	1.60	\$1,003.20	\$1.40	\$877.80	\$1.60	\$1,003.20	\$1.50	\$940.50	2.40	n/a
55	2582.518	PAVEMENT MESSAGE - EPOXY	75	SQ FT	\$10.00	\$750.00	\$10.50	\$787.50	\$10.00	\$750.00	\$11.50	\$862.50	12.00	\$900.00	\$10.00	\$750.00	\$11.35	\$851.25	\$10.60	\$795.00	23.00	n/a
56	2503.603	CONSTRUCT 48" SANITARY MANHOLE	27.1	LIN FT	\$620.00	\$16,802.00	\$470.00	\$12,737.00	\$525.00	\$14,227.50	\$400.00	\$10,840.00	600.00	\$16,260.00	\$691.23	\$18,732.33	\$424.00	\$11,490.40	\$466.50	\$12,642.15	568.00	n/a
57	2506.502	CASTING ASSEMBLY (STORM & SANITARY)	5	EACH	\$620.00	\$3,100.00	\$1,275.00	\$6,375.00	\$1,115.00	\$5,575.00	\$1,300.00	\$6,500.00	1,250.00	\$6,250.00	\$1,301.73	\$6,508.65	\$1,000.00	\$5,000.00	\$973.00	\$4,865.00	650.00	n/a
SCHEDULE A - TOTAL						\$495,776.25		\$529,967.23		\$517,248.55		\$564,849.95		\$579,443.10		\$619,970.15		\$604,101.73		\$661,089.05		n/a
SCHEDULE B - 172ND STREET																						
58	2021.501	MOBILIZATION	1	LUMP SUM	\$6,300.00	\$6,300.00	\$15,675.00	\$15,675.00	\$45,000.00	\$45,000.00	\$9,110.00	\$9,110.00	6,900.00	\$6,900.00	\$11,506.41	\$11,506.41	\$7,677.04	\$7,677.04	\$5,000.00	\$5,000.00	BLANK	n/a
59	2101.502	CLEARING	24	EACH	\$190.00	\$4,560.00	\$194.00	\$4,656.00	\$185.00	\$4,440.00	\$220.00	\$5,280.00	175.00	\$4,200.00	\$150.00	\$3,600.00	\$171.20	\$4,108.80	\$158.50	\$3,804.00	150.00	n/a
60	2101.502	GRUBBING	24	EACH	\$125.00	\$3,000.00	\$131.00	\$3,144.00	\$125.00	\$3,000.00	\$150.00	\$3,600.00	150.00	\$3,600.00	\$80.00	\$1,920.00	\$91.30	\$2,191.20	\$84.50	\$2,028.00	80.00	n/a
61	SPEC.	BRUSH CLEARING (1"-3" DIAMETER)	265	SQ YD	\$10.00	\$2,650.00	\$10.00	\$2,650.00	\$9.50	\$2,517.50	\$3.00	\$795.00	2.00	\$530.00	\$2.58	\$683.70	\$2.00	\$530.00	\$1.90	\$503.50	3.00	n/a
62	2104.502	SALVAGE MAIL BOX SUPPORT	7	EACH	\$125.00	\$875.00	\$52.25	\$365.75	\$125.00	\$875.00	\$50.00	\$350.00	75.00	\$525.00	\$125.00	\$875.00	\$140.00	\$980.00	\$132.00	\$924.00	75.00	n/a
63	2104.502	SALVAGE SIGN	6	EACH	\$45.00	\$270.00	\$26.25	\$157.50	\$50.00	\$300.00	\$50.00	\$300.00	100.00	\$600.00	\$50.00	\$300.00	\$28.00	\$168.00	\$26.40	\$158.40	150.00	n/a
64	2104.503	SAWCUT BITUMINOUS PAVEMENT	154	LIN FT	\$3.50	\$539.00	\$3.65	\$562.10	\$3.50	\$539.00	\$5.00	\$770.00	6.00	\$924.00	\$1.95	\$300.30	\$3.05	\$469.70	\$3.20	\$492.80	2.00	n/a
65	2105.607	COMMON EXCAVATION (P)	503	CU YD	\$4.50	\$2,263.50	\$14.55	\$7,318.65	\$25.00	\$12,575.00	\$30.00	\$15,090.00	30.00	\$15,090.00	\$21.75	\$10,940.25	\$9.60	\$4,828.80	\$25.50	\$12,826.50	16.00	n/a
66	2211.501	AGGEGATE BASE, CLASS 5	200	TON	\$29.00	\$5,800.00	\$0.01	\$2.00	\$16.00	\$3,200.00	\$30.00	\$6,000.00	32.00	\$6,400.00	\$28.58	\$5,716.00	\$22.00	\$4,400.00	\$35.00	\$7,000.00	33.00	n/a
67	2215.504	FULL DEPTH RECLAIMATION (8"-10" DEPTH)	3790	SQ YD	\$1.04	\$3,941.60	\$2.95	\$11,180.50	\$4.20	\$15,918.00	\$4.50	\$17,055.00	4.50	\$17,055.00	\$2.70	\$10,233.00	\$4.00	\$15,160.00	\$8.10	\$30,699.00	2.50	n/a
68	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	413	TON	\$97.00	\$40,061.00	\$85.00	\$35,105.00	\$78.00	\$32,214.00	\$86.00	\$35,518.00	86.00	\$35,518.00	\$81.20	\$33,535.60	\$110.80	\$45,760.40	\$102.50	\$42,332.50	105.00	n/a
69	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (2,B)	413	TON	\$72.00	\$29,736.00	\$76.00	\$31,388.00	\$78.00	\$32,214.00	\$76.00	\$31,388.00	77.50	\$32,007.50	\$72.40	\$29,901.20	\$82.60	\$34,113.80	\$76.40	\$31,553.20	79.00	n/a
70	2540.602	INSTALL TEMPORARY MAIL BOX SUPPORT	1	EACH	\$1,000.00	\$1,000.00	\$1,335.00	\$1,335.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00	500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,118.00	\$1,118.00	\$1,060.00	\$1,060.00	200.00	n/a
71	2540.602	INSTALL MAIL BOX SUPPORT (INCLUDES SUPPORT)	7	EACH	\$190.00	\$1,330.00	\$105.00	\$735.00	\$190.00	\$1,330.00	\$200.00	\$1,400.00	300.00	\$2,100.00	\$190.00	\$1,330.00	\$212.00	\$1,484.00	\$200.50	\$1,403.50	200.00	n/a
72	2506.502	ADJUST FRAME AND RING CASTING	3	EACH	\$750.00	\$2,250.00	\$1,050.00	\$3,150.00	\$1,700.00	\$5,100.00	\$650.00	\$1,950.00	700.00	\$2,100.00	\$796.00	\$2,388.00	\$487.00	\$1,461.00	\$600.00	\$1,800.00	250.00	n/a
73	2506.502	ADJUST GATE VALVE CASTING	1	EACH	\$700.00	\$700.00	\$680.00	\$680.00	\$1,500.00	\$1,500.00	\$550.00	\$550.00	450.00	\$450.00	\$226.63	\$226.63	\$256.00	\$256.00	\$450.00	\$450.00	130.00	n/a
74	2564.601	TRAFFIC CONTROL	1	LUMP SUM	\$1,200.00	\$1,200.00	\$1,255.00	\$1,255.00	\$6,500.00	\$6,500.00	\$1,500.00	\$1,500.00	2,000.00	\$2,000.00	\$900.00	\$900.00	\$1,342.00	\$1,342.00	\$1,270.00	\$1,270.00	1,000.00	n/a
75	2564.602	REINSTALL SALVAGED SIGNS	6	EACH	\$150.00	\$900.00	\$160.00	\$960.00	\$225.00	\$1,350.00	\$400.00	\$2,400.00	250.00	\$1,500.00	\$225.00	\$1,350.00	\$168.00	\$1,008.00	\$158.50	\$951.00	200.00	n/a
76	2574.507	SELECT TOPSOIL BORROW	269	CU YD	\$40.00	\$10,760.00	\$20.50	\$5,514.50	\$40.00	\$10,760.00	\$56.00	\$15,064.00	50.00	\$13,450.00	\$32.17	\$8,653.73	\$50.65	\$13,624.85	\$60.00	\$16,140.00	20.00	n/a
77	2574.508	FERTILIZER TYPE 3	175	POUND	\$2.25	\$393.75	\$2.35	\$411.25	\$2.25	\$393.75	\$1.00	\$175.00	1.25	\$218.75	\$0.80	\$140.00	\$1.00	\$175.00	\$0.80	\$140.00	1.00	n/a
78	2575.505	SEEDING	0.5	ACRE	\$1,200.00	\$600.00	\$1,200.00	\$600.00	\$1,150.00	\$575.00	\$500.00	\$250.00	3,200.00	\$1,600.00	\$200.00	\$100.00	\$228.25	\$114.13	\$211.00	\$105.50	300.00	n/a
79	2575.508	HYDRAULIC MULCH MATRIX	1000	POUND	\$1.65	\$1,650.00	\$1.75	\$1,750.00	\$1.65	\$1,650.00	\$1.25	\$1,250.00	1.60	\$1,600.00	\$1.00	\$1,000.00	\$1.15	\$1,150.00	\$1.10	\$1,100.00	1.00	n/a
80	2575.508	SEED MIXTURE NORTHERN BOULEVARD	155	POUND	\$11.00	\$1,705.00	\$11.50	\$1,782.50	\$11.00	\$1,705.00	\$6.00	\$930.00	4.20	\$651.00	\$5.00	\$775.00	\$5.70	\$883.50	\$5.30	\$821.50	7.00	n/a
81	2582.503	4" SOLID MULTI-COMPONENT LIQUID PAVEMENT MAI	2096	LIN FT	\$0.80	\$1,676.80	\$0.85	\$1,781.60	\$1.00	\$2,096.00	\$1.00	\$2,096.00	1.00	\$2,096.00	\$0.80	\$1,676.80	\$0.90	\$1,886.40	\$0.80	\$1,676.80	1.80	n/a
82	2582.503	4" DOUBLE SOLID MULTI-COMPONENT LIQUID PAVEM	1048	LIN FT	\$1.60	\$1,676.80	\$1.75	\$1,834.00	\$1.60	\$1,676.80	\$2.00	\$2,096.00	1.80	\$1,886.40	\$1.30	\$1,362.40	\$0.90	\$943.20	\$1.70	\$1,781.60	3.60	n/a
SCHEDULE B TOTAL						\$125,838.45		\$133,993.35		\$188,429.05		\$155,417.00		\$153,501.65		\$130,414.02		\$145,833.82		\$166,021.80		n/a
TOTAL BID (SCHEDULE A + SCHEUDULE B)						\$621,614.70		\$663,960.58		\$705,677.60		\$720,266.95		\$732,944.75		\$750,384.17		\$749,935.55		\$827,110.85		n/a

\$663,924.68 (submitted)

Missing bid item and addenda not acknowledged - incomplete



AGENDA ITEM

Big Lake City Council

Prepared By: Layne R. Otteson P.E., City Engineer ENG26-034	Meeting Date: 6/17/2026	<input checked="" type="checkbox"/> Regular Agenda Item <input type="checkbox"/> Consent Agenda Item	Item No. 7B
Item Description: Receive Bids and Award Contract for the 2026 Street Maintenance Project No. ST2026-2		Reviewed By: Hanna Klimmek, City Administrator Reviewed By: Deb Wegeleben, Finance Director	

ACTION REQUESTED

A motion to approve a RESOLUTION receiving bids and awarding the Contract for the 2026 Street Maintenance Project No. ST2026-2 to Allied Blacktop Company of Maple Grove, MN in the amount of \$338,823.00.

BACKGROUND/DISCUSSION

City Council directed staff to advertise for bids to provide sealcoating (chip seal) and street patching. A budget goal of less than \$600,000 was established which resulted in identifying about 10 miles of roadway throughout the south side of the City. The selected streets are anticipated to last another 8-15 years before resurfacing is required. They range in age from 15 to 25 years old and are generally in fair condition but starting show signs of surface distress allowing water intrusion. The sealcoat should extend the life of the pavement surface in a cost-effective manner. The streets were grouped to achieve better pricing from contractors. Many areas of the streets require localized patching and curb replacement. Repairs would take place prior to sealcoat.

A public bid opening took place on Thursday, June 11, 2026 at 2:00 p.m. Three bids were received and read aloud in the Council Chambers. The low base bid received was from **Allied Blacktop Company of Maple Grove** in the amount of **\$338,823.00**. The high bid received was \$389,575.00.

Upon the bid being awarded, contracts will be executed and staff will schedule a meeting to discuss schedule and operations with the Contractor. There are various activities in the City that need to be considered such as Spud Fest.

FINANCIAL IMPACT

The project cost is within the CIP budget amount of \$600,000 for street sealcoating and repairs.

STAFF RECOMMENDATION

The low bid is within the estimate and without irregularities. Allied Blacktop is a known and a reputable contractor whom completed work for the City in past. The City Engineer finds the contractor and bid acceptable and therefore recommends Council award the project to Allied Blacktop Company of Maple Grove.

ATTACHMENTS

- Resolution - Receive the bids and award the Contract
- Bid Tabulation

**CITY OF BIG LAKE
MINNESOTA**

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, Minnesota, on Wednesday, June 17, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member _____ and seconded by Council Member _____.

**CITY OF BIG LAKE
RESOLUTION NO. 2026-XX**

**RESOLUTION RECEIVING BIDS AND AWARDING
CONTRACT FOR THE 2026 STREET MAINTENANCE PROJECT ST2026-2**

WHEREAS, it is proposed to sealcoat, concrete repair and pavement patch City streets throughout the City of Big Lake, Minnesota; and

WHEREAS, the City Council directed the City Engineer to prepare specifications, advertise for bids and publicly open bids; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Big Lake, Minnesota, that:

1. All bids for the 2026 Street Maintenance Project ST2026-2 are hereby received and tabulated.

2. The bid of \$338,823.00 was submitted by Allied Blacktop Company of Maple Grove, MN for the construction of said improvements and maintenance activities in accordance with the specifications and advertisement for bids is the lowest responsible bid and shall be and hereby is accepted.

3. The Mayor and City Clerk are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Big Lake.

4. The City Engineer is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.

Adopted by the Big Lake City Council this 17th day of June, 2026.

Mayor Paul Knier

Attest:

Gina Wolbeck, City Clerk

The following Council Members voted in favor:
The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

Drafted By:
City of Big Lake
160 Lake Street North
Big Lake, MN 55309

STATE OF MINNESOTA)
COUNTY OF SHERBURNE)SS.

The foregoing instrument was acknowledged before me this 17th day of June, 2026, by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

ABSTRACT OF BID OPENING

City of Big Lake

2026 Street Maintenance Project ST2026-2

Bid Date: 6/11/2026 2:00 PM

City Engineer: Layne Otteson, PE 763-251-2984

Item No.	Item Description	Est Qty	Unit	Allied Blacktop Maple Grove, MN		Pearson Bros Inc. Hanover, MN		Asphalt Surface Technologies St. Cloud, MN	
				Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
1	MOBILIZATION	1	L S	\$20,000.00	\$20,000.00	\$28,000.00	\$28,000.00	\$79,100.00	\$79,100.00
2	TRAFFIC CONTROL	1	L S	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
3	1.5" MILL AND ASPHALT PATCHING (36" WIDE MINIMUM)	1100	S Y	\$35.00	\$38,500.00	\$31.00	\$34,100.00	\$29.80	\$32,780.00
4	BITUMINOUS MATERIAL FOR SEALCOAT (CRS-2P)	53040	GAL	\$2.20	\$116,688.00	\$1.00	\$53,040.00	\$0.50	\$26,520.00
5	BITUMINOUS SEALCOAT (WITH ROCK)	156000	S Y	\$0.69	\$107,640.00	\$1.26	\$196,560.00	\$1.24	\$193,440.00
6	REPLACE CONCRETE CURB & GUTTER	200	L F	\$85.00	\$17,000.00	\$100.00	\$20,000.00	\$83.80	\$16,760.00
7	REPLACE 5" CONCRETE SIDEWALK	100	S F	\$25.00	\$2,500.00	\$50.00	\$5,000.00	\$22.60	\$2,260.00
8	REPLACE 7" CONCRETE VALLEY GUTTER (36" WIDE)	100	S F	\$38.00	\$3,800.00	\$42.00	\$4,200.00	\$31.50	\$3,150.00
9	PATCH ASPHLALT (4" THICK)	200	L F	\$22.00	\$4,400.00	\$22.00	\$4,400.00	\$12.20	\$2,440.00
10	RESTORE BOULEVARD WITH 4" TOPSOIL, SEED AND MUCH	400	L F	\$8.30	\$3,320.00	\$14.00	\$5,600.00	\$8.20	\$3,280.00
11	4" SOLID LINE - YELLOW PAINT	5000	L F	\$0.35	\$1,750.00	\$0.40	\$2,000.00	\$0.33	\$1,650.00
12	4" DASHED LINE - YELLOW PAINT (10' SKIPS)	750	L F	\$0.35	\$262.50	\$1.00	\$750.00	\$0.33	\$247.50
13	4" SOLID LINE - WHITE PAINT	750	L F	\$0.35	\$262.50	\$1.00	\$750.00	\$0.33	\$247.50
14	LEFT AND THRU ARROW SYMBOL - WHITE PAINT	2	EA	\$70.00	\$140.00	\$100.00	\$200.00	\$70.00	\$140.00
15	RIGHT AND THRU ARROW SYMBOL - WHITE PAINT	2	EA	\$70.00	\$140.00	\$100.00	\$200.00	\$70.00	\$140.00
16	LEFT ARROW SYMBOL - WHITE PAINT	2	EA	\$55.00	\$110.00	\$100.00	\$200.00	\$55.00	\$110.00
17	RIGHT ARROW SYMBOL - WHITE PAINT	2	EA	\$55.00	\$110.00	\$100.00	\$200.00	\$55.00	\$110.00
18	3' X 6' CROSSWALK - WHITE PAINT	50	EA	\$44.00	\$2,200.00	\$50.00	\$2,500.00	\$44.00	\$2,200.00
TOTAL BID					\$338,823.00		\$382,700.00		\$389,575.00



AGENDA ITEM

Big Lake City Council

Prepared By: Kendra Lindahl, AICP Consulting Planner	Meeting Date: 6/17/2026	<input checked="" type="checkbox"/> Regular Agenda Item <input type="checkbox"/> Consent Agenda Item	Item No. 7C
Item Description: Concept PUD Plan for Timber Trails (PID #65-00544-0040)		Reviewed By: Hanna Klimmek, City Administrator Reviewed By: Marie Popp, Community Development Director/EDA Executive Director	

60-DAY REVIEW DEADLINE: June 29, 2026

ACTION REQUESTED

The City Council is asked to give informal review and comment regarding the project’s acceptability in relation to the Comprehensive Plan and development regulations.

Any comments given by the City Council are advisory in nature. While the comments are non-binding, the applicant will consider the comments from the City Council when they prepare their formal submittal.

BACKGROUND/DISCUSSION

APPLICATION

JPB Land, LLC has submitted a development application for a concept plan. The request is for a residential development on 73-acres of the 136-acre Outlot D of Hudson Woods First Addition. The applicant did not provide a concept for the remaining 63 acres located southeast of the proposed development. The property is located east of TH 10 and south of 201st Avenue.

The property is currently vacant wooded land. There are no structures on the site. A wetland delineation was submitted during a previous concept plan review for this property. The wetland delineation showed six wetlands in the development area.

PLANNING COMMISSION

The Planning Commission reviewed and provided comments on this item on June 1st, 2026. The Planning Commission was generally supportive of the concept plan and provided comments regarding the length of the block in the southern portion of the development, the 42-foot wide lots, and the trail connection and sidewalks.

A representative from JPB Land, LLC was present at the meeting and indicated that they believe that the construction of Marketplace Drive and the construction of sidewalks within the development should be considered PUD benefits to the City. However, those items are requirements within the City Code, and the proposed site design is dependent on the extension of Marketplace Drive to serve the southern portion of the proposed development. The applicant did not discuss any PUD benefits beyond what is already required by the City Code. A revised narrative dated received on June 5th and dated May 18th provides a summary of what the developer offers as PUD benefits.

PROPOSED DEVELOPMENT

The subject application is for a residential development that will provide single-family homes on three different lot widths. The development is proposed to include 211 lots:

- 95 42-foot-wide single-family home lots,
- 38 52-foot-wide single-family home lots,
- 78 62-foot-wide single-family home lots.

The proposed gross density of the development area is 2.8 units per acre. The development includes a large amount of open space and ponding due to the existing wetlands and natural features on site.

SITE HISTORY

Hudson Woods First Addition was approved on the adjacent parcel in 2005. The initial phase included 57 homes. In 2006, an application for a preliminary and final plat for Hudson Woods Second and Third Addition were applied for and approved for this parcel. However, the plat was not recorded with the County. The 2005/2006 approvals for this site have expired and the new development plan will require a new preliminary and final plat. Any comments provided to the applicant will be used to develop the preliminary plat application.

On September 2, 2025, the Planning Commission reviewed a concept plan from Centra Homes, LLC for a development containing 175 single-family home lots on this property. The Planning Commission was generally in favor of the plan and provided feedback on tree preservation, parks and trails, setbacks, and the overall site layout. The City Council reviewed the previous concept plan on September 24, 2025, and provided similar feedback. The applicant did not move forward with the project.

PROPERTY CHARACTERISTICS

The existing 136-acre Outlot is vacant land. There are no existing structures on the site. The site contains a large, wooded area. Wetlands are present on site.

EXISTING ZONING AND LAND USE

Zoning	R-1 Single Family Residential and R-3 High Density Residential
Future Land Use	Low Density Housing and Parks
Existing Land Use	Vacant Land
Topography	Relatively flat with some wooded areas and wetlands

SURROUNDING ZONING AND LAND USE

Direction	Zoning	Future Land Use Plan	Existing Land Use
North	Currently located in Big Lake Township	Future Neighborhood	Agriculture
South	B-2 General Business and I-2 General Industrial	Agriculture or Semi-Rural Housing	Vacant
East	Currently located in Big Lake Township	Future Neighborhood	Agriculture
West	R-1 Single Family Residential	Low Density Housing and Parks	Single-family homes and Hudson Woods Park

ANALYSIS OF REQUEST

PROPOSED CONCEPT PLAN

ACCESS/UTILITIES

The applicant is proposing to connect to the existing utilities found in nearby developments, as planned originally for Hudson Woods. The applicant has submitted an exhibit showing a conceptual layout of the sanitary sewer system.

The applicant is connecting the existing street grid of Hudson Woods First Addition and to a Township Road to the north. The plans also show an extension of Marketplace Drive on the south end of the proposed development area of Outlot D.

The concept shows 60-foot wide right-of-way for the residential streets and 80-foot wide right-of-way for the extension of Marketplace Drive. This complies with the right-of-way widths established in Subsection 1107.05 Subd 1(6) of the Zoning Ordinance. However, the plan should also include street width as measured from face of curb to face of curb. The City standard for residential street width measured from curb to curb is 32 feet with concrete sidewalk.

The concept plan does not include sidewalk locations. A concrete sidewalk is required on one side of all residential streets.

Marketplace Drive is shown as a “collector” in the 2022 Functional Classification Map found in ATTACHMENT G. The applicant’s submittal does not specify if a multi-use trail would be located along Marketplace Drive as required on the Multi-use Path Plan from the 2018 Comprehensive Plan (Figure 14-2) found in ATTACHMENT H. However, the Parks Advisory Committee reviewed a similar concept plan on October 27, 2025 and recommended a sidewalk in place of a trail along the north side of Marketplace Drive. Trail and sidewalk location will need to be evaluated at time of formal application.

DEVELOPMENT STANDARDS

The following development standards are included below to inform both the developer and Planning Commission of the standards that will be evaluated at the time of a preliminary plat.

The applicant is proposing to develop this site as a PUD to achieve flexibility regarding lot area, lot width, and principal structure setbacks. The purpose of a PUD is to allow flexibility of site design and architecture

for the conservation of land and open space through clustering of lots, buildings, and activities, which promote the goals outlined in the Comprehensive Plan or serve another public purpose. It is the applicant's responsibility to demonstrate compliance with this requirement and provide specific written documentation addressing this matter as part of the PUD zoning application. The PUD is intended to encourage the following:

1. *Provide a development pattern in harmony with the objectives of the Comprehensive Plan. The PUD process is not intended only as a means to vary applicable planning and zoning principles;*
2. *Allow for the mixing of land uses within a development when such mixing of land uses could not otherwise be accomplished under this chapter;*
3. *Preserve and enhance desirable site characteristics such as natural topography, wetlands, woodlands, scenic views, natural habitat, and geologic features and prevent soil erosion;*
4. *Preserve and enhance open spaces to provide contiguous common open spaces for scenic enjoyment, recreational use, natural habitat protection, and community identity;*
5. *Provide for flexibility to the strict application of the land use regulations in this chapter in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, and the like) that exceed the city's standards to offset the effect of any deviations;*
6. *Promote a more creative and efficient approach to land use within the city, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the city;*
7. *Encourage innovations in development to the extent that the growing demands for all styles of economic expansion may be met by greater variety in type, design, and placement of structures and by the conservation and more efficient use of land in such developments;*
8. *Promote a desirable and creative environment that might be prevented through the strict application of zoning and subdivision regulations of the city;*
9. *Result in an efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments;*
10. *Ensure the establishment of appropriate transitions between differing land uses; and/or*
11. *Promote the creative use of the land and related physical development which allows a phased and orderly transition of varying land uses in close proximity to each other.*

Per Section 1003.18 of the Zoning Ordinance, reductions of the underlying zoning district regulations may be approved by the City Council as part of the overall approval of the PUD if the following conditions are satisfied:

- a. *The reductions bear a demonstrable relationship to, and are consistent with, the goals and policies of the Comprehensive Plan.*
- b. *The reductions result in eliminating the adverse impact and effect of such uses by utilizing screening, landscaping, superior site and building design, and other features related to planning, design, and construction.*
- c. *Any reduction of ordinance requirements approved as part of a PUD shall be approved only upon a showing that the reduction does not adversely affect the surrounding properties because the PUD plan has provided screening, buffering, fencing, walls, or other site improvements which have eliminated the adverse effects of the reduction. Such reductions shall be approved as part of the overall PUD approval, and any reduction granted shall be written into the PUD development agreement.*

The applicant has indicated that open space preservation, trail construction from the park to the development, and higher architectural standards than typically required by Code would be provided. The City should not approve a PUD unless the applicant shows that the PUD will “accomplish the purposes and the design criteria set forth herein and shall not simply be for the enhanced economic gain of the applicant. It shall be the applicant’s responsibility to demonstrate compliance with this requirement and provide specific written documentation addressing this matter as part of the PUD zoning application. Based on this documentation, the city shall determine that some benefit will be realized by the city if a PUD is permitted.”

The following table compares the flexibility indicated in the applicant’s narrative indicates to the standards within the R-2 (Medium Density Residential) District:

SINGLE-FAMILY	R-2 Standards	Timber Trails PUD
Maximum height principal structure	35 feet	35 feet
Minimum lot area	8,000 square feet	5,460 square feet (42' x 130')
Minimum lot width	60 feet	42 feet
Principal Structure Setbacks		
Front	25 feet	25 feet
Minimum setback between buildings	10 feet	10 feet
Rear	25 feet	25 feet
Side	10 feet	6 feet
Arterial road	50 feet	50 feet
Collector road	45 feet	45 feet
Railroad setback	100 feet	100 feet
Residential driveway setback	5 feet	5 feet
Wetland setback and buffer	30 feet (from delineated boundary)	30 feet (from delineated boundary)

Marketplace Drive is identified as a “collector”, and this requires a 45-foot setback. The four lots adjacent to Marketplace Drive on the concept plan are affected and are unbuildable as shown when accounting for the required setback from a collector road. Three of the lots shown are as small as 50.4 ft. wide (42 ft. plus the 20% additional width required for corner lots) and would require a 45-foot setback on Marketplace Drive and, with the approval of the PUD, a 6-foot setback on the opposite side, which does not leave any space for building. One lot could be 74.4 ft. wide (60 feet plus the additional 20% width required for corner lots), which only leaves 23.4 ft. for building per the standards above. The narrative does not specify what setback flexibility would be requested from the collector road setback. The applicant should consider the buildability of corner lots and adjust the plans accordingly.

