



# CITY COUNCIL AGENDA

**Monday, August 25, 2025**

Broadcast on Cable TV Channel 16  
and [northmetrotv.com/lino-lakes-stream](http://northmetrotv.com/lino-lakes-stream)

***Mayor Rafferty, Councilmembers Cavegn, Lyden, Ruhland and Stoesz***  
***City Administrator: Karen Anderson***

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

- A. Call to Order and Roll Call
- B. Setting the Agenda: Addition or Deletion of Agenda Items
- C. Amending City Code Chapter 202.04 Order of Business, Roberta Colotti
- D. Review Regular Agenda
- E. Adjourn

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

- Call to Order and Roll Call
- Pledge of Allegiance
- Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
- Setting the Agenda: Addition or Deletion of Agenda Items

## **SPECIAL PRESENTATION**

### **1. Consent Agenda**

- A. Consider Approval of Expenditures for August 25, 2025 (Check No. 123371 through 123462) in the Amount of \$2,082,544.93
- B. Approval of the August 11, 2025, City Council Work Session Minutes
- C. Approval of the August 11, 2025, City Council Meeting Minutes
- D. Approval of Resolution No. 25-112, Supporting the Long Range Plan for the Rice Creek North Regional Trail

## **2. Finance Department Report**

## **3. Administration Department Report**

- A. Biennial Review of Council Compensation - First Reading Ordinance No. 15-25, Roberta Colotti
- B. Consider Appointment of Accountant , Meg Sawyer
- C. Consider Appointment of Accounting Clerk II, Meg Sawyer

## **4. Police Department Report**

- A. Renewal of Otter Lake Animal Care Center Contract for Services, Curt Boehme
- B. Amendment to the School Resource Officer Contact, Curt Boehme

## **5. Fire Department Report**

## **6. Public Services Department Report**

- A. Consider Resolution No. 25-111, Approving First Amendment to Verizon LLC Lease Agreement - Water Tower #1, Rick DeGardner
- B. Consider Resolution No. 25-113, Accepting Quotes and Awarding a Construction Contract, 2025 Parking Lot and Trail Maintenance Project, Diane Hankee

## **7. Community Development Report**

- A. Consider Resolution No. 25-116 Approving the Lino Lakes Main Street Master Plan, Michael Grochala
- B. Java Lino Lakes Second Addition, Katie Larsen
  - i. Consider Resolution No. 25-114 Approving Final Plat
  - ii. Consider Resolution No. 25-115 Approving Development Agreement
- C. Consider Resolution No. 25-117 Authorizing Land Acquisition for the Otter Lake Road Extension Improvement Project

## **8. Unfinished Business**

## **9. New Business**

## **10. Notices and Communications**

## **ADJOURNMENT**





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

**STAFF ORIGINATOR:** Roberta Colotti, City Clerk

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Amending City Code Chapter 202.04 Order of Business

**VOTE REQUIRED:** Simple Majority

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**INTRODUCTION**

At the August 11, 2025, City Council Work Session, Mayor Rafferty requested that the Council review the Order of Business for City Council meetings.

**BACKGROUND**

The order of business is established by City Code. Attached is a copy of the code section which establishes the order of business.

**RECOMMENDATION**

It is requested that the City Council review the Order of Business and provide direction to staff regarding preparing any amendments. If an amendment is requested, a draft ordinance will be prepared for consideration at the next City Council meeting.

**ATTACHMENTS**

1. City Code Section 202.04 Order of Business

## **§ 202.04 ORDER OF BUSINESS.**

At the hour appointed for meeting, the members shall be called to order by the Mayor, and in his or her absence by the Acting Mayor, and in the absence of both, by the City Clerk. The City Clerk shall call the roll, note the absentees and announce whether a quorum is present. In the absence of the City Clerk, the Mayor shall appoint a secretary pro-tem. Upon the appearance of a quorum the Council shall proceed to business, which shall be conducted in the following order:

- (1) Call to order;
- (2) Roll call;
- (3) Pledge of allegiance;
- (4) Public comment;
- (5) Setting the agenda;
- (6) Presentations of petitions, memorials and demonstrations;
- (7) Approval of minutes of previous meetings;
- (8) Consent agenda;
- (9) Reports of city officers and motions, resolutions and reading of ordinances;
- (10) Unfinished business;
- (11) New business;
- (12) Notices and communications; and
- (13) Adjournment.

(Prior Code, § 202.04)



## **Expenditures**

August 25, 2025

Check #123371 to #123462  
\$2,082,544.93

### Significant Disbursements this Period:

- R.L. Larson Excavating Inc. - \$1,200,673.55 – 2025 Street Reconstruction Project
- Northdale Construction Company, Inc. - \$191,624.71 – 2025 Market Place Drive Realignment Project

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123371 - 123462

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount	
<b>Bank CKING POOLED CHECKING</b>					
08/15/2025	123371	NCPERS GROUP LIFE INSURANCE	Remittance Check	384.00	
08/25/2025	123372	A&L SUPERIOR QUALITY SOD, INC	SOD FOR SUNRISE #1	244.20	V
			SOD FOR SUNRISE #2	48.75	
				292.95	
08/25/2025	123373	ADVANCED GRAPHIX INC.	GRAPHICS #325 & #326	1,247.50	V
08/25/2025	123374	ALLIED OIL & TIRE COMPANY	(2) 55 GALLON DRUMS OF DEF FLUID	412.50	V
08/25/2025	123375	ANOKA COUNTY TREASURY OFFICE	AUGUST 2025 CAC FIBER	225.00	V
08/25/2025	123376	BUSINESS ESSENTIALS	CAN LINERS	362.88	V
			PAPER TOWELS	90.30	
			PAPER & HAND TOWELS	749.16	
				1,202.34	
08/25/2025	123377	C.W. HOULE, INC.	REPAIRS TO THREE CATCH BASIN STRUCTURES	9,429.00	V
08/25/2025	123378	CENTENNIAL UTILITIES	NATURAL GAS	2,042.02	V
08/25/2025	123379	CENTURYLINK	TELEPHONE - ROOKERY POOL EMERGENCY PHON	142.01	V
			TELEPHONE - ROOKERY FIRE PROTECTION EQU	66.59	
			TELEPHONE - CIVIC COMPLEX FIRE PROTECTI	67.91	
				276.51	
08/25/2025	123380	CENTURYLINK	TELEPHONE	106.62	V
08/25/2025	123381	COMCAST	PHONE & INTERNET SERVICES	167.40	V
08/25/2025	123382	CORE & MAIN LP	SEWER LID	77.91	V
08/25/2025	123383	CRAFCO, INC.	MASTIC CRACK FILL MATERIAL	17,750.00	V
			MASTIC KETTLE RENTAL	6,975.00	
				24,725.00	
08/25/2025	123384	CROWN MARKING, INC.	EMPLOYEE NAME PLATES (3)	194.56	V
			NAME BADGES - DEPT. DIRECTORS (7)	189.51	
				384.07	
08/25/2025	123385	DELTA DENTAL OF MINNESOTA	DENTAL INSURANCE PREMIUMS	5,120.15	V
08/25/2025	123386	DON'S CIRCLE SERVICE	RECHARGE A/C & ADD LEAK DYE #309	475.99	V
08/25/2025	123387	EARL F. ANDERSEN	ROAD CLOSED SIGNS AND CHANNELIZER PYLON	1,334.30	V
08/25/2025	123388	EHLERS AND ASSOCIATES	TIF ADMINISTRATION DIST 1-13	1,327.50	V
08/25/2025	123389	EMERGENCY AUTOMOTIVE TECHNOLO	MAP LIGHT #324	84.01	V
			(4) LED GRILL LIGHTS #607	418.69	
			RADAR INSTALLATION #325	167.25	
				669.95	
08/25/2025	123390	FACTORY MOTOR PARTS COMPANY	OIL FILTERS #269	30.10	V
			DEGREASER	39.72	

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123371 - 123462

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount	
<b>Bank CKING POOLED CHECKING</b>					
			60 GALLONS OF WASHER FLUID	138.60	
				208.42	
08/25/2025	123391	FERGUSON WATERWORKS #2518	A1 COVERS (6)	951.30	V
08/25/2025	123392	FIRE INSTRUCTION RESCUE EDUCATION	FIRE TRAINING	650.00	V
08/25/2025	123393	FIRST ADVANTAGE OCC.	EMPLOYEE DRUG TESTING	139.37	V
08/25/2025	123394	HAUGO GEO TECHNICAL SERVICES, MARKET PLACE GEOTECH SERVICES		2,471.00	V
08/25/2025	123395	HAWKINS, INC.	CHLORINE CYLINDERS	60.00	V
			WATER TREATMENT CHEMICALS	12,597.08	
				12,657.08	
08/25/2025	123396	HUGO EQUIPMENT COMPANY	CHAINSAW CHAIN AND PARTS	331.90	
08/25/2025	123397	IMPERIAL DADE	MICROFIBER TUBE	18.44	
			SHOWER CURTAIN & BRUSH	130.36	
			TOILET PAPER	58.95	
			TOILET PAPER	62.50	
			JANITORIAL SUPPLIES	182.77	
				453.02	
08/25/2025	123398	INSTRUMENTAL RESEARCH, INC.	JULY WATER TESTING	525.00	
08/25/2025	123399	KENNETH SKJEI	REFUND FOR ANNUAL MEMBERSHIP CANCELLATION	86.02	
08/25/2025	123400	LANDFORM	COMP PLAN PLANNING SERVICES	760.75	
08/25/2025	123401	LEAGUE OF MN CITIES INSURANCE	WORK COMP INS 2025-2026	299,465.00	
08/25/2025	123402	LEAST SERVICES/COUNSELING, LLC	COUNSELING SERVICES	300.00	
			COUNSELING SERVICES & MONTHLY RETAINER	480.00	
				780.00	
08/25/2025	123403	MANSFIELD OIL COMPANY	1,700 GALLONS OF GASOLINE, 1,300 GALLON	9,208.30	
08/25/2025	123404	MARGIE SCHLUETER	MILEAGE & SUPPLIES REIMBURSEMENT	21.99	
08/25/2025	123405	Medica	HEALTH INSURANCE PREMIUMS	60,775.33	
08/25/2025	123406	MENARDS - BLAINE	POOL TRANSFER PUMP	111.18	
08/25/2025	123407	MENARDS - FOREST LAKE	SCREWS (STOCK)	10.99	
			CHEST FREEZER	211.99	
				222.98	
08/25/2025	123408	MET COUNCIL ENVIRONMENTAL SERVICES	JULY 2025 SAC	27,061.65	
08/25/2025	123409	METRO SALES INCORPORATED	CITY HALL WIDE FORMAT COPIER	40.36	
			ROOKERY COPIER	635.33	
				675.69	
08/25/2025	123410	METRO-INET	AUGUST IT SERVICES	29,240.00	
			0365 LICENSE - ELECTION ASST	155.00	

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CHECK NUMBER 123371 - 123462

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
				29,395.00
08/25/2025	123411	MIDWEST MACHINERY CO.	BRISTLE BROOM ATTACHMENT FOR KOMBI HEAD	319.99
08/25/2025	123412	MN DEPARTMENT OF AGRICULTURE	PESTICIDE APPLICATOR LICENSE TRANSFER -	15.00
08/25/2025	123413	NAC MECHANICAL & ELECTRICAL	TROUBLESHOOT DECTRON SUPPLY FAN	2,196.54
08/25/2025	123414	NAC MECHANICAL & ELECTRICAL	REPLACE HVAC ACM CONTROL AND LICENSING	5,328.00
			REPAIR ALERTON CERTIFICATION	250.00
				5,578.00
08/25/2025	123415	NORTHDALE CONSTRUCTION COMPAN	2025 MARKET PLACE DRIVE REALIGNMENT PRO	191,624.71
08/25/2025	123416	NORTHERN TOOL COMMERCIAL ACCO	SPRAYER WITH 12V MOTOR	299.99
			TRAILER TAIL LIGHT KIT #706	34.99
			8" CASTER	13.30
				348.28
08/25/2025	123417	NORTHWAY IRRIGATION/LANDSCAPE	IRRIGATION REPAIR - NORTHPOINTE PARK	103.00
08/25/2025	123418	O'REILLY AUTOMOTIVE STORES	FUEL FILTER #269	18.40
			GLOW PLUG #508	44.62
				63.02
08/25/2025	123419	OCCUPATIONAL HEALTH CENTERS O	OSHA BLOODBORNE PATHOGENS STANDARD & NE	217.00
08/25/2025	123420	OERTEL ARCHITECTS	PUBLIC WORKS DESIGN	58,935.00
08/25/2025	123421	PHILIP'S TREE CARE, LLC.	HERBICIDE APPLICATION	1,515.01
08/25/2025	123422	POMP'S TIRE SERVICE, INC.	(2) TIRES #803	446.48
			(2) TRAILER TIRES #706	180.58
				627.06
08/25/2025	123423	PREMIUM WATERS, INC.	KANDIYOHI WATER	136.86
08/25/2025	123424	PRESS PUBLICATIONS, INC.	RFP CANNABIS STORE OPERATOR	38.01
			ORD. NO. 13-25 ERICKSON PROPERTY	38.01
				76.02
08/25/2025	123425	QUADIEN FINANCE USA, INC.	POSTAGE MACHINE POSTAGE & INK	1,202.75
08/25/2025	123426	QUALITY COUNTS, LLC	MSA STREET TRAFFIC COUNTS	4,960.00
08/25/2025	123427	R.L. LARSON EXCAVATING INC	2025 STREET RECONSTRUCTION PROJECT	1,200,673.55
08/25/2025	123428	ROBERTA COLOTTI	MILEAGE REIMBURSEMENT	23.80
08/25/2025	123429	STATE SUPPLY COMPANY	PUMP IMPELLER	327.86
08/25/2025	123430	STREICHER'S, INC.	DEPT EXP - C. TIMMONS	21.99
			DEPT EXP - S. BERGERON	39.99
				61.98
08/25/2025	123431	SYCOM, INC.	VTSCADA 10K (SCADA UPGRADE)	15,188.96

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Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
08/25/2025	123432	TESSMAN COMPANY	GRASS SEED & STRAW BLANKET FOR WATERMAR	528.00
08/25/2025	123433	THOMAS HOUCK	ESCROW RELEASE - 6966 LAKE DR	7,400.00
08/25/2025	123434	TWIN CITIES TRANSPORT & RECOV	CLAIM #CA457674 PUBLIC WORKS TRUCK #268	250.00
08/25/2025	123435	U.S. BANK	FLASHLIGHT (2), TAPE MEASURE (2) & SORT	89.11
				39,635.26
08/25/2025	123436	W.W. GOETSCH ASSOCIATES, INC.	PUMP REPLACEMENT LIFT 5	14,314.00
08/25/2025	123437	WALTERS RECYCLING & REFUSE	TRASH & RECYCLING	287.43
			TRASH & RECYCLING	1,738.78
				2,026.21
08/25/2025	123438	XCEL ENERGY	ELECTRIC	4,908.37
			ELECTRIC	32,437.01
				37,345.38
08/25/2025	123439	A&L SUPERIOR QUALITY SOD, INC	SOD FOR SUNRISE #1	244.20
			SOD FOR SUNRISE #2	48.75
				292.95
08/25/2025	123440	ADVANCED GRAPHIX INC.	GRAPHICS #325 & #326	1,247.50
08/25/2025	123441	ALLIED OIL & TIRE COMPANY	(2) 55 GALLON DRUMS OF DEF FLUID	412.50
08/25/2025	123442	ANOKA COUNTY TREASURY OFFICE	AUGUST 2025 CAC FIBER	225.00
08/25/2025	123443	BUSINESS ESSENTIALS	CAN LINERS	362.88
			PAPER TOWELS	90.30
			PAPER & HAND TOWELS	749.16
				1,202.34
08/25/2025	123444	C.W. HOULE, INC.	REPAIRS TO THREE CATCH BASIN STRUCTURES	9,429.00
08/25/2025	123445	CENTENNIAL UTILITIES	NATURAL GAS	2,042.02
08/25/2025	123446	CENTURYLINK	TELEPHONE - ROOKERY POOL EMERGENCY PHON	142.01
			TELEPHONE - ROOKERY FIRE PROTECTION EQU	66.59
			TELEPHONE - CIVIC COMPLEX FIRE PROTECTI	67.91
				276.51
08/25/2025	123447	CENTURYLINK	TELEPHONE	106.62
08/25/2025	123448	COMCAST	PHONE & INTERNET SERVICES	167.40
08/25/2025	123449	CORE & MAIN LP	SEWER LID	77.91
08/25/2025	123450	CRAFCO, INC.	MASTIC CRACK FILL MATERIAL	17,750.00
			MASTIC KETTLE RENTAL	6,975.00
				24,725.00



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<b>Bank CKING POOLED CHECKING</b>				
08/25/2025	123451	CROWN MARKING, INC.	EMPLOYEE NAME PLATES (3)	194.56
			NAME BADGES - DEPT. DIRECTORS (7)	189.51
				<u>384.07</u>
08/25/2025	123452	DELTA DENTAL OF MINNESOTA	DENTAL INSURANCE PREMIUMS	5,120.15
08/25/2025	123453	DON'S CIRCLE SERVICE	RECHARGE A/C & ADD LEAK DYE #309	475.99
08/25/2025	123454	EARL F. ANDERSEN	ROAD CLOSED SIGNS AND CHANNELIZER PYLON	1,334.30
08/25/2025	123455	EHLERS AND ASSOCIATES	TIF ADMINISTRATION DIST 1-13	1,327.50
08/25/2025	123456	EMERGENCY AUTOMOTIVE TECHNOLO	MAP LIGHT #324	84.01
			(4) LED GRILL LIGHTS #607	418.69
			RADAR INSTALLATION #325	167.25
				<u>669.95</u>
08/25/2025	123457	FACTORY MOTOR PARTS COMPANY	OIL FILTERS #269	30.10
			DEGREASER	39.72
			60 GALLONS OF WASHER FLUID	138.60
				<u>208.42</u>
08/25/2025	123458	FERGUSON WATERWORKS #2518	A1 COVERS (6)	951.30
08/25/2025	123459	FIRE INSTRUCTION RESCUE EDUCA	FIRE TRAINING	650.00
08/25/2025	123460	FIRST ADVANTAGE OCC.	EMPLOYEE DRUG TESTING	139.37
08/25/2025	123461	HAUGO GEO TECHNICAL SERVICES, MARKET PLACE GEOTECH SERVICES		2,471.00
08/25/2025	123462	HAWKINS, INC.	CHLORINE CYLINDERS	60.00
			WATER TREATMENT CHEMICALS	12,597.08
				<u>12,657.08</u>
CKING TOTALS:				
Total of 92 Checks:				2,149,138.81
Less 24 Void Checks:				66,593.88
Total of 68 Disbursements:				<u>2,082,544.93</u>



Electronic Funds Transfer  
MN Statute 471.38 Subd. 3

Council Meeting August 25, 2025

Transfer In/(Out)

8/12/2025 Transfer from FRB Money Market	2,500,000.00
8/14/2025 Wire to MN Public Facilities Authority	(368,146.52)
8/14/2025 Transfer from FRB Money Market	500,000.00
8/15/2025 Payroll #17	(241,875.73)
8/15/2025 Payroll #17 Federal Deposit	(66,531.31)
8/15/2025 Payroll #17 PERA	(63,810.17)
8/15/2025 Payroll #17 State	(15,317.77)
8/15/2025 Payroll #17 H.S.A. Bank Pretax	(4,642.50)
8/15/2025 Payroll #17 TASC Pretax	(1,145.03)
8/15/2025 Payroll #17 Mission Sq 457 Def. Comp #301596	(2,850.00)
8/15/2025 Payroll #17 Mission Sq Roth IRA #706155	(869.23)
8/15/2025 Payroll #17 MSRS HCSP #98946-01	(5,878.61)
8/15/2025 Payroll #17 MSRS Def. Comp #98945-01	(2,455.00)
8/15/2025 Payroll #17 MSRS Roth IRA #98945-01	(1,114.00)
8/15/2025 Building Surcharge	(2,108.35)
8/20/2025 Sales & Use Tax	(9,848.00)

**Lino Lakes City Council  
Work Session  
Minutes**

DATE: August 11, 2025  
TIME STARTED: 6:00 P.M.  
TIME ENDED: 6:25 P.M.  
LOCATION: Community Room  
MEMBERS PRESENT: Mayor Rafferty Councilmembers Ruhland, Lyden, Cavegn and Stoesz  
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hanke, Chief of Police Curt Boehme and Fire Chief Dan L'Allier.

**1. Call to Order and Roll Call**

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

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

The City Clerk requested to add review of the new agenda management software to the agenda.

Mayor Rafferty requested to add a review of the order of business to the agenda.

The Agenda was adopted as amended to include the two additions as requested.

**3. Agenda Management Software**

The City Clerk provided a demonstration of the new agenda management software through CivicPlus. The City Council agenda is being posted to CivicPlus, and the board and committee agendas will be posted using CivicPlus soon. Historic records are stored in Laserfiche and available on the website. The final structure for filing historic records may change in the future.

**4. Review Order of Business**

The Mayor requested that the Order of Business for the Regular Meeting be reviewed for possible amendment. It was noted that the order is set by ordinance and that an ordinance amendment would be required to permanently amend the order, while a temporary suspension is possible.

**Council Consensus**

It was the consensus of the City Council to schedule the review of the Order of Business for a future Work Session.

5. **Review Regular Agenda**

The City Council reviewed the regular agenda.

The Human Resources and Communications Manager reviewed the three staff appointments scheduled for this evening including the appointment of a Finance Director, Building Inspector and Firefighter Admin.

The Community Development Director reported that the consultant would be present at the Regular Meeting to present the Main Street Final Alternative Urban Areawide Review report, scheduled for adoption this evening.

The Community Development Director provided an overview of the Main Street Accessory Structure Variance request.

The City Engineer reviewed the proposed Special Connection Fees and noted that the draft ordinance had been updated since first reading to strike the cross-reference to the project planning documents.

The City Engineer reviewed the remaining engineering items on the agenda this evening.

The Community Development Director provided an overview of the Joint Powers Agreement for the Continued Operation of the Vadnais Lake Area Water Management Organization.

6. **Adjournment**

Mayor Rafferty adjourned the meeting at 6:25 p.m.

These minutes were approved at the regular Council Meeting on August 25, 2025.

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Roberta Colotti, CMC  
City Clerk

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Rob Rafferty,  
Mayor

**LINO LAKES CITY COUNCIL  
REGULAR MEETING  
MINUTES**

**DATE:** August 11, 2025  
**TIME STARTED:** 6:30 PM  
**TIME ENDED:** 7:23 PM  
**LOCATION:** City Council Chambers  
**MEMBERS PRESENT:** Mayor Rafferty, Councilmembers Cavegn, Lyden, Ruhland and Stoesz  
**MEMBERS ABSENT:** None

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, City Engineer Diane Hankee, Environmental Specialist Tom Hoffman, Chief of Police Curt Boehme and Fire Chief Dan L'Allier.

The meeting was called to order by Mayor Rafferty at 6:30 PM.

Mayor Rafferty provided an overview of the Rules of Decorum.

**PUBLIC COMMENT**

Mayor Rafferty opened the public comment period.

Scott Coggins, 15043 Thrush Street NW, Andover, MN, Anoka County Election Integrity Team Representative, presented a handout titled "Call to Action: Save Lino Lakes Autonomy". He questioned why Anoka County is deciding the matter of using electronic rosters. He advocated for city autonomy in decision making.

**Motion to close the public comment period at 6:37 p.m.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Lyden</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**SETTING THE AGENDA**

The agenda was adopted as presented.

**1. CONSENT AGENDA**

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

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**2. FINANCE DEPARTMENT REPORT**

**No Report**

**3. ADMINISTRATION DEPARTMENT REPORT**

**A. Motion to appoint Tracy Thoma to the Finance Director position within the Finance Department, at step 4 of the wage scale for the Finance Director position, with a start date of August 11, 2025.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Lyden</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**B. Motion to appoint Aleks Moz to the Building Inspector position within the Community Development Department, at step 1 of the wage scale for the Building Inspector position, with a start date of August 18, 2025.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Stoesz</b>
<b>SECONDER:</b>	<b>Cavegn</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

- C. **Motion to appoint Gabrielle Streater to the Firefighter Admin position within the Fire Department, at Step 4 of the wage scale for the Firefighter Admin position, with a start date of August 13, 2025.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Ruhland</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

4. **POLICE DEPARTMENT REPORT**

No Report

5. **FIRE DEPARTMENT REPORT**

No Report

6. **PUBLIC SERVICES DEPARTMENT REPORT**

No Report

7. **COMMUNITY DEVELOPMENT REPORT**

- A. **Motion to adopt Resolution 25-102 Approving Lino Lakes Main Street Final Alternative Urban Areawide Review.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Stoesz</b>
<b>SECONDER:</b>	<b>Cavegn</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

- B. **Motion to adopt Resolution No. 25-105 Approving 1210 Main Street Accessory Structure Variance.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Lyden</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

- C. Motion to waive full reading of Ordinance No. 14-25, Amending City Code Chapter 218.01 (10)(e) Relating to Special Connection Fee.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Cavegn
<b>SECONDER:</b>	Stoesz
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None

**Motion to provide second reading and adopt Ordinance No. 14-25, Amending City Code Chapter 218.01 (10)(e) Relating to Special Connection Fees.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Cavegn
<b>SECONDER:</b>	Stoesz
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None
<b>Roll Call Vote</b>	

- D. Motion to approve Resolution No. 25-107 Approving Payment No. 7 and Final for the 2024 Street Rehabilitation and Trunk Watermain Project.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Cavegn
<b>SECONDER:</b>	Ruhland
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None

- E. Motion to approve Resolution No. 25-108, Approving the Trunk Utility Agreement for Natures Refuge North.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Cavegn
<b>SECONDER:</b>	Stoesz
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None



**F. Motion to approve Resolution No. 25-106, Approving a Joint Powers Agreement for the Continued Operation of the Vadnais Lake Area Water Management Organization.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**8. UNFINISHED BUSINESS**

**None**

**9. NEW BUSINESS**

**None**

**10. NOTICES AND COMMUNICATIONS**

Planning & Zoning Board Meeting, August 13, 2025, at 6:30 p.m., in the Council Chambers.

**ADJOURNMENT**

Mayor Rafferty adjourned the meeting at 7:23 p.m.

These minutes were approved at the City Council Meeting on August 25, 2025.

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Roberta Colotti, CMC  
City Clerk

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Rob Rafferty,  
Mayor

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

**STAFF ORIGINATOR:** Rick DeGardner, Public Services Director

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Approval of Resolution No. 25-112, Supporting the Long Range Plan for the Rice Creek North Regional Trail

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Council is being asked to consider Resolution No. 25-112, Supporting the Long-Range Plan for the Rice Creek North Regional Trail.

**BACKGROUND**

The Anoka County Parks Department is pursuing the development of a multi-purpose regional trail system that would link local and state trail systems, regional parks, and provide safe and convenient routes for non-motorized traffic to traverse the County.

The Metropolitan Council recently adopted the 2050 Regional Parks Policy Plan, which supports the implementation of corridors which provide access to high quality natural resources, regional parks, park reserves, and local areas of interest.

The proposed alignment of the Rice Creek North Regional Trail would link the cities of Shoreview in Ramsey County, Blaine, Circle Pines and Lino Lakes in Anoka County, and is strategically located to provide pedestrian and bike access to the recreational and natural resources along its route. Parts of the Regional Trail Corridor are already constructed and established.

The 39-page planning document can be viewed at [www.anokacountyparks.com/plan-your-parks](http://www.anokacountyparks.com/plan-your-parks).

**RECOMMENDATION**

Approval of Resolution No. 25-112, Supporting the Long-Range Plan for the Rice Creek North Regional Trail.

**ATTACHMENTS**

1. Resolution No. 25-112

**CITY OF LINO LAKES  
RESOLUTION NO. 25-112**

**RESOLUTION SUPPORTING THE LONG-RANGE PLAN FOR  
THE RICE CREEK NORTH REGIONAL TRAIL**

**WHEREAS**, the County of Anoka is pursuing the development of a multi-purpose regional trail system that would link local and state trail systems, regional parks, and provide safe and convenient routes for non-motorized traffic to traverse the County, and

**WHEREAS**, in 2025, the Metropolitan Council adopted the 2050 Regional Parks Policy Plan, which supports the implementation of corridors which provide access to high quality natural resources, regional parks, park reserves and local areas of interest, and

**WHEREAS**, the proposed alignment of the Rice Creek North Regional Trail would link the cities of Shoreview in Ramsey County, Blaine, Circle Pines and Lino Lakes in Anoka County, and

**WHEREAS**, the Regional Trail Corridor is strategically located to provide pedestrian and bike access to the recreational and natural resources along its route, and

**WHEREAS**, parts of the Regional Trail Corridor are already constructed and established, and

**WHEREAS**, the Long-Range Plan for the Regional Trail addresses and establishes the entire trail corridor, but also focuses on addressing the missing link in the City of Circle Pines.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Lino Lakes, hereby offers its support to Anoka County in its efforts to cooperatively develop the Rice Creek North Regional Trail.

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

Adopted by the Lino Lakes City Council this 25<sup>th</sup> day of August, 2025.

---

Rob Rafferty, Mayor

ATTEST:

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Roberta Colotti, City Clerk

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.A.**

**STAFF ORIGINATOR:** Roberta Colotti, City Clerk

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Biennial Review of Council Compensation - First Reading Ordinance No. 15-25

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**INTRODUCTION**

The Lino Lakes City Charter states that the compensation for the office of Mayor and Council Member is to be set in accordance with State Law.

**BACKGROUND**

City Code Section 203.01 Compensation of Mayor and Council Members, states that every two years the City Council will review the salaries. It is recommended that the City Council review the City Council salaries to be effective in 2026 in accordance with state law, city code and past practices.

Minnesota Statute 415.22 states that the Council may set the salaries at an amount to be established by ordinance and that the date must be effective after the next election. To meet these timeframes, the ordinance would need to be ratified prior to November 4, 2025. With the salary increase set to be effective January 1, 2026, or later. Presented here this evening is a draft ordinance amending the salaries, effective January 1, 2026, with a proposed first reading on August 25th and second reading and adoption on September 8, 2025.

**REQUESTED COUNCIL DIRECTION**

1. Motion to waive the full reading of Ordinance No. 15-25 Amending Chapter 203 of the Lino Lakes City Code by Adjusting the Salaries of the Mayor and Councilmembers.
2. Motion to provide first reading of Ordinance No. 15-25 Amending Chapter 203 of the Lino Lakes City Code by Adjusting the Salaries of the Mayor and Councilmembers.

**ATTACHMENTS**

1. City Charter - Council Salaries
2. MS 415-11 - Setting Council Salaries
3. City Code - Council Salary Amounts
4. Draft Ordinance No. 15-25, Amending Chapter 203, Council Compensation



## **SECTION 2.07. SALARIES.**

The Mayor and Council Members shall receive such compensation as is fixed by the Council in accordance with state law. Any increases in such compensation shall be available in accordance with applicable state law. Other officers and employees of the City shall receive such salaries or wages as may be fixed by the Council.

**415.11 SECOND TO FOURTH CLASS CITIES; GOVERNING BODY SALARIES.**

Subdivision 1. **Set by ordinance.** Notwithstanding the provisions of any general or special law, charter, or ordinance, the governing body of any statutory or home rule charter city of the second, third or fourth class may by ordinance fix their own salaries as members of such governing body, and the salary of the chief elected executive officer of such city, in such amount as they deem reasonable.

Subd. 2. **After next election.** No change in salary shall take effect until after the next succeeding municipal election.

Subd. 3. **Temporary reductions.** Notwithstanding subdivision 2 or a charter provision to the contrary, the governing body may enact an ordinance to take effect before the next succeeding municipal election that reduces the salaries of the members of the governing body. The ordinance shall be in effect for 12 months, unless another period of time is specified in the ordinance, after which the salary of the members reverts to the salary in effect immediately before the ordinance was enacted.

**History:** *Ex1967 c 42 s 1,2; 1976 c 44 s 34; 2009 c 152 s 17*



## **§ 203.01 COMPENSATION OF MAYOR AND COUNCIL MEMBERS.**

(1) *Salaries.* The compensation of the Mayor and each Council member shall be established from time to time by City Council ordinance pursuant to M.S. § 415.11. Effective January 1, 2024, the salary of the Mayor shall be \$11,298, and the salary of each Council member shall be \$9,497. Thereafter, every two years the City Council will consider whether a salary adjustment is warranted. This salary is intended to cover all meetings that may be attended by the Mayor or Council members except as expressly provided in this section.

(Ord. 07-97, passed 4-28-1997; Am. Ord. 17-01, passed 9-24-2001; Am. Ord. 10-05, passed 10-24-2005; Am. Res. 06-13, passed 2-13-2006)

(2) *Payment.* The salaries established hereby are to be paid monthly.

(3) *Economic Development Authority (EDA) meetings.* The City Council will be compensated for attendance at EDA meetings at the rate of \$40 per meeting.

(Prior Code, § 203.01) (Am. Ord. 07-97, passed 4-28-1997; Am. Ord. 08-18, passed 11-26-2018; Am. Ord. 17-18, passed 11-26-2018; Am. Ord. 06-21, passed 6-28-2021; Am. Ord. 03-23, passed 6-26-2023)

1 <sup>st</sup> Reading: August 25, 2025	Website Notice: August 26, 2025
2 <sup>nd</sup> Reading: September 8, 2025	Publication: September 16, 2025
Adoption: September 8, 2025	Effective: January 1, 2026

**CITY OF LINO LAKES  
ORDINANCE NO. 15-25**

**AMENDING CHAPTER 203 OF THE LINO LAKES CITY CODE  
BY ADJUSTING THE SALARIES OF THE MAYOR AND COUNCILMEMBERS**

The Council of Lino Lakes ordains:

**Section 1.** That Chapter 203 of the Lino Lakes Code of Ordinances be amended to read as follows:

**CHAPTER 203: COUNCIL COMPENSATION**

**§ 203.01 COMPENSATION OF MAYOR AND COUNCILMEMBERS.**

- (1) *Salaries.* The compensation of the Mayor and each Council member shall be established from time to time by City Council ordinance pursuant to M.S. § 415.11. Effective January 1, ~~2024~~ 2026, the annual salary of the Mayor shall be ~~\$11,298~~ \$12,400, and the salary of each Council member shall be ~~\$9,497~~ \$10,423. Thereafter, every two years the City Council will consider whether a salary adjustment is warranted. This salary is intended to cover all meetings that may be attended by the Mayor or Council members except as expressly provided in this section.
- (2) *Payment.* The annual salaries established hereby are to be paid monthly.
- (3) *Economic Development Authority (EDA) meetings.* The City Council will be compensated for attendance at EDA meetings at the rate of \$40 per meeting.

**Section 2. Effective Date.** This Ordinance shall be effective January 1, 2026

Adopted by the Lino Lakes City Council on this 8<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC  
City Clerk

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.B.**

**STAFF ORIGINATOR:** Meg Sawyer, Human Resources and Communications Manager

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Consider Appointment of Accountant

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The City Council is being asked to approve the appointment of Christine Stifter to the Accountant position within the Finance department.

**BACKGROUND**

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Stifter for the full-time Accountant position.

Stifter worked for Fedtech Inc. for over 25 years as the Accounting Manager. Prior to that, she was a Master Tax Advisor for H&R Block. She has a Bachelor's degree in Accounting from Minnesota School of Business.

The starting wage for Stifter will be at \$45.38 per hour, which is step 4 of a 7 step wage scale for the Accountant position. With the Council's approval, Stifter would start in the position on September 3, 2025.

The hiring of Stifter will backfill the Accountant vacancy that was created due to an internal promotion. The 2025 Adopted Budget includes one full-time Accountant in the Finance department.

**RECOMMENDATION**

Please approve the appointment of Christine Stifter to the Accountant position.

**ATTACHMENTS**

None

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.C.**

**STAFF ORIGINATOR:** Meg Sawyer, Human Resources and Communications Manager

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Consider Appointment of Accounting Clerk II

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The City Council is being asked to approve the appointment of Angela Zurek to the Accounting Clerk II position within the Finance department.

**BACKGROUND**

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Zurek for the full-time Accounting Clerk II position.

Zurek has been an Accounting Clerk at the City of Circle Pines since 2022. Prior to that, she spent 13 years at Eurofins where she handled inside sales, office administration, and various accounting duties.

The starting wage for Zurek will be at \$33.45 per hour, which is step 3 of a 7 step wage scale for the Accounting Clerk II position. With the Council's approval, Zurek would start in the position on September 8, 2025.

The hiring of Zurek will backfill the Accounting Clerk II vacancy that was created due to an internal promotion. The 2025 Adopted Budget includes two full-time Accounting Clerk IIs in the Finance department.

**RECOMMENDATION**

Please approve the appointment of Angela Zurek to the Accounting Clerk II position.

**ATTACHMENTS**

None

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 4.A.**

**STAFF ORIGINATOR:** Curt Boehme , Chief of Police

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Renewal of Otter Lake Animal Care Center Contract for Services

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Lino Lakes Police Department is requesting the City Council approve an updated service contract with Otter Lake Animal Care Center.

**BACKGROUND**

The Lino Lakes Police Department has contracted with the Otter Lake Animal Care Center for more than 25 years and during this time their services have met the needs of the police department.

As outlined in the contract for service, the Otter Lakes Animal Care Center will provide the following services:

1. Shelter for animals on a 24-hour basis.
2. Animal examinations and veterinary care as required whenever staff is available.
3. Boarding for up to five (5) days.
4. Euthanasia and disposal of animals if required.
5. Assist in handling animal abuse/neglect cases in cooperation with City of Lino Lakes officials when necessary.

A complete breakdown of all fees is included in the attached contract.

**RECOMMENDATION**

Staff recommends the council approve the contract as presented and authorize the Mayor and City Administrator to sign the contract.

**ATTACHMENTS**

1. 2025 Contract with Otter Lake Animal Care Center

## **CONTRACT FOR ANIMAL CONTROL SERVICES**

This agreement, entered into this 1st day of August 2025, by and between the City of Lino Lakes, 640 Town Center Parkway, Lino Lakes, Minnesota 55014, hereinafter referred to as the "Municipality", and Otter Lake Animal Care Center, 6848 Otter Lake Road, Hugo, Minnesota 55038, hereinafter referred to as "Otter Lake", regarding the provision of animal control services in the City of Lino Lakes.

The parties hereto agree as follows:

### **1. TERM**

The term of this contract shall be from August 1, 2025, through July 31, 2026 and automatically renew every year. Compensation will be reviewed on a yearly basis and may be changed with an amendment to this contract.

### **2. BASIC SERVICES**

Otter Lake agrees to provide the following services:

- Shelter for animals on a 24 hour basis.
- Animal examinations and veterinary care as required whenever staff is available.
- Boarding for up to 5 days.
- Euthanasia and disposal of animals required.
- Assist in handling animal abuse/neglect cases in cooperation with Municipal officials when necessary.