The block and street designs are connecting to the existing development and must meet the design standards found in Section 1107. This requires the following:

- Blocks must be between 400 and 1,500 feet in length. Any block over 900 ft. long may require a 30-foot-wide pedestrian way.
 - This is not shown. The applicant should dimension the street lengths, and any need for pedestrian ways should be considered with the parks and open space design of the concept.
- Corner lots are to be platted 20% wider than the minimum lot width for the proposed zone.
 - The applicant shall provide lot dimensions with the formal application and consider setbacks from features such as collector streets.
- Corner lots abutting a collector street are required to have a 20-foot landscaped buffer yard.
 - This is not shown on the concept plan.
- The maximum cul-de-sac length is 500 feet.
 - The applicant should dimension the street lengths to ensure compliance.
- One wetland is proposed to be impacted for construction of Marketplace Drive.

LANDSCAPE AND TREE PRESERVATION

Section 1003.18 of the Zoning Ordinance regulates PUDs and requires common open space and appropriate complementary structures and improvements for the benefit of residents of the PUD to be included within the development. The applicant is proposing approximately 17.5 acres of open space. However, most of this space is ponding, wetlands, wetland buffers, and dense wooded area. The proposed open space contains a trail, though the applicant does not specify who will maintain the proposed trail.

The concept plan does not quantify tree removal at this time. The site will be subject to the Tree Preservation requirements found in Section 1107.11 of the Subdivision Ordinance and the Landscaping requirements found in Section 1006.06 of the Zoning Ordinance.

The applicant will be required to submit a tree inventory and mark and account for all significant trees and unique species. The applicant will be required to preserve at least 40% of the significant trees or will need to follow the replacement schedule found in Section 1107.11. The definition of a significant tree is as follows:

Significant Tree. A healthy deciduous tree having a diameter of eight inches or greater when measured at diameter at breast height (DBH) or a coniferous tree measuring four inches in diameter or greater, when measured at DBH.

The applicant's narrative indicates that two front yard trees will be provided for each lot, as required by Section 1006.06 Subd. 3 of the Zoning Ordinance.

The preliminary plat will need to demonstrate tree preservation and show landscaping as required by Ordinance at the time of a formal application.

ENVIRONMENTAL REVIEW

The State requires certain projects to go through an environmental review process before proceeding. The standards for determining when a project requires an environmental review are provided in the Minnesota Rules. Section 4410.4300. The rules require an Environmental Assessment Worksheet (EAW) be completed for developments with more than 250 unattached units or 80 or more acres of agricultural, native prairie, forest, or naturally vegetated land. The site falls below the threshold required for an EAW review alone, however any site expansion into the remaining parts of Outlot D may trigger a connected action and require an EAW if the threshold is surpassed.

Our research shows that the City completed an Alternative Urban Areawide Review (AUAR) for the entire Hudson Woods development area in 2004. AUARs are required to be updated every 5 years. However, it appears the AUAR was never updated and has effectively expired.

DEVELOPMENT FEES

PARK DEDICATION

The City's Subdivision Ordinance and Fee Schedule require residential subdivisions to dedicate 10% of the land being subdivided as parkland OR pay a fee equal to 10% of the value of the land. It is at the City's discretion whether to require a land donation or allow the fee to be paid in lieu of land. A future expansion of Hudson Woods Park is shown on the parks plan but is not depicted on the concept plan. The Parks Advisory Committee reviewed a similar concept plan for this parcel on October 27, 2025 and recommended cash in lieu of land for park dedication.

The plans show a new trail from the existing City park connecting to the proposed development through the proposed Outlot B. The City Engineer has indicated that the trail should tie into the existing trail in Hudson Woods Park.

STAFF COMMENTS

ENGINEERING AND PUBLIC WORKS

This application was sent to Engineering and Public Works for review. Engineering comments are included in ATTACHMENT I. The City Engineer provided comments regarding lot width as it pertains to driveway width, highlighting that the number of driveways accessing the road may lead to more driveway than grass boulevard area along the street, creating potential for issues with parking and placement of hydrants, mailboxes, and snow storage. Additionally, the distance from the garage door to the sidewalk or front property line (whichever is less) should be provided to confirm that vehicle would not overhang into the right-of-way when parked in driveways.

The City Engineer has indicated that all streets and utilities must extend to the plat limits.

The Water and Wastewater Superintendent indicated that sanitary will flow to lift station #9. There is one area in the southern loop road where the sanitary sewer is too steep and should be reevaluated.

Staff has concerns about the number of trees that can be preserved within the development when accounting for grading. The applicant must submit a tree preservation plan during the formal application process.

TOWNSHIP REVIEW

Big Lake Township reviewed the previous concept at their September 10, 2025, meeting because the site connects to a Township road on the City boundary. The Township had no comments on the concept plan.

POLICE AND PUBLIC SAFETY REVIEW

No comment.

FINANCIAL IMPACT

None

STAFF RECOMMENDATION

The City Council should provide feedback on the applicant's proposal and whether there are additional items that should be addressed by the applicant prior to the submittal of the next application. The applicant would take these comments under advisement as they prepare a formal submittal. Some of the larger issues the Council may wish to comment on include:

- Comprehensive Plan Amendment to change land use
- Rezoning to PUD
- PUD flexibility, specifically related to the 42-foot wide lots and any other requests
- Overall layout and uses
- Tree preservation and parks space

The City Council is asked to provide informal review and comment regarding the project's acceptability in relation to the proposed PUD.

ATTACHMENTS

Attachment A:	Site Location Map
Attachment B:	Concept Plan dated May 15, 2026
Attachment C:	Concept Sanitary Sewer Analysis dated May 19, 2026
Attachment D:	Applicant Narrative dated May 18, 2026 (submitted June 5, 2026)
Attachment E:	Future Land Use Map
Attachment F:	Current Zoning Map
Attachment G:	Functional Classification Plan dated 2022
Attachment H:	Multi-Use Path Plan dated 2016
Attachment I:	Engineering Comments dated May 27, 2026

Attachment A
Location Map

10-00567-0110

10-00122-1402

10-00122-2400

0030

6-00543-0070

1 65-00544-0040

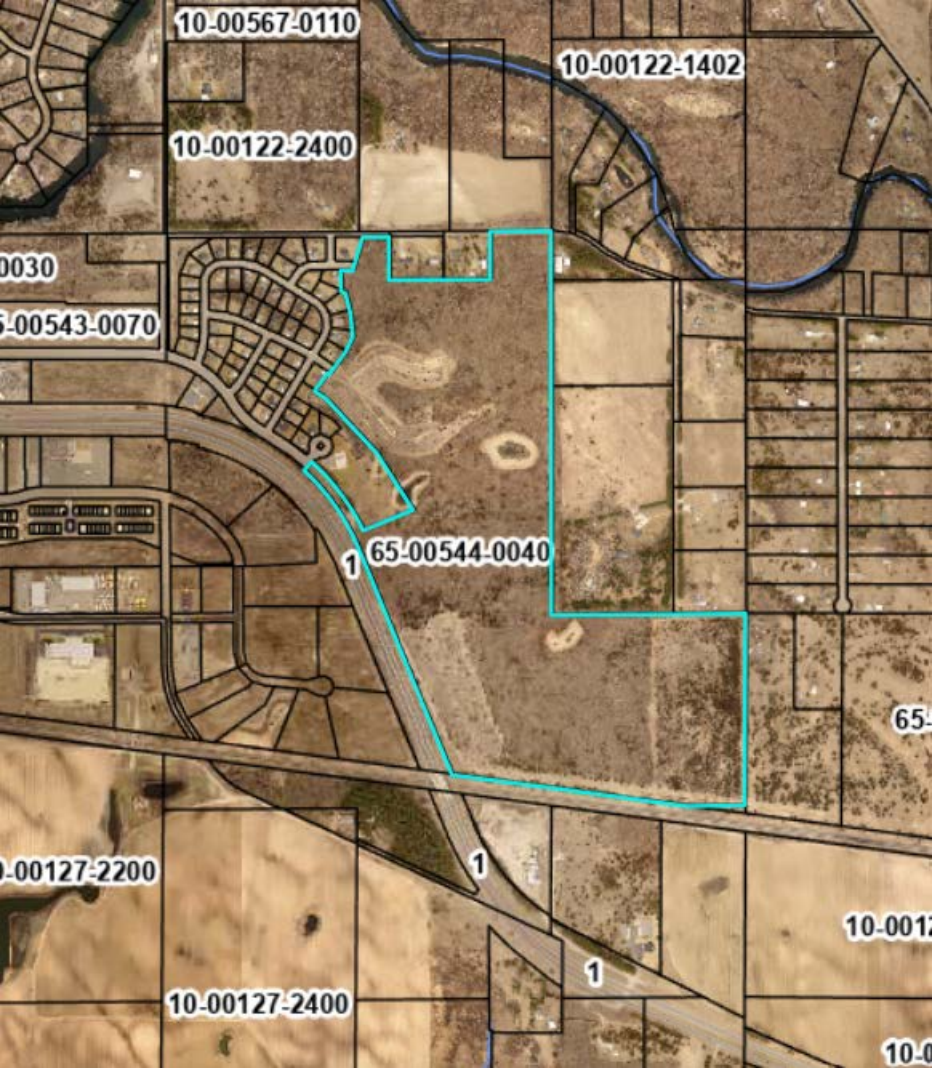
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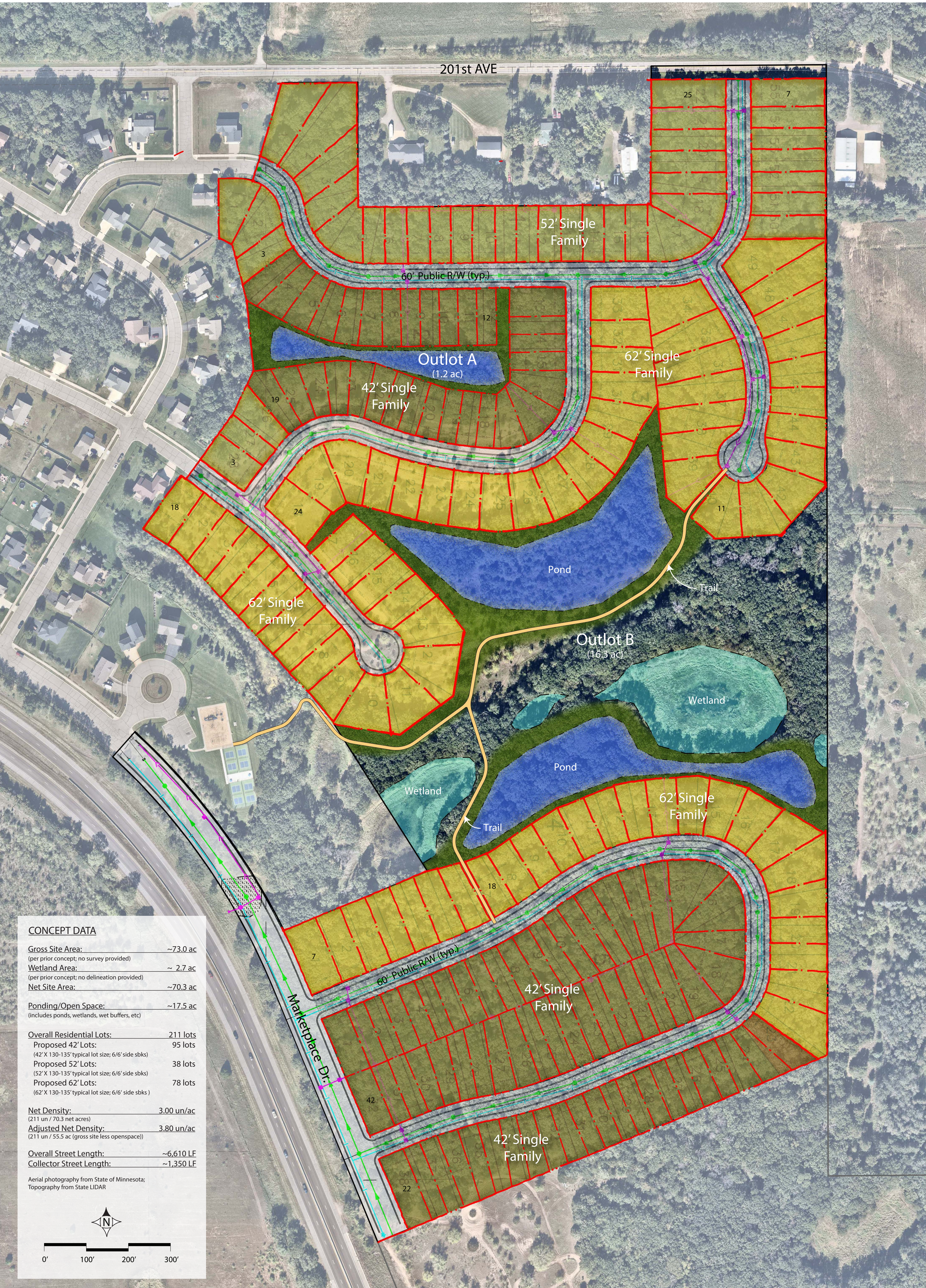
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**Attachment B
Concept Plan**

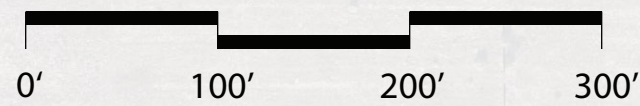
CONCEPT SKETCH PLAN



CONCEPT DATA

Gross Site Area:	~73.0 ac
<small>(per prior concept; no survey provided)</small>	
Wetland Area:	~ 2.7 ac
<small>(per prior concept; no delineation provided)</small>	
Net Site Area:	~70.3 ac
Ponding/Open Space:	~17.5 ac
<small>(includes ponds, wetlands, wet buffers, etc)</small>	
Overall Residential Lots:	211 lots
Proposed 42' Lots:	95 lots
<small>(42' X 130-135' typical lot size; 6/6' side sbks)</small>	
Proposed 52' Lots:	38 lots
<small>(52' X 130-135' typical lot size; 6/6' side sbks)</small>	
Proposed 62' Lots:	78 lots
<small>(62' X 130-135' typical lot size; 6/6' side sbks)</small>	
Net Density:	3.00 un/ac
<small>(211 un / 70.3 net acres)</small>	
Adjusted Net Density:	3.80 un/ac
<small>(211 un / 55.5 ac (gross site less openspace))</small>	
Overall Street Length:	~6,610 LF
Collector Street Length:	~1,350 LF

Aerial photography from State of Minnesota;
Topography from State LIDAR



Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

JP Brooks
BUILDERS

05-15-2026 0079573

TIMBER TRAILS
BIG LAKE, MN

Attachment C
Concept Sanitary Sewer Analysis

CONCEPT SKETCH PLAN



CONCEPT DATA

Gross Site Area:	~73.0 ac
(per prior concept; no survey provided)	
Wetland Area:	~ 2.7 ac
(per prior concept; no delineation provided)	
Net Site Area:	~70.3 ac
Ponding/Open Space:	~17.5 ac
(includes ponds, wetlands, wet buffers, etc)	
Overall Residential Lots:	211 lots
Proposed 42' Lots:	95 lots
(42' X 130-135' typical lot size; 6/6' side sbks)	
Proposed 52' Lots:	38 lots
(52' X 130-135' typical lot size; 6/6' side sbks)	
Proposed 62' Lots:	78 lots
(62' X 130-135' typical lot size; 6/6' side sbks)	
Net Density:	3.00 un/ac
(211 un / 70.3 net acres)	
Adjusted Net Density:	3.80 un/ac
(211 un / 55.5 ac (gross site less openspace))	
Overall Street Length:	~6,610 LF
Aerial Street Length:	~1,350 LF

Aerial photography from State of Minnesota;
Topography from State LIDAR



0' 100' 200' 300'

CONCEPT SANITARY SEWER ANALYSIS
05/19/26

Westwood

Phone (852) 937-5150
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Toll Free (888) 937-5150

JP Brooks
BUILDERS

12701 Whitewater Drive
Minnetonka, MN 55343
westwoodsps.com

TIMBER TRAILS
BIG LAKE, MN

Westwood Professional Services, Inc.

05-15-2026 0079573

Attachment D
Applicant's Narrative



JP Brooks
BUILDERS

MAY 18, 2026

Timber Trails

BIG LAKE, MN

CONCEPT PLAN

Westwood

WHO WE ARE



JPB Land, LLC | JP Brooks Builders is a local developer and homebuilder based in Maple Grove, MN. All decisions are made locally ensuring a consistent and unified community vision from start to finish.

Our Mission is Simple:

To build high quality, well designed homes that reflect the lifestyle and dreams of our homeowners

- JP Brooks has been in business since 2013 and has constructed over **1,000 homes in 45+ communities**
- Currently building **19** neighborhoods in **16** jurisdictions within the Twin Cities metro and western Wisconsin
- Average number of homes closings 2024-2025 = **188** homes
- **Top 15 Builder** in the Twin Cities Market (2025), consistent ranking 7 consecutive years
- Minnesota Green Path Certified Builder



SITE PLAN

Timber Trails



DATA

Gross Site Area: 73 acres
 Delineated Wetland Area: 2.7 acres
 Net Developable Area: 70.3 acres
 Ponding & Open Space: 17.5 acres

Proposed Single Family Lots: 211

- 42' wide lots (30x65' pad): 95
- 52' wide lots (40'x65' pad): 38
- 62' wide lots (50'x65' pad): 78

Net Density

211 units / 70.3 acres = 3 units/acre

Adjusted Net Density

211 units / 55.5 acres (gross site less open space) = 3.8 units/acre

Setbacks

- Front: 25'
- Side: 6'
- Side (Corner): 25'
- Rear: 25'

PUD Benefits

A development pattern that implements objectives of the Comprehensive Plan

- Achieves multiple residential development & natural resource protection objectives, including:
 - Environmental stewardship, housing diversity, new neighborhood design, compact and contiguous growth, open space dedication, and trail extensions.
- Mixture of lot sizes to create a lifecycle housing neighborhood, featuring homesites intended for entry level and move-up buyers with two and three car garage options, and slab, split level, and full basement foundations.
- Preserves 17.5 acres of desirable site characteristics such as trees and wetlands
 - Exploring the preservation of perimeter trees
 - Attractive views and scenic enjoyment
- Public trail system meandering through the tree preservation area, and sidewalks on one side of the street for pedestrian circulation
- Exceeds the Architectural Standards outlined in Section 1006.04 of the Zoning Ordinance and establishes an anti-motony code.
- Utilizes a creative and efficient approach to land use with curvilinear streets, varying lot sizes and views, while consolidating public infrastructure
- Extension of Marketplace Drive as a planned collector roadway that will serve this neighborhood and open up future lands for development in the City.

Big Lake Housing Objectives

This concept satisfies many of the City's housing and development goals, including:

- Compact and contiguous growth
- Thoughtful neighborhood design
- Open space preservation
- Links to adjacent neighborhoods
- Street corridor design
- Varied product and price point, life-cycle housing

Architectural Distinctions

- Front porches with (SmartSide) LP pillars
- Stone base pillar upgrades
- Varying heights and quantities for stone
- Built out gables
- Coach lamps at garage door
- LP SmartSide window wrapping
- Transom or sidelight windows at front entry door
- Different siding options in gables (Board and Batten, Shakes, Built Outs, Dentils, Brackets)
- Garage door is an upgraded short raised panel garage door with grooves. Also allows for windows to be added. Multiple colors, including wood grain to provide higher quality look
- Stone address plaque upgrade option
- All homes Minnesota Green Path certified
- Included front door is an upgraded fiberglass door with a wide array of color options and wood grain options. (Most builders don't do the wood grain because of the cost, we include standard due to positive feedback from customers.)
- Full time designer on staff with over 25 years of experience planning out exterior packages for large, quality communities
- In house design studio where customers can choose their selections
- We are intentional with a self imposed anti-monotony code about not allowing the same elevation or color palette next door, on either side, or directly across the street

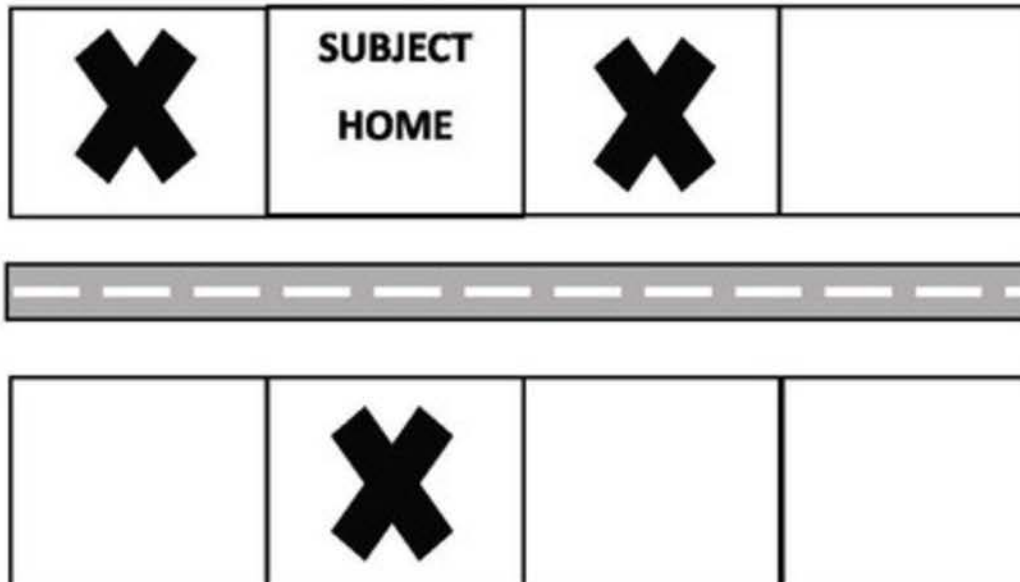
Many of these distinctions can be found when viewing the floor plan elevations and 3-D tours on our website at JPBrooks.com. City officials are welcome to tour any of our model homes throughout the metro - see JPBrooks.com for community locations.

JP Brooks Anti-Monotony Code



“X” Home cannot be the same elevation plan type or color scheme as Subject Home.

*You can have the same floor plan next to the subject home as long as the exterior elevation is different.



Proposed House Plans

Lot Type	House Type	House Plan	Bedrooms	Bathrooms	Garage Stalls	Sq. Ft.	
52' Lots 40' Pad	Two Story, SOG	Harriet	4	3	2	1891	
		Sullivan				2133	
		Sylvia				2454	
	Two Story	Hillcrest	4-5	3-4	3	1891-2694	
		Stonybrook				2133-3022	
		Silvercreek				2454-3412	
	Villa	Augusta	2	2	2	1355-1499	
		Madison	3			1596-1740	
		Windsor	2			1731	
		Lakewood	2-3			1794-1830	
		Waterford				1948-2068	
	Split-level	Oak Ridge	2-4	2-3	2	1138-1994	
		Washington	3-5			1305-2270	
Weston		1440-2251					
62' Lots 50' Pad	Villa	Augusta	2	2	3	1355-1499	
		Winsor				1731	
		Lakewood				2-3	1794-1830
		Waterford					1948-2068
		Madison				3	1596-1740
	Split-Entry/ Modified 2- Story	Oak Ridge	2-4	2-3	3	1138-1994	
		Maplewood	4	4		2289	
		Crestview				2562	
		Washington	3-5	2-3		1305-2270	
	Weston	1440-2251					
	Rambler	Augusta	2-4	2-3	3	1355-2534	
		Winsor				1731-3070	
		Edgewater	2-5			1972-3563	
		Madison	3-5			1596-2919	
		Somerset	2-5			1846-3193	
Two Story	Brookview	4-5	3-4	3	2295-3506		
	Summit				2539-3810		
	Tahoe				2899-4384		
	Sedona				3164-4794		

- The 42'-wide lots accommodate a newly designed 30'-wide, two-story home with a two-car garage.
- House plans are subject to change with market conditions.
- Maximum flexibility for various home configurations on three lot sizes.
- Each floorplan has a minimum of three elevations.

TWO STORY EXAMPLES - 42' WIDE LOTS

JP Brooks
BUILDERS



Designs in Process

3+ beds

2+ baths

2-car garage

Slab on grade

1,800-2,400 square feet

TWO STORY EXAMPLES - 52' WIDE LOTS

Hillcrest



JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



1,891 - 2,694
Square Feet



3
Car Garage

TWO STORY EXAMPLES - 52' WIDE LOTS

Stonybrook



JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,133 - 3,022
Square Feet



3
Car Garage

TWO STORY EXAMPLES - 52' WIDE LOTS

Silvercreek



JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,454 - 3,412
Square Feet



3
Car Garage

VILLA FLOOR PLAN EXAMPLE

Waterford



JP Brooks
BUILDERS



2 - 3
Bedrooms



2
Bathrooms



1,948 - 2,068
Square Feet



2 - 3
Car Garage

VILLA FLOOR PLAN EXAMPLE

Lakewood



JP Brooks
BUILDERS



2 - 3
Bedrooms



2
Bathrooms



1,794 - 1,830
Square Feet



2 - 3
Car Garage

The Windsor



JP Brooks
BUILDERS



2 - 4
Bedrooms



2 - 3
Bathrooms



1,731 - 3070
Square Feet



2 - 3
Car Garage

The Madison



JP Brooks
BUILDERS



3 - 5
Bedrooms



2 - 3
Bathrooms



1,596 - 2,919
Square Feet



2 - 3
Car Garage

The Augusta



JP Brooks
BUILDERS



2 - 4
Bedrooms



2 - 3
Bathrooms



1,355 - 2,534
Square Feet



2 - 3
Car Garage

SPLIT LEVEL FLOOR PLAN EXAMPLE

Washington



JP Brooks
BUILDERS



3 - 5
Bedrooms



2 - 3
Bathrooms



1,305 - 2,270
Square Feet



2 - 3
Car Garage

SPLIT LEVEL FLOOR PLAN EXAMPLE

The Weston



JP Brooks
BUILDERS



3 - 5
Bedrooms



2 - 3
Bathrooms



1,440 - 2,251
Square Feet



2 - 3
Car Garage

TWO STORY FLOOR PLAN EXAMPLE - 62' LOTS

Brookview



JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,295 - 3,506
Square Feet



3
Car Garage

TWO STORY FLOOR PLAN EXAMPLE - 62' LOTS

Summit



JP Brooks
BUILDERS



4 - 5
Bedrooms



3 - 4
Bathrooms



2,539 - 3,810
Square Feet



3 - 4
Car Garage

TWO STORY FLOOR PLAN EXAMPLE 62' LOTS

Sedona



JP Brooks
BUILDERS



5 - 6
Bedrooms



4 - 5
Bathrooms

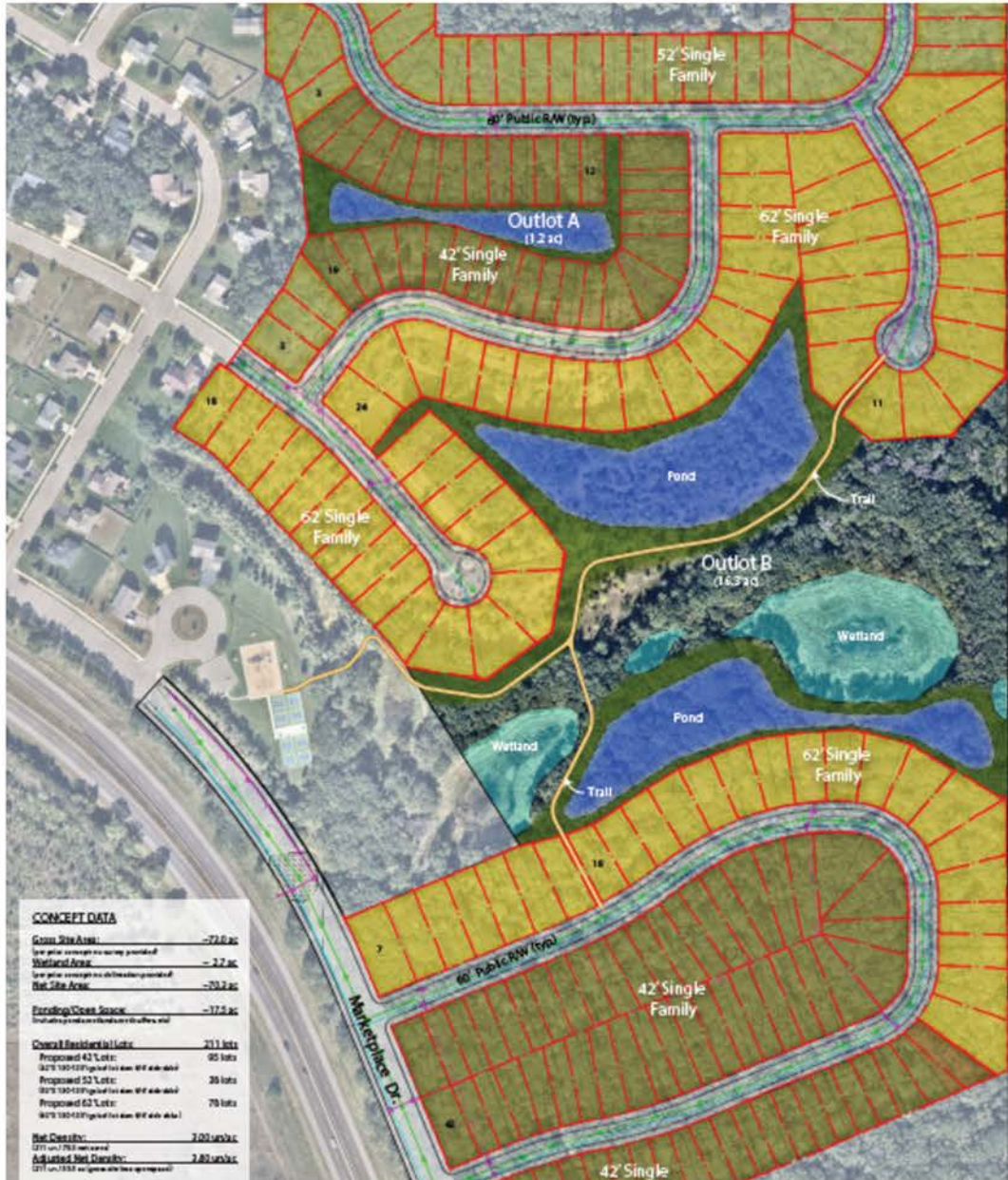


3,164 - 4,794
Square Feet



3 - 4
Car Garage

Anticipated Phasing



PLATTED IN FOUR ADDITIONS

1st Addition - 2027
~50 lots

2nd Addition - 2028 or 2029

Locations to be determined



DEVELOPER / BUILDER

JPB Land, LLC. | JP Brooks, Inc.
13700 Reimer Drive North, Suite 100
Maple Grove, MN 55311
jpbrooks.com