### **3. COMPENSATION**

The Municipality shall pay Otter Lake the following fees:

- IMPOUND FEE: An administration charge of \$95.00 per animal for the first day of impound.
- BOARDING FEE: \$19.00 per day, per animal, for each day after 24 hours of being impounded.
- QUARANTINE FEE: The daily boarding fee is \$40.00 per day for animals that are required to be quarantined.
- VETERINARY SERVICE: Treatments/medications as needed for sick/injured animals within the 5 day stray hold (Maximum of \$200 on any injury charged to the city).
- EUTHANASIA AND DISPOSAL FEE:  
Euthanasia: 0-75 lbs. \$25.61, 75 lbs+ \$28.45

Mass Cremation: 0-75 lbs \$24.19, 75 lbs+ \$26.88

- VACCINATION FEE: None (No vaccinations given)

The Municipality will not be charged those costs recovered from pet owners. It is the owner's responsibility to pay the Impound Fee of \$95.00 if reclaimed.

Charges for services shall be paid monthly or within thirty (30) days after submission of the monthly claims by Otter Lake to the Municipality. A copy of the impound forms shall accompany the monthly claims.

#### **4. COMPLIANCE WITH LAWS**

In providing all services pursuant to this contract, Otter Lake shall abide by all statutes, ordinances rules and regulations pertaining to or regulating the provision of such services, including those now in effect and hereinafter adopted. Otter Lake shall comply with all requirements of Minn. Stat. 346.37 and shall indemnify and defend the City against any claimed violation of that statute, or any other statute, ordinance, rule or regulation pertaining to the services provided by Otter Lake.

#### **5. AUDIT DISCLOSURE AND RETENTION OF RECORDS**

Otter Lake agrees to make available to duly authorized representatives of the Municipality and either the legislative auditor for the purpose to audit examination pursuant to Minn. Stat.16B.06, any books, documents, papers and records of Otter Lake that are pertinent to Otter Lake's provision of services hereunder. Otter Lake further agrees to maintain all such required for three (3) years after receipt of final payment and the closing of all other related matters.

#### **6. INSURANCE**

Otter Lake shall purchase, maintain in full force and effect during the term of this contract the following insurance coverage:

- WORKERS COMPENSATION: Coverage at statutory limits as provided by the State of Minnesota.
- COMPREHENSIVE GENERAL LIABILITY: Coverage shall have minimum limits of \$1,000,000 per occurrence, combined single limit for bodily injury liability and property damage liability.
- BUSINESS AUTO LIABILITY: Coverage shall have minimum limits of \$500,000 per occurrence, combined single limit of bodily injury liability and property damage liability. This shall include owned vehicles hired and non-owned vehicles and employee non-ownership.

**7. EARLY TERMINATION**

This contract may be terminated by either party, with or without cause, upon thirty (30) days written notice, delivered by certified mail or in person, to the other party.

**8. MODIFICATIONS**

Any material alteration, modifications or variations of any terms of the contract shall be valid and enforceable only when they have been reduced to writing as an amendment and signed by the parties.

**9. ENTIRE AGREEMENT**

It is understood and agreed by the parties that the entire agreement of the parties is contained herein and that the contract superseded all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between Otter Lake and Municipality. The parties hereto revoke any prior oral or written agreements between themselves and agree that this contract is the only and complete agreement regarding the subject hereof.

**CITY OF LINO LAKES**

BY: \_\_\_\_\_

TITLE: Mayor

BY: \_\_\_\_\_

TITLE: City Administrator

DATE: \_\_\_\_\_

**OTTER LAKE ANIMAL CARE CENTER**

BY: 

TITLE: Pres

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_



**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 4.B.**

**STAFF ORIGINATOR:** Curt Boehme , Chief of Police

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Amendment to the School Resource Officer Contact

**VOTE REQUIRED:** Simple Majority

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**INTRODUCTION**

The City of Lino Lakes and the Centennial School District have a long-standing contract for the police department to provide a police officer during the school year to serve as a school resource officer (“SRO”) at the Centennial Middle School.

**BACKGROUND**

On July 14, 2025, the City Council approved a contract to continue the arrangement with the Centennial School district through the 2026/2027 school year. Recent legislative changes require the contract to include a mutually agreed upon SRO uniform policy that helps facilitate positive relationships with students, and a policy that addresses school district and law enforcement data practices policies and procedures. An amendment to the contract has been completed to meet these additional requirements.

**RECOMMENDATION**

Staff recommends the council approve the amendment to the SRO contract as presented and authorize the Mayor and Chief of Police to sign the contract amendment.

**ATTACHMENTS**

1. 25-27 SRO Contract Amendment

**Amendment to Youth Service Officer  
City of Lino Lakes/Centennial School District No. 12 Service Contact**

This Amendment to the Youth Services Officer City of Lino Lakes/Centennial School District No. 12 Service Contact by and between the City of Lino Lakes (hereafter referred to as “City”) and Independent School District No. 12 (hereafter referred to as “District”) is made this 18 day of August 2025.

WHEREAS, the City and the District are parties to that Youth Services Officer City of Lino Lakes/Centennial School District No. 12 Service Contact dated July 14, 2025 and effective June 9, 2025 (the “SRO Contract”); and

WHEREAS, the City and the District mutually desire to amend the SRO Contract to address certain additional terms and conditions.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, the City and the District agree as follows:

1. A new Paragraph 15, titled “Data Practices”, is added to the SRO Agreement as follows:

All government data that are collected, created, received, or maintained as a result of this Agreement will be handled in accordance with all applicable federal and state laws, including, but not limited to, the Minnesota Government Data Practices Act (“MGDPA”). The parties recognize that educational data maintained by the District are protected under the MGDPA and under and the Family Educational Rights Privacy Act (“FERPA”), including its implementing regulations at 34 C.F.R. part 99. The parties acknowledge that unless a statutory exception applies, the District may not disclose private educational data to a SRO without the written consent of the student’s parent or guardian (or the written consent of the student if the student is eighteen years of age or older); a lawfully issued subpoena; or a court order. Nothing in this Agreement may be construed to modify the responsibilities of either party under the MGDPA or the District’s responsibilities under FERPA.

2. A new Paragraph 16, titled “Notification to Public”, is added to the SRO Agreement as follows:

Each fall, the District shall be responsible for notifying the public of the presence of the SROs in the District’s schools through the District’s website or through other reasonable public notification tools, such as social media.

3. Paragraph 7 of the SRO Agreement is amended to add the following sentence at the end of the existing language:

SROs are expected to wear their City-issued uniforms while performing services under this Agreement.

4. Except as modified by this Amendment, the SRO Agreement is confirmed to be in full force and effect.

5. This Amendment may be executed in multiple counterparts, which shall be construed together as if one instrument. In addition, any party shall be entitled to rely on an electronic or facsimile copy of a signature as if it were the original.

**CITY OF LINO LAKES**

\_\_\_\_\_  
Rob Rafferty                      Date  
Mayor

\_\_\_\_\_  
Curt Boehme                      Date  
Police Chief

**CENTENNIAL SCHOOL DISTRICT  
NO. 12**

\_\_\_\_\_  
Jeff Holmberg                      Date 8/18/25  
Superintendent of Schools

\_\_\_\_\_  
Tom Knisely                      Date 8/18/25  
School Board Chair

\_\_\_\_\_  
Craig Johnson                      Date 8/18/25  
School Board Clerk

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 6.A.**

**STAFF ORIGINATOR:** Rick DeGardner, Public Services Director

**MEETING DATE** August 25, 2025

**AGENDA ITEM:** Consider Resolution No. 25-111, Approving First Amendment to Verizon LLC Lease Agreement - Water Tower #1

**VOTE REQUIRED:** Simple Majority

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**INTRODUCTION**

The Council is requested to consider Resolution No. 25-111, Approving the First Amendment to the Verizon Wireless Lease Agreement for Water Tower #1.

**BACKGROUND**

The original lease agreement with Verizon (formerly AirTouch Cellular) began in May, 2008, and expired in December, 2019. A new lease agreement was approved by the City Council on September 24, 2018 via Resolution 18-126.

Verizon Wireless contacted the City earlier this year seeking an adjustment to the rental rates. The existing lease agreement provides for a 2025 monthly lease rate of \$3,861.45, with 2026 increasing to \$4,015.90. The proposed lease rate from Verizon Wireless begins with a monthly rate of \$3,430.72 commencing on January, 1, 2026. Beginning on January 1, 2027 the monthly rent will increase by 2% over the monthly rent then in effect on each one-year anniversary of January 1, 2027 thereafter.

Staff contacted other municipalities in the area that also lease water tower space and found that our existing lease agreements are somewhat higher. Staff is comfortable with the proposed amendment.

In addition, the First Amendment agreement includes a clause for the Right of First Refusal. All the other terms and conditions of the 2019 Agreement will remain in full force and effect.

**RECOMMENDATION**

Resolution No. 25-111, Approving First Amendment to Verizon Wireless Lease Agreement for Water Tower #1.

**ATTACHMENTS**

1. First Amendment To Water Tower Lease Agreement
2. Resolution No. 25-111

## FIRST AMENDMENT TO WATER TOWER LEASE AGREEMENT

This First Amendment to Water Tower Lease Agreement (“First Amendment”) is made, and shall be effective, as of the last date of the signatures below (“Effective Date”), between the City of Lino Lakes, Minnesota, a municipal corporation (“Owner”), and Cellco Partnership d/b/a Verizon Wireless (“Tenant”). Owner and Tenant (or their predecessors in interest) entered into that certain Water Tower Lease Agreement dated January 8, 2019, as may have been previously amended and/or assigned, (the “Agreement”), pursuant to which Tenant is leasing or licensing from Owner a portion of that certain property located at 7470 Fourth Avenue, Lino Lakes, Minnesota, as more particularly described in the Agreement. Owner and Tenant may be referenced in this First Amendment individually as a “Party” or collectively as the “Parties.”

In consideration of the mutual covenants and promises contained in this First Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree to amend the Agreement as follows:

1. Term. Notwithstanding anything contained in the Agreement to the contrary, the Agreement shall expire on December 31, 2025. Commencing on January 1, 2026, the Agreement shall be extended for 5 years (“Initial Extension Term”). The term of the Agreement shall thereafter automatically extend for 6 additional terms of 5 years each (each, an “Additional Extension Term”), unless Tenant terminates the Agreement by giving Owner notice of such termination at least 30 days prior to the expiration of the Initial Extension Term or then-current Additional Extension Term.

2. Rent. Commencing on January 1, 2026, the monthly rent shall be \$3,430.72 to be paid on the first day of the month in advance to Owner or such other person as Owner may designate in writing at least 30 days in advance of any rental payment date. Beginning on January 1, 2027, the monthly rent shall increase by 2% over the monthly rent then in effect and by 2% over the then current monthly rent on each one-year anniversary of January 1, 2027 thereafter.

3. Rent Credit. This First Amendment provides for a reduction in rent, effective January 1, 2026. The Parties acknowledge and agree that Tenant shall be entitled to a credit in the event of any overpayment of rent resulting from said reduction in rent. Such credit shall be applied against Tenant’s rent due under the Agreement.

4. Notice Address. The notice address for Tenant in the Agreement is hereby amended as follows:

If to Tenant: Verizon Wireless  
Attn: Network Real Estate  
180 Washington Valley Road  
Bedminster, NJ 07921

With a copy to: Basking Ridge Mail Hub  
Attn: Legal Intake  
One Verizon Way  
Basking Ridge, NJ 07920

5. Right of First Refusal. Notwithstanding anything contained in the Agreement to the contrary, if at any time after the Effective Date, Owner receives an offer or letter of intent, from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Leased Property or any portion thereof or to acquire any interest in the Agreement, or an option for any of the foregoing, Owner shall provide written notice to Tenant of said offer ("Owner's Notice"). Owner's Notice shall include the prospective buyer's name, the purchase price being offered, and any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Leased Property and/or the Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to Owner by the third-party offeror. Tenant shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If Tenant fails to provide written notice to Owner that Tenant intends to meet such bona fide offer within 60 days after receipt of Owner's Notice, Owner may proceed with the proposed transaction in accordance with the terms and conditions of such third-party offer, in which event the Agreement shall continue in full force and effect and the right of first refusal described in this Section shall survive any such conveyance to a third party. If Tenant provides Owner with notice of Tenant's intention to meet the third party offer within 60 days after receipt of Owner's Notice, then if Owner's Notice describes a transaction involving greater space than the Tower Property, Tenant may elect to proceed with a transaction covering only the Tower Property and the purchase price shall be prorated on a square footage basis. Further, Owner acknowledges and agrees that if Tenant exercises this right of first refusal, Tenant may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third-party offer. Tenant may elect to amend the Agreement to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Tower Property. For purposes of this Section, any transfer, bequest or devise of Owner's interest in the Leased Property as a result of the death of Owner, whether by will or intestate succession, or any conveyance to Owner's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which Tenant has any right of first refusal.

6. Continued Effect. Except as amended hereby, all of the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between any term and provision of the Agreement and this First Amendment, the terms and provisions of this First Amendment shall control. In addition, except as otherwise stated in this First Amendment, all initially capitalized terms shall have the same respective defined meaning stated in the Agreement. All captions are for reference purposes only and shall not be used in the construction or interpretation of this First Amendment.

7. Ratification and Reaffirmation. Owner and Tenant do hereby ratify, reaffirm, adopt, contract for and agree to be, or continue to be, bound by all of the terms and conditions of the above-referenced Agreement. Except as modified by this First Amendment, all of the terms and conditions of the Agreement are incorporated by reference herein as if set forth at length. It is

acknowledged and agreed that the execution of this First Amendment by the Parties is not intended to and shall not constitute a release of either Party from any obligation or liability which said Party has to the other pursuant to the Agreement.

[SIGNATURE PAGE TO FOLLOW]



**IN WITNESS WHEREOF**, this First Amendment is effective and entered into as of the date last written below.

**Owner:**

**City of Lino Lakes**, Minnesota, a municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Tenant:**

**Cellco Partnership**  
**d/b/a Verizon Wireless**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**CITY OF LINO LAKES  
RESOLUTION NO. 25-111**

**RESOLUTION APPROVING FIRST AMENDMENT TO  
VERIZON WIRELESS LEASE AGREEMENT FOR WATER TOWER #1.**

**WHEREAS**, the original lease agreement with Verizon (formerly AirTouch Cellular) began in May, 2008, and expired in December, 2019, and

**WHEREAS**, a new lease agreement was approved by the City Council on September 24, 2018 via Resolution 18-126, and

**WHEREAS**, the First Amendment Lease Agreement reflects a new lease rate of \$3,430.72 per month commencing on January, 1, 2026. Beginning on January 1, 2027 the monthly rent will increase by 2% over the monthly rent then in effect on each one-year anniversary of January 1, 2027 thereafter, and

**WHEREAS**, in addition, the First Amendment Agreement includes a clause for the Right of First Refusal. All the other terms and conditions of the 2019 Agreement will remain in full force and effect.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Lino Lakes, Minnesota that the Mayor and City Clerk are hereby authorized to execute such agreement on behalf of the City.

Adopted by the Lino Lakes City Council this 25<sup>th</sup> day of August, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, City Clerk

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

**STAFF ORIGINATOR:** Diane Hankee, City Engineer

**MEETING DATE:** August 25, 2025

**TOPIC:** Consider Resolution No. 25-113, Accepting Quotes and Awarding a Construction Contract, 2025 Parking Lot and Trail Maintenance Project

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

Staff is requesting authorization to accept quotes and award the construction contract for the 2025 Parking Lot and Trail Maintenance Project located between West Shadow Lake Drive across from Prairie Flower Road east to Fawn Lane, and Birch Park parking lot, see enclosed map.

**BACKGROUND**

The 2025 Trail Maintenance Project includes reclaiming, and paving a trail segment in poor condition, and milling and overlaying the Birch Park parking lot. This is in conformance with the City's Trail Capital Improvement Plan.

Quotes for the project were received on August 18, 2025 and are outlined below:

CONTRACTOR	QUOTE
Dimke Excavating Inc.	\$125,788.00
Winberg Companies	\$127,407.00
Bituminous Roadways, Inc.	\$134,675.25
Allied Inc.	\$141,816.25

The low quote was submitted by Dimke Excavating Inc. of Lino Lakes, Minnesota, in the amount of \$125,788.00. The City has worked on numerous projects with Dimke Excavating, Inc. and staff recommends approval.

The completion date for this project is October 31, 2025. The project is funded through the General Fund – Parks Department.

**RECOMMENDATION**

Staff recommends adoption of Resolution No. 25-113 accepting quotes and awarding a construction contract for the 2025 Parking Lot and Trail Maintenance Project in the amount of \$125,788.00 to Dimke Excavating Inc.

**ATTACHMENTS**

1. Resolution No. 25-113
2. Project Location Map

**CITY OF LINO LAKES  
RESOLUTION NO. 25-113**

**RESOLUTION ACCEPTING QUOTES, AND AWARDING A CONSTRUCTION  
CONTRACT, 2025 PARKING LOT AND TRAIL MAINTENANCE PROJECT**

**WHEREAS**, pursuant to a request for quotes for the construction of the 2025 Parking Lot and Trail Maintenance Project, quotes were received, and tabulated:

CONTRACTOR	QUOTE
Dimke Excavating Inc.	\$125,788.00
Winberg Companies	\$127,407.00
Bituminous Roadways, Inc.	\$134,675.25
Allied Inc.	\$141,816.25

**WHEREAS**, the low quote was submitted by Dimke Excavating Inc. of Lino Lakes, Minnesota, in the amount of \$125,788.00; and

**WHEREAS**, the funding for the project is through the General Fund – Parks Department; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Lino Lakes, Minnesota that the Mayor and Clerk are hereby authorized and directed to enter into a contract with Dimke Excavating Inc. for the construction of the 2025 Parking Lot and Trail Maintenance Project in the amount of \$125,788.00;

Adopted by the City Council of the City of Lino Lakes this 25<sup>th</sup> day of August, 2025.