Paul Tabone

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Mobile: (952) 221-4032

Lucinda Spanier

Office: (763) 285-4789
Mobile: (612) 979-3965



ENGINEERING / SURVEYING CONSULTANT

Westwood Engineering
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343
westwoodps.com



WETLAND CONSULTANT

Midwest Natural Resources
1032 West 7th Street, Suite 150
St Paul, MN 55102
www.mnrinc.com



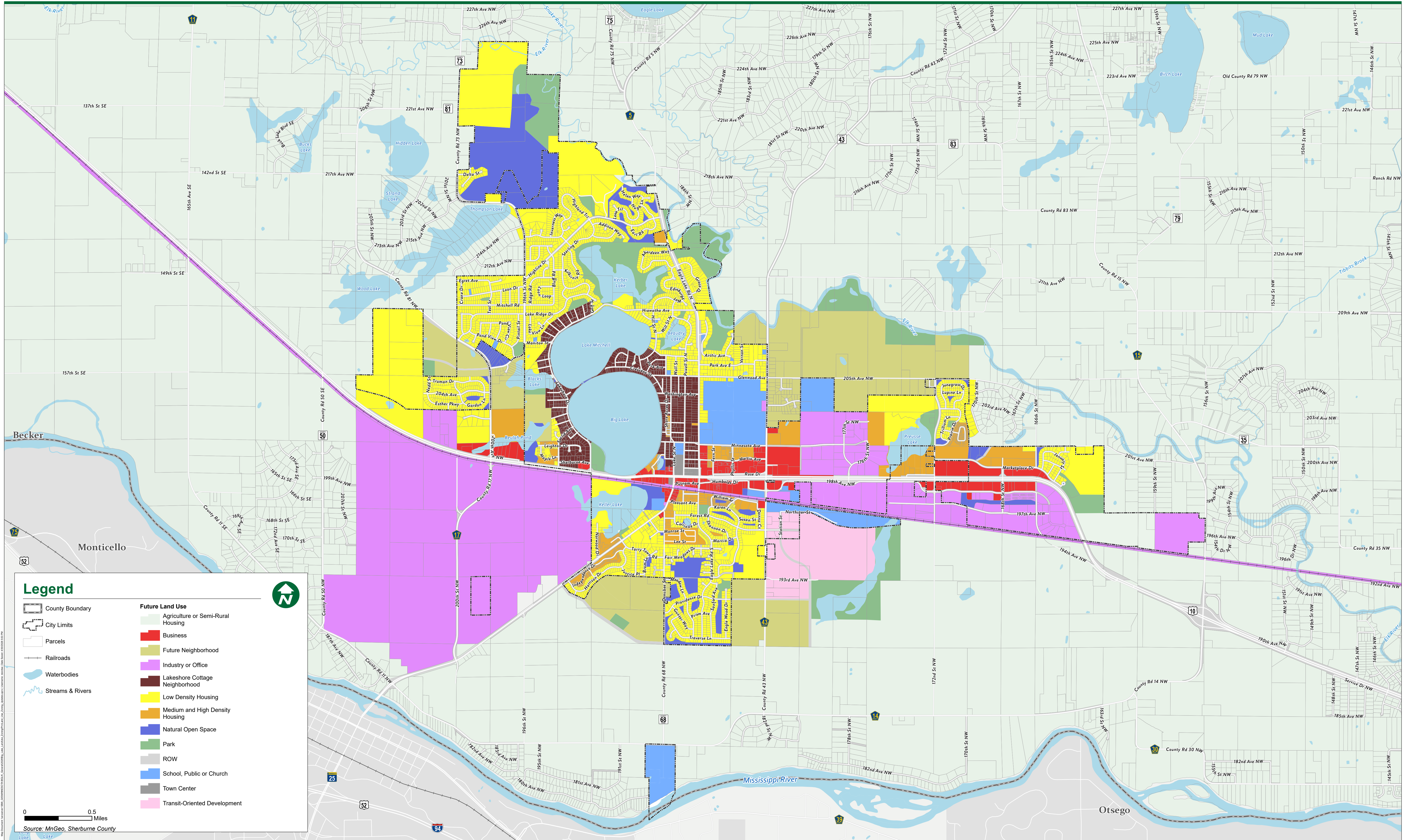
Attachment E
Future Land Use Map



Future Land Use Map

City of Big Lake, Minnesota

May 2026



Legend

- County Boundary
 - City Limits
 - Parcels
 - Railroads
 - Waterbodies
 - Streams & Rivers
- Future Land Use**
- Agriculture or Semi-Rural Housing
 - Business
 - Future Neighborhood
 - Industry or Office
 - Lakeshore Cottage Neighborhood
 - Low Density Housing
 - Medium and High Density Housing
 - Natural Open Space
 - Park
 - ROW
 - School, Public or Church
 - Town Center
 - Transit-Oriented Development



0 0.5 Miles

Source: MnGeo, Sherburne County

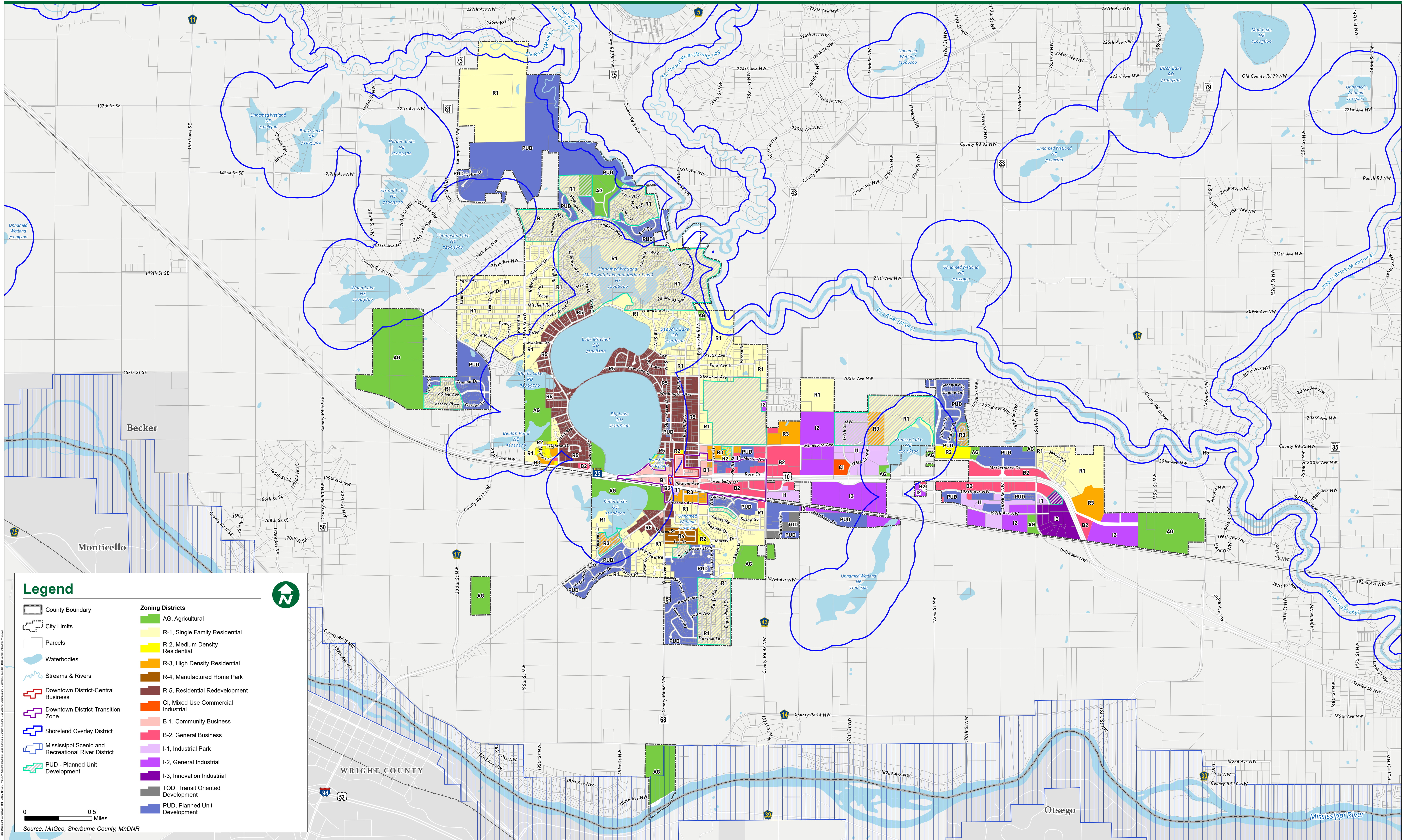
Attachment F
Current Zoning Map



Proposed Zoning Map

City of Big Lake, Minnesota

May 2026



Legend

- County Boundary
 - City Limits
 - Parcels
 - Waterbodies
 - Streams & Rivers
 - Downtown District-Central Business
 - Downtown District-Transition Zone
 - Shoreland Overlay District
 - Mississippi Scenic and Recreational River District
 - PUD - Planned Unit Development
-
- Zoning Districts**
- AG, Agricultural
 - R-1, Single Family Residential
 - R-2, Medium Density Residential
 - R-3, High Density Residential
 - R-4, Manufactured Home Park
 - R-5, Residential Redevelopment
 - CI, Mixed Use Commercial Industrial
 - B-1, Community Business
 - B-2, General Business
 - I-1, Industrial Park
 - I-2, General Industrial
 - I-3, Innovation Industrial
 - TOD, Transit Oriented Development
 - PUD, Planned Unit Development



0 0.5 Miles

Source: MnGeo, Sherburne County, MnDNR

Attachment G
Functional Classification Plan



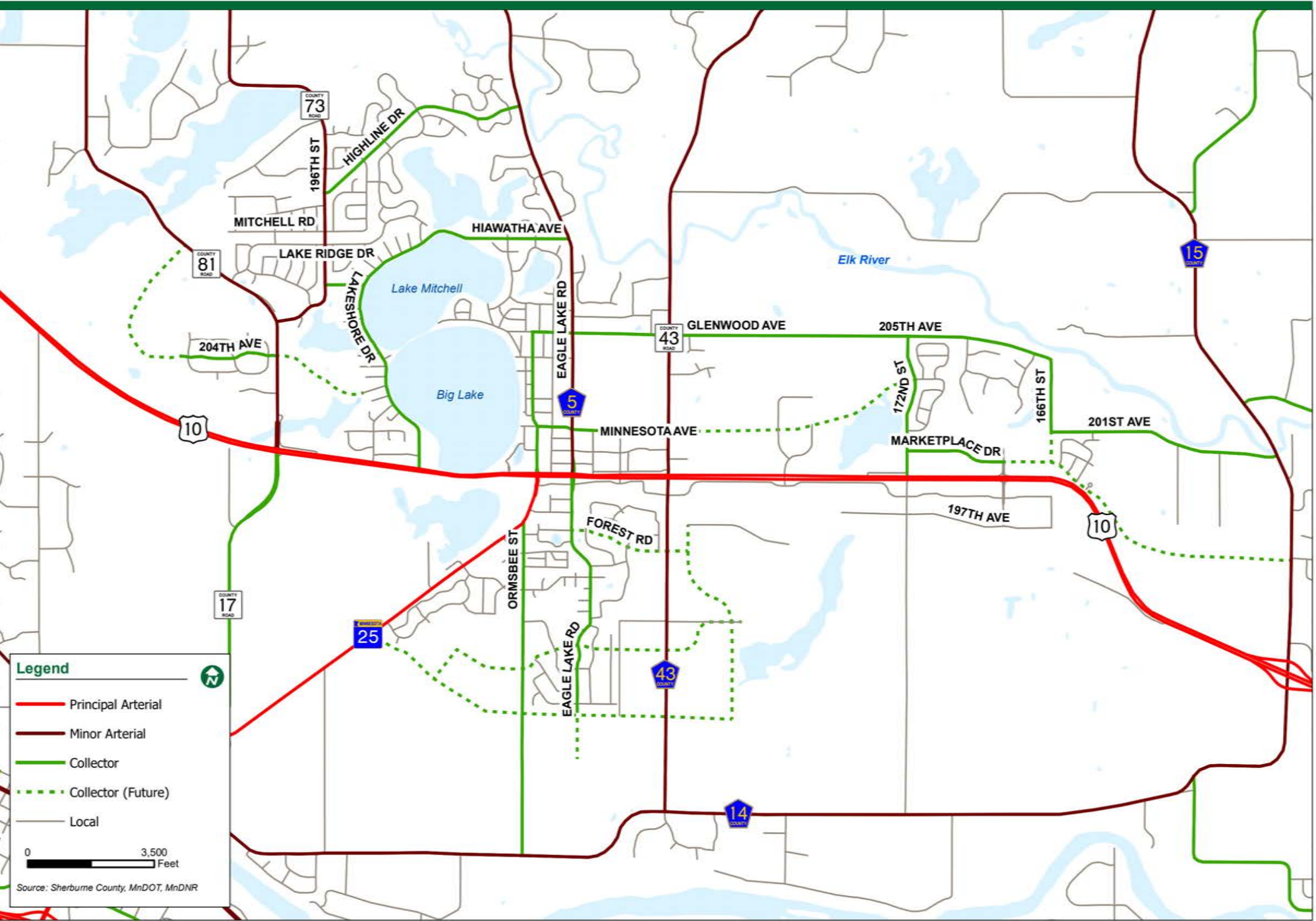
Functional Classification Plan

City of Big Lake

January 2022



Map Document: \\arcserver1\GIS\BGL\K..._BaseMap\ESRI\Pro\BGL\K..._Functional_Classification\BGL\K..._Functional_Classification.aprx | Date Saved: 1/19/2022 3:25 PM



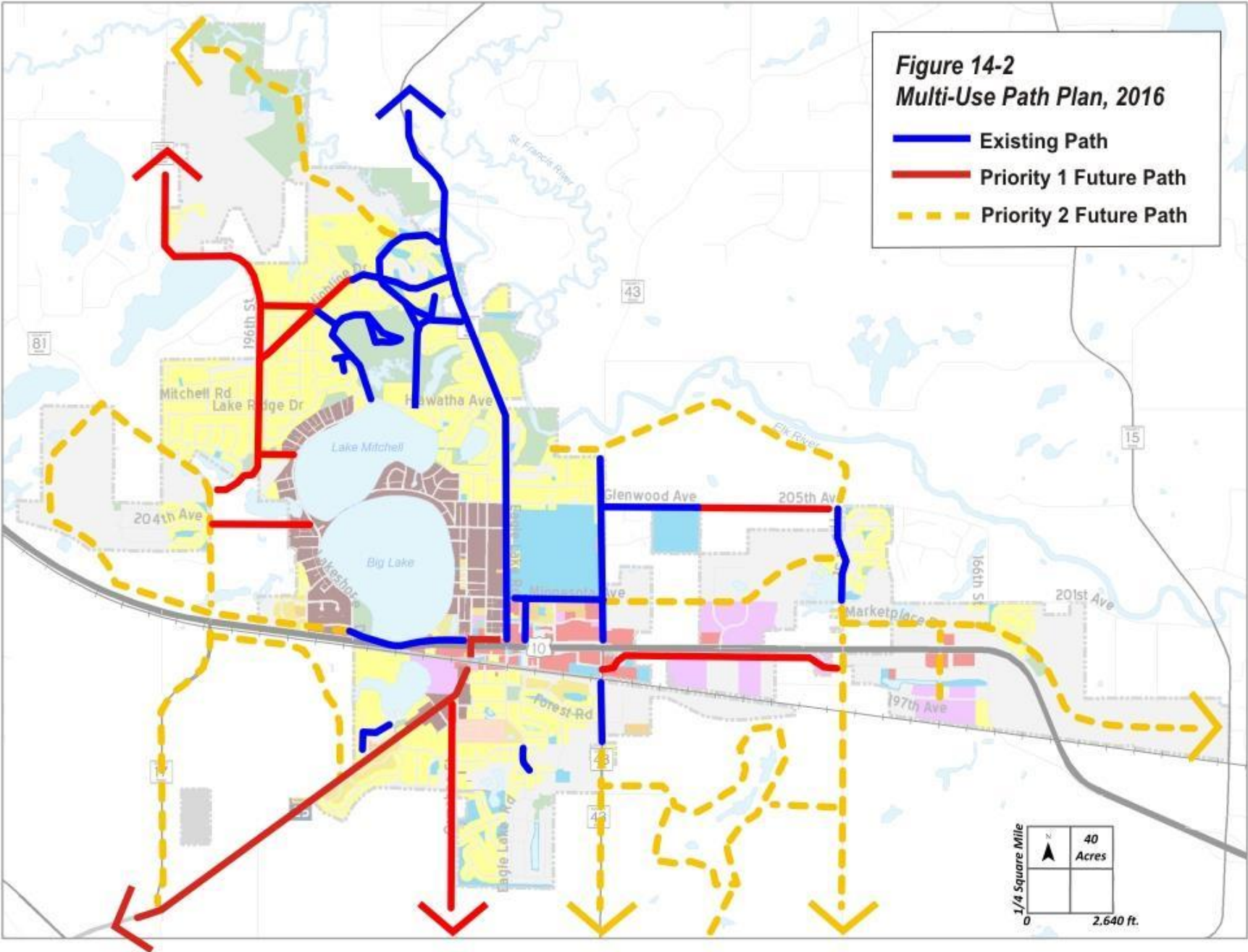
Legend

- Principal Arterial
- Minor Arterial
- Collector
- - - Collector (Future)
- Local

0 3,500 Feet

Source: Sherburne County, MnDOT, MnDNR

Attachment H
Multi-Use Path Plan



Attachment I
Engineering Comments



MEMORANDUM

To: Kendra Lindahl, City Planner
From: Layne R. Otteson, City Engineer
Date: May 27, 2026
Re: Engineering Comments for Timber Trails Concept Plan

ENG26-060

I received a concept plan dated 5/15/2026 and a sanitary concept plan dated 5/19/2026 as submitted by JP Brooks Builders. Both were designed by Westwood Engineering without engineer signature. The infrastructure information provided on the concept plan is non-engineer level, limited, without a legend and utilizes aerial imagery as a base. This development is located east of Hudson Woods and north of US 10. City streets, water and sanitary sewer is available to connect to on the west side of the property. A lift station to the immediate west provides significant sewer depth to service this development. The property is not served by storm sewer and is required to accommodate all drainage on-site. Wetlands are located on property.

My engineering comments are as follows:

1. If a PUD, is the added public benefit related to infrastructure or Public Works maintenance?
2. All street, drainage and utility information is high level (concept) but generally reflects a typical subdivision. Engineering plans by a licensed engineer will be reviewed upon submittal for specific design criteria and compatibility.
3. Concept plans show red lot lines over ghosted lot lines.
4. Narrow lot widths provide challenges for parking, mail boxes and snow plowing.
5. Refer to City Code Chapter 11: Subdivision for design guidance.
6. The applicant shall complete all environmental reviews and civil site work design.
7. Civil site design shall include, but not limited to, grading, utility, street, signage, pavement marking, pedestrian facilities, details, lighting, landscaping, irrigation, phasing, SWPPP, soil reports, drainage reports, etc.
8. Civil site design shall meet current City Code and governing specifications including MnDOT, City of Big Lake Development Standards, Americans with Disability Act, Minnesota Rural Water Association for Trace Wire and City Engineer's Association of MN (CEAM).
9. Review buffer yard requirements along adjacent collectors with City Planner.+
10. Provide distance from garage door to sidewalk or property line (whichever is closest).
11. Traffic study may be required due to lot density on certain streets.
12. Design shall meet ADA/PROWAG requirements for pedestrian facilities in the right of way subject to current MNDOT Standard Plans.
13. Street curve design shall meet State Aid requirements. Street radii are unknown.
14. City Code allows cul-de-sacs to be a maximum of 500 feet long.
15. Driveway location with respect to intersection needs to be closely reviewed.
16. All street widths shall be identified as face of curb to face of curb.
17. City standard residential street width is 32' with concrete sidewalk.
18. Show street connection to 201st Avenue.
19. Match and continue street widths of existing.
20. Sidewalk and street parking information is not provided.
21. Connect trail to southwest cul-de-sac.

22. Temporary cul-de-sac at end of Marketplace Drive is required but may be waived subject to Fire and Police approval.
23. Watermain in cul-de-sacs shall be looped unless physical barrier preventing (river, lake, ravine, etc.)
24. Extend trunk watermain to plat limits.
25. Storm sewer and drainage unknown.
26. Soil types and water table (mottled soil) elevation is unknown.
27. All building structure lowest openings shall be at least 3-feet above 100-year flood/pond elevation or OHW. Lowest floor shall be at least 2-feet above 100-year flood/pond elevation or OHW.
28. Sanitary manhole spacing maximum is 400 feet.
29. MH2 & MH4 require manholes with an integral outside drop section
30. Marketplace Drive sanitary pipe shall be upsized to 12" to match existing pipe at May Circle and extend to the eastern plat line.
31. Sanitary pipe may need to be upsized from Houghton Drive connection to 201st Avenue.

LO/lo

Cc: File



AGENDA ITEM

Big Lake City Council

Prepared By: Kendra Lindahl, AICP Consulting Planner	Meeting Date: 6/17/2026	<input checked="" type="checkbox"/> Regular Agenda Item <input type="checkbox"/> Consent Agenda Item	Item No. 7D
Item Description: Zoning Map Amendments to reflect updates to Subsection 1004.03 (Shoreland Overlay District)	Reviewed By: Hanna Klimmek, City Administrator		
	Reviewed By: Marie Popp, Community Development Director/EDA Executive Director		

60-DAY REVIEW DEADLINE: N/A

ACTION REQUESTED

The City Council is asked to make the following motions:

This action requires a majority vote:

1. Motion to approve an **ORDINANCE** approving the Zoning Map Amendment to reflect updates to Subsection 1004.03 (Shoreland Overlay District).

This action requires a 4/5 vote:

2. Motion to approve a **RESOLUTION** approving Summary Publication of the Zoning Map Amendment to reflect updates to Subsection 1004.03 (Shoreland Overlay District).

BACKGROUND/DISCUSSION

While updating Subsection 1004.03 (Shoreland Overlay District) of the Zoning Ordinance, staff identified several minor changes to the Big Lake Zoning Map. These updates reflect changes to lake classifications and zoning overlay boundaries that are established by the Minnesota Department of Natural Resources (MnDNR) and will bring the Zoning Map into alignment with the updated City Code section 1004.03 which was approved at the May 20, 2026 City Council meeting. A summary of the proposed amendments is provided.

The attached map also includes a “PUD – Planned Unit Development” Zoning District. As part of the 2023 Zoning Ordinance update, several parcels were rezoned to PUD (from a PUD overlay) per Section 1003.18, Subd. 10 of the Zoning Ordinance. This is the first time the map has had a comprehensive update since this rezoning was approved by the City Council in 2023. Though this Zoning District is a new addition to the map, it was approved by the City Council in 2024.

PLANNING COMMISSION

The Planning Commission held a public hearing on June 1, 2026. No members of the public spoke on the item. The Planning Commission unanimously recommended approval of the amendments as presented.

ANALYSIS OF REQUEST

No changes to underlying zoning districts or district boundaries are proposed with this request. The proposed updates are summarized below:

1. Change Beaudry Lake's classification from NE (Natural Environment) to GD (General Development) to reflect the Lake's current classification by the MnDNR.
2. Remove Landis Lake from the map, as this Lake is no longer classified by the MnDNR.
3. Label McDowall and Kerber Lakes as "Unnamed Wetland – McDowall Lake and Kerber Lake" to reflect the DNR's classification of these lakes as a single waterbody.
4. Update "Mississippi Scenic and Recreational River District" Overlay boundaries on properties bordering the Mississippi River, as established by the MnDNR. This does not modify the overlay district boundaries on any parcels within the City of Big Lake, but it does make minor changes to the overlay district boundaries elsewhere along the river area shown on the Zoning Map.

SUMMARY

The proposed zoning map amendments are needed to bring the Zoning Map into alignment with the newly updated Shoreland Overlay District regulations and MnDNR lake classifications. The proposed amendments update the names and classifications of lakes to comply with most recent MnDNR guidance and remove one lake which is no longer classified by the MnDNR. No changes are proposed to underlying zoning districts or overlay district boundaries within the City of Big Lake.

FINANCIAL IMPACT

None

STAFF RECOMMENDATION

The City Council is asked to make the following motions:

1. Motion to approve an **ORDINANCE** amending Chapter 10 (Zoning) of the Big Lake City Code to amend the Zoning Map for updates to Subsection 1004.03 (Shoreland Overlay District).
2. Motion to approve a **RESOLUTION** approving Summary Publication of the amendments to Chapter 10 (Zoning) of the Big Lake City Code for updates to Subsection 1004.03 (Shoreland Overlay District)

ATTACHMENTS

Attachment A: Ordinance Approving Amendments to the City of Big Lake Zoning Map
Attachment B: Resolution approving Summary Publication of the Ordinance
Attachment C: Proposed Zoning Map

Attachment A
Ordinance Approving Amendments to the City of Big Lake Zoning Map

**CITY OF BIG LAKE
MINNESOTA**

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, on Wednesday, June 17, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following ordinance was made by Council Member _____ and seconded by Council Member _____.

**CITY OF BIG LAKE
ORDINANCE NO. 2026-XX**

**ORDINANCE AMENDING CITY CODE CHAPTER 10 (ZONING) OF THE BIG LAKE MUNICIPAL
CODE TO UPDATE THE ZONING MAP**

WHEREAS, the City Council approved Ordinance No. 2026-04 on May 20, 2026, amending the Shoreland Overlay District; and

WHEREAS, the ordinance amendments included changes to water body classifications and names; and

WHEREAS, these waterbody classifications and names are required to be shown on the official zoning map; and

WHEREAS, the Big Lake Planning Commission conducted a public hearing on June 1, 2026 and recommended that the City Council approve the zoning map amendments; and

WHEREAS, notice of the public hearing was duly published and posted in accordance with applicable Minnesota Statutes and persons interested in said applications were afforded the opportunity to present their views and objections related to the project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Big Lake that it hereby approves the following:

SECTION 1. The Official Zoning Map of the City of Big Lake is hereby amended to change the classification of Beaudry Lake from NE (Natural Environment) to GD (General Development).