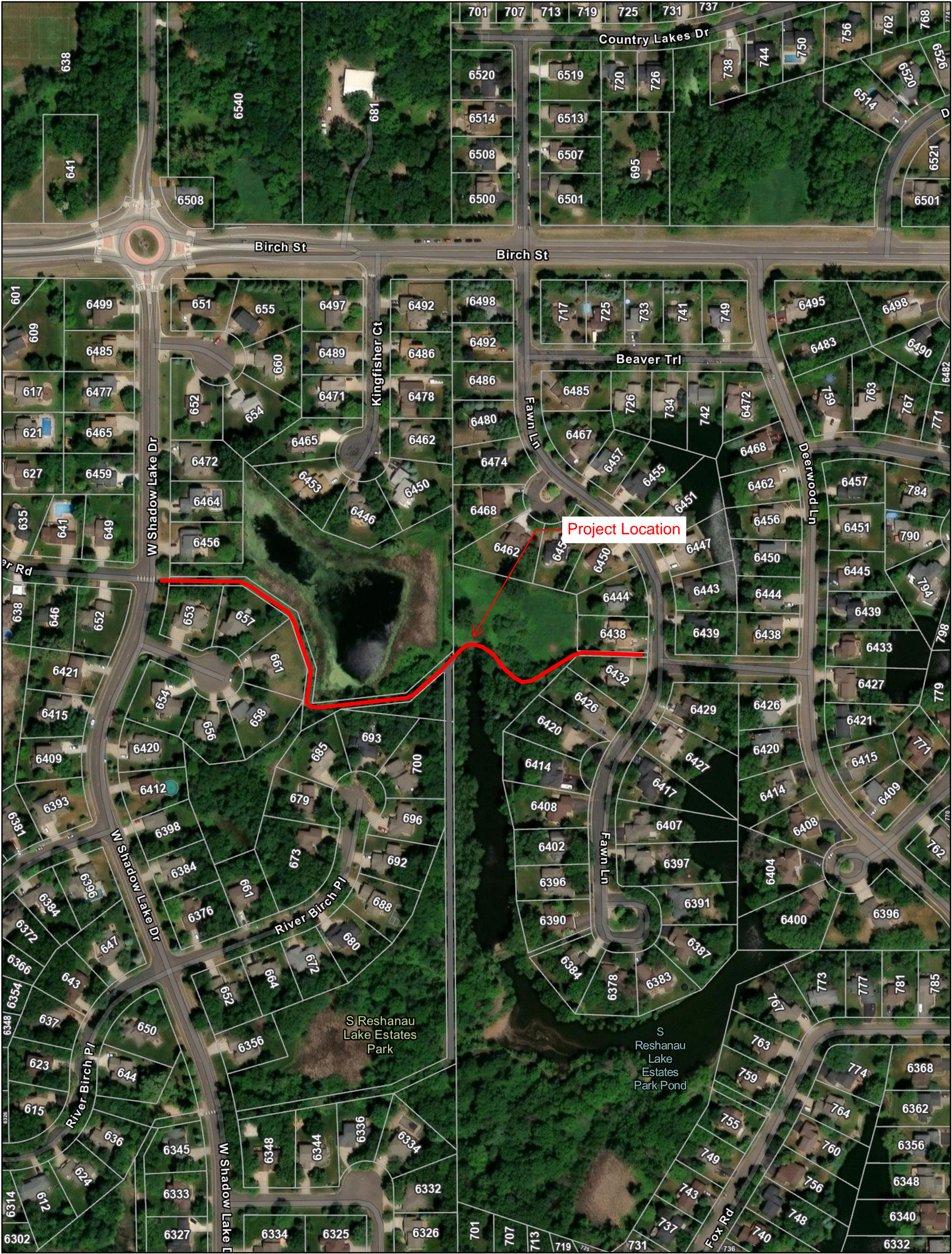
\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, City Clerk



2025 Trail Maintenance Project

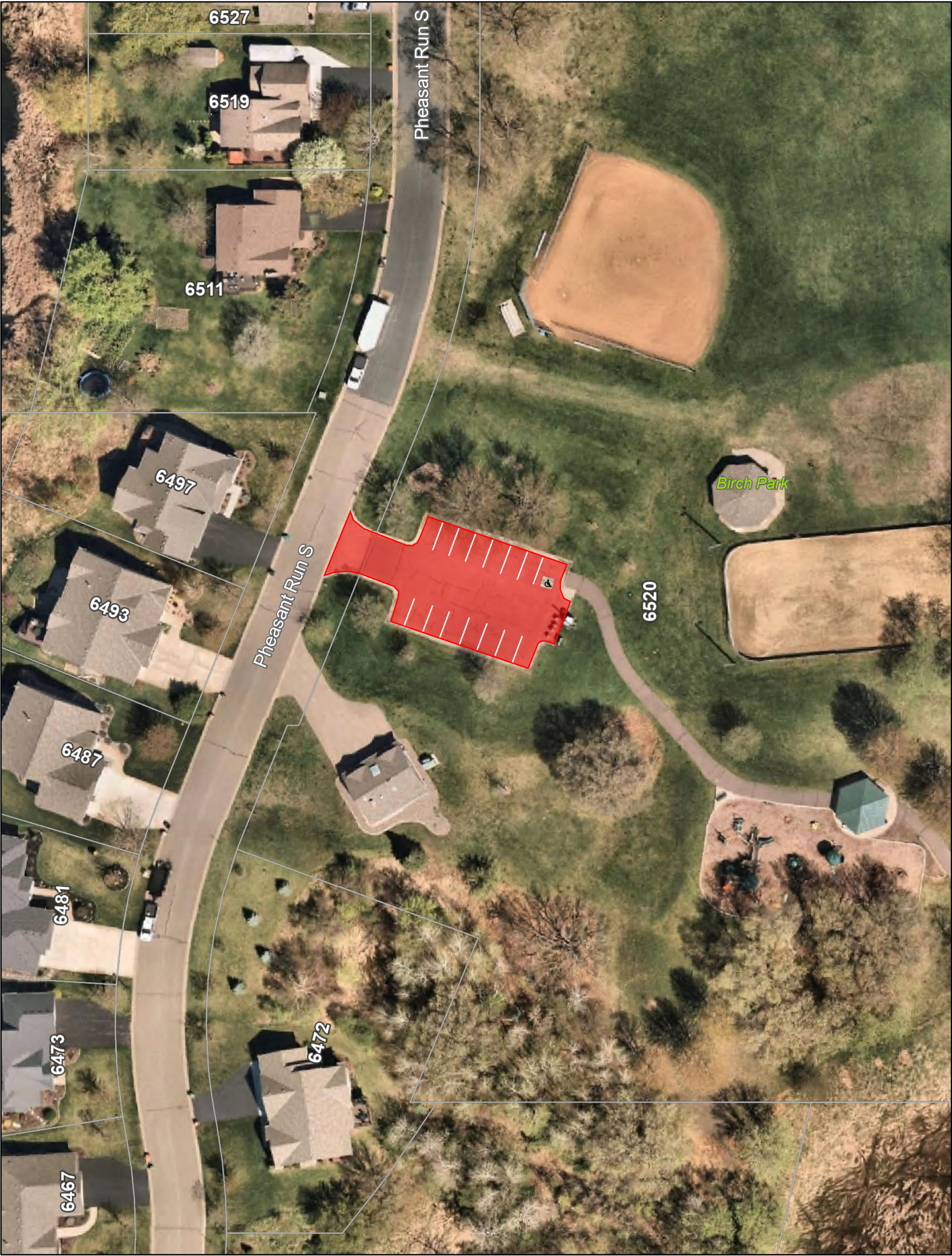


Proposed Trail Improvements  
Existing Trail





Birch Park Mill and Overlay



1 in = 52 Ft



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

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**MEETING DATE:** August 25, 2025

**TOPIC:** Consider Resolution No. 25-116 Approving Lino Lakes Main Street Master Plan

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

Staff is requesting City Council consideration to approve the Lino Lakes Main Street Master Plan.

**BACKGROUND**

On July 8, 2024, the City Council adopted Ordinance No. 11-24 establishing a moratorium on residential development around the Main Street corridor between Sunset and 4<sup>th</sup> Avenue. The purpose of the moratorium was to allow for the completion of a master plan and Alternative Urban Areawide Review (AUAR) for the area. The moratorium ended on August 15, 2025.

The AUAR comment period ended on June 26<sup>th</sup> and responses to comments have been prepared by the project team. The City Council adopted the Final AUAR on August 11, 2025. An AUAR mitigation plan has been incorporated into the Master Plan document to guide development activities.

The first draft Master Plan was presented to the Planning & Zoning Board on July 9, 2025. The Master Plan is a compilation of the process undertaken, site overview and constraints and planning considerations. The Preferred Scenario – Scenario 2 concept is more fully developed with key concepts highlighted and system plans illustrated. The plan concludes with an implementation section and appendices.

Overall, development density and projected unit counts are generally consistent between the 2040 Comprehensive Plan Full Build Out Land Use Plan and the Preferred Scenario 2. As discussed at the beginning of the project and reiterated through the process, it was not the purpose of the plan to modify densities within the project area. That would be a consideration for review with City-wide land use and density during the 2050 Comprehensive Plan update



starting in 2027. The plan, as proposed, establishes the framework and guidelines for future development along the corridor.

Updated water and sanitary sewer system plans have been incorporated into the final draft and address routing and sizing requirements based on the preferred scenario. A phasing plan has been included that generally outlines a development sequence based on the orderly extension of utilities and land area included in the 2040 Comprehensive Plan Utility Staging areas. The phasing boundaries as currently shown should be considered flexible and are not intended to be fixed at this time. Staff anticipates some modification as part of any amendment to the Comprehensive Plan Utility Staging Plan.

If approved, staff would begin the process for amendment of the 2040 Comprehensive Plan to incorporate the Master Plan.

The Planning and Zoning Board held a public hearing on Wednesday, August 13, 2025. The Board unanimously recommended approval of the plan. Five residents spoke at the public hearing. Comments included:

- Need for clarification of what “Gateway” means and consistency with Anoka County Plans for the transportation system and pace of growth.
- Concern over potential increase in traffic volumes and safety on local roads.
- Concerns regarding water use, stormwater and land use density.
- Preference for park space to be incorporated into the Planned Residential/Commercial area north of Main Street and improving walkability.

The Master Plan addresses these issues and provides a more detailed set of guidelines for this specific area as it develops over the next 30 plus years:

- Prioritizes green space and changing the locations of different density types within the 962-acre area.
- Recommends that land developed for higher-density housing and commercial properties be located on the westernmost side of the study-area near the intersection of Main Street and Sunset Ave, rather than concentrated in the middle of the study area along the Main Street corridor.
- Moves lower-density housing to the eastern side of the study area, adjacent to existing low-density housing.
- Establishes a conservation design framework for ditch system corridors to improve water quality and create passive recreational opportunities.
- Expands the parks, trails and greenway system by incorporating the county ditch system and the addition of small neighborhood pocket parks.
- Identifies specific transportation improvements necessary to address traffic demands.
- Modifies municipal sanitary sewer and water main routing and sizing to ensure efficient, orderly, and logical extension of municipal utilities.

Representatives from Kimley Horn will be at the meeting to present the plan.

**RECOMMENDATION**

Staff is recommending approval of Resolution No. 25-116.

**ATTACHMENTS**

1. Resolution No. 25-116
2. Lino Lakes Main Street Master Plan

**CITY OF LINO LAKES  
RESOLUTION NO. 25-116**

**APPROVING THE  
LINO LAKES MAIN STREET MASTER PLAN**

**WHEREAS,** Main Street at Sunset Avenue (CR 53) is identified as a “gateway” in the City’s 2040 Comprehensive Plan; and

**WHEREAS,** The City’s 2040 Comprehensive Plan includes the preparation of a Master Plan for the Main Street corridor between 4<sup>th</sup> Avenue and Sunset Avenue (CR 53). No such plan presently exists; and

**WHEREAS,** the City Council adopted Ordinance No. 11-24, On July 8<sup>th</sup>, 2024 establishing a moratorium on the creation of new residential lots for the area within the boundaries of 4<sup>th</sup> Avenue, Sunset Avenue, Pine Street, Century Trail and Carl Street for the purpose of studying and preparing a Master Plan for the area; and

**WHEREAS,** the City prepared an Alternative Urban Areawide Review (AUAR) based on scenarios studied during the planning process; and

**WHEREAS,** the City Council approved the Final AUAR on August 11, 2025; and

**WHEREAS,** the City has provided public engagement opportunities throughout the Master Plan process; and

**WHEREAS,** the City’s Planning and Zoning Board, following published and mailed notice held a public hearing on the proposed plan on August 13, 2025; and

**WHEREAS,** following said public hearing the Planning and Zoning Board recommended approval of the Main Street Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Lino Lakes, Minnesota that the Main Street Master Plan, dated August 25, 2025 and prepared by Kimley Horn, is hereby approved by the City Council as the guiding document for the Main Street corridor,

**BE IT FURTHER RESOLVED** that staff is directed to prepare amendments to the City’s Comprehensive Plan as necessary to implement the Master Plan.

Adopted by the City Council of the City of Lino Lakes this 25<sup>th</sup> day of August, 2025.

---

Rob Rafferty, Mayor

ATTEST:

---

Roberta Colotti, CMC, City Clerk





**PLANNING FOR PEOPLE, PLACES, AND PURPOSE**

**MAIN STREET MASTER PLAN**



# ACKNOWLEDGMENTS

Kimley-Horn and Associates  
(Consultant)

Rapp Strategies  
(Consultant)

WSB and Associates  
(Consultant)

CITY OF LINO LAKES

THE RESIDENTS OF LINO LAKES

Anoka County

Centennial School District

Forest Lake School District

Rice Creek Watershed District



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Pocket Park (PP)  
Rice Creek Watershed District (RCWD)  
United States Army Corps of Engineers USACE  
Wetland Conservation Act (WCA)

# BACKGROUND





# PURPOSE OF THE PLAN

Mapping Northwest Main, also known as the Main Street Master Plan, outlines a vision to guide future development within a 962-acre study area in the city's northwestern corner. It also provides guidance on enhancing and conserving natural resources, as well as integrating development with adjacent neighborhoods and existing transportation networks.

Although this Main Street Master Plan does not select a final development plan, it does identify a preferred scenario to guide development withing the study area.

# GOALS OF THE OVERALL PLANNING PROCESS

- Guide development of the area for the future
- Define potential development scenarios
- Outline development requirements



# PROCESS

The City of Lino Lakes was committed to hearing from residents about their goals for the development of this area, especially those who live near or adjacent to the study area. To ensure that residents had opportunities to provide input, the city conducted a comprehensive planning process to help guide decision-making for future development.

To help facilitate discussions, the city held several community open houses and one-on-one meetings with residents to hear their priorities for development in the area. Using this feedback, several development scenarios were generated and ultimately resulted in one preferred development scenario as described later in this plan.

To ensure that development goals reflect the diverse priorities of city residents, residents were encouraged to provide input and feedback throughout the planning process.

# WHY WAS THIS PROCESS IMPORTANT?

Lino Lakes' 2040 Comprehensive Plan identified the intersection of Sunset Avenue and Main Street as a key gateway into the community. The Comprehensive Plan recognized the need to coordinate planning activities for this large area and recommended that a Master Plan for the corridor between Sunset Avenue and 4th Avenue be completed.

Residents raised important questions about potential impacts of development on the environment, infrastructure, traffic, and community identity for the area. The Master Plan and environmental review of this area seeks to address these questions and anticipate future impacts of development.

# WHAT DID THE PROCESS INCLUDE?

## Screening of the Study Area:

Mapping land features, including wetlands, floodplains, existing roads/trails, and easements, to assess opportunities and challenges related to development.

## Stakeholder Engagement:

Input was collected from those who may be most likely impacted by development including property owners, nearby residents, school district leaders (Forest Lake and Centennial), developers and local agencies such as Anoka County Highway Department and Rice Creek Watershed District.

## Public Community Meetings:

Three public open house meetings were held over a few months where residents had a chance to provide input on development goals for the area. Residents were also welcome to attend and observe City Council and Advisory Board work sessions. Throughout the engagement process, feedback opportunities, notices of meetings, and other project related materials were made available virtually through the project's website.

## Creation of Development Scenarios:

The city used stakeholder feedback, resident input, and the initial screening of the study area to develop development scenarios. Each scenario provided a potential of what development could look like generally. Scenarios incorporated different levels of residential density, natural/park areas, and commercial space.

## Alternative Urban Areawide Review (AUAR):

Scenarios underwent an environmental review via the AUAR. The AUAR assessed the likely impacts of each development scenario within the area in greater detail. The review also identifies potential mitigation strategies to minimize environmental impacts.





# ENGAGEMENT OVERVIEW

## PROCESS

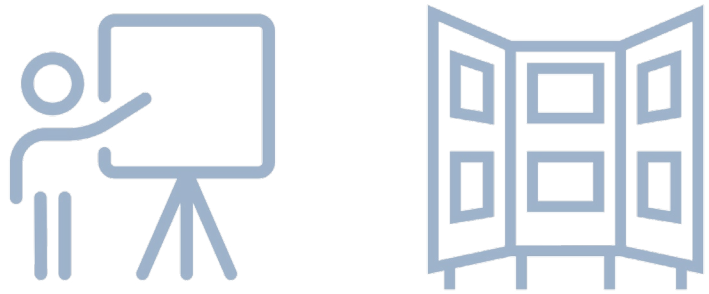
The City of Lino Lakes was dedicated to engaging with residents about their goals concerning local development, particularly those living near the study area. To facilitate input, the city conducted community open houses, elected official and advisory group workshops, and stakeholder meetings to gather priorities and feedback from residents and agency staff.

These meetings provided key stakeholders with opportunities to provide early feedback and identify wants and concerns for development in the area.

Groups included:

- Property owners
- City Council and Advisory Boards
- Residents that live within or adjacent to the study area
- Leaders of Forest Lake and Centennial school districts
- Anoka County
- Rice Creek Watershed District
- Developers

Throughout the planning process, residents were encouraged to continually provide feedback, ensuring that development goals reflected diverse community priorities. Online feedback opportunities, including a survey, interactive comment map, and digital comment form, were also available on the project website. See Index for the full engagement summaries and feedback received.



**Joint City Council/Advisory Board Work Session #1**  
11/21/2024

**Community Open House #1**  
12/04/2024

**Joint City Council/Advisory Board Work Session #2**  
01/15/2025

**Community Open House #2**  
02/05/2025

**Joint City Council/Advisory Board Work Session #3**  
03/05/2025

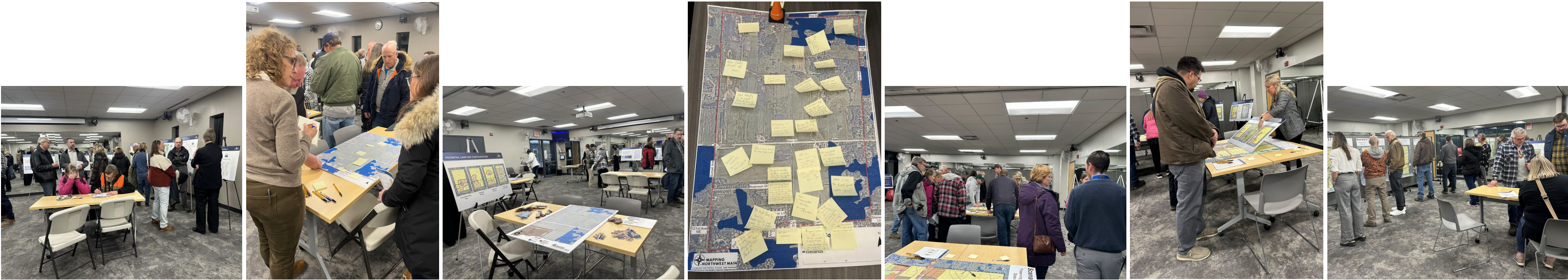
**Community Open House #3**  
03/19/2025

# DEVELOPMENT VISION

The vision for the preferred development within the Main Street Master Plan is an outcome from the community engagement process that occurred in 2024-2025. The vision draws on the site's unique location as the entry into Lino Lakes by strategically arranging land uses to mark this as the gateway into the city and also maintains its rural qualities that define the area's character. This effort also ensures that future development aligns with the goals and principles outlined in the 2040 Comprehensive Plan as amended and complies with local, state, and federal regulations.