SECTION 2. The Official Zoning Map of the City of Big Lake is hereby amended to remove references to Landis Lake.

Attachment B
Resolution Approving Summary Publication of the Ordinance

**CITY OF BIG LAKE
MINNESOTA**

A general meeting of the City Council of the City of Big Lake, Minnesota was called to order by Mayor Paul Knier at 6:30 p.m. in the Council Chambers of City Hall, Big Lake, on Wednesday, June 17, 2026. The following Council Members were present: Ken Geroux, Ken Halverson, Paul Knier, Kim Noding, and Paul Seefeld. A motion to adopt the following resolution was made by Council Member _____ and seconded by Council Member _____.

**BIG LAKE CITY COUNCIL
RESOLUTION NO. 2026-XX**

**RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE NO. 2026-XX AMENDING
CHAPTER 10 (ZONING) OF THE BIG LAKE MUNICIPAL CODE TO UPDATE THE ZONING MAP**

WHEREAS, the City Council has adopted an ordinance amending the Zoning Map of the City of Big Lake; and

WHEREAS, as authorized by Minnesota Statutes, Section 412.191, subd. 4, the City Council has determined that publication of the title and summary of Ordinance No. 2026-XX will clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, a printed copy of the Ordinance is available for inspection during regular office hours in the office of the City Clerk.

NOW THEREFORE, BE IT RESOLVED that the following summary of Ordinance No. 2026-XX is approved for publication:

**CITY OF BIG LAKE, MINNESOTA
ORDINANCE NO. 2026-XX**

The Big Lake City Code is amended to amend Chapter 10 (Zoning) of the Big Lake Municipal Code to make updates to the Zoning Map to comply with updates to City Code section 1004.03 (Shoreland Overlay District) pertaining to water body classifications and names established by the Minnesota Department of Natural Resources. A printed copy of the Ordinance is available for inspection during regular office hours in the office of the City Clerk.

Adopted by the Big Lake City Council this 17th day of June, 2026.

Mayor Paul Knier

Attest:

Gina Wolbeck, City Clerk

*Drafted By:
City of Big Lake
160 North Lake Street
Big Lake, MN 55309*

The following Council Members voted in favor:
The following Council Members voted against or abstained:

Whereupon the motion was duly passed and executed.

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

The foregoing instrument was acknowledged before me this 17th day of June 2026, by Paul Knier and Gina Wolbeck, the Mayor and City Clerk respectively of the City of Big Lake, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public

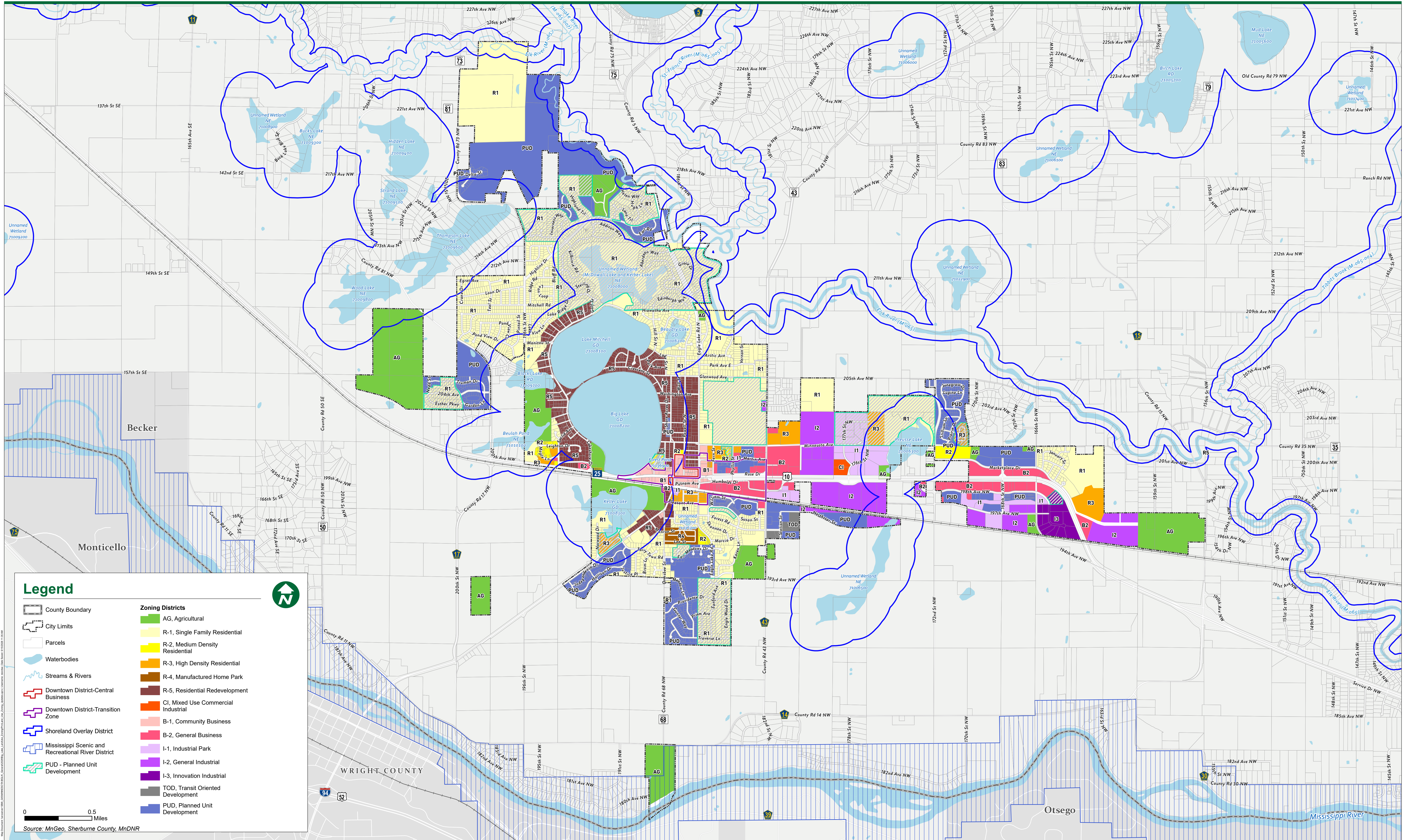
**Attachment C
Proposed Zoning Map**



Proposed Zoning Map

City of Big Lake, Minnesota

May 2026



Legend

- County Boundary
 - City Limits
 - Parcels
 - Waterbodies
 - Streams & Rivers
 - Downtown District-Central Business
 - Downtown District-Transition Zone
 - Shoreland Overlay District
 - Mississippi Scenic and Recreational River District
 - PUD - Planned Unit Development
-
- Zoning Districts**
- AG, Agricultural
 - R-1, Single Family Residential
 - R-2, Medium Density Residential
 - R-3, High Density Residential
 - R-4, Manufactured Home Park
 - R-5, Residential Redevelopment
 - CI, Mixed Use Commercial Industrial
 - B-1, Community Business
 - B-2, General Business
 - I-1, Industrial Park
 - I-2, General Industrial
 - I-3, Innovation Industrial
 - TOD, Transit Oriented Development
 - PUD, Planned Unit Development



0 0.5 Miles

Source: MnGeo, Sherburne County, MnDNR



AGENDA ITEM

Big Lake City Council

Prepared By: <i>Deb Wegeleben, Finance Director</i>	Meeting Date: <i>6/17/2026</i>	<input checked="" type="checkbox"/> Regular Agenda Item <input type="checkbox"/> Consent Agenda Item	Item No. 7E
Item Description: <i>List of Claims</i>		Reviewed By: <i>Hanna Klimmek, City Administrator</i>	
		Reviewed By: <i>N/A</i>	

ACTION REQUESTED

Separate Motions are requested.
MN Statute 471.87 requires Council Member Geroux abstain from voting on Motion No. 2.

- Motion to approve the List of Claims paid dated May 14, 2026 through June 13, 2026, with the removal of Check No. 99741 for separate consideration, and Payroll No’s. 10 and 11 for 2026.**
- Motion to approve Check No. 99741 payable to Ken Geroux Construction Corporation in the amount of \$632 for services provided to the City of Big Lake.**

BACKGROUND/DISCUSSION

Attached is the List of Claims paid through June 13, 2026, along with Payroll No. 10 paid on May 20, 2026, and Payroll 11 paid on June 3, 2026.

Ken Geroux Construction Corporation completed work on the entrances at City Hall. Because Council Member Geroux has a financial interest in the company, payment of this invoice should be removed from the List of Claims and separately considered to ensure transparency and compliance with applicable conflict-of-interest requirements.

MN Statute 471.87 requires that Council Member Geroux abstain from participating in the discussion and vote on this payment. Council Member Geroux has executed the required Affidavit of City Official Interested in Claim form.

Any elected official who contracts or submits an invoice to the City for payment of services is required to abstain from the vote of said payment, and execute an "Affidavit of City Official Interested in Claim" form prior to receiving payment pursuant to MN Statute 471.87:

471.87 PUBLIC OFFICERS, INTEREST IN CONTRACT; PENALTY.
 Except as authorized in section [123B.195](#) or [471.88](#), a public officer who is authorized to take part in any manner in making any sale, lease, or contract in official capacity shall not voluntarily have a personal financial interest in that sale, lease, or contract or personally benefit financially therefrom. Every public officer who violates this provision is guilty of a gross misdemeanor.

471.88 EXCEPTIONS.
Subdivision 1. Coverage.
 The governing body of any port authority, seaway port authority, economic development authority, watershed district, soil and water conservation district, town, school district, hospital district, county, or city, by unanimous vote, may contract for goods or services with an interested officer of the governmental unit in any of the following cases.
Subd. 5. Contract with no bids required.
 A contract for which competitive bids are not required by law.

ATTACHMENTS

Attachment A - List of Claims

Attachment B- Affidavit, Payment and Invoice for Check No. 99741

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
ACE SOLID WASTE INC								
15	ACE SOLID WASTE INC	13285332T067	MAY 2026 PW GARBAGE	06/01/2026	388.73	388.73	06/03/2026	
15	ACE SOLID WASTE INC	13285332T067	LAKESIDE JUNE 2026	06/01/2026	468.00	468.00	06/03/2026	
Total ACE SOLID WASTE INC:					856.73	856.73		
AFLAC								
10394	AFLAC	062956	MAY 2026 AFLAC	05/26/2026	136.63	136.63	06/03/2026	
Total AFLAC:					136.63	136.63		
ALEXANDRIA TECH COLLEGE								
7938	ALEXANDRIA TECH COLLEGE	CI000021545	TRAINING OFFICE 365	05/21/2026	422.00	422.00	06/03/2026	
Total ALEXANDRIA TECH COLLEGE:					422.00	422.00		
AMERICAN LEGAL PUBLISHING								
11897	AMERICAN LEGAL PUBLISHING	51004	CITY CODE ONLINE ANNUAL R	05/14/2026	495.00	495.00	05/21/2026	
Total AMERICAN LEGAL PUBLISHING:					495.00	495.00		
ANDERSON, FRANK								
11941	ANDERSON, FRANK	745784	EXTERMINATION SERVICES HI	05/20/2026	215.00	215.00	06/03/2026	
Total ANDERSON, FRANK:					215.00	215.00		
AQUAFIX								
10523	AQUAFIX	IN024226	CHEMICALS	05/20/2026	1,541.92	1,541.92	06/03/2026	
Total AQUAFIX:					1,541.92	1,541.92		
ARTISAN BEER COMPANY								
10864	ARTISAN BEER COMPANY	3854701	BEER	05/13/2026	362.90	362.90	05/21/2026	
10864	ARTISAN BEER COMPANY	3854702	THC	05/13/2026	367.50	367.50	05/21/2026	
10864	ARTISAN BEER COMPANY	3856724	BEER	05/20/2026	272.00	272.00	05/21/2026	
10864	ARTISAN BEER COMPANY	3856725	THC	05/20/2026	140.80	140.80	05/21/2026	
10864	ARTISAN BEER COMPANY	3858877	BEER	05/28/2026	307.50	307.50	06/03/2026	
10864	ARTISAN BEER COMPANY	3858878	THC	05/28/2026	69.20	69.20	06/03/2026	
10864	ARTISAN BEER COMPANY	3860645	THC	06/03/2026	569.10	569.10	06/10/2026	
Total ARTISAN BEER COMPANY:					2,089.00	2,089.00		
ARVIG								
10974	ARVIG	3059394 MAY	POLICE INTERNET - MAY 2026	05/06/2026	382.18	382.18	05/21/2026	
Total ARVIG:					382.18	382.18		
AUTO VALUE								
87362	AUTO VALUE	21252774	SHOP SUPPLIES	05/26/2026	109.43	109.43	06/03/2026	
Total AUTO VALUE:					109.43	109.43		
BELL BOY CORPORATION-1								
1032	BELL BOY CORPORATION-1	0111149000	FRT	05/12/2026	4.64	4.64	05/21/2026	
1032	BELL BOY CORPORATION-1	0111149000	MIX	05/12/2026	355.50	355.50	05/21/2026	
1032	BELL BOY CORPORATION-1	0111175600	SUPPLIES	05/19/2026	221.00	221.00	05/21/2026	
1032	BELL BOY CORPORATION-1	0111175600	FRT	05/19/2026	4.03	4.03	05/21/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1032	BELL BOY CORPORATION-1	0111226400	MIX	06/02/2026	70.90	70.90	06/10/2026	
1032	BELL BOY CORPORATION-1	0111226400	FRT	06/02/2026	3.34	3.34	06/10/2026	
1032	BELL BOY CORPORATION-1	0211340900	LIQUOR	05/12/2026	412.75	412.75	05/21/2026	
1032	BELL BOY CORPORATION-1	0211340900	WINE	05/12/2026	80.00	80.00	05/21/2026	
1032	BELL BOY CORPORATION-1	0211340900	FRT	05/12/2026	7.84	7.84	05/21/2026	
1032	BELL BOY CORPORATION-1	0211540100	LIQUOR	06/02/2026	685.00	685.00	06/10/2026	
1032	BELL BOY CORPORATION-1	0211540100	FRT	06/02/2026	8.25	8.25	06/10/2026	
1032	BELL BOY CORPORATION-1	0211564800	LIQUOR	06/03/2026	106.00	106.00	06/10/2026	
1032	BELL BOY CORPORATION-1	0300984800	FRT	05/19/2026	6.60	6.60	05/21/2026	
1032	BELL BOY CORPORATION-1	0300984800	THC	05/19/2026	338.00	338.00	05/21/2026	
1032	BELL BOY CORPORATION-1	0301028800	THC	06/02/2026	258.00	258.00	06/10/2026	
1032	BELL BOY CORPORATION-1	0301028800	FRT	06/02/2026	4.95	4.95	06/10/2026	
Total BELL BOY CORPORATION-1:					2,566.80	2,566.80		
BERGANKDV								
710	BERGANKDV	1287228	2026 AUDIT GF - PLANNING	05/21/2026	242.50	242.50	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT EDA	05/21/2026	485.00	485.00	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT GF-ENGINEER	05/21/2026	242.50	242.50	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT GF-PARKS	05/21/2026	1,818.75	1,818.75	06/03/2026	
710	BERGANKDV	1287228	2026 EDA	05/21/2026	363.75	363.75	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT SEWER	05/21/2026	4,001.25	4,001.25	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT LIQUOR	05/21/2026	3,758.75	3,758.75	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT GF - ADMIN	05/21/2026	2,425.00	2,425.00	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT GF-BLDG	05/21/2026	485.00	485.00	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT GF-STREETS	05/21/2026	2,425.00	2,425.00	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT GF-POLICE	05/21/2026	2,788.75	2,788.75	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT WATER	05/21/2026	4,001.25	4,001.25	06/03/2026	
710	BERGANKDV	1287228	2026 AUDIT STORM	05/21/2026	1,212.50	1,212.50	06/03/2026	
Total BERGANKDV:					24,250.00	24,250.00		
BERNICKS PEPSI								
350	BERNICKS PEPSI	10491645	MIX	05/15/2026	231.00	231.00	05/21/2026	
350	BERNICKS PEPSI	10491646	NA BEER	05/15/2026	29.00	29.00	05/21/2026	
350	BERNICKS PEPSI	10491646	BEER	05/15/2026	3,698.10	3,698.10	05/21/2026	
350	BERNICKS PEPSI	10491647	THC	05/15/2026	155.00	155.00	05/21/2026	
350	BERNICKS PEPSI	10491648	BEER	05/15/2026	47.50-	47.50-	05/21/2026	
350	BERNICKS PEPSI	10494773	MIX	05/22/2026	147.18	147.18	06/03/2026	
350	BERNICKS PEPSI	10494774	THC	05/22/2026	228.00	228.00	06/03/2026	
350	BERNICKS PEPSI	10494775	BEER	05/22/2026	6,350.50	6,350.50	06/03/2026	
350	BERNICKS PEPSI	10496776	MIX	05/29/2026	105.85	105.85	06/03/2026	
350	BERNICKS PEPSI	10496777	MIX	05/29/2026	1.40-	1.40-	06/03/2026	
350	BERNICKS PEPSI	10496778	THC	05/29/2026	207.00	207.00	06/03/2026	
350	BERNICKS PEPSI	10496779	NA BEER	05/29/2026	65.90	65.90	06/03/2026	
350	BERNICKS PEPSI	10496779	BEER	05/29/2026	2,729.40	2,729.40	06/03/2026	
350	BERNICKS PEPSI	10496780	BEER	05/29/2026	7.20-	7.20-	06/03/2026	
350	BERNICKS PEPSI	10499723	MIX	06/05/2026	143.35	143.35	06/10/2026	
350	BERNICKS PEPSI	10499724	MIX	06/05/2026	1.40-	1.40-	06/10/2026	
350	BERNICKS PEPSI	10499725	THC	06/05/2026	439.00	439.00	06/10/2026	
350	BERNICKS PEPSI	10499726	BEER	06/05/2026	2,385.20	2,385.20	06/10/2026	
350	BERNICKS PEPSI	10499727	BEER	06/05/2026	6.16-	6.16-	06/10/2026	
Total BERNICKS PEPSI:					16,850.82	16,850.82		
BIG LAKE BOYS FASTBREAK CLUB								
11888	BIG LAKE BOYS FASTBREAK C	2026 MOVIE IN	MOVIE IN THE PARK SET-UP	06/01/2026	500.00	500.00	06/03/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total BIG LAKE BOYS FASTBREAK CLUB:					500.00	500.00		
BIG LAKE CENTER OWNERS ASSOC								
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	LIGHTS	05/29/2026	31.12	31.12	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	RESERVE	05/29/2026	478.55	478.55	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	SNOW	05/29/2026	518.75	518.75	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	INSURANCE	05/29/2026	551.17	551.17	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	MISC	05/29/2026	8.65	8.65	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	WATER	05/29/2026	9.81	9.81	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	LAWN	05/29/2026	29.44	29.44	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	P O BOX	05/29/2026	1.25	1.25	06/03/2026	
10509	BIG LAKE CENTER OWNERS A	MAY 2026 EXP	SPRINKLER	05/29/2026	58.88	58.88	06/03/2026	
Total BIG LAKE CENTER OWNERS ASSOC:					1,687.62	1,687.62		
BIG LAKE CHAMBER OF COMMERCE								
4252	BIG LAKE CHAMBER OF COMM	TEMP SIGN R	160 LAKE ST N - TEMP SIGN ES	05/18/2026	100.00	100.00	05/21/2026	
Total BIG LAKE CHAMBER OF COMMERCE:					100.00	100.00		
BIG LAKE FRIENDS OF THE LIBRARY								
87370	BIG LAKE FRIENDS OF THE LIB	TEMP SIGN R	790 MINNESOTA AVE - TEMP SI	05/19/2026	100.00	100.00	05/21/2026	
Total BIG LAKE FRIENDS OF THE LIBRARY:					100.00	100.00		
BIG LAKE TOWNSHIP								
7675	BIG LAKE TOWNSHIP	2026-03	IRRIGATION REPAIRS AT FIRE S	06/08/2026	450.00	450.00	06/10/2026	
Total BIG LAKE TOWNSHIP:					450.00	450.00		
BIZEK, ANDREW G								
11873	BIZEK, ANDREW G	MUSIC IN THE	MUSIC IN PARK SOUND TECHN	06/04/2026	750.00	750.00	06/10/2026	
Total BIZEK, ANDREW G:					750.00	750.00		
BOB'S TOWING & RECOVERY INC								
10506	BOB'S TOWING & RECOVERY I	CALL #35111	ICR #26003955 - 1FTFW1E89NF	06/04/2026	78.03	78.03	06/10/2026	
Total BOB'S TOWING & RECOVERY INC:					78.03	78.03		
BOLTON & MENK INC								
10400	BOLTON & MENK INC	0390256	2026 MN AVE DESIGN - FEB 202	05/27/2026	6,120.50	6,120.50	06/03/2026	
10400	BOLTON & MENK INC	0394639	RIVER OAKS PARK PROPERTY	04/30/2026	1,699.00	1,699.00	06/03/2026	
10400	BOLTON & MENK INC	0394639	M&M PRECISION ESCROW	04/30/2026	3,182.00	3,182.00	06/03/2026	
10400	BOLTON & MENK INC	0394639	ZONING LAND USE MAPS	04/30/2026	1,790.00	1,790.00	06/03/2026	
10400	BOLTON & MENK INC	0394639	DNR GRANT APPLICATION MAP	04/30/2026	742.50	742.50	06/03/2026	
10400	BOLTON & MENK INC	0394639	WHITE BEAR CLOTHING ESCR	04/30/2026	148.00	148.00	06/03/2026	
10400	BOLTON & MENK INC	0394640	ALTA SURVEY LAKE STREET &	05/13/2026	7,862.00	7,862.00	06/03/2026	
10400	BOLTON & MENK INC	0394729	MN AVE DESIGN - APRIL ENGIN	04/30/2026	12,490.00	12,490.00	06/03/2026	
Total BOLTON & MENK INC:					34,034.00	34,034.00		
BOURGET IMPORTS LLC								
11852	BOURGET IMPORTS LLC	227830	LIQUOR	06/03/2026	272.00	272.00	06/10/2026	
11852	BOURGET IMPORTS LLC	227830	FRT	06/03/2026	19.50	19.50	06/10/2026	
11852	BOURGET IMPORTS LLC	227830	WINE	06/03/2026	112.00	112.00	06/10/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total BOURGET IMPORTS LLC:					403.50	403.50		
BRADBURY STAMM CONSTRUCTION, INC.								
11919	BRADBURY STAMM CONSTRU	W2602-PRE2	PSF SCHEMATIC DESIGN - 100	05/15/2026	293,133.00	293,133.00	05/21/2026	
Total BRADBURY STAMM CONSTRUCTION, INC.:					293,133.00	293,133.00		
BREAKTHRU BEVERAGE								
10671	BREAKTHRU BEVERAGE	126995536	LIQUOR	05/14/2026	1,592.67	1,592.67	05/21/2026	
10671	BREAKTHRU BEVERAGE	126995536	FRT	05/14/2026	20.66	20.66	05/21/2026	
10671	BREAKTHRU BEVERAGE	126995536	WINE	05/14/2026	136.00	136.00	05/21/2026	
10671	BREAKTHRU BEVERAGE	127104011	MIX	05/21/2026	190.25	190.25	06/03/2026	
10671	BREAKTHRU BEVERAGE	127104011	FRT	05/21/2026	108.75	108.75	06/03/2026	
10671	BREAKTHRU BEVERAGE	127104011	LIQUOR	05/21/2026	4,110.70	4,110.70	06/03/2026	
10671	BREAKTHRU BEVERAGE	127104011	WINE	05/21/2026	312.00	312.00	06/03/2026	
10671	BREAKTHRU BEVERAGE	127104774	THC	05/21/2026	175.80	175.80	06/03/2026	
10671	BREAKTHRU BEVERAGE	127205462	LIQUOR	05/28/2026	978.78	978.78	06/03/2026	
10671	BREAKTHRU BEVERAGE	127205462	MIX	05/28/2026	115.92	115.92	06/03/2026	
10671	BREAKTHRU BEVERAGE	127205462	WINE	05/28/2026	832.00	832.00	06/03/2026	
10671	BREAKTHRU BEVERAGE	127205462	FRT	05/28/2026	20.77	20.77	06/03/2026	
10671	BREAKTHRU BEVERAGE	127206491	BEER	05/28/2026	427.50	427.50	06/03/2026	
10671	BREAKTHRU BEVERAGE	127206492	THC	05/28/2026	175.80	175.80	06/03/2026	
10671	BREAKTHRU BEVERAGE	127319028	LIQUOR	06/04/2026	5,398.55	5,398.55	06/10/2026	
10671	BREAKTHRU BEVERAGE	127319028	FRT	06/04/2026	110.20	110.20	06/10/2026	
10671	BREAKTHRU BEVERAGE	127319028	MIX	06/04/2026	715.50	715.50	06/10/2026	
10671	BREAKTHRU BEVERAGE	127320212	LIQUOR	06/04/2026	675.00	675.00	06/10/2026	
10671	BREAKTHRU BEVERAGE	127320213	LIQUOR	06/04/2026	276.00	276.00	06/10/2026	
10671	BREAKTHRU BEVERAGE	CM 127320212	LIQUOR	06/04/2026	675.00-	675.00-	06/10/2026	
10671	BREAKTHRU BEVERAGE	CM 127320213	LIQUOR	06/04/2026	276.00-	276.00-	06/10/2026	
Total BREAKTHRU BEVERAGE:					15,421.85	15,421.85		
C&L DISTRIBUTING COMPANY								
550	C&L DISTRIBUTING COMPANY	2281297	FRT	05/22/2026	5.00	5.00	05/26/2026	
550	C&L DISTRIBUTING COMPANY	2281297	BEER	05/22/2026	9,609.60	9,609.60	05/26/2026	
550	C&L DISTRIBUTING COMPANY	2281297	THC	05/22/2026	1,425.48	1,425.48	05/26/2026	
550	C&L DISTRIBUTING COMPANY	2281297	NA BEER	05/22/2026	261.20	261.20	05/26/2026	
550	C&L DISTRIBUTING COMPANY	2296518	BEER	05/13/2026	280.15	280.15	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2296519	MIX	05/13/2026	70.00	70.00	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2296519	WATER	05/13/2026	28.75	28.75	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2296520	LIQUOR	05/13/2026	3,417.93	3,417.93	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2296521	BEER	05/13/2026	17,114.95	17,114.95	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2296521	NA BEER	05/13/2026	57.55	57.55	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2296521	FRT	05/13/2026	5.00	5.00	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300256	BEER	05/20/2026	155.70-	155.70-	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300257	BEER	05/20/2026	345.60	345.60	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300258	MIX	05/20/2026	74.25	74.25	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300259	LIQUOR	05/20/2026	1,230.78	1,230.78	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300260	FRT	05/20/2026	5.00	5.00	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300260	NA BEER	05/20/2026	387.85	387.85	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300260	THC	05/20/2026	472.44	472.44	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2300260	BEER	05/20/2026	15,367.00	15,367.00	05/21/2026	
550	C&L DISTRIBUTING COMPANY	2304508	MIX	05/28/2026	54.20	54.20	06/03/2026	
550	C&L DISTRIBUTING COMPANY	2304509	LIQUOR	05/28/2026	1,555.85	1,555.85	06/03/2026	
550	C&L DISTRIBUTING COMPANY	2304510	BEER	05/28/2026	11,357.40	11,357.40	06/03/2026	
550	C&L DISTRIBUTING COMPANY	2304510	KEG DEPOSIT	05/28/2026	30.00	30.00	06/03/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
550	C&L DISTRIBUTING COMPANY	2304510	NA BEER	05/28/2026	315.60	315.60	06/03/2026	
550	C&L DISTRIBUTING COMPANY	2304510	THC	05/28/2026	579.32	579.32	06/03/2026	
550	C&L DISTRIBUTING COMPANY	2308078	MIX	06/03/2026	15.00	15.00	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308078	WATER	06/03/2026	28.75	28.75	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308090	LIQUOR	06/03/2026	889.00	889.00	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308090	WINE	06/03/2026	106.80	106.80	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308091	NA BEER	06/03/2026	316.75	316.75	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308091	FRT	06/03/2026	5.00	5.00	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308091	BEER	06/03/2026	38,293.85	38,293.85	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308091	KEG DEPOSIT	06/03/2026	30.00	30.00	06/10/2026	
550	C&L DISTRIBUTING COMPANY	2308091	THC	06/03/2026	300.00	300.00	06/10/2026	
550	C&L DISTRIBUTING COMPANY	3641002460	BEER	05/13/2026	229.01-	229.01-	05/21/2026	
550	C&L DISTRIBUTING COMPANY	3641002460	KEG DEPOSIT	05/13/2026	30.00-	30.00-	05/21/2026	
550	C&L DISTRIBUTING COMPANY	3641002472	BEER	05/20/2026	17.60-	17.60-	05/21/2026	
550	C&L DISTRIBUTING COMPANY	3641002472	KEG DEPOSIT	05/20/2026	30.00-	30.00-	05/21/2026	
550	C&L DISTRIBUTING COMPANY	3641002473	LIQUOR	05/20/2026	14.33-	14.33-	05/21/2026	
550	C&L DISTRIBUTING COMPANY	3641002486	BEER	05/28/2026	67.38-	67.38-	06/03/2026	
550	C&L DISTRIBUTING COMPANY	3641002492	BEER	06/03/2026	51.55-	51.55-	06/10/2026	
550	C&L DISTRIBUTING COMPANY	3641002492	KEG DEPOSIT	06/03/2026	30.00-	30.00-	06/10/2026	
550	C&L DISTRIBUTING COMPANY	CM2296518	BEER	05/13/2026	280.15-	280.15-	05/21/2026	
550	C&L DISTRIBUTING COMPANY	CM2300257	BEER	05/20/2026	345.60-	345.60-	05/21/2026	
Total C&L DISTRIBUTING COMPANY:					102,784.73	102,784.73		
CANNON RIVER WINERY								
10899	CANNON RIVER WINERY	200634	WINE	05/21/2026	649.80	649.80	06/03/2026	
Total CANNON RIVER WINERY:					649.80	649.80		
CASELLE LLC								
11926	CASELLE LLC	INV-10867	CASELLE LLC	06/02/2026	9,654.42	9,654.42	06/10/2026	
11926	CASELLE LLC	INV-10867	CASELLE LLC	06/02/2026	3,761.77	3,761.77	06/10/2026	
11926	CASELLE LLC	INV-10867	CASELLE LLC	06/02/2026	3,761.77	3,761.77	06/10/2026	
11926	CASELLE LLC	INV-10867	CASELLE LLC	06/02/2026	1,880.89	1,880.89	06/10/2026	
Total CASELLE LLC:					19,058.85	19,058.85		
CEDA								
11934	CEDA	BLANDIN FOU	BLANDIN FOUNDATION GRANT	05/22/2026	304.50	304.50	06/03/2026	
Total CEDA:					304.50	304.50		
CENTERPOINT ENERGY-HOUSTON, TX								
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	790 MN AVE - POLICE/LIBRARY	05/31/2026	42.12	42.12	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	501 MN AVE WELL 2	05/31/2026	23.67	23.67	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	50 198TH AVE - PW SHED	05/31/2026	44.00	44.00	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	18041 198TH - PW FACILITY	05/31/2026	579.98	579.98	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	6122739-3 WTP	05/31/2026	919.33	919.33	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	790 MN AVE - POLICE/LIBRARY	05/31/2026	28.23	28.23	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	617 ROSE DR - LIQ STORE	05/31/2026	43.35	43.35	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	621 ROSE DRIVE - (OLD JERKY)	05/31/2026	92.87	92.87	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	80 198TH AVE NW PW SHED	05/31/2026	47.95	47.95	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	4430 PINTAIL PUMP HOUSE	05/31/2026	23.06	23.06	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	160 LAKE ST - CITY HALL	05/31/2026	168.26	168.26	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	160 LAKE ST - OLD SCHOOL BL	05/31/2026	250.00	250.00	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	790 MN AVE - POLICE/LIBRARY	05/31/2026	94.60	94.60	06/10/2026	
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	301 MN AVE - WELL 1	05/31/2026	23.67	23.67	06/10/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10551	CENTERPOINT ENERGY-HOUS	MAY 2026 INV	160 LAKE ST - CITY HALL	05/31/2026	146.61	146.61	06/10/2026	
Total CENTERPOINT ENERGY-HOUSTON, TX:					2,527.70	2,527.70		
CERTIFIED LABORATORIES								
10433	CERTIFIED LABORATORIES	9619673	WWTP HEADWORKS GREASE	05/15/2026	591.95	591.95	06/03/2026	
10433	CERTIFIED LABORATORIES	9630979	WWTP GREASE FOR EQUIPME	05/20/2026	511.45	511.45	06/03/2026	
Total CERTIFIED LABORATORIES:					1,103.40	1,103.40		
CHARTER COMMUNICATIONS								
10418	CHARTER COMMUNICATIONS	099338901050	MAY 2026 POLICE DEPT TV	05/01/2026	40.24	40.24	05/21/2026	
10418	CHARTER COMMUNICATIONS	175326601052	MAY 2026 PW INTERNET	05/21/2026	222.03	222.03	06/03/2026	
10418	CHARTER COMMUNICATIONS	175327801050	CITY HALL DIGITAL - MAY 2026	05/07/2026	77.77	77.77	05/21/2026	
10418	CHARTER COMMUNICATIONS	175327901051	MAY 2026 CITY HALL FAX	05/14/2026	120.37	120.37	06/03/2026	
10418	CHARTER COMMUNICATIONS	175328001050	WTP MAY 2026 INTERNET	05/07/2026	259.55	259.55	05/21/2026	
10418	CHARTER COMMUNICATIONS	175329601051	LAKESIDE PARK WIFI MAY 2026	05/14/2026	149.99	149.99	06/03/2026	
Total CHARTER COMMUNICATIONS:					869.95	869.95		
CHOSEN VALLEY TESTING								
11942	CHOSEN VALLEY TESTING	59676	MN AVE STREET TESTING	06/04/2026	3,679.00	3,679.00	06/10/2026	
Total CHOSEN VALLEY TESTING:					3,679.00	3,679.00		
CINTAS								
3860	CINTAS	4269544491	LIQUOR CLEANING - MAY 18, 20	05/18/2026	82.27	82.27	05/21/2026	
3860	CINTAS	4270316318	LIQUOR CLEANING - MAY 26, 20	05/26/2026	82.27	82.27	06/03/2026	
3860	CINTAS	4271012221	LIQUOR CLEANING - JUNE 1, 20	06/01/2026	82.32	82.32	06/03/2026	
3860	CINTAS	4271782033	LIQUOR CLEANING - JUNE 8, 20	06/08/2026	82.32	82.32	06/10/2026	
3860	CINTAS	STMT DATE 5.	PUBLIC WORKS UNIFORMS	05/31/2026	167.18	167.18	06/10/2026	
3860	CINTAS	STMT DATE 5.	PUBLIC WORKS UNIFORMS	05/31/2026	131.36	131.36	06/10/2026	
3860	CINTAS	STMT DATE 5.	PUBLIC WORKS UNIFORMS	05/31/2026	131.36	131.36	06/10/2026	
3860	CINTAS	STMT DATE 5.	PUBLIC WORKS UNIFORMS	05/31/2026	65.68	65.68	06/10/2026	
3860	CINTAS	STMT DATE 5.	PUBLIC WORKS UNIFORMS	05/31/2026	101.50	101.50	06/10/2026	
Total CINTAS:					926.26	926.26		
CITIES DIGITAL								
10998	CITIES DIGITAL	67202	ADDITIONAL USER	05/29/2026	739.07	739.07	06/10/2026	
Total CITIES DIGITAL:					739.07	739.07		
CITY HIVE, INC. (E-CHECK)								
11899	CITY HIVE, INC. (E-CHECK)	MAY 2026 ONL	CITY HIVE ONLINE MAY 2026	05/31/2026	49.00	49.00	05/31/2026	
Total CITY HIVE, INC. (E-CHECK):					49.00	49.00		
CITY OF BIG LAKE								
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00056020-00-9 CITY HALL	04/30/2026	292.31	292.31	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00000161-00-0 PW BUILDING	04/30/2026	40.47	40.47	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00000011-00-8 20480 NEDD S	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00056070-00-4 LAKESIDE PA	04/30/2026	40.42	40.42	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00041660-00-5 LIBRARY/POL	04/30/2026	529.65	529.65	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00000001-00-5 19255 ENGLE	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00056050-00-8 LAKESIDE PA	04/30/2026	40.42	40.42	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057360-00-1 SHORES OF L	04/30/2026	22.93	22.93	06/03/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057380-00-7 HIGHLINE PA	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057760-00-9 POWELL PAR	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057780-00-5 LAKERIDGE P	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00071270-00-9 BLUFF PARK	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-0001490-00 160 LAKE ST N -	04/30/2026	638.10	638.10	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00056140-00-2 LAKE LIQUOR	04/30/2026	82.57	82.57	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00056090-00-0 PW BUILDING	04/30/2026	383.42	383.42	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057240-00-8 HUDSON WO	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057370-00-4 WRIGHTS CR	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057640-00-6 MITCHELL FA	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00057770-00-2 LAKESIDE PA	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00071260-00-6 PARKWAY IR	04/30/2026	22.93	22.93	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00072850-00-4 JEFFERSON	04/30/2026	40.42	40.42	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00015750-00 421 FOLEY	04/30/2026	75.81	75.81	06/03/2026	
10929	CITY OF BIG LAKE	APRIL 2026 U	04-00072050-00 616 ROSE DR (04/30/2026	26.59	26.59	06/03/2026	
Total CITY OF BIG LAKE:					2,465.34	2,465.34		
CLEARWAY COMMUNITY SOLAR LLC								
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	10 LAKE ST ST LIGHTS	03/31/2026	229.55	229.55	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	256 CRESCENT ST LIFT	03/31/2026	212.11	212.11	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	10 LAKE ST ST LIGHTS	03/31/2026	80.41	80.41	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	18889 COUNTY ROAD 68	03/31/2026	1,418.90	1,418.90	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	19173 COUNTY RD 68 SEWER	03/31/2026	55.85	55.85	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	601 MINNESOTA AVE - PUMP	03/31/2026	672.59	672.59	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	160 LAKE ST N SKATING RINK	03/31/2026	269.56	269.56	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	514 FOREST RD PARK	03/31/2026	15.49	15.49	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	160 LAKE ST NO STREET LIGHT	03/31/2026	17.14	17.14	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	160 LAKE ST CITY HALL	03/31/2026	1,441.88	1,441.88	05/21/2026	
11022	CLEARWAY COMMUNITY SOLA	CIOBGLK-1260	615 ROSE DR LIQUOR STORE	03/31/2026	2,004.34	2,004.34	05/21/2026	
Total CLEARWAY COMMUNITY SOLAR LLC:					6,417.82	6,417.82		
COILS FLAGS & FLAGPOLES								
10828	COILS FLAGS & FLAGPOLES	8828	PARKS FLAGS	04/29/2026	137.95	137.95	06/03/2026	
10828	COILS FLAGS & FLAGPOLES	8883	FLAGS FOR LAKESIDE, VETER	05/19/2026	1,240.00	1,240.00	05/21/2026	
Total COILS FLAGS & FLAGPOLES:					1,377.95	1,377.95		
COLONIAL LIFE (E-CHECKS)								
10885	COLONIAL LIFE (E-CHECKS)	437740405067	COLONIAL LIFE MAY 2025	05/06/2026	170.32	170.32	05/29/2026	
Total COLONIAL LIFE (E-CHECKS):					170.32	170.32		
CONNEXUS ENERGY								
3300	CONNEXUS ENERGY	390212-17785	CREDIT ON ACCT	06/01/2026	8.02-	8.02-	06/10/2026	
3300	CONNEXUS ENERGY	390212-30162	BIOSOLIDS APRIL 2026	05/28/2026	7,712.62	7,712.62	06/10/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-299627 POLICE/LIBRAR	04/30/2026	50.59	50.59	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-242533 PW SHED 80 CT	04/30/2026	33.06	33.06	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-273493 COMPOST GATE	04/30/2026	20.71	20.71	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-263543 STREET LIGHTS	04/30/2026	882.81	882.81	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-169796 STREET LIGHTS	04/30/2026	42.36	42.36	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-173195 STREET LIGHTS	04/30/2026	947.39	947.39	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-295439 LAKESIDE PARK	04/30/2026	273.87	273.87	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-310963 NEDD STREET I	04/30/2026	5.80	5.80	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-257084 LAKESIDE PARK	04/30/2026	26.01	26.01	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-177743 POLICE/LIBRAR	04/30/2026	373.95	373.95	05/21/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3300	CONNEXUS ENERGY	390212-30695	390212-299628 POLICE/LIBRAR	04/30/2026	789.42	789.42	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-255998 PW FACILITY	04/30/2026	740.31	740.31	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-276741 603 MN AVE FLA	04/30/2026	16.77	16.77	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-271778 HWY 10 TRAFFI	04/30/2026	88.57	88.57	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-170373 STREET LIGHTS	04/30/2026	180.04	180.04	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-173196 STREET LIGHTS	04/30/2026	2,413.32	2,413.32	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-314518 EAGLE LAKE RD	04/30/2026	45.02	45.02	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-296197 LAKESIDE PARK	04/30/2026	35.24	35.24	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-244196 MITCHELL FARM	04/30/2026	16.50	16.50	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-241825 LAKESIDE PARK	04/30/2026	16.50	16.50	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-293811 HUDSON WOOD	04/30/2026	16.50	16.50	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-177857 RIVER OAKS PA	04/30/2026	8.02	8.02	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-282338 WTP & WELL #6	04/30/2026	3,752.61	3,752.61	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-262286 WELL #5	04/30/2026	1,260.43	1,260.43	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-177822 WELL #3	04/30/2026	407.55	407.55	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-292770 WATER TOWER	04/30/2026	336.61	336.61	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-177855 LIFT #4	04/30/2026	35.65	35.65	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-254731 LIFT #8	04/30/2026	131.27	131.27	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-239862 LIFT #6	04/30/2026	43.25	43.25	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-287484 LIFT #11	04/30/2026	128.17	128.17	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-290396 LIFT #12	04/30/2026	167.00	167.00	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-257788 SHORES OF LA	04/30/2026	16.50	16.50	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-245749 POWELL PARK I	04/30/2026	5.40	5.40	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-293685 HIGLINE PARK I	04/30/2026	16.77	16.77	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-282970 BLUFF PARK (20	04/30/2026	17.71	17.71	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-278685 LAKESIDE PARK	04/30/2026	21.66	21.66	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-264583 WATER TOWER	04/30/2026	66.20	66.20	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-173421 WELL #4	04/30/2026	2,093.48	2,093.48	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-299737 WELL #7	04/30/2026	1,175.93	1,175.93	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-177854 LIFT #1	04/30/2026	218.66	218.66	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-245915 LIFT #7	04/30/2026	144.50	144.50	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-177934 WWTP	04/30/2026	3,815.39	3,815.39	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-282894 LIFT #9	04/30/2026	118.36	118.36	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-287485 LIFT #10	04/30/2026	285.39	285.39	05/21/2026	
3300	CONNEXUS ENERGY	390212-30695	390212-290722 PACIFIC ST LIFT	04/30/2026	84.03	84.03	05/21/2026	
Total CONNEXUS ENERGY:					29,069.88	29,069.88		
CONSTANT CONTACT (E-CHECKS)								
11075	CONSTANT CONTACT (E-CHEC	JUNE 2026	CONSTANT CONTACT - JUNE 2	06/01/2026	62.00	62.00	06/03/2026	
Total CONSTANT CONTACT (E-CHECKS):					62.00	62.00		
CORE & MAIN LP								
10944	CORE & MAIN LP	V000038341	WATER METER INVENTORY	05/12/2026	2,160.96	2,160.96	05/21/2026	
10944	CORE & MAIN LP	V000038409	M&M MACHINE WATER METER	05/12/2026	2,965.70	2,965.70	05/21/2026	
10944	CORE & MAIN LP	V000042343	METER STOCK	05/29/2026	5,995.91	5,995.91	06/10/2026	
Total CORE & MAIN LP:					11,122.57	11,122.57		
CORNERSTONE CHEVROLET								
10890	CORNERSTONE CHEVROLET	5108221	OIL POLICE VEHICLES	05/27/2026	187.92	187.92	06/10/2026	
Total CORNERSTONE CHEVROLET:					187.92	187.92		
CRYSTAL SPRINGS ICE								
10934	CRYSTAL SPRINGS ICE	02-604195	ICE	05/18/2026	433.04	433.04	05/21/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10934	CRYSTAL SPRINGS ICE	02-604195	FREIGHT	05/18/2026	4.00	4.00	05/21/2026	
10934	CRYSTAL SPRINGS ICE	02-604279	ICE	05/26/2026	451.68	451.68	06/03/2026	
10934	CRYSTAL SPRINGS ICE	02-604279	FREIGHT	05/26/2026	4.00	4.00	06/03/2026	
10934	CRYSTAL SPRINGS ICE	02-604340	FREIGHT	06/01/2026	4.00	4.00	06/03/2026	
10934	CRYSTAL SPRINGS ICE	02-604340	ICE	06/01/2026	362.64	362.64	06/03/2026	
10934	CRYSTAL SPRINGS ICE	02-604419	ICE	06/08/2026	566.23	566.23	06/10/2026	
10934	CRYSTAL SPRINGS ICE	02-604419	FREIGHT	06/08/2026	4.00	4.00	06/10/2026	
Total CRYSTAL SPRINGS ICE:					1,829.59	1,829.59		
CRYSTEEL TRUCK EQUIPMENT								
10399	CRYSTEEL TRUCK EQUIPMENT	F53149	#746 UNDERHOOD AIR COMPR	05/27/2026	14,322.00	14,322.00	06/10/2026	
Total CRYSTEEL TRUCK EQUIPMENT:					14,322.00	14,322.00		
CURBSIDE WASTE								
11852	CURBSIDE WASTE	409292 JUNE	615 ROSE DR	06/01/2026	871.88	871.88	05/21/2026	
11852	CURBSIDE WASTE	409292 JUNE	18999 CTY RD 14	06/01/2026	44.51	44.51	05/21/2026	
11852	CURBSIDE WASTE	409292 JUNE	160 LAKE ST	06/01/2026	523.84	523.84	05/21/2026	
11852	CURBSIDE WASTE	409292 JUNE	790 MINNESOTA	06/01/2026	312.09	312.09	05/21/2026	
11852	CURBSIDE WASTE	438663 JUNE	BLEDA JUNE 2026 = SCHOOL B	06/01/2026	460.37	460.37	05/21/2026	
Total CURBSIDE WASTE:					2,212.69	2,212.69		
DAHLHEIMER DISTRIBUTING CO								
750	DAHLHEIMER DISTRIBUTING C	2771730	NA BEER	05/12/2026	192.75	192.75	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2771730	THC	05/12/2026	1,403.00	1,403.00	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2771731	LIQUOR	05/12/2026	2,530.65	2,530.65	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2771732	KEG DEPOSIT	05/12/2026	120.00-	120.00-	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2771732	BEER	05/12/2026	17,453.80	17,453.80	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2777974	MIX	05/19/2026	295.60	295.60	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2777974	NA BEER	05/19/2026	203.80	203.80	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2777974	KEG DEP	05/19/2026	30.00	30.00	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2777974	THC	05/19/2026	581.00	581.00	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2777975	LIQUOR	05/19/2026	2,494.60	2,494.60	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2777976	BEER	05/19/2026	29,523.55	29,523.55	05/21/2026	
750	DAHLHEIMER DISTRIBUTING C	2784733	NA BEER	05/27/2026	94.65	94.65	06/03/2026	
750	DAHLHEIMER DISTRIBUTING C	2784733	KEG DEP	05/27/2026	60.00	60.00	06/03/2026	
750	DAHLHEIMER DISTRIBUTING C	2784733	MIX	05/27/2026	153.00	153.00	06/03/2026	
750	DAHLHEIMER DISTRIBUTING C	2784733	THC	05/27/2026	911.00	911.00	06/03/2026	
750	DAHLHEIMER DISTRIBUTING C	2784734	LIQUOR	05/27/2026	2,794.10	2,794.10	06/03/2026	
750	DAHLHEIMER DISTRIBUTING C	2784735	BEER	05/27/2026	18,734.54	18,734.54	06/03/2026	
750	DAHLHEIMER DISTRIBUTING C	2784735	KEG DEP	05/27/2026	30.00-	30.00-	06/03/2026	
750	DAHLHEIMER DISTRIBUTING C	2790329	LIQUOR	06/02/2026	2,384.53	2,384.53	06/10/2026	
750	DAHLHEIMER DISTRIBUTING C	2790330	THC	06/02/2026	1,254.00	1,254.00	06/10/2026	
750	DAHLHEIMER DISTRIBUTING C	2790330	MIX	06/02/2026	39.00	39.00	06/10/2026	
750	DAHLHEIMER DISTRIBUTING C	2790330	NA BEER	06/02/2026	318.05	318.05	06/10/2026	
750	DAHLHEIMER DISTRIBUTING C	2790331	BEER	06/02/2026	12,840.60	12,840.60	06/10/2026	
Total DAHLHEIMER DISTRIBUTING CO:					94,142.22	94,142.22		
DAKOTA SUPPLY GROUP								
10941	DAKOTA SUPPLY GROUP	S105713348.0	POLICE/LIBRARY BUILDING RE	05/27/2026	105.66	105.66	06/10/2026	
Total DAKOTA SUPPLY GROUP:					105.66	105.66		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
DANGEROUS MAN BREWING COMPANYU								
11890	DANGEROUS MAN BREWING C	IN-8952	KEG DEPOSIT	06/03/2026	30.00	30.00	06/10/2026	
11890	DANGEROUS MAN BREWING C	IN-8952	BEER	06/03/2026	252.00	252.00	06/10/2026	
Total DANGEROUS MAN BREWING COMPANYU:					282.00	282.00		
DELTA DENTAL (E-CHECKS)								