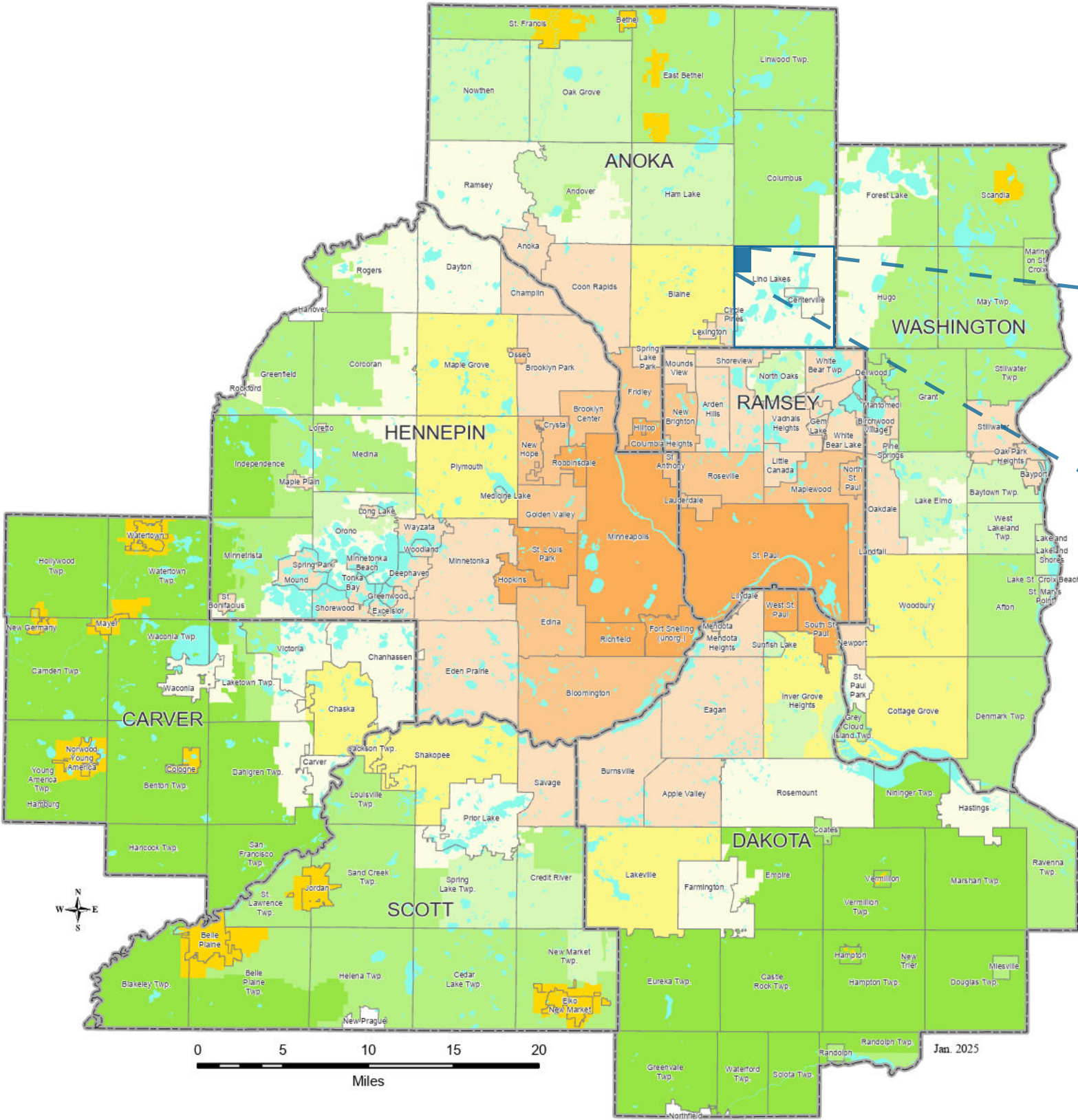


Project Website





# REGIONAL CONTEXT



## GENERAL

The approximate 962-acre study area forms the northwesternmost corner of Lino Lakes and is located along one of the “gateways” into the city via Main Street. The area is bounded by 4th Avenue to the east, Sunset Avenue to the west, Pine Street to the north, and Century Trail / Carl Street to the south. Blaine is adjacent to the west and Columbus to the north.



7 COUNTY METROPOLITAN COUNCIL REGION



# SITE CONTEXT





# SITE OVERVIEW

## GENERAL

The study area is bisected by a major arterial, Main Street (CSAH 14), in an east-west direction and at the time of the study, is predominantly cropland (sod farming) alongside wooded areas. Low and medium density housing is located in the southwest corner of the study area.

Land uses adjacent to the study area include residential to the east and south, a small air park / airport to the south, agricultural land and open space to the north, and residential housing and open space to the west. There is one park within the study area and one nearby park south of the study area.

Topography within the study area varies from 892 to 912 feet above mean sea level in elevation. The study area generally drains south via agricultural ditches located throughout the study area.

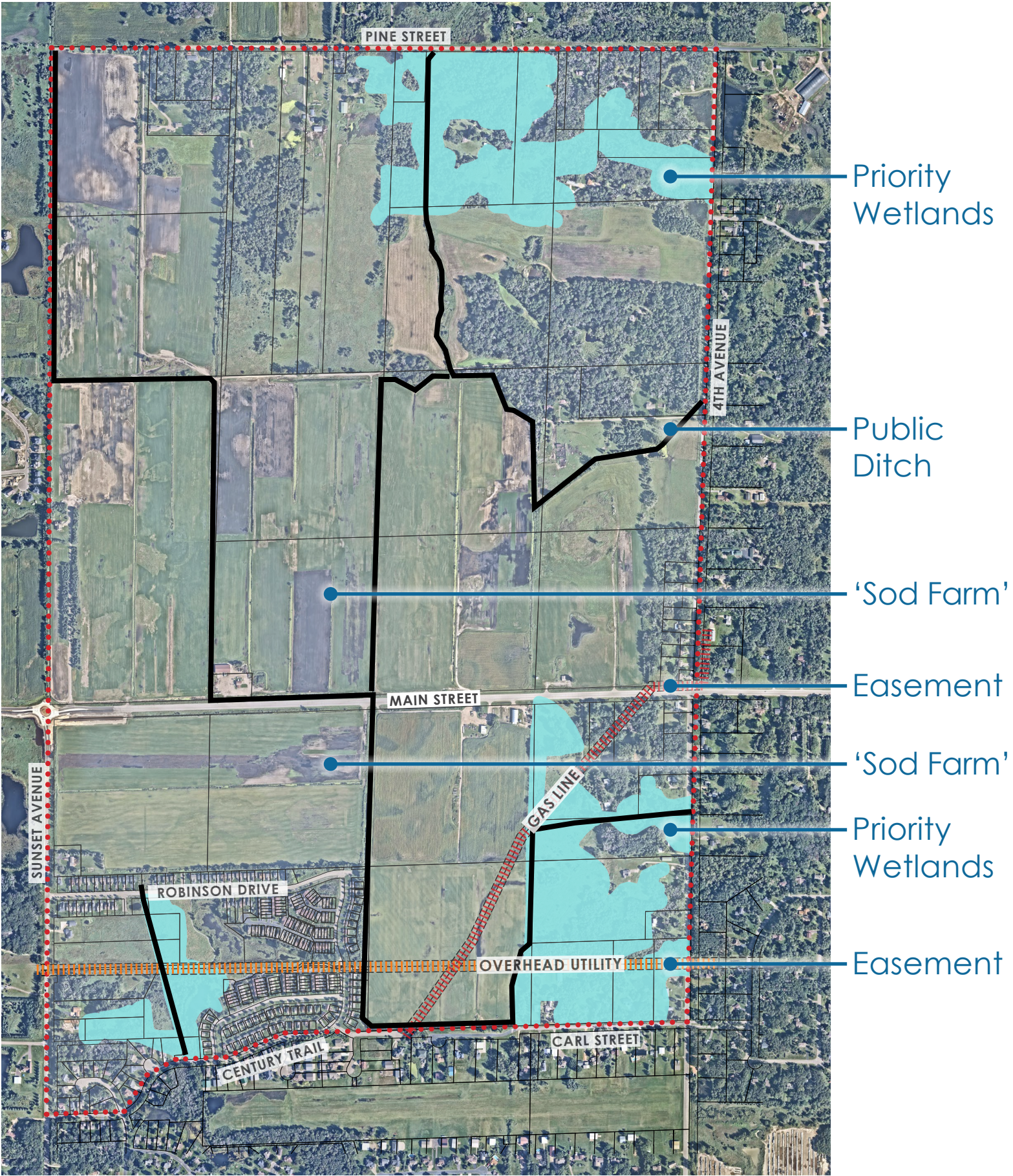
## OPPORTUNITIES

As a gateway to the city, Main Street runs through the center of this area, connecting it to the rest of Lino Lakes. Future development should connect to existing trail networks and future trails, including a future regional trail proposed on Main Street. The study area is surrounded by a variety of homes, from farmstead to medium-density housing. Currently, the land within this study area is used for both low to medium density residential homes and sod farming and is expected to transition to a mix of low, medium, high density residential as well as small scale neighborhood commercial over the next 30+ years.

## SITE CONSTRAINTS

The study area has physical constraints, including:

- **Underground pipeline** running across the southeast corner of the study area from Carl Street, across CSAH 14, to 4th Avenue.
- **Overhead Utility** transmission line running east - west across the southern portion of the study area from Sunset Avenue to 4th Avenue.
- **Wetlands** within the study area boundary have been identified using the National Wetland Inventory (NWI).
- **Floodplain** and **ditches** are also located throughout the study area.





# LAND USE AND ZONING

## CURRENT ZONING

The majority of the study area is zoned R, Rural, while a portion of the southwestern corner is zoned PUD, Planned Unit Development.

**Rural** - preserve open land for agricultural purposes, maintain open space near urban areas, guide the development of urban and rural areas, and support the economic preservation of urban farms.

**Planned Unit Development** - provides flexibility from typical zoning regulations to achieve public benefits that standard zoning might not allow. PUDs are characterized by central management, integrated planning and architecture, enhanced urban amenities, preservation of natural open spaces, and more economically efficient land use.

Zoning changes would need to occur to accommodate future residential and commercial development.

## FUTURE LAND USE

The 2040 Comprehensive Plan indicates land uses that include:

**Low Density Residential** - Land guided for residential development with 1.6 to 3 dwelling units per acre. The city's future residential land use will predominantly be low-density residential.

**Medium Density Residential** - Land guided for residential development with 4 to 6 dwelling units per acre.

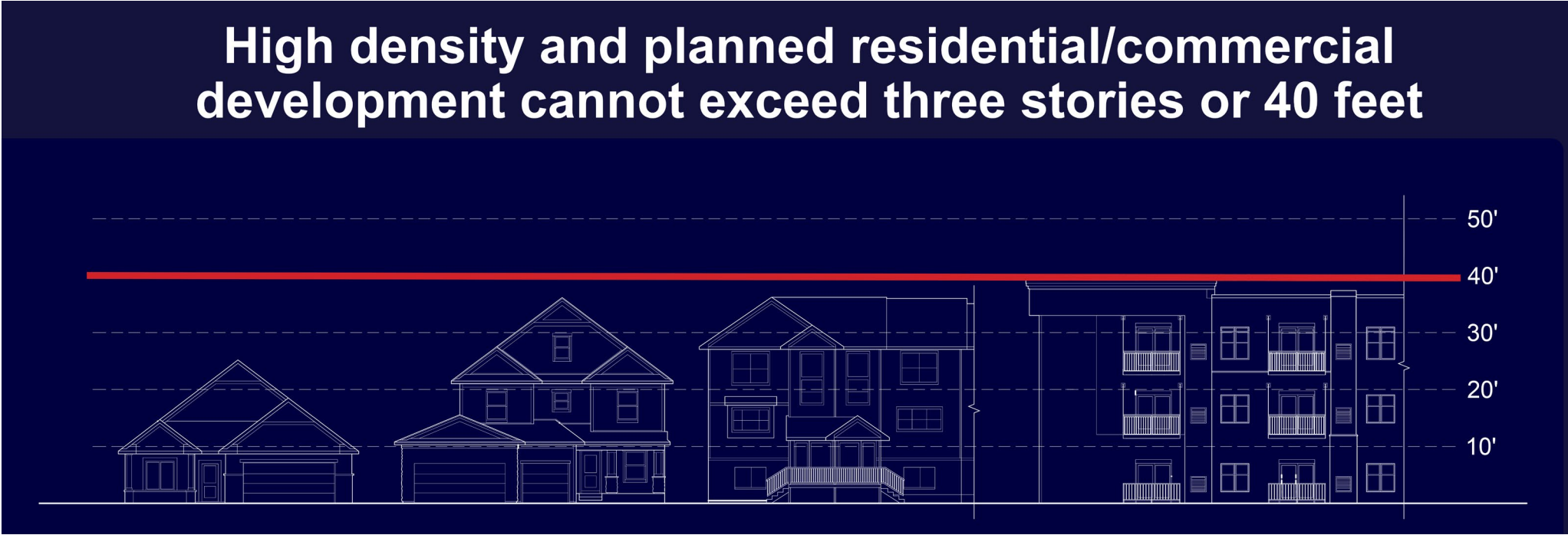
**High Density Residential** - Land guided for residential development with 6 to 8 units per acre.

**Planned Residential Commercial** - Land guided for a mix of residential, retail, and office uses to be incorporated within one building, structure, or development. Residential development in these areas may include higher-density housing options with densities ranging from 8 to 10 units per acre. This land use district provides opportunities for limited neighborhood-scale supportive commercial uses that are accessory to residential.

**Urban Reserve** - Land guided for post-2040 development to promote orderly and efficient expansion of future urban services and to prevent premature expansion.



Types of Residential Density with the Main Street Master Plan





# TRANSPORTATION

## EXISTING ROADWAY NETWORK

The study area is bound by Pine Street NE to the north, Sunset Avenue (CSAH 53) to the west, Century Trail and Carl Street to the south, and 4th Avenue to the east. Main Street (CSAH 14) is an east-west road that bisects the study area. The area currently has limited road access in the area north of Main Street and several east-west streets on the south side including Lilac Street, Robinson Drive, Carl Street and Century Trail.

# NATURAL RESOURCES AND DRAINAGE

## WETLANDS

Wetlands within the study area have been identified using the National Wetland Inventory (NWI). There are approximately 156.4 acres of freshwater emergent, freshwater forested/shrub, and freshwater pond wetlands within the study area, as well as 17.5 acres of riverine features. Additionally, high priority wetlands are noted on the figure below and establish critical nodes and linkages for what will become the Wetland Management Corridors. High priority wetlands were identified based on the function of the wetland habitat, characteristic wetland hydrology and water quality, wetland role in downstream flooding, as well as plant species and community diversity. It is anticipated that wetlands within the study area boundary will be subject to regulation under the Wetland Conservation Act (WCA) and/or the US Army Corps of Engineers (USACE).

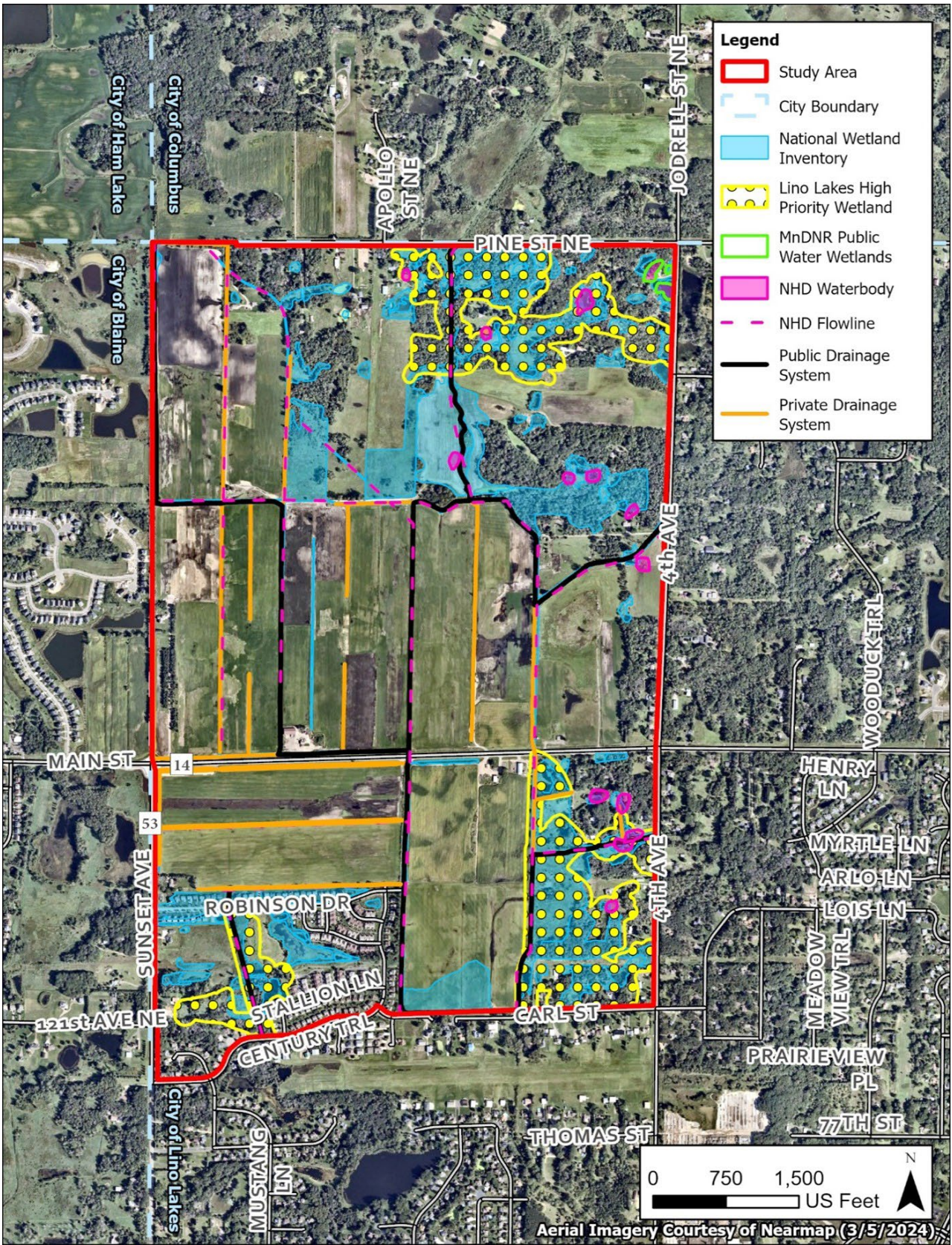
## DITCHES

The ditches mapped throughout the study area are generally located between agricultural fields or adjacent to existing roadways and congregate in the southeastern portion of the study area before flowing offsite to the south. The public ditches located onsite are part of the Anoka County Ditch (ACD) system 10-22-32, denoted as the Public Drainage System maintained by Rice Creek Watershed District. All three ditches are mapped within NWI and Lino Lakes High Priority Wetlands in the study area.

## FLOODPLAIN

Floodplains within the study area have been identified using the FEMA's National Flood Hazard Layer Viewer. A significant portion of the site (~40-45% by area) is covered in FEMA Zone A. Additionally, FEMA Flood Zone AE is mapped offsite to the south and east. Rice Creek Watershed District has also delineated the area as localized 100-year floodplain. Permitting requirements from FEMA, city and Rice Creek Watershed District must be met for future development in the study area within floodplain areas.

Refer to the Lino Lakes Main Street AUAR for more detail of the site and context.



Site Features



# RELATIONSHIP TO REGULATIONS AND COMPREHENSIVE PLAN

The Metropolitan Council, established by the Minnesota Legislature, serves as the regional policy-making body, planning agency, and provider of essential services in the seven-county Twin Cities metro area that includes Lino Lakes. Under state law, the Metropolitan Council must develop a comprehensive development guide every ten years for the seven-county area. This guide addresses land use (density), housing, transportation, water resources, parks, and open spaces. State law also mandates that local governments within the Metropolitan Council's jurisdiction prepare a comprehensive plan that aligns with metropolitan system plans.