10436	DELTA DENTAL (E-CHECKS)	CNS00021629	DELTA DENTAL ER PORTION	06/01/2026	3,582.08	3,582.08	06/01/2026	
10436	DELTA DENTAL (E-CHECKS)	CNS00021629	DELTA DENTAL HANDELAND	06/01/2026	150.57	150.57	06/01/2026	
10436	DELTA DENTAL (E-CHECKS)	CNS00021629	NEW EE CHARGE FOR MAY	06/01/2026	150.57	150.57	06/01/2026	
Total DELTA DENTAL (E-CHECKS):					3,883.22	3,883.22		
DYNAMIC FLEET DESIGNS								
11941	DYNAMIC FLEET DESIGNS	0000050	2026 FORD F350 4X4 GRASS RI	04/26/2026	212.50	212.50	05/21/2026	
11941	DYNAMIC FLEET DESIGNS	0000050	BIG LAKE TOWNSHIP PORTION	04/26/2026	212.50	212.50	05/21/2026	
Total DYNAMIC FLEET DESIGNS:					425.00	425.00		
EISINGER, BAILEY								
11857	EISINGER, BAILEY	MUSIC IN THE	MUSIC IN THE PARK 06.11.26	06/04/2026	800.00	800.00	06/10/2026	
Total EISINGER, BAILEY:					800.00	800.00		
ESS BROTHERS & SONS INC								
1236	ESS BROTHERS & SONS INC	GG2252	STORM DRAIN SEAL	05/05/2026	256.00	256.00	05/21/2026	
Total ESS BROTHERS & SONS INC:					256.00	256.00		
FARM-RITE EQUIPMENT OF ST CLOUD INC								
11942	FARM-RITE EQUIPMENT OF ST	HB 980 HYDR	HB 980 HYDRALIC BREAKER -	06/05/2026	10,005.28	10,005.28	06/10/2026	
11942	FARM-RITE EQUIPMENT OF ST	HB 980 HYDR	- TRADING IN 2019 VIRNIG BRU	06/05/2026	4,500.00-	4,500.00-	06/10/2026	
Total FARM-RITE EQUIPMENT OF ST CLOUD INC:					5,505.28	5,505.28		
GOPHER STATE ONE CALL								
5202	GOPHER STATE ONE CALL	6050225	WATER LOCATES	05/31/2026	100.57	100.57	06/10/2026	
5202	GOPHER STATE ONE CALL	6050225	SEWER LOCATES	05/31/2026	100.58	100.58	06/10/2026	
Total GOPHER STATE ONE CALL:					201.15	201.15		
GRAINGER								
10389	GRAINGER	9916020481	WATER EQUIPMENT REPAIR PA	05/14/2026	100.86	100.86	05/21/2026	
10389	GRAINGER	9935101312	SAFETY GLASSES	06/01/2026	369.00	369.00	06/10/2026	
Total GRAINGER:					469.86	469.86		
GRANITE CITY JOBBING								
5213	GRANITE CITY JOBBING	525815	CIGAR	05/20/2026	910.49	910.49	06/03/2026	
5213	GRANITE CITY JOBBING	525815	SUPPLIES	05/20/2026	17.25	17.25	06/03/2026	
5213	GRANITE CITY JOBBING	525815	CIGARETTES	05/20/2026	2,518.61	2,518.61	06/03/2026	
5213	GRANITE CITY JOBBING	525815	MIX	05/20/2026	18.47	18.47	06/03/2026	
5213	GRANITE CITY JOBBING	525815	FREIGHT	05/20/2026	10.00	10.00	06/03/2026	
5213	GRANITE CITY JOBBING	528642	CIGARETTES	06/03/2026	3,313.76	3,313.76	06/10/2026	
5213	GRANITE CITY JOBBING	528642	SUPPLIES	06/03/2026	17.25	17.25	06/10/2026	
5213	GRANITE CITY JOBBING	528642	CIGAR	06/03/2026	646.41	646.41	06/10/2026	
5213	GRANITE CITY JOBBING	528642	FREIGHT	06/03/2026	10.00	10.00	06/10/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total GRANITE CITY JOBBING:					7,462.24	7,462.24		
GRD								
11927	GRD	ORD-36489	THC	05/27/2026	310.00	310.00	06/03/2026	
Total GRD:					310.00	310.00		
HAWKINS INC-1								
10520	HAWKINS INC-1	7441459	WWTP CHEMICALS	05/29/2026	8,477.87	8,477.87	06/03/2026	
10520	HAWKINS INC-1	7442060	WATER CHEMICALS	05/27/2026	7,325.44	7,325.44	06/03/2026	
Total HAWKINS INC-1:					15,803.31	15,803.31		
HERITAGE LANDSCAPE SUPPLY GROUP, INC.								
11852	HERITAGE LANDSCAPE SUPPL	0026821397-0	PARK IRRIGATION	05/11/2026	1,305.08	1,305.08	05/21/2026	
11852	HERITAGE LANDSCAPE SUPPL	0027239874-0	IRRIGATION SUPPLIES	05/29/2026	714.92	714.92	06/10/2026	
11852	HERITAGE LANDSCAPE SUPPL	0027426753-0	LAKESIDE PARK IRRIGATION P	06/04/2026	3,834.12	3,834.12	06/10/2026	
11852	HERITAGE LANDSCAPE SUPPL	0027500249-0	LAKESIDE PARK IRRIGATION P	06/08/2026	501.17	501.17	06/10/2026	
Total HERITAGE LANDSCAPE SUPPLY GROUP, INC.:					6,355.29	6,355.29		
HILLMAN, KEVIN & STEPHANIE								
11925	HILLMAN, KEVIN & STEPHANIE	TEMP SIGN R	TEMP SIGN ESCROW REFUND	05/12/2026	100.00	100.00	05/21/2026	
Total HILLMAN, KEVIN & STEPHANIE:					100.00	100.00		
HUBBARD ELECTRIC								
7747	HUBBARD ELECTRIC	2655	ELECTRIC PANEL	05/11/2026	150.00	150.00	05/21/2026	
Total HUBBARD ELECTRIC:					150.00	150.00		
INDELCO PLASTICS CORPORATION								
11892	INDELCO PLASTICS CORPORA	INV0612151	CHEMICAL LINES AT WATER PL	05/13/2026	420.78	420.78	05/21/2026	
11892	INDELCO PLASTICS CORPORA	INV0614231	WWTP SUPPLIES	05/21/2026	1,226.34	1,226.34	06/03/2026	
Total INDELCO PLASTICS CORPORATION:					1,647.12	1,647.12		
INTEGRITY TREE CARE LLC								
11920	INTEGRITY TREE CARE LLC	INV1128	TREEM REMOVAL - 651 SHORE	05/28/2026	1,200.00	1,200.00	06/10/2026	
Total INTEGRITY TREE CARE LLC:					1,200.00	1,200.00		
IUOE LOCAL #49								
10953	IUOE LOCAL #49	JUNE 2026 PW	JUNE 2026 PW UNION DUES	06/05/2026	560.00	560.00	06/10/2026	
Total IUOE LOCAL #49:					560.00	560.00		
IUOE LOCAL 49 FRINGE BENEFIT								
10965	IUOE LOCAL 49 FRINGE BENEF	JULY 2026 PW	JULY 2026 PW UNION INSURAN	07/01/2026	26,800.00	26,800.00	06/03/2026	
Total IUOE LOCAL 49 FRINGE BENEFIT:					26,800.00	26,800.00		
JMG COMMERCIAL CLEANING LLC								
11907	JMG COMMERCIAL CLEANING	MAY 2026 CLE	PUBLIC BATHROOM - MAY 2026	05/13/2026	490.00	490.00	05/21/2026	
11907	JMG COMMERCIAL CLEANING	MAY 2026 CLE	CITY HALL CLEANING - MAY 20	05/13/2026	1,250.00	1,250.00	05/21/2026	
11907	JMG COMMERCIAL CLEANING	MAY 2026 CLE	MAY 2026 POLICE/LIBRARY CLE	05/13/2026	1,150.00	1,150.00	05/21/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
11907	JMG COMMERCIAL CLEANING	MAY 2026 PW	PW FACILITY - MAY 2026	05/13/2026	700.00	700.00	05/21/2026	
Total JMG COMMERCIAL CLEANING LLC:					3,590.00	3,590.00		
JOHNSON BROTHERS WHOLESALE								
1500	JOHNSON BROTHERS WHOLE	1049200	LIQUOR	05/11/2026	1,708.72	1,708.72	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1049200	FRT	05/11/2026	30.40	30.40	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1049201	WINE	05/11/2026	191.94	191.94	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1049201	FRT	05/11/2026	3.80	3.80	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1049205	LIQUOR	05/11/2026	54.48	54.48	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1049205	FRT	05/11/2026	1.90	1.90	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050314	WINE - SHORT PAID AS NOT ON	05/12/2026	144.72	144.72	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050314	FRT	05/12/2026	7.60	7.60	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050314.1	FRT	05/12/2026	7.60	7.60	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1050314.1	WINE	05/12/2026	144.72	144.72	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1050710	LIQUOR	05/13/2026	968.11	968.11	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050710	FRT	05/13/2026	9.50	9.50	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050711	LIQUOR	05/13/2026	4,707.03	4,707.03	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050711	FRT	05/13/2026	86.77	86.77	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050712	WINE	05/13/2026	2,535.97	2,535.97	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050712	FRT	05/13/2026	53.20	53.20	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050713	MIX	05/13/2026	212.00	212.00	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050713	FRT	05/13/2026	11.40	11.40	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050716	LIQUOR	05/13/2026	121.20	121.20	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050716	FRT	05/13/2026	5.70	5.70	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050717	WINE	05/13/2026	91.00	91.00	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1050717	FRT	05/13/2026	1.90	1.90	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1053812	WINE	05/18/2026	172.56	172.56	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1053812	FRT	05/18/2026	3.80	3.80	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1053827	LIQUOR	05/18/2026	216.84	216.84	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1053827	FRT	05/18/2026	5.70	5.70	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055440	LIQUOR	05/20/2026	3,938.02	3,938.02	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055440	FRT	05/20/2026	67.46	67.46	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055441	LIQUOR	05/20/2026	3,550.45	3,550.45	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055441	FRT	05/20/2026	91.05	91.05	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055442	WINE	05/20/2026	4,040.26	4,040.26	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055442	FRT	05/20/2026	92.94	92.94	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055443	MIX	05/20/2026	322.00	322.00	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1055443	FRT	05/20/2026	17.10	17.10	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	1058582	LIQUOR	05/26/2026	301.20	301.20	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1058582	FRT	05/26/2026	7.60	7.60	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1058583	LIQUOR	05/26/2026	108.96	108.96	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1058583	FRT -	05/26/2026	3.80	3.80	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060824	FRT	05/28/2026	43.70	43.70	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060824	LIQUOR	05/28/2026	2,542.57	2,542.57	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060825	LIQUOR	05/28/2026	7,509.95	7,509.95	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060825	FRT	05/28/2026	245.42	245.42	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060826	FRT	05/28/2026	84.08	84.08	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060826	WINE	05/28/2026	3,352.27	3,352.27	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060827	FRT	05/28/2026	55.34	55.34	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060827	LIQUOR	05/28/2026	4,893.00	4,893.00	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1060828	FRT	05/28/2026	7.60	7.60	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	1066673	FRT	06/03/2026	33.57	33.57	06/10/2026	
1500	JOHNSON BROTHERS WHOLE	1066673	LIQUOR	06/03/2026	1,714.29	1,714.29	06/10/2026	
1500	JOHNSON BROTHERS WHOLE	1066674	FRT -	06/03/2026	39.90	39.90	06/10/2026	
1500	JOHNSON BROTHERS WHOLE	1066674	WINE	06/03/2026	816.93	816.93	06/10/2026	
1500	JOHNSON BROTHERS WHOLE	1066675	FRT	06/03/2026	1.90	1.90	06/10/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1500	JOHNSON BROTHERS WHOLE	1066675	MIX	06/03/2026	37.00	37.00	06/10/2026	
1500	JOHNSON BROTHERS WHOLE	1066676	FRT	06/03/2026	51.30	51.30	06/10/2026	
1500	JOHNSON BROTHERS WHOLE	1066676	LIQUOR	06/03/2026	3,171.30	3,171.30	06/10/2026	
1500	JOHNSON BROTHERS WHOLE	182125	WINE	05/01/2026	4.00-	4.00-	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	182126	LIQUOR	05/01/2026	20.00-	20.00-	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	184254	LIQUOR	05/20/2026	77.58-	77.58-	06/03/2026	
1500	JOHNSON BROTHERS WHOLE	CM1050314	WINE - SHORT PAID INVOICE -	05/12/2026	144.72-	144.72-	05/21/2026	
1500	JOHNSON BROTHERS WHOLE	CM1050314	FRT	05/12/2026	7.60-	7.60-	05/21/2026	
Total JOHNSON BROTHERS WHOLESALE:					48,385.62	48,385.62		
KEN GEROUX CONSTRUCTION								
81354	KEN GEROUX CONSTRUCTION	1864	CITY HALL ENTRANCE DOOR R	06/08/2026	632.00	632.00	06/10/2026	
Total KEN GEROUX CONSTRUCTION:					632.00	632.00		
KIMBALL MIDWEST								
11913	KIMBALL MIDWEST	104517292	BAND SAW	06/01/2026	328.98	328.98	06/10/2026	
11913	KIMBALL MIDWEST	104517292	PW SUPPLIES	06/01/2026	285.94	285.94	06/10/2026	
11913	KIMBALL MIDWEST	104518195	SHOP SUPPLIES	06/01/2026	591.10	591.10	06/10/2026	
Total KIMBALL MIDWEST:					1,206.02	1,206.02		
KNIFE RIVER - ST CLOUD								
10620	KNIFE RIVER - ST CLOUD	83206	SIDEWALK REPAIR CONCRETE	05/04/2026	944.00	944.00	05/21/2026	
Total KNIFE RIVER - ST CLOUD:					944.00	944.00		
KWIK TRIP - CREDIT DEPT								
10888	KWIK TRIP - CREDIT DEPT	00348251 MAY	STREET FUEL	05/31/2026	3,084.68	3,084.68	06/10/2026	
10888	KWIK TRIP - CREDIT DEPT	00348251 MAY	FLEET FUEL	05/31/2026	249.09	249.09	06/10/2026	
10888	KWIK TRIP - CREDIT DEPT	00348251 MAY	WASTEWATER FUEL	05/31/2026	1,188.36	1,188.36	06/10/2026	
10888	KWIK TRIP - CREDIT DEPT	00348251 MAY	POLICE FUEL	05/31/2026	5,732.40	5,732.40	06/10/2026	
10888	KWIK TRIP - CREDIT DEPT	00348251 MAY	PARKS FUEL	05/31/2026	246.54	246.54	06/10/2026	
10888	KWIK TRIP - CREDIT DEPT	00348251 MAY	WATER FUEL	05/31/2026	1,188.36	1,188.36	06/10/2026	
10888	KWIK TRIP - CREDIT DEPT	00348251 MAY	PLANNING FUEL	05/31/2026	68.17	68.17	06/10/2026	
Total KWIK TRIP - CREDIT DEPT:					11,757.60	11,757.60		
LAW ENFORCEMENT LABOR SERVICE								
5096	LAW ENFORCEMENT LABOR S	06/01/2026	JUNE 2026 POLICE DUES	06/01/2026	876.00	876.00	06/03/2026	
5096	LAW ENFORCEMENT LABOR S	UNION DUES -	MAY 2026 POLICE UNION DUES	05/18/2026	73.00	73.00	05/21/2026	
Total LAW ENFORCEMENT LABOR SERVICE:					949.00	949.00		
LINK, KARLEE & BRANDON								
11942	LINK, KARLEE & BRANDON	PERMIT REFU	ZONING PERMIT FEE	06/08/2026	55.00	55.00	06/10/2026	
11942	LINK, KARLEE & BRANDON	PERMIT REFU	ADMINISTRATIVE FEE	06/08/2026	25.00-	25.00-	06/10/2026	
Total LINK, KARLEE & BRANDON:					30.00	30.00		
LPI DIGITAL LLC								
11941	LPI DIGITAL LLC	11489825	LIQUOR STORE ADVERTISING	04/19/2026	429.00	429.00	05/21/2026	
Total LPI DIGITAL LLC:					429.00	429.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
M&M EXPRESS SALES & SERVICE								
10567	M&M EXPRESS SALES & SERVI	629785	LAWN MOWER PARTS	05/11/2026	537.87	537.87	05/21/2026	
10567	M&M EXPRESS SALES & SERVI	629904	LAWN MOWER PARTS	05/12/2026	201.99	201.99	05/21/2026	
10567	M&M EXPRESS SALES & SERVI	632042	MOWER PART	05/20/2026	333.99	333.99	06/03/2026	
10567	M&M EXPRESS SALES & SERVI	633367	MOWER REPAIRS	05/27/2026	733.50	733.50	06/03/2026	
10567	M&M EXPRESS SALES & SERVI	633368	CHAIN FOR CHAINSAW	05/27/2026	56.17	56.17	06/03/2026	
10567	M&M EXPRESS SALES & SERVI	634750	WEED WHIP STRING - PARKS	06/01/2026	42.35	42.35	06/10/2026	
Total M&M EXPRESS SALES & SERVICE:					1,905.87	1,905.87		
MAJESTIC CREATIONS								
10982	MAJESTIC CREATIONS	13746	OUTSTANDING CITIZEN OF TH	05/12/2026	127.00	127.00	05/14/2026	
Total MAJESTIC CREATIONS:					127.00	127.00		
MARCO TECHNOLOGIES LLC								
10965	MARCO TECHNOLOGIES LLC	581746781	CITY HALL MARCO LEASE 5/10-	06/01/2026	1,333.57	1,333.57	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	581746781	PW MARCO LEASE 5/10-6/10	06/01/2026	138.92	138.92	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	581746781	PW MARCO LEASE 5/10-6/10	06/01/2026	138.92	138.92	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	581746781	FIRE MARCO LEASE 5/10-6/10	06/01/2026	30.00	30.00	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	INV15248585	NEW COMPUTER - PLANNING T	05/14/2026	1,770.00	1,770.00	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	INV15253391	LAPTOP FOR CITY ENGINEER	05/15/2026	2,757.51	2,757.51	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	INV15260984	COMPUTER REPLACEMENT - LI	05/18/2026	7,547.45	7,547.45	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	INV15264126	ARTIC WOLF SOFTWARE - MAY	05/19/2026	952.52	952.52	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	INV15264126	MANAGED IT MAY 2026 5% INC	05/19/2026	8,079.75	8,079.75	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	INV15264126	VEEAM LICENSING-MAY 5% IN	05/19/2026	357.00	357.00	05/21/2026	
10965	MARCO TECHNOLOGIES LLC	INV15276817	SERVER WINDOWS UPDATE	05/21/2026	336.00	336.00	06/03/2026	
10965	MARCO TECHNOLOGIES LLC	INV15281653	NEW COMPUTERS AT LIQUOR	05/22/2026	1,030.15	1,030.15	06/03/2026	
10965	MARCO TECHNOLOGIES LLC	INV15291956	AZURE BACKUP - APRIL 2026	05/27/2026	52.83	52.83	06/03/2026	
10965	MARCO TECHNOLOGIES LLC	INV15291957	OFFICE 365 SOFTWARE - APRIL	05/27/2026	891.60	891.60	06/03/2026	
10965	MARCO TECHNOLOGIES LLC	INV15291958	OFFICE 365 POLICE -APRIL	05/27/2026	1,058.40	1,058.40	06/03/2026	
10965	MARCO TECHNOLOGIES LLC	INV15328067	NEW COMPUTER SET UP	06/04/2026	1,672.00	1,672.00	06/10/2026	
10965	MARCO TECHNOLOGIES LLC	INV15332545	IT SUPPORT 6.4.26	06/05/2026	1,140.00	1,140.00	06/10/2026	
Total MARCO TECHNOLOGIES LLC:					29,286.62	29,286.62		
MEGA BEER LLC								
11869	MEGA BEER LLC	IN-41295	BEER	06/04/2026	422.00	422.00	06/10/2026	
Total MEGA BEER LLC:					422.00	422.00		
MENARD, INC.								
10828	MENARD, INC.	368883	BACKFLOW PREVENTOR AT CI	05/14/2026	249.99	249.99	05/21/2026	
10828	MENARD, INC.	368883	MENARDS REBATES	05/14/2026	59.47-	59.47-	05/21/2026	
10828	MENARD, INC.	368883	DEHUM	05/14/2026	460.85	460.85	05/21/2026	
10828	MENARD, INC.	368883	MENARDS REBATES	05/14/2026	10.43-	10.43-	05/21/2026	
10828	MENARD, INC.	37227	WW SUPPLIES	05/20/2026	64.98	64.98	06/03/2026	
10828	MENARD, INC.	37320	WWTP SUPPLIES	05/21/2026	77.89	77.89	06/03/2026	
Total MENARD, INC.:					783.81	783.81		
MIDWEST PLAYSCAPES INC								
10353	MIDWEST PLAYSCAPES INC	11276A	LAKESIDE PARK PLAYGROUND	05/27/2026	226,672.00	226,672.00	06/03/2026	
10353	MIDWEST PLAYSCAPES INC	11276i	LAKESIDE PARK PLAYGROUND	05/27/2026	54,465.84	54,465.84	06/03/2026	
10353	MIDWEST PLAYSCAPES INC	11279A	LAKERIDGE PARK EQUIPMENT	06/01/2026	22,576.00	22,576.00	06/10/2026	
10353	MIDWEST PLAYSCAPES INC	11279i	LAKERIDGE PARK PLAYGROUN	06/01/2026	34,020.72	34,020.72	06/10/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total MIDWEST PLAYSCAPES INC:					337,734.56	337,734.56		
MIDWEST SOUND AND STAGE INC								
11855	MIDWEST SOUND AND STAGE I	MUSIC IN THE	STAGE RENTAL MUSIC IN THE	06/04/2026	325.00	325.00	06/10/2026	
11855	MIDWEST SOUND AND STAGE I	MUSIC IN THE	STAGE RENTAL - MUSIC IN THE	05/29/2026	325.00	325.00	06/01/2026	
Total MIDWEST SOUND AND STAGE INC:					650.00	650.00		
MISC REFUNDS TO CUSTOMERS								
11937	MISC REFUNDS TO CUSTOMER	PARKING PAS	REFUND TAX	05/19/2026	.34	.34	05/21/2026	
11937	MISC REFUNDS TO CUSTOMER	PARKING PAS	PARKING PASS REFUND	05/19/2026	4.66	4.66	05/21/2026	
11937	MISC REFUNDS TO CUSTOMER	PERMIT REFU	BUILDING PERMIT FEE	05/18/2026	50.00	50.00	05/21/2026	
11937	MISC REFUNDS TO CUSTOMER	PERMIT REFU	ADMINISTRATIVE FEE - PERMIT	05/18/2026	25.00-	25.00-	05/21/2026	
11937	MISC REFUNDS TO CUSTOMER	PERMIT REFU	SURCHARGE	05/18/2026	1.00	1.00	05/21/2026	
11937	MISC REFUNDS TO CUSTOMER	REFUND OVE	REFUND OF OVERPAYMENT O	05/26/2026	263.10	263.10	06/03/2026	
Total MISC REFUNDS TO CUSTOMERS:					294.10	294.10		
MN BUREAU OF CRIM APPREHENSION								
6082	MN BUREAU OF CRIM APPREH	DMT-G TRAINI	DMT-G CERTIFICATION TRAINI	06/01/2026	375.00	375.00	06/01/2026	
Total MN BUREAU OF CRIM APPREHENSION:					375.00	375.00		
MN COMPUTER SYSTEMS INC								
260	MN COMPUTER SYSTEMS INC	451172	APRIL 2026 COPIER BASE/EMAI	05/04/2026	64.79	64.79	05/21/2026	
260	MN COMPUTER SYSTEMS INC	453257	MAY 2026 POLICE COPIER LEA	06/02/2026	55.13	55.13	06/10/2026	
Total MN COMPUTER SYSTEMS INC :					119.92	119.92		
MN DEPT OF HEALTH								
6205	MN DEPT OF HEALTH	4/01/2026-6/30	WATER TESTING 2ND QTR 2026	05/27/2026	15,407.00	15,407.00	06/03/2026	
Total MN DEPT OF HEALTH:					15,407.00	15,407.00		
MN DEPT OF REVENUE (E-CHECKS)								
2559	MN DEPT OF REVENUE (E-CHE	APRIL 2026 SA	WATER FUND 04/2026	05/18/2026	1,084.00	1,084.00	05/19/2026	
2559	MN DEPT OF REVENUE (E-CHE	APRIL 2026 SA	LIQUOR TAX 04/2026	05/18/2026	40,724.00	40,724.00	05/19/2026	
2559	MN DEPT OF REVENUE (E-CHE	APRIL 2026 SA	GENERAL FUND 4/2026	05/18/2026	307.00	307.00	05/19/2026	
2559	MN DEPT OF REVENUE (E-CHE	PR #10 5.20.26	PR #10 5.20.26 MATTSON LEVY	05/18/2026	162.18	162.18	05/19/2026	
Total MN DEPT OF REVENUE (E-CHECKS):					42,277.18	42,277.18		
MOE DELL								
10897	MOE DELL	FARMERS MK	FARMERS MARKET MUSIC 6.10.	06/05/2026	200.00	200.00	06/10/2026	
Total MOE DELL:					200.00	200.00		
MONTICELLO PRINTING								
6450	MONTICELLO PRINTING	210213	WATER METER REPLACEMENT	05/11/2026	90.44	90.44	05/21/2026	
Total MONTICELLO PRINTING:					90.44	90.44		
NEWMAN TRAFFIC SIGNS								
10406	NEWMAN TRAFFIC SIGNS	TRFINV067642	SIGNS	06/04/2026	168.05	168.05	06/10/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total NEWMAN TRAFFIC SIGNS :					168.05	168.05		
NORTH CENTRAL INTERNATIONAL LLC								
11925	NORTH CENTRAL INTERNATIO	X220131024:0	BLFD ENGINE #1 REPAIRS	05/20/2026	1,085.55	1,085.55	06/03/2026	
11925	NORTH CENTRAL INTERNATIO	X220131057:0	#536 WW VAC TRUCK	05/20/2026	2,776.89	2,776.89	06/03/2026	
11925	NORTH CENTRAL INTERNATIO	X220131058:0	DUMPT TRUCK #102 REPAIRS	05/20/2026	164.18	164.18	06/03/2026	
11925	NORTH CENTRAL INTERNATIO	X220131200:0	WW GENERATOR	05/26/2026	66.53	66.53	06/10/2026	
Total NORTH CENTRAL INTERNATIONAL LLC:					4,093.15	4,093.15		
NUTRIEN AG SOLUTIONS								
10982	NUTRIEN AG SOLUTIONS	903242170	SPRAY FOR PARKS LAWN	05/20/2026	309.88	309.88	06/03/2026	
Total NUTRIEN AG SOLUTIONS :					309.88	309.88		
OCCUPATIONAL HEALTH CENTERS OF MINNESOTA								
11879	OCCUPATIONAL HEALTH CENT	104392204	NEW HIRE PHYSICAL	04/27/2026	456.00	456.00	05/21/2026	
Total OCCUPATIONAL HEALTH CENTERS OF MINNESOTA:					456.00	456.00		
OMANN BROTHERS INC								
10501	OMANN BROTHERS INC	19465	MN AVENUE REPAIRS	05/26/2026	1,802.70	1,802.70	06/03/2026	
10501	OMANN BROTHERS INC	19514	ROAD PATCH ALL STREETS	06/02/2026	270.00	270.00	06/10/2026	
Total OMANN BROTHERS INC :					2,072.70	2,072.70		
OPTIONS INC								
7006	OPTIONS INC	00507637	CITY HALL CLEANING - MAY 20	05/29/2026	104.00	104.00	06/03/2026	
Total OPTIONS INC:					104.00	104.00		
OREILLY AUTOMOTIVE INC								
10369	OREILLY AUTOMOTIVE INC	1532-235247	STORMWATER CORE RETURN	05/05/2026	44.00-	44.00-	05/21/2026	
10369	OREILLY AUTOMOTIVE INC	1532-236488	WW #527 ALTERNATOR	05/11/2026	276.24	276.24	05/21/2026	
10369	OREILLY AUTOMOTIVE INC	1532-238336	BLFD ENGINE 1 REPAIRS	05/19/2026	627.06	627.06	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-238350	BLFD ENGINE 1 REPAIRS	05/19/2026	31.07	31.07	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-238367	BLFD ENGINE 1 REPAIRS	05/19/2026	167.88	167.88	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-238476	G1 CORE RETURNS	05/19/2026	44.00-	44.00-	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-238884	G3 SERVICE	05/21/2026	5.29	5.29	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-238928	WATER PICKUP #433 BATTERY	05/21/2026	116.99	116.99	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-238948	#724 STREETS PICKUP	05/21/2026	87.21	87.21	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-239892	WWTP PICKUP #517 REPAIR	05/26/2026	301.06	301.06	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-239969	WATER PICKUP REPAIR	05/26/2026	6.70	6.70	06/03/2026	
10369	OREILLY AUTOMOTIVE INC	1532-240170	BATTERY FOR STREET PICKUP	05/27/2026	118.49	118.49	06/10/2026	
10369	OREILLY AUTOMOTIVE INC	1532-241314	PD VEHICLE #709 REPAIR	06/01/2026	181.04	181.04	06/10/2026	
10369	OREILLY AUTOMOTIVE INC	1532-241858	BLFD CHIEF 1 REPAIRS	06/03/2026	33.97	33.97	06/10/2026	
10369	OREILLY AUTOMOTIVE INC	1532-242021	BLFD CHIEF 1 ABS SENSOR CO	06/04/2026	42.69	42.69	06/10/2026	
Total OREILLY AUTOMOTIVE INC:					1,907.69	1,907.69		
PARSONS MECHANICAL								
11939	PARSONS MECHANICAL	A/C INSPECTI	A/C INSPECTION - SLUDGE BUI	05/27/2026	360.00	360.00	06/03/2026	
Total PARSONS MECHANICAL:					360.00	360.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
PATRIOT NEWS MN								
11075	PATRIOT NEWS MN	016386	PARKS ADVISORY COMMITTEE	05/09/2026	140.00	140.00	05/21/2026	
11075	PATRIOT NEWS MN	016544	PARKS ADVISORY COMMITTEE	05/23/2026	140.00	140.00	06/03/2026	
11075	PATRIOT NEWS MN	016545	2025 FINANCIAL SUMMARY	05/23/2026	273.00	273.00	06/03/2026	
11075	PATRIOT NEWS MN	016545	2025 FINANCIAL SUMMARY	05/23/2026	273.00	273.00	06/03/2026	
11075	PATRIOT NEWS MN	016545	2025 FINANCIAL SUMMARY	05/23/2026	273.00	273.00	06/03/2026	
11075	PATRIOT NEWS MN	016545	2025 FINANCIAL SUMMARY	05/23/2026	273.00	273.00	06/03/2026	
11075	PATRIOT NEWS MN	016545	2025 FINANCIAL SUMMARY	05/23/2026	273.00	273.00	06/03/2026	
11075	PATRIOT NEWS MN	016545	2025 FINANCIAL SUMMARY	05/23/2026	273.00	273.00	06/03/2026	
11075	PATRIOT NEWS MN	016546	2026 STREET MAINTENANCE P	05/23/2026	245.00	245.00	06/03/2026	
11075	PATRIOT NEWS MN	016611	ORD 2026-04 R-5 SHORELAND	05/30/2026	56.88	56.88	06/10/2026	
11075	PATRIOT NEWS MN	016612	TIF ANNUAL DISCLOSURE NOTI	05/30/2026	161.88	161.88	06/10/2026	
Total PATRIOT NEWS MN :					2,108.76	2,108.76		
PAUSTIS WINE COMPANY								
1095	PAUSTIS WINE COMPANY	295278	WINE	05/21/2026	245.00	245.00	06/03/2026	
1095	PAUSTIS WINE COMPANY	295278	FREIGHT	05/21/2026	7.50	7.50	06/03/2026	
1095	PAUSTIS WINE COMPANY	296401	WINE	06/04/2026	144.00	144.00	06/10/2026	
1095	PAUSTIS WINE COMPANY	296401	FRT	06/04/2026	4.00	4.00	06/10/2026	
Total PAUSTIS WINE COMPANY :					400.50	400.50		
PHILLIPS WINE & SPIRITS								
7106	PHILLIPS WINE & SPIRITS	5171921	LIQUOR	05/13/2026	825.40	825.40	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5171921	FREIGHT	05/13/2026	18.05	18.05	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5171922	WINE	05/13/2026	677.90	677.90	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5171922	FREIGHT	05/13/2026	19.00	19.00	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5171923	NA WINE	05/13/2026	139.00	139.00	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5171923	FREIGHT	05/13/2026	5.70	5.70	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5171923	MIX	05/13/2026	88.00	88.00	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5175571	LIQUOR	05/20/2026	1,440.66	1,440.66	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5175571	FREIGHT	05/20/2026	26.60	26.60	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5175572	WINE	05/20/2026	1,157.30	1,157.30	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5175572	FREIGHT	05/20/2026	49.40	49.40	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5175573	MIX	05/20/2026	286.48	286.48	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5175573	FREIGHT	05/20/2026	11.40	11.40	05/21/2026	
7106	PHILLIPS WINE & SPIRITS	5179382	FREIGHT	05/28/2026	9.50	9.50	06/03/2026	
7106	PHILLIPS WINE & SPIRITS	5179382	LIQUOR	05/28/2026	473.00	473.00	06/03/2026	
7106	PHILLIPS WINE & SPIRITS	5179383	WINE	05/28/2026	3,168.20	3,168.20	06/03/2026	
7106	PHILLIPS WINE & SPIRITS	5179383	FREIGHT	05/28/2026	62.70	62.70	06/03/2026	
7106	PHILLIPS WINE & SPIRITS	5183113	LIQUOR	06/03/2026	1,019.40	1,019.40	06/10/2026	
7106	PHILLIPS WINE & SPIRITS	5183113	FREIGHT	06/03/2026	26.60	26.60	06/10/2026	
7106	PHILLIPS WINE & SPIRITS	5183114	WINE	06/03/2026	2,514.00	2,514.00	06/10/2026	
7106	PHILLIPS WINE & SPIRITS	5183114	FREIGHT	06/03/2026	82.65	82.65	06/10/2026	
7106	PHILLIPS WINE & SPIRITS	5183115	MIX	06/03/2026	142.50	142.50	06/10/2026	
7106	PHILLIPS WINE & SPIRITS	5183115	FREIGHT	06/03/2026	1.90	1.90	06/10/2026	
Total PHILLIPS WINE & SPIRITS:					12,245.34	12,245.34		
PITNEY BOWES (E-CHECKS)								
7100	PITNEY BOWES (E-CHECKS)	POSTAGE 5.17	PITNEY BOW POSTAGE 05.17.2	05/18/2026	200.00	200.00	05/19/2026	
7100	PITNEY BOWES (E-CHECKS)	POSTAGE 5.26	PITNEY BOW POSTAGE 05.26.2	05/26/2026	250.00	250.00	05/29/2026	
Total PITNEY BOWES (E-CHECKS):					450.00	450.00		
PITNEY BOWES GLOBAL FINANCIAL								
11084	PITNEY BOWES GLOBAL FINAN	3107893333	PITNEY BOWES LEASE MARCH	05/14/2026	439.95	439.95	05/21/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total PITNEY BOWES GLOBAL FINANCIAL:					439.95	439.95		
PLUNKETTS PEST CONTROL								
10898	PLUNKETTS PEST CONTROL	10590114	CITY HALL PEST CONTROL	06/05/2026	78.23	78.23	06/10/2026	
Total PLUNKETTS PEST CONTROL :					78.23	78.23		
POMPS TIRE SERVICE INC								
7751	POMPS TIRE SERVICE INC	2330020324	FIRE TRUCK T17 TIRES	05/28/2026	5,259.24	5,259.24	06/03/2026	
7751	POMPS TIRE SERVICE INC	2330020333	BLFD #15 TIRES	05/27/2026	4,556.04	4,556.04	06/03/2026	
7751	POMPS TIRE SERVICE INC	2390036440	LAWNMOWER TIRES	06/02/2026	470.88	470.88	06/10/2026	
Total POMPS TIRE SERVICE INC:					10,286.16	10,286.16		
POPP, MARIE								
11919	POPP, MARIE	EDAM MILEAG	EDAM CONFERENCE MILEAGE	06/09/2026	122.53	122.53	06/10/2026	
Total POPP, MARIE:					122.53	122.53		
PRYES BREWING COMPANY, LLC								
11919	PRYES BREWING COMPANY, LL	W-123076	BEER	05/26/2026	136.00	136.00	06/03/2026	
Total PRYES BREWING COMPANY, LLC:					136.00	136.00		
QUALITY REFRIGERATION								
11068	QUALITY REFRIGERATION	1156284	BUILDING MAINTENANCE	05/28/2026	520.00	520.00	06/10/2026	
Total QUALITY REFRIGERATION :					520.00	520.00		
RAILROAD MANAGEMENT CO III LL								
10523	RAILROAD MANAGEMENT CO II	550209	2026-2027 LICENSE FEE - 8" WA	05/21/2026	458.76	458.76	06/03/2026	
Total RAILROAD MANAGEMENT CO III LL:					458.76	458.76		
RED BULL DISTRIBUTION CO INC								
10905	RED BULL DISTRIBUTION CO IN	2034776961	MIX	05/29/2026	271.51	271.51	06/03/2026	
Total RED BULL DISTRIBUTION CO INC:					271.51	271.51		
RELIANCE STANDARD LIFE INS CO (ECHECK)								
11883	RELIANCE STANDARD LIFE INS	GL 166389 JU	LIFE INS PREM ER PORTION	06/01/2026	1,334.60	1,334.60	06/01/2026	
11883	RELIANCE STANDARD LIFE INS	GL 166389 JU	NEW EE - LIFE INS NOT BILLED	06/01/2026	36.52	36.52	06/01/2026	
11883	RELIANCE STANDARD LIFE INS	GL 166389 JU	LIFE INS PREM EE PORTION	06/01/2026	790.22	790.22	06/01/2026	
Total RELIANCE STANDARD LIFE INS CO (ECHECK):					2,161.34	2,161.34		
ROSEVILLE MIDWAY FORD								
11908	ROSEVILLE MIDWAY FORD	944799	BLFD CHIEF #1 VEHICLE	06/03/2026	612.96	612.96	06/10/2026	
Total ROSEVILLE MIDWAY FORD:					612.96	612.96		
RYAN AUTO MALL								
11861	RYAN AUTO MALL	112971	WW PICKUP #727 REPAIR	06/03/2026	11.85	11.85	06/10/2026	
Total RYAN AUTO MALL:					11.85	11.85		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
SALO, MATT								
11923	SALO, MATT	DOT STICKER	REIMBURSEMENT DOT STICKE	05/27/2026	20.00	20.00	06/03/2026	
Total SALO, MATT:					20.00	20.00		
SCOTT, CORRIE								
10909	SCOTT, CORRIE	FLOWER REI	FLOWERS FOR BROWNS PARK	05/28/2026	636.08	636.08	06/01/2026	
Total SCOTT, CORRIE :					636.08	636.08		
SHERBURNE CO ATTORNEY								
7300	SHERBURNE CO ATTORNEY	296	APRIL 2026 PROSECUTION FEE	05/12/2026	1,302.63	1,302.63	05/21/2026	
7300	SHERBURNE CO ATTORNEY	ICR #2600395	2022 FORD F150 1FTFW1E89NF	06/03/2026	45.00	45.00	06/10/2026	
Total SHERBURNE CO ATTORNEY:					1,347.63	1,347.63		
SHERBURNE CO RECORDER								
7355	SHERBURNE CO RECORDER	CITY OF BIG L	CITY ESCROW RECORDING FE	05/21/2026	1,000.00	1,000.00	06/03/2026	
Total SHERBURNE CO RECORDER:					1,000.00	1,000.00		
SHERBURNE CO SHERIFFS DEPT								
7116	SHERBURNE CO SHERIFFS DE	51732121	SUND/RYAN 1.17.26	06/05/2026	183.96	183.96	06/10/2026	
Total SHERBURNE CO SHERIFFS DEPT:					183.96	183.96		
SHORT ELLIOTT HENDRICKSON INC								
7358	SHORT ELLIOTT HENDRICKSO	508077	WWTP EXPANSION - APRIL 202	05/12/2026	1,275.40	1,275.40	05/21/2026	
7358	SHORT ELLIOTT HENDRICKSO	508079	WWTP DESIGN - APRIL 2026	05/12/2026	21,544.00	21,544.00	05/21/2026	
7358	SHORT ELLIOTT HENDRICKSO	508934	AWIA, RRA & ERP THROUGH A	05/15/2026	1,062.50	1,062.50	05/21/2026	
7358	SHORT ELLIOTT HENDRICKSO	508934	AWIA, RRA & ERP THROUGH A	05/15/2026	1,062.50	1,062.50	05/21/2026	
Total SHORT ELLIOTT HENDRICKSON INC:					24,944.40	24,944.40		
SHRED RIGHT								
10870	SHRED RIGHT	0070488	SHRED RIGHT - APRIL 2026	04/16/2026	54.86	54.86	05/21/2026	
10870	SHRED RIGHT	0070488	SHRED RIGHT - APRIL 2026	04/16/2026	54.86	54.86	05/21/2026	
10870	SHRED RIGHT	0072414	SHRED RIGHT - MAY 2026	06/08/2026	54.86	54.86	06/10/2026	
10870	SHRED RIGHT	0072414	SHRED RIGHT - MAY 2026	06/08/2026	54.86	54.86	06/10/2026	
Total SHRED RIGHT:					219.44	219.44		
SMALL LOT MN								
11028	SMALL LOT MN	58404	WINE	05/13/2026	288.00	288.00	05/21/2026	
11028	SMALL LOT MN	58404	FRT	05/13/2026	9.00	9.00	05/21/2026	
11028	SMALL LOT MN	60603	WINE	06/03/2026	288.00	288.00	06/10/2026	
11028	SMALL LOT MN	60603	FRT	06/03/2026	9.00	9.00	06/10/2026	
Total SMALL LOT MN:					594.00	594.00		
SOUTHERN WINE & SPIRITS OF MN								
10755	SOUTHERN WINE & SPIRITS O	2755339	FREIGHT	05/07/2026	.12	.12	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2758023	LIQUOR	05/14/2026	4,104.33	4,104.33	05/21/2026	
10755	SOUTHERN WINE & SPIRITS O	2758023	FREIGHT	05/14/2026	40.60	40.60	05/21/2026	
10755	SOUTHERN WINE & SPIRITS O	2758024	WINE	05/14/2026	1,148.48	1,148.48	05/21/2026	
10755	SOUTHERN WINE & SPIRITS O	2758024	FREIGHT	05/14/2026	30.80	30.80	05/21/2026	
10755	SOUTHERN WINE & SPIRITS O	2758025	FREIGHT	05/14/2026	1.40	1.40	05/21/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10755	SOUTHERN WINE & SPIRITS O	2760710	LIQUOR	05/21/2026	5,142.19	5,142.19	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2760710	FREIGHT	05/21/2026	59.73	59.73	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2760711	WINE	05/21/2026	1,426.34	1,426.34	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2760711	FREIGHT	05/21/2026	35.12	35.12	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2760712	FREIGHT	05/21/2026	1.40	1.40	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2763142	FREIGHT	05/28/2026	122.37	122.37	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2763142	LIQUOR	05/28/2026	14,083.41	14,083.41	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2763143	FREIGHT	05/28/2026	17.15	17.15	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2763143	WINE	05/28/2026	1,261.94	1,261.94	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2763144	FREIGHT	05/28/2026	7.00	7.00	06/03/2026	
10755	SOUTHERN WINE & SPIRITS O	2765849	FREIGHT	06/04/2026	48.77	48.77	06/10/2026	
10755	SOUTHERN WINE & SPIRITS O	2765849	LIQUOR	06/04/2026	2,852.26	2,852.26	06/10/2026	
10755	SOUTHERN WINE & SPIRITS O	2765850	WINE	06/04/2026	558.01	558.01	06/10/2026	
10755	SOUTHERN WINE & SPIRITS O	2765850	FREIGHT	06/04/2026	9.80	9.80	06/10/2026	
10755	SOUTHERN WINE & SPIRITS O	2765851	FREIGHT	06/04/2026	1.40	1.40	06/10/2026	
10755	SOUTHERN WINE & SPIRITS O	9697124	WINE	05/08/2026	80.00-	80.00-	06/10/2026	