The City of Lino Lakes 2040 Comprehensive Plan is a long-term vision for the community's future, guiding elected officials on land-use decisions and forming the legal basis for local rules and regulations, such as zoning ordinances and subdivision regulations. It fulfills the city's requirements to the Metropolitan Council and the Metropolitan Land Planning Act to ensure alignment with metropolitan system plans for transit, highways, airports, wastewater services, and parks and open spaces.

Starting with an overall understanding of the City's vision as updated in the 2040 Comprehensive Plan, adopted November 9, 2020, the Main Street Master Plan team based many decisions on the information contained in the Comprehensive Plan. By appreciating how the Study Area fits into the goals of the larger area of Lino Lakes and the region, the planning process and steps taken, more logically fit together.

The Comprehensive Plan identifies the study area as low-density residential, medium-density residential, high-density residential, planned residential/commercial, and urban reserve.

The plan emphasizes balanced growth, environmental stewardship, and integration of different land uses to enhance the overall living experience in Lino Lakes. A goal defined in the Plan is to "Increase commercial/residential development in appropriate and designated areas in the City of Lino Lakes."

The Comprehensive Plan identified two new city parks and trails throughout the study area that are anticipated to be built as development occurs to serve future residential areas.





# CONCEPT DEVELOPMENT SCENARIOS



# FACTORS INFLUENCING PLANNING

## PLANNING GOALS

- Guide development of the area for the future
- Define potential development scenarios
- Outline development requirements

## REGIONAL FRAMEWORK

- Lino Lakes is located within the 7 county Metropolitan Council region
- Lino Lakes is designated as an Emerging Suburban Edge city

## DENSITY REQUIREMENTS

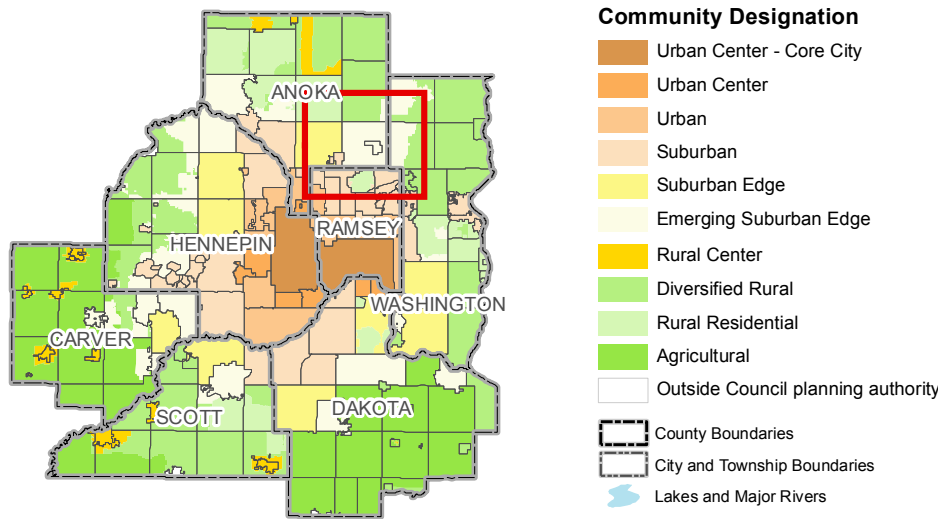
- Per the 2040 Comprehensive Plan, overall City sewered residential must meet 3.0 - 5.0 units per acre
- Provide enough land at 8.0 units per acre to accommodate future affordable housing need

## 2040 COMPREHENSIVE PLAN

- Alignment with metropolitan system plans for transit, highways, wastewater services, and parks and open spaces
- Intersection of Sunset and Main Street as a key gateway into the community

## ADDITIONAL FACTORS

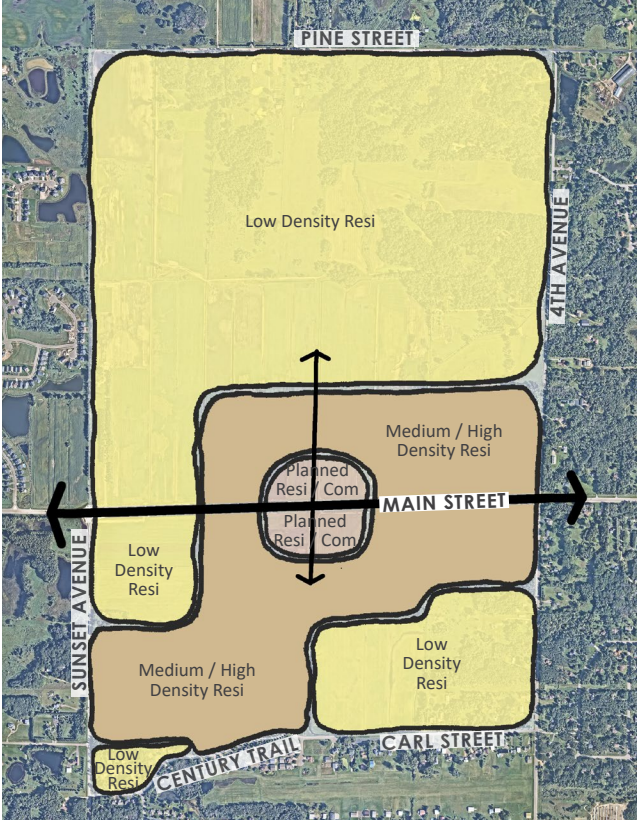
- Consumer demand for housing choices based on lifestyle, age or income; variety in housing product
- Balance of infrastructure, both natural and man-made
- Public expectations; balancing development with vision to keep Lino Lakes' reputation and identity as quiet and nature-friendly



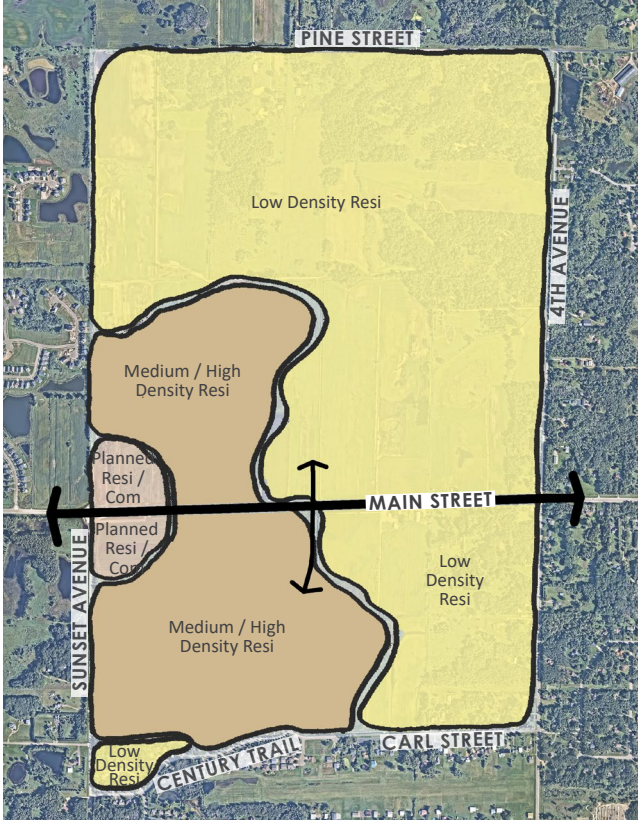


# PRELIMINARY PLANNING OPTIONS

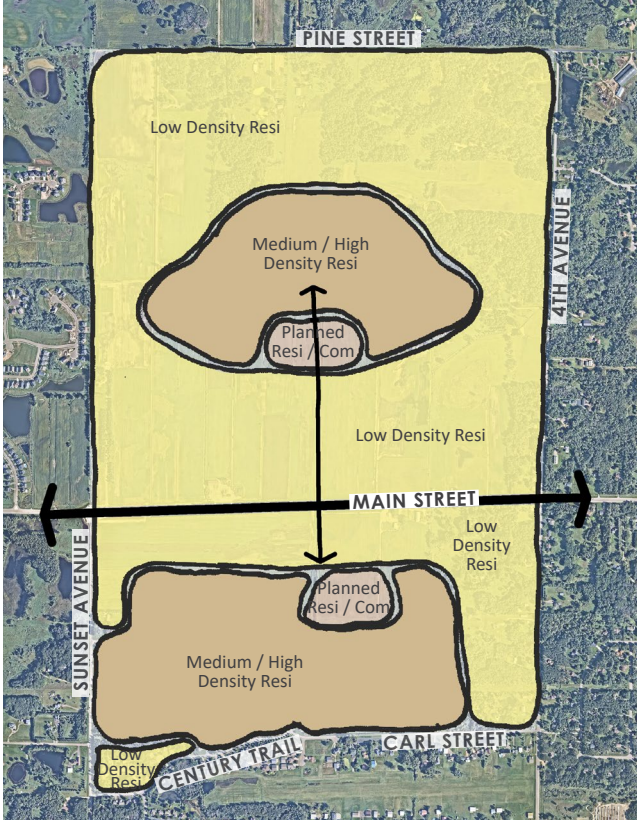
SCENARIO 1  
CURRENT COMPREHENSIVE PLAN 'FULL BUILD OUT'



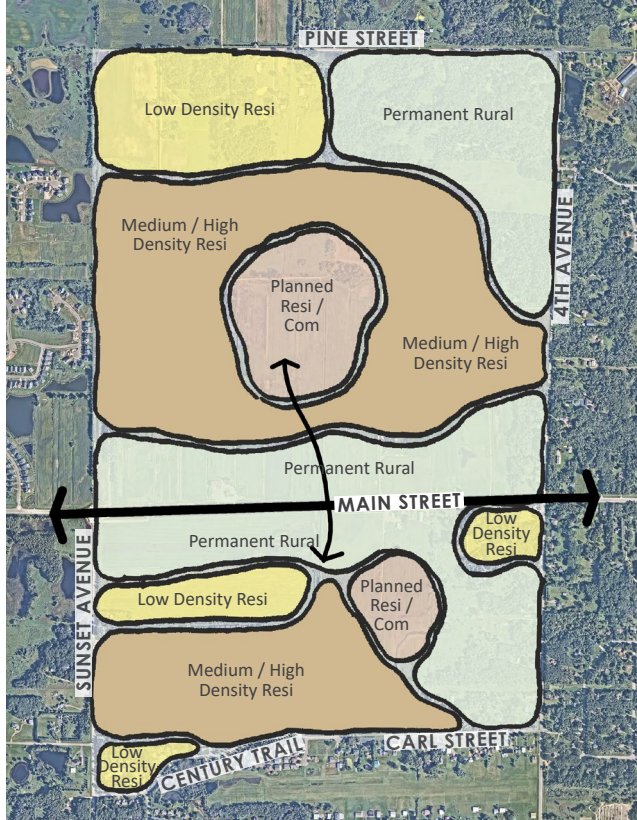
SCENARIO 2  
GATEWAY VILLAGE



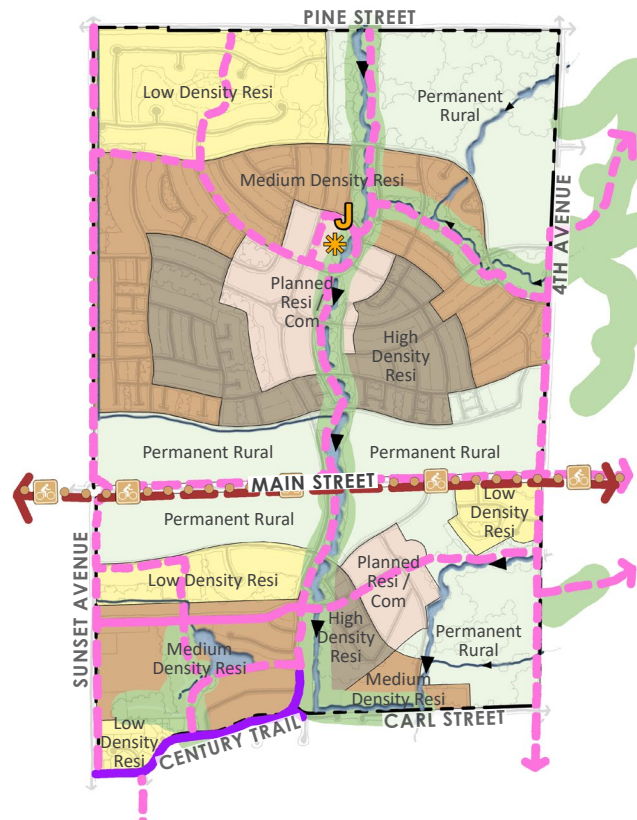
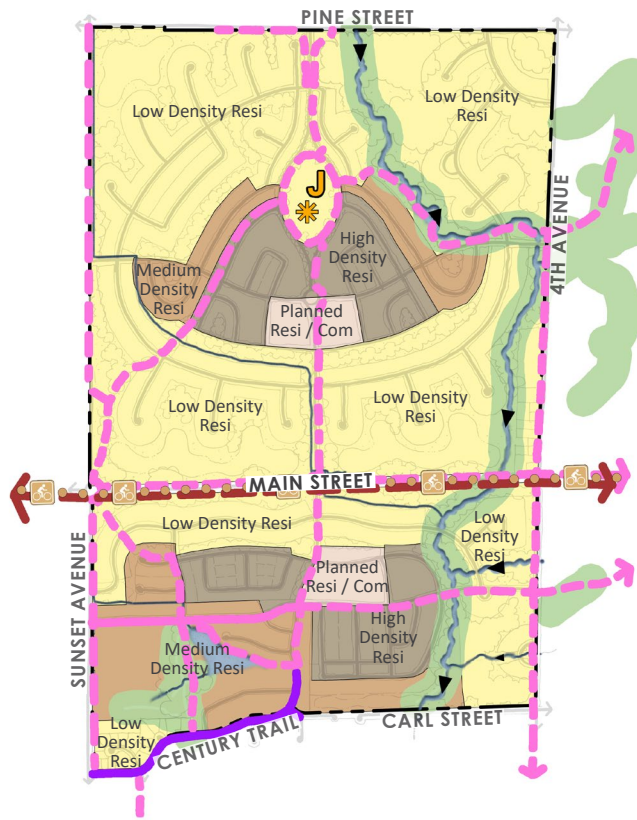
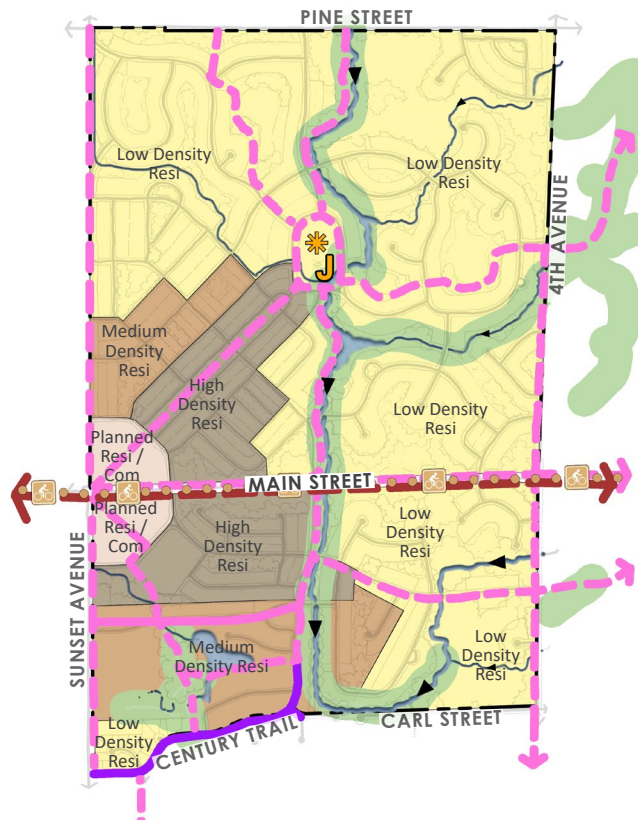
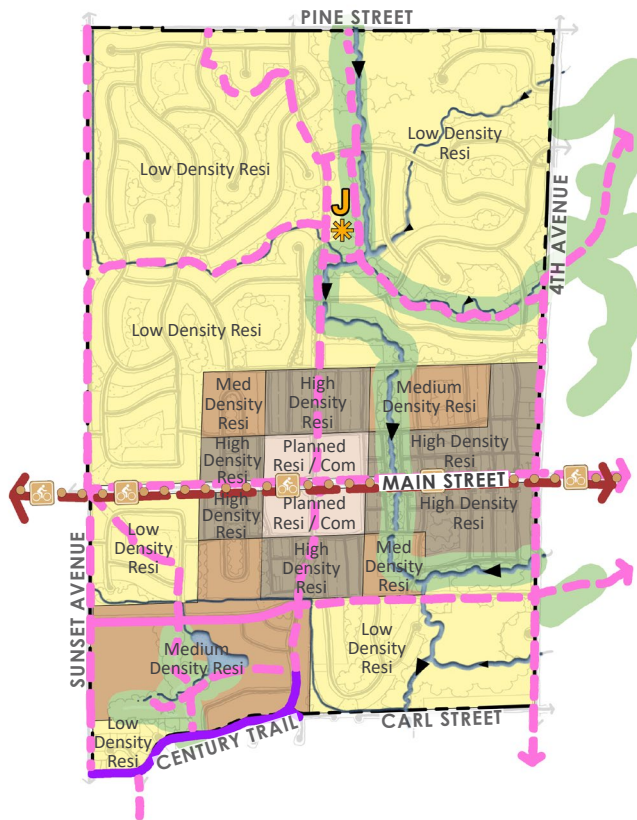
SCENARIO 3  
ISLANDS OF DENSITY



SCENARIO 4  
PRESERVING OPEN SPACE



**BACKGROUND**  
Scenario 1 was developed as the baseline to compare and illustrate the full build out from the current Comprehensive Plan. The other three concepts generally maintained the same land uses and overall density as the Comprehensive Plan but moved the land uses into different configurations. These four planning concepts were first presented for community and stakeholder feedback from November to December 2024. See Appendix B for the summary of the feedback received from this phase.



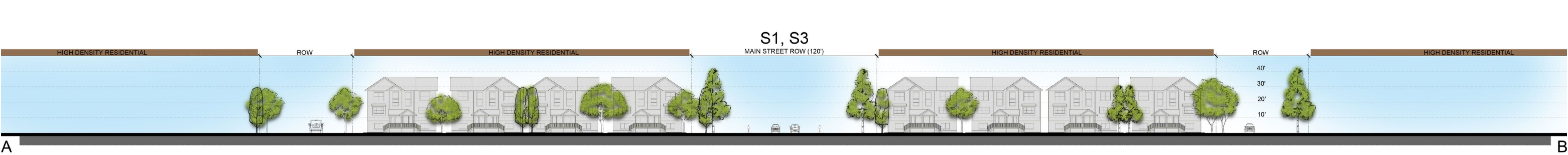
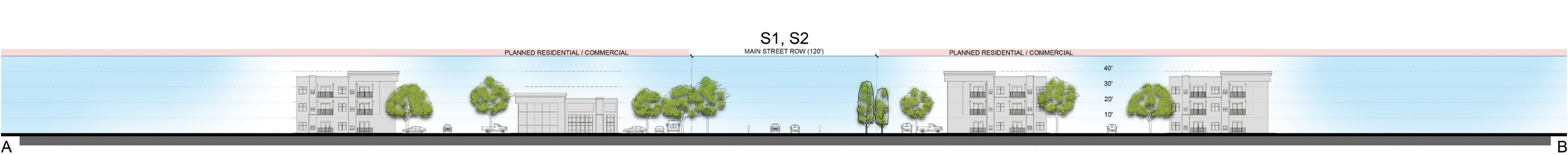
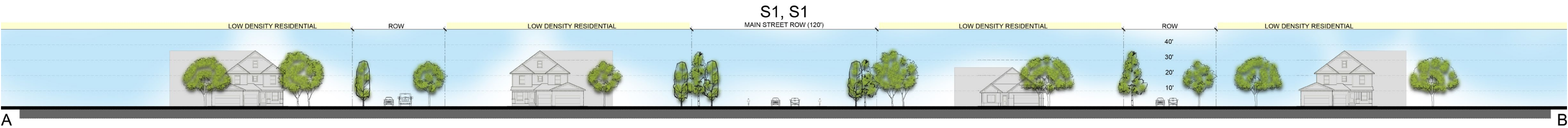
- Legend**
- Future Neighborhood Park
  - Major Drainage Routes
  - Minor Drainage Routes
  - Existing Asphalt
  - Existing Concrete Trail
  - Proposed Trails
  - Proposed On-Street Route
  - Existing Regional Trail
  - Proposed Regional Trail
  - Greenway System
  - Natural Resource Conservation Area
  - Natural Resource Enhancement Area



# CONCEPT PLANNING - SCENARIO 1 CURRENT COMPREHENSIVE PLAN

ELABORATED

\*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.

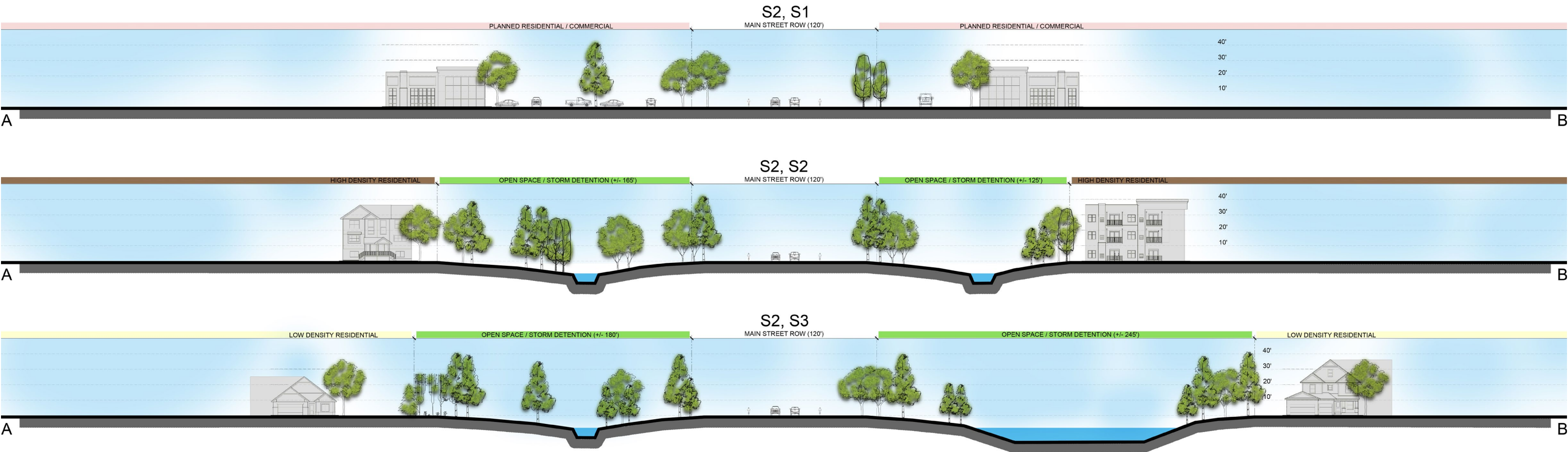




# CONCEPT PLANNING - SCENARIO 2 GATEWAY VILLAGE

ELABORATED

\*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.

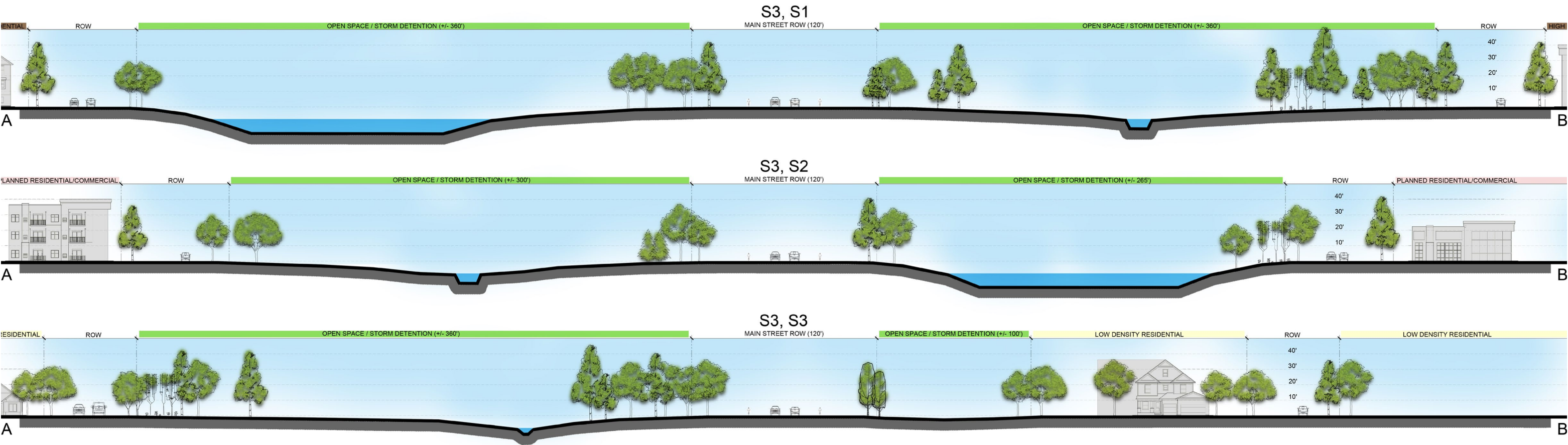




# CONCEPT PLANNING - SCENARIO 3 ISLANDS OF DENSITY

ELABORATED

\*Preliminary concept planning scenarios are diagrammatic and were presented on January 15, 2025 at the Joint City Council / Advisory Board Work Session as well as on display February 5, 2025 at the 2nd community open house meeting.





# SCENARIOS FOR AUAR

ALTERNATIVE URBAN AREA WIDE REVIEW (AUAR)

## BACKGROUND

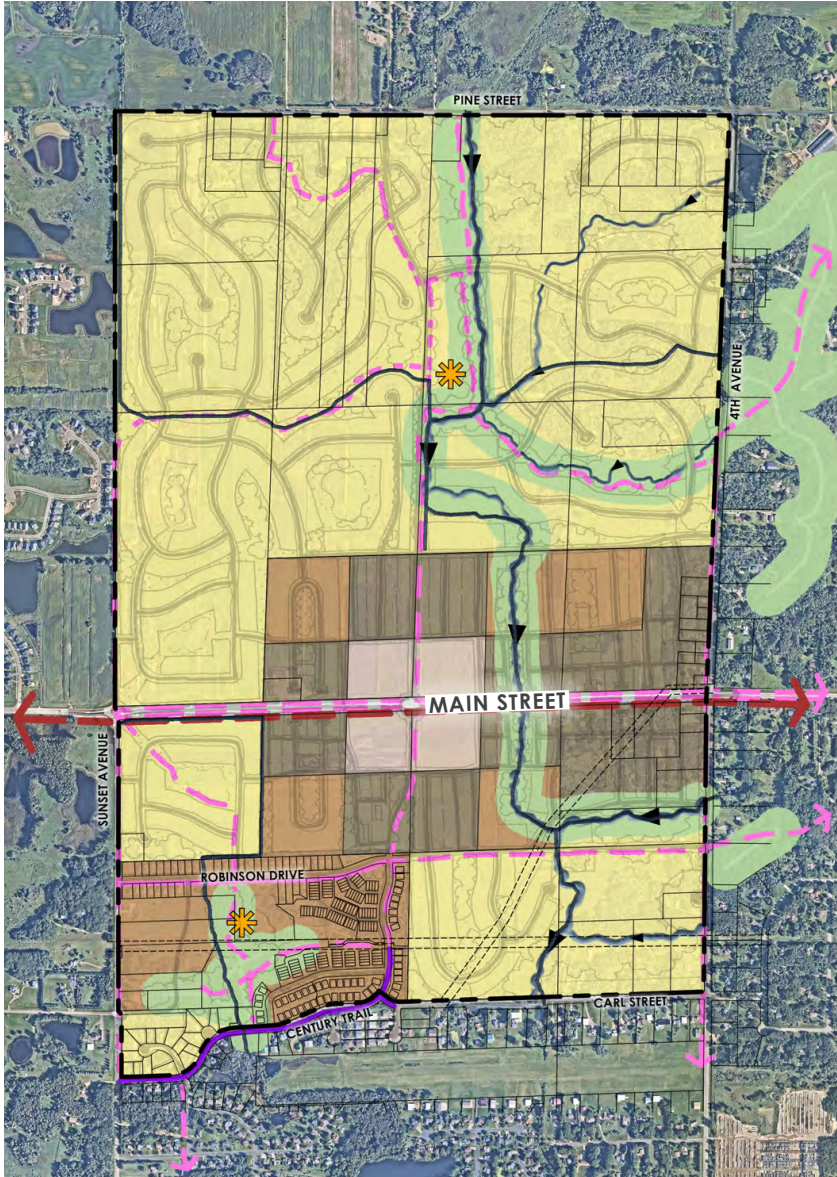
After receiving feedback from the community and stakeholders in December 2024, the Scenario 3 Islands of Density and Scenario 4 Preserving Open Space were combined into a revised Scenario 3 Preserving Open Space. During the second phase of engagement from January to March 2025, three scenarios (see previous exhibits) were presented for community and stakeholder feedback. Scenario 1 Comprehensive Plan was required to be carried forward into the environmental review (AUAR document) per Mn Rules 4410.3610 and based on community and stakeholder feedback, a refined Scenario 2 (Scenario 2.1) became the preferred development scenario to advance.

See Attachment B for the full engagement summaries from this phase.

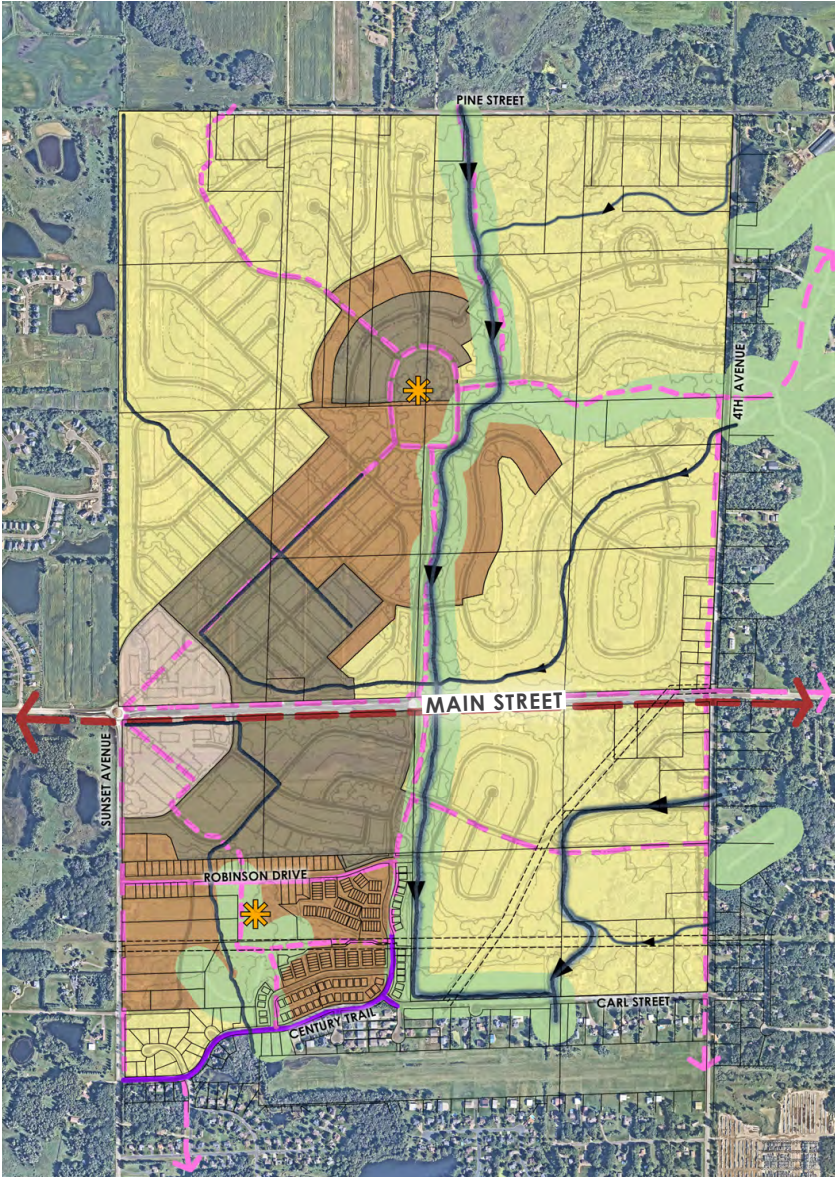
## POTENTIAL DEVELOPMENT YIELD COMPARISON

Land Use	City Comprehensive Plan Full Build Out Scenario					Gateway Village Scenario 2.1				
	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
NORTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	516	423	677	1269		464	367	587	1101	
Medium Density Resi (R2/R3)	36	35	138	207		88	88	352	528	
High Density Resi (R4)	63	62	370	494		64	64	384	512	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	630	533				630	533			
SOUTH OF MAIN STREET										
Low Density Resi (R1/R1-X/R2)	134	97	155	291		158	109	174	327	
Medium Density Resi (R2/R3)	76	64	254	381		72	60	240	360	
High Density Resi (R4)	64	53	317	423		44	44	264	352	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	304	236				304	236			
TOTAL	934	769	2,084	3,281		934	769	2,181	3,404	

SCENARIO 1  
CURRENT COMPREHENSIVE PLAN 'FULL BUILD OUT'



SCENARIO 2.1  
GATEWAY VILLAGE



- Future Neighborhood Park
- Major Drainage Routes
- Minor Drainage Routes
- Proposed Trails
- Existing Asphalt
- Existing Concrete Trail
- Existing Regional Trail
- Proposed Regional Trail
- Greenway System
- Natural Resource Conservation Area
- Natural Resource Enhancement Area



# PREFERRED DEVELOPMENT SCENARIO





# SCENARIO 2

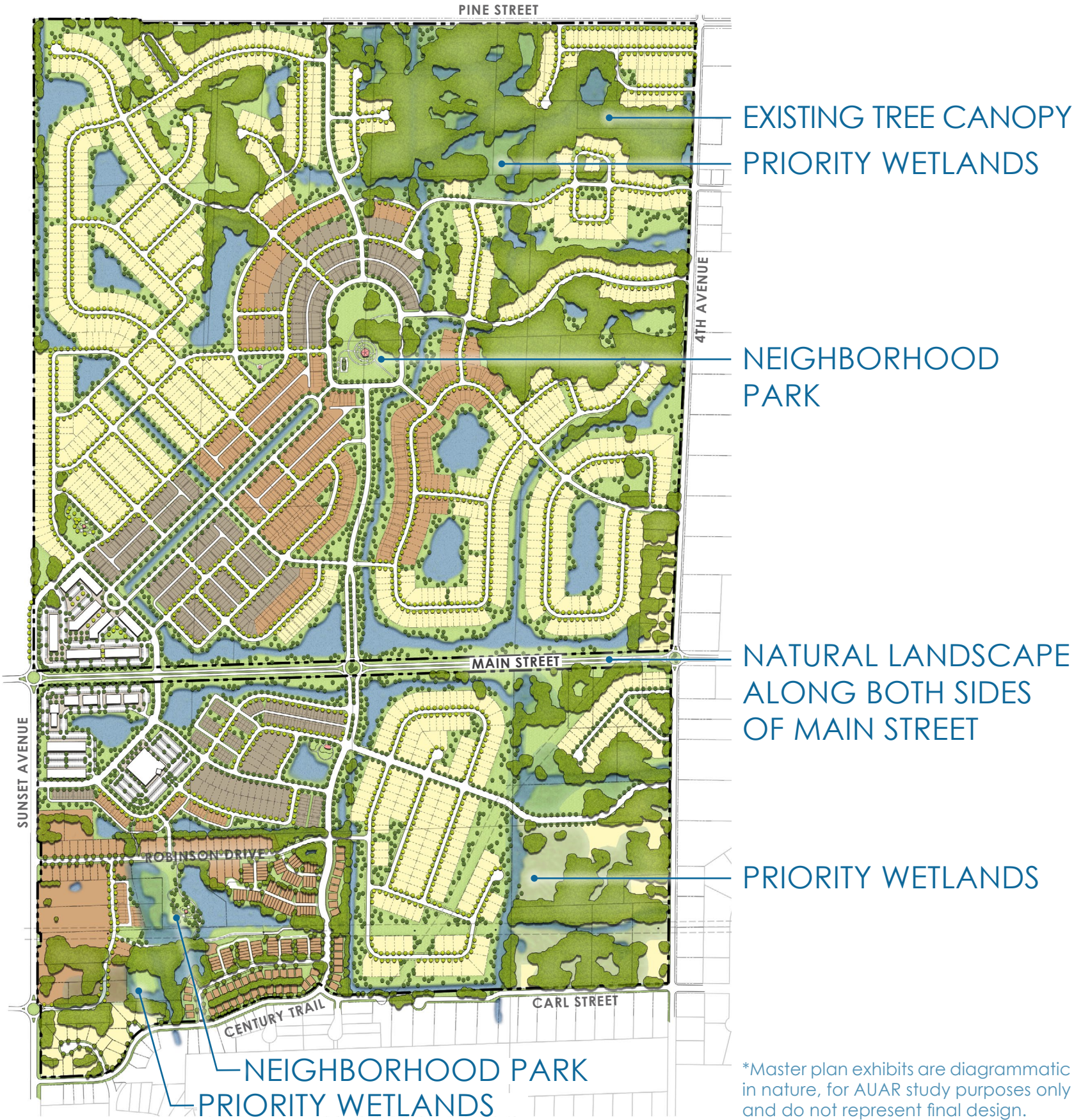
THE PREFERRED SCENARIO - OVERVIEW

Maximizing walk-ability with an interconnected approach, scenario 2 centralizes higher and medium density housing and commercial development near the Lino Lakes/Blaine border around Main Street and Sunset Avenue, with low-density prioritized on the eastern side of the study area, backing up to existing Lino Lakes housing.

Outside of the Planned Residential / Commercial zone, additional consideration was given to keeping a rural feel along both sides of Main Street with an approximate 100 feet of natural landscape zone separating development.