Total SOUTHERN WINE & SPIRITS OF MN: 30,872.62 30,872.62

SR PERSPECTIVE

11871	SR PERSPECTIVE	0628SP	FARMERS MARKET AD	05/26/2026	25.00	25.00	06/03/2026	
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Total SR PERSPECTIVE: 25.00 25.00

STAPLES ADVANTAGE

10741	STAPLES ADVANTAGE	7680341019	CITY HALL SUPPLIES - MAYOR	05/19/2026	5.75	5.75	05/21/2026	
10741	STAPLES ADVANTAGE	7680341019	CITY HALL SUPPLIES	05/19/2026	74.76	74.76	05/21/2026	
10741	STAPLES ADVANTAGE	7680341019	CITY HALL SUPPLIES - BUILDIN	05/19/2026	11.50	11.50	05/21/2026	
10741	STAPLES ADVANTAGE	7680341019	CITY HALL SUPPLIES - PLANNI	05/19/2026	5.75	5.75	05/21/2026	
10741	STAPLES ADVANTAGE	7680341019	CITY HALL SUPPLIES - EDA	05/19/2026	11.50	11.50	05/21/2026	
10741	STAPLES ADVANTAGE	7680341019	CITY HALL SUPPLIES - ENGINE	05/19/2026	5.75	5.75	05/21/2026	
10741	STAPLES ADVANTAGE	7680800422	TONER CARTRIDGE - MARIE	05/27/2026	98.64	98.64	06/03/2026	
10741	STAPLES ADVANTAGE	7680800422	WALL CALENDAR - MARTHA	05/27/2026	14.96	14.96	06/03/2026	
10741	STAPLES ADVANTAGE	7681449721	COPY PAPER	06/09/2026	65.71	65.71	06/10/2026	

Total STAPLES ADVANTAGE: 294.32 294.32

STREICHERS

4550	STREICHERS	CM305850	CREDIT FOR INV #1827871 PRE	05/19/2026	157.99-	157.99-	06/03/2026	
4550	STREICHERS	11826694	RESERVE PATCH - MURRAY	05/12/2026	21.99	21.99	05/21/2026	
4550	STREICHERS	11827850	NEW HIRE VEST - VIDMAR ID P	05/19/2026	14.99	14.99	05/21/2026	
4550	STREICHERS	11827853	NEW HIRE UNIFORM-VIDMAR	05/19/2026	39.99	39.99	05/21/2026	
4550	STREICHERS	11829301	NEW HIRE VEST - HARRIS	05/28/2026	1,626.99	1,626.99	06/03/2026	
4550	STREICHERS	1676251 BALA	UNIFORM CORRECTION FROM	05/15/2026	865.76	865.76	05/21/2026	
4550	STREICHERS	1826691	SUPPRESSOR - 5P133770 (ERU	05/12/2026	1,096.00	1,096.00	05/21/2026	
4550	STREICHERS	1826929	NEW HIRE UNIFORM - VIDMAR	05/13/2026	2,269.23	2,269.23	05/21/2026	
4550	STREICHERS	1827000	NEW HIRE BODY VEST - VIDMA	05/13/2026	1,993.00	1,993.00	05/21/2026	
4550	STREICHERS	1827222	NEW HIRE UNIFORM - VIDMAR	05/14/2026	12.99	12.99	05/21/2026	
4550	STREICHERS	1827871	PREVIOUS BILLED HOLSTER O	05/19/2026	157.99	157.99	06/03/2026	

Total STREICHERS: 7,940.94 7,940.94

SWANK MOTION PICTURE INC

10693	SWANK MOTION PICTURE INC	DB 4344005	MOVIE IN THE PARK - ZOOTOP	05/20/2026	565.00	565.00	06/03/2026	
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Total SWANK MOTION PICTURE INC : 565.00 565.00

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
THE AMERICAN BOTTLING COMPANY								
10988	THE AMERICAN BOTTLING CO	4851509508	WATER	05/27/2026	16.48	16.48	06/03/2026	
10988	THE AMERICAN BOTTLING CO	4851509508	MIX	05/27/2026	252.41	252.41	06/03/2026	
Total THE AMERICAN BOTTLING COMPANY:					268.89	268.89		
THE ROCKIN' HOLLYWOODS								
11870	THE ROCKIN' HOLLYWOODS	MUSIC IN THE	MUSIC IN THE PARK 6.4.26	05/28/2026	3,000.00	3,000.00	06/01/2026	
Total THE ROCKIN' HOLLYWOODS:					3,000.00	3,000.00		
THELEN MECHANICAL								
11072	THELEN MECHANICAL	169109645	PW FACILITY AC UNIT REPAIR	06/04/2026	238.00	238.00	06/10/2026	
11072	THELEN MECHANICAL	169140486	LAKESIDE PARK BATHROOM R	06/04/2026	339.00	339.00	06/10/2026	
Total THELEN MECHANICAL :					577.00	577.00		
TOSHIBA FINANCIAL SERVICES - E CHECK								
11922	TOSHIBA FINANCIAL SERVICES	582501458	POLICE COPIER LEASE - JUNE	06/01/2026	130.96	130.96	06/01/2026	
11922	TOSHIBA FINANCIAL SERVICES	582501458	SURCHARGE - MAY 2026	06/01/2026	24.47	24.47	06/01/2026	
Total TOSHIBA FINANCIAL SERVICES - E CHECK:					155.43	155.43		
TOTAL CONTROL SYSTEMS INC								
10930	TOTAL CONTROL SYSTEMS IN	12166	ELECTRICAL COMPONENTS LI	05/21/2026	35,051.00	35,051.00	06/03/2026	
10930	TOTAL CONTROL SYSTEMS IN	12176	REPLACEMENT VFD AND BACK	06/03/2026	13,030.37	13,030.37	06/10/2026	
TOTAL CONTROL SYSTEMS INC:					48,081.37	48,081.37		
TRANSWEST TRUCK ST. MICHAEL								
11922	TRANSWEST TRUCK ST. MICHA	093P53624	#102 REPAIRS	05/15/2026	177.58	177.58	05/21/2026	
Total TRANSWEST TRUCK ST. MICHAEL:					177.58	177.58		
US AUTOFORCE								
11928	US AUTOFORCE	INV001695806	PD TIRES	05/28/2026	831.96	831.96	06/10/2026	
Total US AUTOFORCE:					831.96	831.96		
US BANK (E-CHECKS)								
10527	US BANK (E-CHECKS)	May 11, 2026 C	THERMOMETER/BADER	05/11/2026	8.49	8.49	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	HITCH PIN FOR FERTILIZER TR	05/11/2026	8.99	8.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	BROWNS PARK/BAUTCH	05/11/2026	14.99	14.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WASTEWATER SUPPLIES/SCOT	05/11/2026	21.47	21.47	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WASTEWATER SUPPLIES/SCOT	05/11/2026	11.98	11.98	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	PARKING NUMBERS/BRETT	05/11/2026	20.90	20.90	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WATER PICKUP #430/KOLLER	05/11/2026	58.03	58.03	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	POLICE EXTRA STORAGE/KUC	05/11/2026	21.46	21.46	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MONTHLY ADOBE/REEK	05/11/2026	21.46	21.46	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MONITOR MOUNTS KEYBOARD	05/11/2026	1,001.89	1,001.89	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	THERMOMETER/BADER	05/11/2026	5.50	5.50	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	PARK TOOLS/BADER	05/11/2026	6.99	6.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	BROWNS PARK/BAUTCH	05/11/2026	30.99	30.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WASTEWATER HEADWORKS/S	05/11/2026	23.78	23.78	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WATER SUPPLIES/SCOTT	05/11/2026	32.35	32.35	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FLAGPOLE KEYS/BRETT	05/11/2026	33.48	33.48	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	SHOP TOOLS/KOLLER	05/11/2026	26.48	26.48	05/19/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10527	US BANK (E-CHECKS)	May 11, 2026 C	POLICE MONTHLY ADOBE/PRIG	05/11/2026	21.46	21.46	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MOVIE IN THE PARK SUPPLIES/	05/11/2026	108.04	108.04	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	POLICE SUPPLIES	05/11/2026	160.45	160.45	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	ADMIN SUPPLIES	05/11/2026	27.53	27.53	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	EDA SUPPLIES	05/11/2026	4.24	4.24	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	PLANNING SUPPLIES	05/11/2026	2.12	2.12	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	SPUDFEST CANDY/DEB	05/11/2026	119.68	119.68	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LAKESIDE PARK RESTROOMS/	05/11/2026	1,560.00	1,560.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	INSPECTION TAGS/DAN	05/11/2026	119.75	119.75	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	CAMERA FOR COMPUTER/DEB	05/11/2026	69.66	69.66	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	ADMIN SUPPLIES	05/11/2026	8.72	8.72	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	EDA SUPPLIES	05/11/2026	1.34	1.34	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	PLANNING SUPPLIES	05/11/2026	.67	.67	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	POLICE EXTRA STORAGE/KUC	05/11/2026	.99	.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	CHIEFS CONFERENCE/SAM	05/11/2026	320.92	320.92	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MOWER FUEL/BRANDT	05/11/2026	50.58	50.58	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MOWER FUEL/BRANDT	05/11/2026	46.44	46.44	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	CRACK SEALER FUEL/BRANDO	05/11/2026	74.02	74.02	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FUEL #41/BRANDON	05/11/2026	53.21	53.21	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FUEL/JOSH	05/11/2026	74.13	74.13	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LIMES/STOLTZ	05/11/2026	7.90	7.90	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LIMES/GREG	05/11/2026	7.90	7.90	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LIQ STORE SUPPLIES/GARY	05/11/2026	11.27	11.27	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	EDAM 2026 CONFERENCE/MAR	05/11/2026	395.00	395.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	GRINDER/BADER	05/11/2026	89.00	89.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MONTHLY ADOBE/DEB	05/11/2026	395.04	395.04	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LED LIGHTS/DAN	05/11/2026	89.90	89.90	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LED LIGHTS/DAN	05/11/2026	348.80	348.80	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	RECHARGEABLE BATTERY/DA	05/11/2026	45.99	45.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	BUILDING SUPPLIES	05/11/2026	4.24	4.24	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MAYOR SUPPLIES	05/11/2026	2.12	2.12	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	ENGINEERING SUPPLIES	05/11/2026	2.10	2.10	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	SPUDFEST CANDY/DEB	05/11/2026	326.97	326.97	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	SPUDFEST CANDY/DEB	05/11/2026	329.74	329.74	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WW SUPPLIES/DAN	05/11/2026	18.13	18.13	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LIQ STORE SUPPLIES/GREG	05/11/2026	87.99	87.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	BUILDING SUPPLIES	05/11/2026	1.34	1.34	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MAYOR SUPPLIES	05/11/2026	.67	.67	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	ENGINEERING SUPPLIES	05/11/2026	.68	.68	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MONTHLY ARLO/PRIGGE	05/11/2026	19.99	19.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FUEL/BAUTCH	05/11/2026	88.49	88.49	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MOWER FUEL/BRANDT	05/11/2026	48.69	48.69	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MOWER FUEL/BRANDT	05/11/2026	47.55	47.55	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FUEL #41/BRANDON	05/11/2026	64.11	64.11	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FUEL #404/PHIL	05/11/2026	103.00	103.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LIMES/STOLTZ	05/11/2026	6.32	6.32	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LIMES/STOLTZ	05/11/2026	7.90	7.90	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LIQ STORE SUPPLIES/GREG	05/11/2026	5.89	5.89	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	TRAINING MEALS/KUCALA	05/11/2026	17.90	17.90	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	DOCK AT LAKESIDE/BADER	05/11/2026	266.33	266.33	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	2026 MPCA FALL CONFERENCE	05/11/2026	243.84	243.84	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	BUDGET AWARD APP REVIEW	05/11/2026	495.00	495.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	TRAINING MEALS/KUCALA	05/11/2026	23.98	23.98	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MIX/POP	05/11/2026	80.82	80.82	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	SKIDSTEER FUEL/BADER	05/11/2026	41.47	41.47	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	2026 MPCA FALL CONFERENCE	05/11/2026	309.00	309.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	JESSICA 2026 MN LEAP TRAINI	05/11/2026	75.00	75.00	05/19/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
10527	US BANK (E-CHECKS)	May 11, 2026 C	JUNE 2025 NCR CC FEES/GRE	05/11/2026	220.72	220.72	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	REMARKABLE/HANNA	05/11/2026	3.99	3.99	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LAKESIDE PARK SUPPLIES/BA	05/11/2026	757.25	757.25	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	PARKING FOR TRAINING/KUCA	05/11/2026	3.85	3.85	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	PUMP MOTOR KIT/DAN	05/11/2026	490.00	490.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	LAKESIDE PLAYGROUND/CHAZ	05/11/2026	79.40	79.40	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	TRAINING MEALS/KUCALA	05/11/2026	28.00	28.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	POSTAGE MCPA PERMIT/DAN	05/11/2026	10.20	10.20	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	POLICE POSTAGE/REEK	05/11/2026	7.30	7.30	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	DOODLE SOFTWARE/DEB	05/11/2026	83.40	83.40	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FARMERS MKT AD/DEB	05/11/2026	9.91	9.91	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	TRAP/BADER	05/11/2026	45.95	45.95	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WW BATTERIES/SCOTT	05/11/2026	93.47	93.47	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	2026 EDAM CONFERENCE 6.3.2	05/11/2026	341.46	341.46	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	HOTE FOR CHIEF CONFERENC	05/11/2026	539.04	539.04	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	DOCK REPAIR/KOLLER	05/11/2026	803.60	803.60	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FREIGHT	05/11/2026	30.85	30.85	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FUEL/BADER	05/11/2026	62.76	62.76	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	TINA 2026 MN LEAP TRAINING/	05/11/2026	75.00	75.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	NCH SOFTWARE FOR TRANSC	05/11/2026	81.29	81.29	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	POST LICENSE 8 OFFICERS/SA	05/11/2026	720.00	720.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MONTHLY REMARKABLE/MARI	05/11/2026	4.28	4.28	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	PARKING FOR TRAINING/KUCA	05/11/2026	8.85	8.85	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	MEALS/REEK	05/11/2026	12.88	12.88	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WATER SUPPLIES/SCOTT	05/11/2026	60.96	60.96	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	CONFERENCE MEAL/SAM	05/11/2026	50.25	50.25	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	TRAINING/LAYNE	05/11/2026	320.00	320.00	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	WATER SAMPLE POSTAGE/PHI	05/11/2026	9.55	9.55	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	FOOD FOR TRAINING/TINA	05/11/2026	181.60	181.60	05/19/2026	
10527	US BANK (E-CHECKS)	May 11, 2026 C	DOODLE SOFTWARE REFUND/	05/11/2026	83.40	83.40	05/19/2026	
Total US BANK (E-CHECKS):					13,335.65	13,335.65		
UTILITY CONSULTANTS								
3896	UTILITY CONSULTANTS	127902	WWTP TESTING APRIL/MAY 202	05/27/2026	1,835.57	1,835.57	06/10/2026	
Total UTILITY CONSULTANTS:					1,835.57	1,835.57		
VICTORY DOOR SYSTEMS INC								
10971	VICTORY DOOR SYSTEMS INC	16664	WWTP GARAGE DOORS - BIO B	05/21/2026	162.00	162.00	06/03/2026	
Total VICTORY DOOR SYSTEMS INC:					162.00	162.00		
VIKING COCA-COLA								
2350	VIKING COCA-COLA	3928516	MIX	05/20/2026	488.95	488.95	05/21/2026	
2350	VIKING COCA-COLA	3943828	MIX	06/04/2026	574.35	574.35	06/10/2026	
Total VIKING COCA-COLA:					1,063.30	1,063.30		
VINOCOPIA								
10568	VINOCOPIA	0394825-IN	LIQUOR	05/14/2026	382.00	382.00	05/21/2026	
10568	VINOCOPIA	0394825-IN	FREIGHT	05/14/2026	2.50	2.50	05/21/2026	
10568	VINOCOPIA	0395153-IN	LIQUOR	05/21/2026	278.50	278.50	06/03/2026	
10568	VINOCOPIA	0395153-IN	WINE	05/21/2026	344.00	344.00	06/03/2026	
10568	VINOCOPIA	0395153-IN	FREIGHT	05/21/2026	12.50	12.50	06/03/2026	
10568	VINOCOPIA	0395866-IN	FREIGHT	06/04/2026	2.50	2.50	06/10/2026	
10568	VINOCOPIA	0395866-IN	WINE	06/04/2026	96.00	96.00	06/10/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total VINOPIA :					1,118.00	1,118.00		
VONCO								
10454	VONCO	V2 000009256	MAY 2026 SLUDGE HAULING	05/10/2026	569.32	569.32	05/21/2026	
10454	VONCO	V2 000009269	PARKS C&D WASTE REMOVAL	05/17/2026	464.46	464.46	06/03/2026	
10454	VONCO	V2 000009269	MAY 2026 SLUDGE HAULING	05/17/2026	1,942.30	1,942.30	06/03/2026	
10454	VONCO	V2 000009282	MAY 2026 SLUDGE HAULING	05/24/2026	2,087.56	2,087.56	06/03/2026	
10454	VONCO	V2 000009297	PARKS WASTE REMOVAL	05/31/2026	311.35	311.35	06/10/2026	
10454	VONCO	V2 000009297	SLUDGE HAULING - MAY 2026	05/31/2026	1,510.82	1,510.82	06/10/2026	
Total VONCO :					6,885.81	6,885.81		
WATER LABORATORIES INC								
10420	WATER LABORATORIES INC	10933	WATER TESTING - MAY 2026	06/04/2026	190.00	190.00	06/10/2026	
Total WATER LABORATORIES INC :					190.00	190.00		
WH SECURITY								
11063	WH SECURITY	150-1697-3731	PW FACILITY MONITORING -JU	05/28/2026	33.95	33.95	06/03/2026	
11063	WH SECURITY	150-1697-7285	PW FACILITY MONITORING -JU	05/28/2026	44.90	44.90	06/03/2026	
Total WH SECURITY:					78.85	78.85		
WINDSTREAM LAKEDALE, INC								
87369	WINDSTREAM LAKEDALE, INC	091121503 JU	ALARM SERVICES - JUNE 2026	06/03/2026	48.19	48.19	06/10/2026	
87369	WINDSTREAM LAKEDALE, INC	091121503 JU	ALARM SERVICES - JUNE 2026	06/03/2026	143.89	143.89	06/10/2026	
Total WINDSTREAM LAKEDALE, INC:					192.08	192.08		
WINE MERCHANTS								
10384	WINE MERCHANTS	7565954	FRT	05/28/2026	14.57	14.57	06/03/2026	
10384	WINE MERCHANTS	7565954	WINE	05/28/2026	544.00	544.00	06/03/2026	
10384	WINE MERCHANTS	7565955	FRT	05/28/2026	1.90	1.90	06/03/2026	
10384	WINE MERCHANTS	7565955	WINE	05/28/2026	184.00	184.00	06/03/2026	
Total WINE MERCHANTS:					744.47	744.47		
WINEBOW								
11023	WINEBOW	MN00184738	WINE	06/05/2026	297.00	297.00	06/10/2026	
11023	WINEBOW	MN00184738	FRT	06/05/2026	3.00	3.00	06/10/2026	
11023	WINEBOW	MN00184738	LIQUOR	06/05/2026	288.00	288.00	06/10/2026	
Total WINEBOW :					588.00	588.00		
WRUCK SEWER & PORTABLE RENTALS								
10888	WRUCK SEWER & PORTABLE R	I34425	1420 POWELL STREET - MAY 20	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34426	WRIGHTS CROSSING MAY 2026	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34427	RIVER OAKS - MAY 2026	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34428	170 HILL ST - MAY 2026	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34429	NORTHLAND PARK - MAY 2026	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34430	HUDSON WOODS PARK - MAY 2	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34431	SANDFORD PARK - MAY 2026	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34432	LAKE RIDGE PARK - MAY 2026	05/31/2026	88.40	88.40	06/03/2026	
10888	WRUCK SEWER & PORTABLE R	I34433	HIGHLINE PARK - MAY 2026	05/31/2026	88.40	88.40	06/03/2026	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total WRUCK SEWER & PORTABLE RENTALS:					795.60	795.60		
XCEL ENERGY								
6950	XCEL ENERGY	977595625	APRIL 2026 BLEDA/PIZZA FACT	05/12/2026	457.04	457.04	05/21/2026	
6950	XCEL ENERGY	980197752	WELL NO. 1 - MAY 2026	06/01/2026	183.60	183.60	06/10/2026	
Total XCEL ENERGY:					640.64	640.64		
YETTER MATT								
11892	YETTER MATT	FARMERS MK	FARMERS MKT MUSIC 6.3.26	05/29/2026	150.00	150.00	06/01/2026	
Total YETTER MATT:					150.00	150.00		
ZIEGLER								
10422	ZIEGLER	IN002424208	SKID STEER REPAIR	05/22/2026	46.55	46.55	06/03/2026	
Total ZIEGLER:					46.55	46.55		
Grand Totals:					1,451,896.44	1,451,896.4		

Check Number	Check Issue Date	Payee	Amount
99697	06/03/2026	ANCONA TITLE & ESCROW	26.75
99698	06/03/2026	CASSIDY & NICHOLAS HIX	39.63
99699	06/03/2026	FLEX TITLE CO	44.37
99700	06/03/2026	JAMES EDWARD HAINES	26.33
99701	06/03/2026	KEY TITLE & CLOSING SERVICES LLC	91.93
99702	06/03/2026	LEGACY TITLE	48.68
99703	06/03/2026	LEGACY TITLE	51.62
99704	06/03/2026	TITLE CHOICE INC	36.19
99705	06/03/2026	TRADEMARK TITLE SERVICES INC	25.93
99706	06/03/2026	VELORA TITLE	39.04
99707	06/03/2026	WATERMARK TITLE AGENCY	100.00
99708	06/03/2026	WEST TITLE LLC	47.35
99709	06/03/2026	WINTER FAMILY LIMITED PARTNERSHIP	15.28
Grand Totals:			<u>593.10</u>

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Transmittal, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee ID	Description	Amount	D
05/16/2026	PC	05/20/2026	523417	4007		2,528.30-	D
05/16/2026	PC	05/20/2026	523418	3020		2,547.56-	D
05/16/2026	PC	05/20/2026	523419	2001		2,504.22-	D
05/16/2026	PC	05/20/2026	523420	3025		1,501.06-	D
05/16/2026	PC	05/20/2026	523421	2002		1,958.19-	D
05/16/2026	PC	05/20/2026	523422	5001		1,323.34-	D
05/16/2026	PC	05/20/2026	523423	5058		344.81-	D
05/16/2026	PC	05/20/2026	523424	5041		268.72-	D
05/16/2026	PC	05/20/2026	523425	5039		423.21-	D
05/16/2026	PC	05/20/2026	523426	2024		1,947.04-	D
05/16/2026	PC	05/20/2026	523427	6028		36.76-	D
05/16/2026	PC	05/20/2026	523428	3001		3,535.51-	D
05/16/2026	PC	05/20/2026	523429	4000		3,023.84-	D
05/16/2026	PC	05/20/2026	523430	6019		36.76-	D
05/16/2026	PC	05/20/2026	523431	5006		146.01-	D
05/16/2026	PC	05/20/2026	523432	4005		2,721.92-	D
05/16/2026	PC	05/20/2026	523433	5022		244.11-	D
05/16/2026	PC	05/20/2026	523434	3029		2,241.72-	D
05/16/2026	PC	05/20/2026	523435	6033		36.76-	D
05/16/2026	PC	05/20/2026	523436	6002		36.76-	D
05/16/2026	PC	05/20/2026	523437	2007		1,919.09-	D
05/16/2026	PC	05/20/2026	523438	3026		3,004.35-	D
05/16/2026	PC	05/20/2026	523439	3027		2,957.35-	D
05/16/2026	PC	05/20/2026	523440	3030		2,579.36-	D
05/16/2026	PC	05/20/2026	523441	3023		2,323.01-	D
05/16/2026	PC	05/20/2026	523442	3028		2,282.07-	D
05/16/2026	PC	05/20/2026	523443	6007		91.91-	D
05/16/2026	PC	05/20/2026	523444	5054		1,549.49-	D
05/16/2026	PC	05/20/2026	523445	5029		49.14-	D
05/16/2026	PC	05/20/2026	523446	3004		2,891.20-	D
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05/16/2026	PC	05/20/2026	523448	5056		203.21-	D
05/16/2026	PC	05/20/2026	523449	5037		145.59-	D
05/16/2026	PC	05/20/2026	523450	2008		2,086.01-	D
05/16/2026	PC	05/20/2026	523451	3005		2,832.95-	D
05/16/2026	PC	05/20/2026	523452	4006		2,032.19-	D
05/16/2026	PC	05/20/2026	523453	1003		3,937.15-	D
05/16/2026	PC	05/20/2026	523454	6008		36.76-	D
05/16/2026	PC	05/20/2026	523455	6032		36.76-	D
05/16/2026	PC	05/20/2026	523456	1020		1,685.50-	D
05/16/2026	PC	05/20/2026	523457	4002		2,224.49-	D
05/16/2026	PC	05/20/2026	523458	2012		1,987.93-	D
05/16/2026	PC	05/20/2026	523459	3006		2,976.79-	D
05/16/2026	PC	05/20/2026	523460	5013		565.17-	D
05/16/2026	PC	05/20/2026	523461	5025		580.35-	D
05/16/2026	PC	05/20/2026	523462	5057		856.87-	D
05/16/2026	PC	05/20/2026	523463	4003		2,216.62-	D
05/16/2026	PC	05/20/2026	523464	2010		2,809.85-	D
05/16/2026	PC	05/20/2026	523465	1018		2,006.99-	D
05/16/2026	PC	05/20/2026	523466	4004		1,957.46-	D
05/16/2026	PC	05/20/2026	523467	2026		622.82-	D
05/16/2026	PC	05/20/2026	523468	3009		3,927.33-	D

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Transmittal, Void

Includes unprinted checks

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Transmittal, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee ID	Description	Amount	D
05/30/2026	PC	06/03/2026	523499	4007		2,093.91-	D
05/30/2026	PC	06/03/2026	523500	3020		3,666.35-	D
05/30/2026	PC	06/03/2026	523501	2001		2,503.22-	D
05/30/2026	PC	06/03/2026	523502	3025		1,501.06-	D
05/30/2026	PC	06/03/2026	523503	2002		1,957.19-	D
05/30/2026	PC	06/03/2026	523504	5001		1,311.54-	D
05/30/2026	PC	06/03/2026	523505	5058		108.13-	D
05/30/2026	PC	06/03/2026	523506	5041		119.78-	D
05/30/2026	PC	06/03/2026	523507	5039		164.54-	D
05/30/2026	PC	06/03/2026	523508	2024		1,962.04-	D
05/30/2026	PC	06/03/2026	523509	3001		4,298.89-	D
05/30/2026	PC	06/03/2026	523510	4000		3,023.84-	D
05/30/2026	PC	06/03/2026	523511	2013		580.23-	D
05/30/2026	PC	06/03/2026	523512	5006		224.18-	D
05/30/2026	PC	06/03/2026	523513	4005		2,927.00-	D
05/30/2026	PC	06/03/2026	523514	1025		1,207.12-	D
05/30/2026	PC	06/03/2026	523515	5022		225.36-	D
05/30/2026	PC	06/03/2026	523516	3029		2,296.91-	D
05/30/2026	PC	06/03/2026	523517	6002		367.64-	D
05/30/2026	PC	06/03/2026	523518	2007		1,918.09-	D
05/30/2026	PC	06/03/2026	523519	6005		355.91-	D
05/30/2026	PC	06/03/2026	523520	3026		2,484.67-	D
05/30/2026	PC	06/03/2026	523521	3027		3,288.65-	D
05/30/2026	PC	06/03/2026	523522	3030		2,771.29-	D
05/30/2026	PC	06/03/2026	523523	3023		2,395.35-	D
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05/30/2026	PC	06/03/2026	523525	5054		1,549.49-	D
05/30/2026	PC	06/03/2026	523526	5029		59.06-	D
05/30/2026	PC	06/03/2026	523527	3004		2,653.45-	D
05/30/2026	PC	06/03/2026	523528	5052		190.39-	D
05/30/2026	PC	06/03/2026	523529	5056		190.39-	D
05/30/2026	PC	06/03/2026	523530	5037		282.21-	D
05/30/2026	PC	06/03/2026	523531	2008		2,101.02-	D
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05/30/2026	PC	06/03/2026	523533	4006		1,831.87-	D
05/30/2026	PC	06/03/2026	523534	1003		3,987.15-	D
05/30/2026	PC	06/03/2026	523535	6008		459.55-	D
05/30/2026	PC	06/03/2026	523536	1020		1,816.82-	D
05/30/2026	PC	06/03/2026	523537	4002		2,250.39-	D
05/30/2026	PC	06/03/2026	523538	2012		2,364.06-	D
05/30/2026	PC	06/03/2026	523539	3006		2,976.79-	D
05/30/2026	PC	06/03/2026	523540	5013		483.39-	D
05/30/2026	PC	06/03/2026	523541	5025		603.40-	D
05/30/2026	PC	06/03/2026	523542	5057		812.33-	D
05/30/2026	PC	06/03/2026	523543	4003		2,760.03-	D
05/30/2026	PC	06/03/2026	523544	2016		35.84-	D
05/30/2026	PC	06/03/2026	523545	2010		2,859.85-	D
05/30/2026	PC	06/03/2026	523546	1018		2,151.10-	D
05/30/2026	PC	06/03/2026	523547	4004		1,972.46-	D
05/30/2026	PC	06/03/2026	523548	6010		297.64-	D
05/30/2026	PC	06/03/2026	523549	2026		939.03-	D
05/30/2026	PC	06/03/2026	523550	3009		3,927.33-	D

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Transmittal, Void

Includes unprinted checks



US BANK MINNEAPOLIS, MN 55480

17-2/910

NO.

099741

DATE 06/10/2026

AMOUNT ***\$ 632.00

Six Hundred Thirty-two and 00/100 Dollars

KEN GEROUX CONSTRUCTION

PAY TO THE ORDER OF 17211 198TH AVENUE BIG LAKE MN 55309

Signature of Paul Zieman, Mayor, and Johanna A. Kimmel, City Administrator. City Treasurer line is blank.



⑈099741⑈ ⑆091000022⑆ 160234084194⑈

CITY OF BIG LAKE		VENDOR NO 81354	VENDOR NAME: KEN GEROUX CONSTRUCTION	INVOICE TOTAL
INVOICE	AMOUNT	P.O.	COMMENTS	DISCOUNT
1864	632.00		CITY HALL ENTRANCE DOOR REPAIR	632.00

099741

TOTAL AMOUNT: 632.00

CITY OF BIG LAKE		VENDOR NO 81354	VENDOR NAME: KEN GEROUX CONSTRUCTION	INVOICE TOTAL	
INVOICE	AMOUNT	P.O.	COMMENTS	DISCOUNT	
INV DATE	INVOICE NO	INVOICE DESCRIPTION		GENERAL LED. ACCT.	NET AMOUNT
06/08/2026	1864	CITY HALL ENTRANCE DOOR REPAIR		101-100-15-25-4540	632.00

099741

CHECK NO.: *99741*

TOTAL AMOUNT: 632.00

INVOICE

Ken Geroux Construction
Corporation
PO Box 677
Big Lake, MN 55309-0677

Kyle@kgccorp.com
+1 (763) 344-8854
License #BC0002757

City of Big Lake MISC

Bill to

City of Big Lake
Door repairs

Invoice details

Invoice no.: 1864
Terms: Net 15
Invoice date: 06/08/2026

Description	Amount
Performed adjustments to the north and south entrance doors to restore proper alignment and functionality. Removed and replaced deteriorated weatherstripping and threshold materials and verified proper door closure and weather seal upon completion.	\$632.00

Ways to pay

BANK

**If paying by Credit/Debit card please contact Kyle at 763-344-8854
3.5% Transaction fee will apply

Total

\$632.00



City Hall Entrance Door
Repair

106-100-15 25 4540



AGENDA ITEM

Big Lake City Council

Prepared By: Gina Wolbeck, City Clerk	Meeting Date: 6/17/2026	<input checked="" type="checkbox"/> Regular Agenda Item <input type="checkbox"/> Consent Agenda Item	Item No. 7F
Item Description: Student Liaison Bi-Monthly Report		Reviewed By: Hanna Klimmek, City Administrator	
		Reviewed By: N/A	

ACTION REQUESTED

No Action Required.

BACKGROUND/DISCUSSION

Student Liaison Adelyn Gosewisch provides bi-monthly reports to the City Council in the months of February, April, June, August, October and December. Adelyn will be in attendance at the meeting to provide an update on happenings at Big Lake Schools.

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

N/A



AGENDA ITEM

Big Lake City Council

Prepared By: Gina Wolbeck, City Clerk	Meeting Date: 6/17/2026	<input checked="" type="checkbox"/> Regular Agenda Item <input type="checkbox"/> Consent Agenda Item	Item No. 9
Item Description: Council Reports		Reviewed By: Hanna Klimmek, City Administrator	
		Reviewed By: N/A	

ACTION REQUESTED

No Action Required.

BACKGROUND/DISCUSSION

Item 9 on the Council Meeting Agenda allows an opportunity for the Mayor and Council Members to provide an update on committee meetings they have attended, as well as ask questions and or comment on whatever topic(s) they wish to. Listed below are known committee meetings that were scheduled since the last Council Meeting:

Mayor Knier

- Big Lake Economic Development Authority Meeting (06.08.26)

Council Member Geroux

- Big Lake Economic Development Authority Meeting (06.08.26)

Council Member Halverson

- Big Lake Beyond the Yellow Ribbon (06.15.26)

Council Member Noding

- Big Lake Community Lakes Association (06.08.26)

Council Member Seefeld

- Planning Commission Meeting (06.01.26)

FINANCIAL IMPACT

N/A

STAFF RECOMMENDATION

N/A

ATTACHMENTS

N/A



INFORMATIONAL ONLY

Big Lake City Council

<i>DRAFT CITY COMMISSION MINUTES</i>	FYI
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BACKGROUND

City Commissions meet regularly to review various projects underway in the City. In an effort to better inform members of the City Council, Staff is providing copies of minutes from meetings of the Big Lake Planning Commission, Big Lake Economic Development Authority (BLEDA), and the Big Lake Parks Advisory Committee.

Commission minutes will be provided in DRAFT form if they have not yet been approved by their specific Board. If minutes have been approved, the finalized version will be provided to Council.

The following minutes are being provided as informational only and do not require any action from the City Council:

- **May 18, 2026 Parks Advisory Committee – meeting was cancelled**
- **June 1, 2026 Planning Commission Meeting – draft minutes attached**
- **June 8, 2026 BLEDA Meeting – draft minutes attached**

**BIG LAKE PLANNING COMMISSION
MEETING MINUTES**

JUNE 1, 2026

1. CALL TO ORDER

Vice-Chair Heidemann called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIENCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Commissioners present: Vice-Chair Alan Heidemann, Paul Seefeld, Bryce Tradewell, Mason Busch, and Tony Velishek. Commissioners Absent: Lisa Odens, Jake Geroux. Also present: City Administrator Hanna Klimmek, Community Development Director Marie Popp, Community Development Coordinator Tara Kohl, Community Development Technician Martha Dougherty and Planning Consultant Zeke Peters from Landform Professional Services LLC.

4. ADOPT AGENDA

Commissioner Velishek motioned to adopt the agenda. Seconded by Commissioner Tradewell. Unanimous ayes, motion carried.

5. OPEN FORUM

Vice-Chair Heidemann opened the open forum at 6:01 p.m. No one came forward. Vice-Chair Heidemann closed the open forum at 6:01 p.m.

6. APPROVE PLANNING COMMISSION MEETING MINUTES OF MAY 4, 2026

Commissioner Tradewell motioned to approve the May 4, 2026 Planning Commission meeting minutes as presented. Seconded by Commissioner Busch, unanimous ayes, motion carried.

7. BUSINESS

7A. PUBLIC HEARING – ZONING MAP AMENDMENTS TO REFLECT UPDATES TO SUBSECTION 1004.03 (SHORELAND OVERLAY DISTRICT)

Zeke Peters reviewed the staff memo summarizing proposed zoning map amendments to reflect updates to Section 1004.03 (Shoreland Management Overlay District). Peters shared that these updates will reflect lake classifications and zoning overlay boundaries that are established by the Minnesota Department of Natural Resources (MnDNR) and will bring the Zoning Map into alignment with the updated Subsection 1004.03 which was approved at the May 20, 2026 City Council meeting. Peters shared that the attached map also includes a “PUD – Planned Unit Development” Zoning District. As part of the 2023 ordinance update, several parcels were rezoned to PUD (from a PUD overlay) per Section 1003.18, Subd. 10 of the Zoning Ordinance. This is the first time the map has had a comprehensive update since this rezoning was approved by the City Council in 2023. Though this Zoning District is a new addition to the map, it is not part of the public hearing because it has already been approved.

Vice-Chair Heidemann opened the public hearing at 6:03 p.m. No one came forward.
Vice-Chair Heidemann closed the public hearing at 6:03 p.m.

Commissioner Velishek motioned to recommend approval of the Zoning Map Amendments to reflect updates to Subsection 1004.03 (Shoreland Overlay District) of the Big Lake City Code. Seconded by Commissioner Tradewell, unanimous ayes, motion carried.

7B. CONCEPT PUD PLAN FOR TIMBER TRAILS (PID #65-00544-0040)

Zeke Peters reviewed the staff memo for a concept plan application submitted by JPB Land, LLC. The request is for a residential development on 73-acres of the 136-acre Outlot D of Hudson Woods First Addition. The applicant did not provide a concept for the remaining 63 acres southeast of the proposed development. The property is located east of TH 10 and south of 201st Avenue. The property is currently vacant wooded land. There are no existing structures on the site. A wetland delineation was submitted during a previous concept plan review for this property. The wetland delineation showed six wetlands in the development area. Peters shared that the subject application is for a residential development that will provide single-family homes on three different lot widths. The development is proposed to include 211 lots, consisting of: 95 42-foot-wide single-family home lots, 38 52-foot-wide single-family home lots, and 78 62-foot-wide single-family home lots. The proposed gross density of the development area is 2.8 units per acre. The development includes a large amount of open space and ponding due to the existing wetlands and natural features on site.

Paul Tabone of JPB Land introduced himself and provided background information on JPB Land LLC. Tabone noted there are three different sized lots in the concept plan and that they plan to explore a secondary trail connection between cul-de-sacs in alignment with staff feedback. Regarding the project’s community benefits, Tabone stated that Marketplace Drive will be completed and that the project will include lifecycle housing, preservation of natural resources, and the development of a public trail. Tabone stated that the homes proposed in the Concept PUD Plan exceed city

standards related to building materials and that one of their goals is to price some of the homes below \$400,000. Tabone shared examples of homes and pointed out various architectural features. Tabone anticipated that the project would begin in the spring of 2027.

Commissioner Seefeld asked about the price points of the houses.

Tabone said that while prices are still dependent on some factors, he anticipates homes will start in the \$350,000 range and progress in price into the \$400,000 range.

Lucinda Spanier noted that the three different lot sizes are aimed at attracting three different markets of buyers.

Commissioner Tradewell asked if there was wiggle room with the width of lots.

Vice-Chair Heidemann noted that the lot widths are addressed through the PUD process. He stated that he is a proponent of smaller lot widths. He stated that he would like to take a closer look at the cul-de-sacs as the project moved forward.

Councilmember Seefeld stated that he liked the layout and the possibility of getting the other cul-de-sac connection to the trail.

Commissioner Tradewell noted that he liked seeing the variations in lot size and that the product seemed of high quality.

Tabone shared that the two car garage homes are still being designed but are likely to be 3+ bedrooms and 2+ bathrooms.

Commissioner Velishek shared that he sees demand for similar styled homes in neighboring towns.

Councilmember Seefeld inquired about the possibility of placing a path along the bottom section.

Tabone replied that the rear yards are typically needed for stormwater management.

Councilmember Seefeld asked if there would be sidewalks on both sides of the street.

Tabone replied that there would be sidewalks on one side of the street in alignment with industry standards.

Planning Consultant Peters added that sidewalks are required on one side of the street and that a 30-foot-wide pedestrian way is required on blocks over 900 feet.

Commissioner Busch said that he agrees with the other commissioner's comments.

Vice-Chair Heidemann asked Tabone if he felt he received adequate feedback.

Tabone responded that the feedback is helpful and they appreciate the positive feedback and staff comments regarding engineering.

8. COMMUNITY DEVELOPMENT UPDATE

Marie Popp reviewed the Community Development Department update. Popp shared that Martha is new to the Community Development Department. Popp shared the permit numbers and shared that those numbers will be included in the future monthly updates.

9. COMMISSIONERS' REPORTS

Commissioner Seefeld shared that the City Council had discussed an easement vacation and the shoreland updates at the May 20th meeting.

Vice-Chair Heidemann reported that the EDA has received feedback from businesses regarding landscaping and building height requirements and noted that a discussion on these code items will take place in the near future.

10. OTHER - None.

11. ADJOURN

Commissioner Seefeld motioned to adjourn the meeting at 6:30 p.m. Seconded by Commissioner Tradewell unanimous ayes, motion carried.

**BIG LAKE ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES**

MONDAY, JUNE 08, 2026

1. CALL TO ORDER

President Alan Heidemann called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Commissioners present: Donna Clarksean, Ken Geroux, Alan Heidemann, Paul Knier, Kristopher Knodle, Kathryn Parsons and Jake Rohrbeck.

Also present: BLEDA Executive Director Marie Popp, City Administrator Hanna Klimmek, BLEDA Assistant Treasurer Deb Wegeleben, BLEDA Secretary Lisa Miller, Community Development Coordinator, Tara Kohl and Megan Carr with Sand Development, LLC.

4. ADOPT AGENDA

Commissioner Geroux motioned to adopt the proposed Agenda. Seconded by Commissioner Clarksean, unanimous ayes, motion carried.

5. APPROVE BLEDA MINUTES OF MAY 11, 2026

Commissioner Knier motioned to approve the BLEDA minutes of May 11, 2026, as presented. Seconded by Commissioner Knodle, unanimous ayes, motion carried.

6A. SAND DEVELOPMENT LLC LETTERS OF SUPPORT REQUEST

Popp discussed Sand Development LLC has requested letters of support from the City Council to accompany their application for Minnesota Housing financing. The proposed project would be submitted as part of the upcoming MN Housing funding cycle. The developer is seeking formal acknowledgment of local support to strengthen their submission. Popp explained the company is proposing to construct a 48-unit apartment building near Goldenrod Glen. The units would be income restricted to 60% of the area median income (currently \$79,440 for a family of 4). Some of the units will be further restricted depending on final counts for the MN Housing application. Popp mentioned similar letters of support were completed for Aeon for the Goldenrod Glen

apartment project. Popp noted if BLEDA recommends approval of the letters, the final drafts will be in the June 17, 2026, City Council meeting packet.

BLEDA Commissioner's discussed the request for letters of support for Sand Development, LLCs proposed 48-unit income-restricted apartment project. Commissioners discussed the timing of the project, current development activity in the city, wastewater capacity concerns, tax revenue implications, and the need for balanced growth.

Commissioner Knier motioned to deny City Council approval of the Letter of Support Request for the Sand Development, LLC apartment project. Seconded by Commissioner Geroux. Motion passed with a vote of 6:1, with Commissioners Clarksean, Heidemann, Parsons and Rohrbeck voting aye, and Commissioner Knodle voting nay. Motion carried.

6B. BLEDA STRATEGIC PLAN DISCUSSION

BLEDA Executive Director, Marie Popp, reviewed BLEDA has been discussing the strategic plan over the past couple of months. The conversations have raised broader questions about the specific action steps and tactical approaches BLEDA would like to take on priority parcels. During the May meeting, BLEDA members decided to continue the discussion to the June meeting in pursuit of a consensus on BLEDA's interest in continuing to maintain redevelopment goals.

The Commissioners discussed current and future redevelopment priorities, including both small-scale redevelopment opportunities and long-term redevelopment concepts. Commissioners discussed the distinction between pursuing smaller redevelopment projects versus larger, long-term redevelopment plans involving multiple property acquisitions over a 20–25-year period. Several Commissioners expressed support for focusing on smaller, more achievable projects that align with current staffing and financial capacity. Discussion included the Highway 25/Pleasant Avenue area, Putnam Ave and Martin Ave, redevelopment potential, and challenges related to zoning, setbacks, surrounding residential uses, and acquisition feasibility. Commissioners noted some parcels may become more viable if neighboring properties become available in the future. The Commissioners reviewed the financial capacity related to redevelopment activities. Popp indicated there may be approximately \$350,000–\$400,000 available for redevelopment or acquisition efforts; however, Commissioners expressed concern about committing resources to long-term property holding strategies without clear redevelopment timelines or City Council support. Commissioners discussed maintaining flexibility with existing EDA-owned properties and continuing to evaluate opportunities as market conditions and property ownership change. Some Commissioners supported marketing certain parcels for sale if appropriate redevelopment opportunities are not currently feasible. The fertilizer plant property and other industrial parcels were discussed as examples of properties that may continue to present redevelopment opportunities in the

future. The Commissioners also discussed the importance of aligning redevelopment goals with the City Council's priorities and ensuring that redevelopment efforts remain realistic and strategically focused.

Consensus / Direction

- Continue focusing on priority redevelopment projects currently underway.
- Maintain redevelopment as a core EDA objective while taking a more selective and strategic approach to future acquisitions.
- Evaluate EDA-owned parcels individually to determine whether redevelopment, marketing, or sale is the most appropriate course of action.
- Continue gathering information on neighboring properties and potential redevelopment opportunities as conditions evolve.
- Incorporate redevelopment priorities and realistic implementation strategies into the updated strategic plan.

6C. BLEDA FINANCIAL REPORT AND LIST OF CLAIMS FOR MAY 2026

Deb Wegeleben reviewed the BLEDA financial report and list of claims for May 2026.

Commissioner Clarksean motioned to approve the BLEDA Financial Report and List of Claims for May 2026. Seconded by Commissioner Rohrbeck, unanimous ayes, motion carried.

6D. COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Popp reviewed the Community Development Department update, and shared Martha Dougherty joined the Community Development Department on May 21, 2026. Popp mentioned permit numbers will be included in the future monthly updates during permit season.

7. OTHER

No other.

8. ADJOURN

Commissioner Rohrbeck motioned to adjourn the meeting at 6:33 p.m. Seconded by Knodle, unanimous ayes, meeting adjourned.