## POTENTIAL DEVELOPMENT YIELD

Land Use	City Comprehensive Plan Full Build Out Scenario					Scenario 2				
	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial	Gross Acres	Approx net acres w/o wetlands and open water	Approx # of Units Low	Approx # of Units High	SF of Commercial
<b>NORTH OF MAIN STREET</b>										
Low Density Resi (R1/R1-X/R2)	516	423	677	1269		453	356	570	1068	
Medium Density Resi (R2/R3)	36	35	138	207		92	92	368	552	
High Density Resi (R4)	63	62	370	494		71	71	426	568	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	11	90	112		11	11	90	112	
Commerical (20%)	3	3			30,492	3	3			30,492
Sub-Total (approximate acres)	630	533				630	533			
<b>SOUTH OF MAIN STREET</b>										
Low Density Resi (R1/R1-X/R2)	134	97	155	291		161	112	179	336	
Medium Density Resi (R2/R3)	76	64	254	381		75	63	252	378	
High Density Resi (R4)	64	53	317	423		38	38	228	304	
Planned Resi / Com (R5)										
Planned Resi (80%)	11	10	83	104		11	11	90	112	
Commerical (20%)	3	3			28,314	3	3			30,492
Park & Open Space	16	9				16	9			
Sub-Total (approximate acres)	304	236				304	236			
TOTAL	934	769	2,084	3,281		934	769	2,202	3,430	

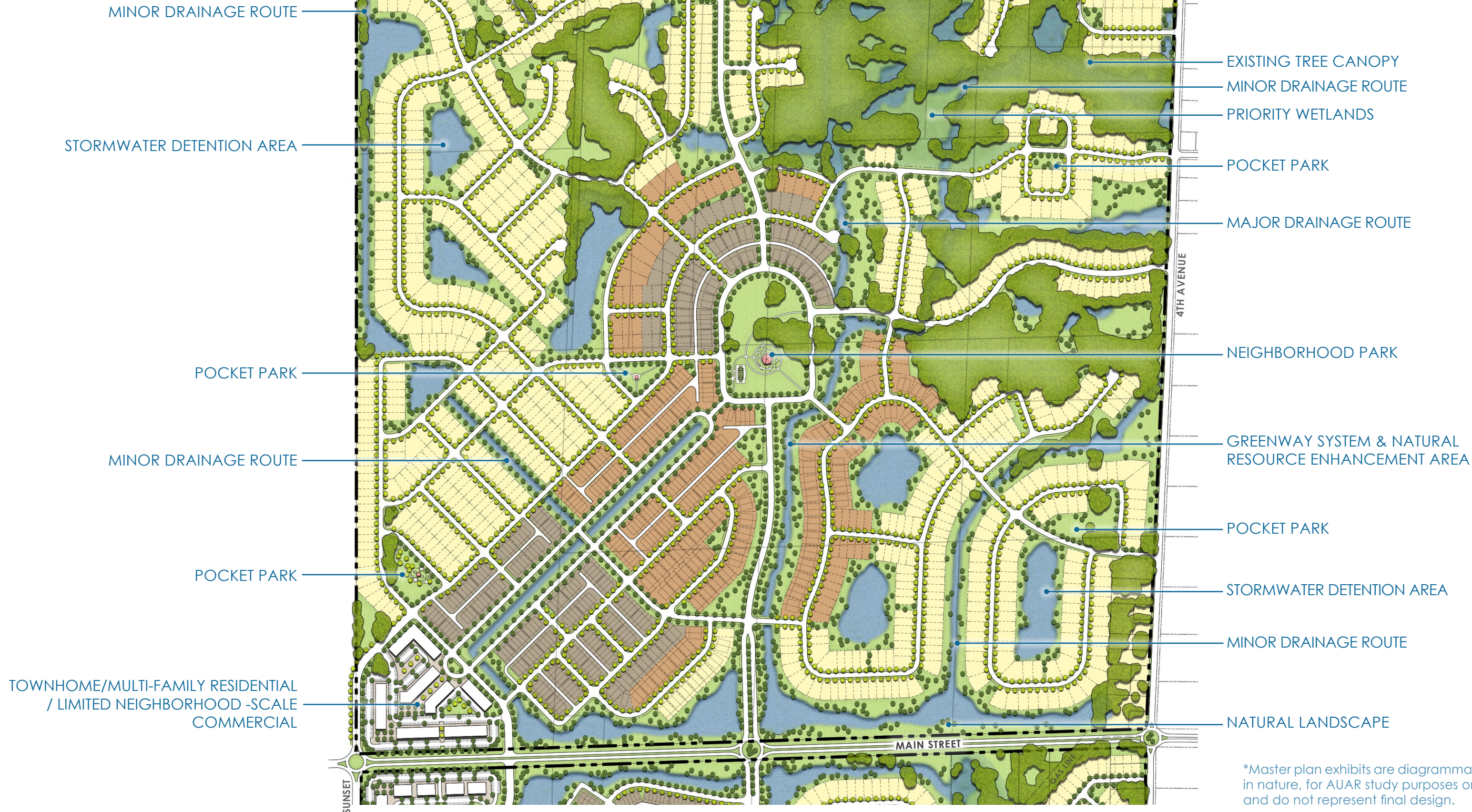


\*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.



# SCENARIO 2

'NORTH OF MAIN'



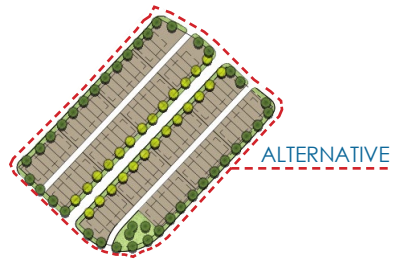
\*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.



# SCENARIO 2

'SOUTH OF MAIN'

TOWNHOME/MULTI-FAMILY RESIDENTIAL  
/ LIMITED NEIGHBORHOOD -SCALE  
COMMERCIAL



STORMWATER DETENTION AREA

NEIGHBORHOOD PARK

MINOR DRAINAGE ROUTE

PRIORITY WETLANDS



NATURAL LANDSCAPE

STORMWATER DETENTION AREA

POCKET PARK

GREENWAY SYSTEM & NATURAL  
RESOURCE ENHANCEMENT AREA

POCKET PARK

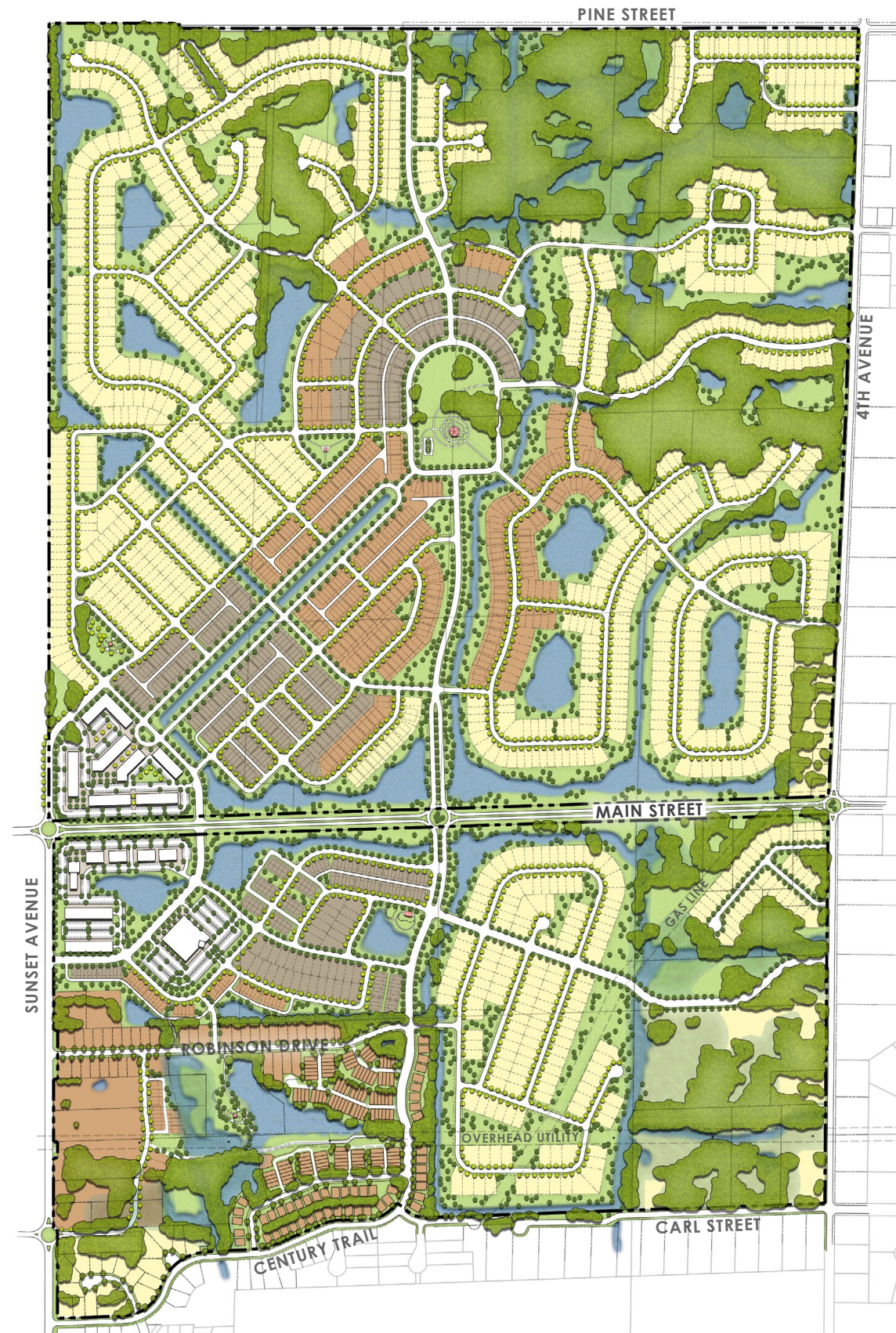
PRIORITY WETLANDS

MAJOR DRAINAGE ROUTE

MINOR DRAINAGE ROUTE



# SCENARIO 2 - LAND USE PLAN

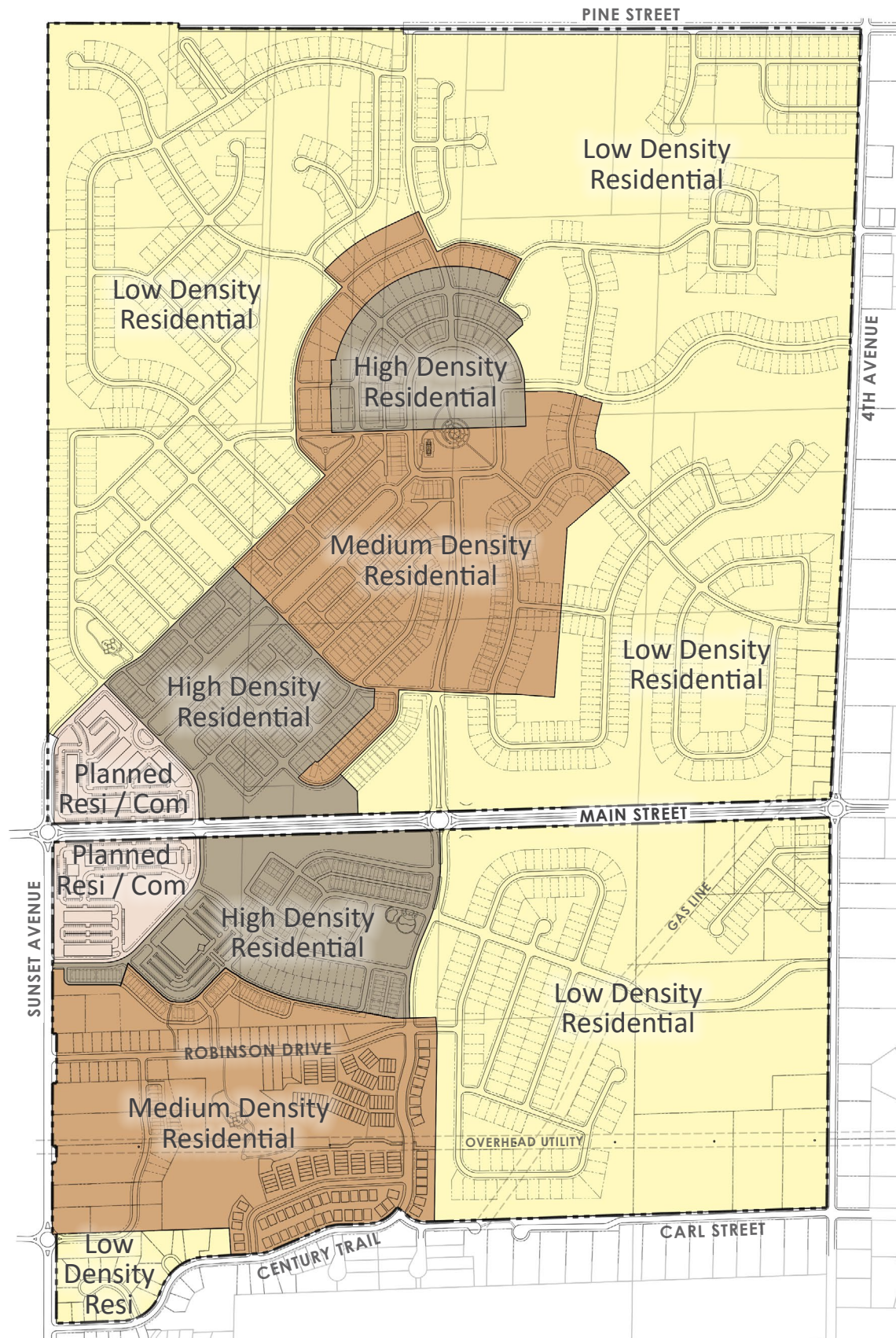


LAND USE ILLUSTRATIVE PLAN

## LAND USE

The City of Lino Lake's 2040 Comprehensive Plan, adopted in November 2020, identifies the study area as low-density residential, medium-density residential, high-density residential, planned residential/commercial.

The plan maintains the same land uses identified in the Comprehensive Plan, which emphasizes balanced growth, environmental stewardship, and integration of different land uses to enhance the overall living experience in Lino Lakes. A goal defined in the Plan is to "Increase commercial/residential development in appropriate and designated areas."



LAND USE PLAN

**Low Density Residential**  
Housing densities at 1.6 – 3.0 units per acre. Generally located to avoid conflict with more intense land use, and high traffic volume roadways. Typically, Single Family and Two Family dwellings.

**Medium Density Residential**  
Housing densities at 4.0-6.0 units per acre. Serves as transition between lower and higher intensity uses. Smaller lot SF, Two Family and attached/detached townhome dwellings.

**High Density Residential**  
Housing densities at 6.0 to 8.0 units per acre. Transition between lower and higher intensity uses such as commercial of high volume roads. Townhomes, multi-family dwellings.

**Planned Residential/Commercial**  
Housing densities at 8.0 to 10.0 units per acre. Provides for affordable and life cycle housing choices with opportunities for neighborhood scale retail, service, and office uses. While allowed in all areas, commercial development will be required in at least one quadrant.

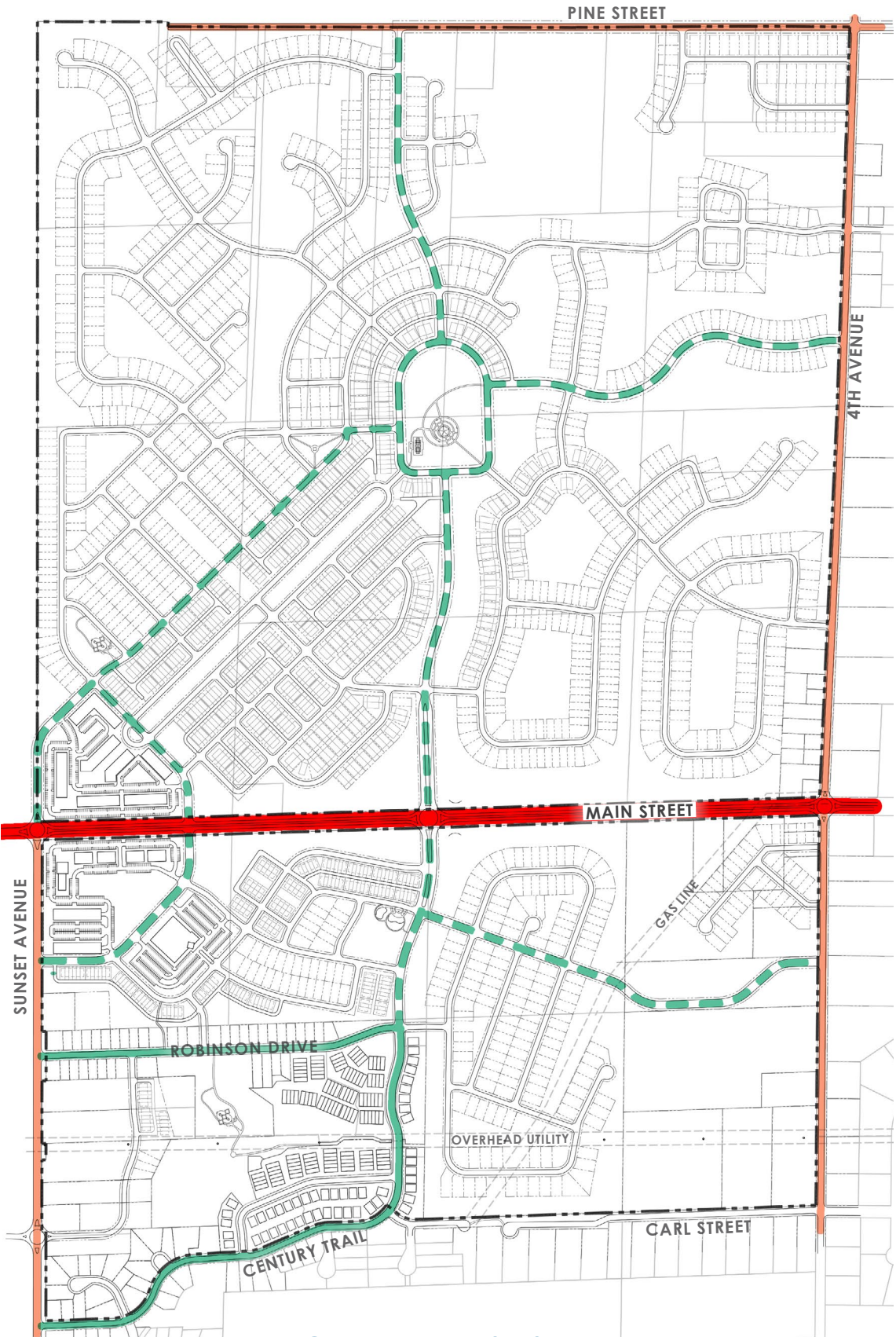
For additional information/detail, refer to the 2040 Comprehensive Plan, Chapter 3.



# SCENARIO 2 - MOBILITY

## ROADWAY NETWORK

The city's 2040 Comprehensive Plan and Traffic Study as part of the AUAR identified the need for a new roadway network within the study area. As the study area develops, a proposed collector road would serve as a north-south connection from Robinson Drive to Main Street and continue north to Pine Street. Another collector road is anticipated to be built to provide an east-west connection from Robinson Drive to 4th Avenue. Local roads providing access to residential lots, generally low speed, and designed to discourage through traffic are expected to be built as development occurs. The planned roadway network will accommodate the orderly development of the existing and anticipated residential and commercial properties north and south of Main Street. New access points will also be needed along 4th Avenue and Pine Street. It is anticipated that coordination will be needed with Anoka County for any connections to county roads within the study area. See Appendix B for the AUAR Main Street Traffic Study for more details on expected traffic generation, future conditions, and mitigation.



## ROADWAYS

**Principal Arterial**  
Roadways that provide the greatest level of mobility and access control.

**Major Collector**  
**Minor Collector**  
Roadways that provide linkages to larger developments and community amenities.

\*Dashed equals proposed

**Local**  
Roads providing access to residential lots, generally low speed, and designed to discourage through traffic.

For additional information/detail, refer to the 2040 Comprehensive Plan, Chapter 6.

## ROADWAY SYSTEM

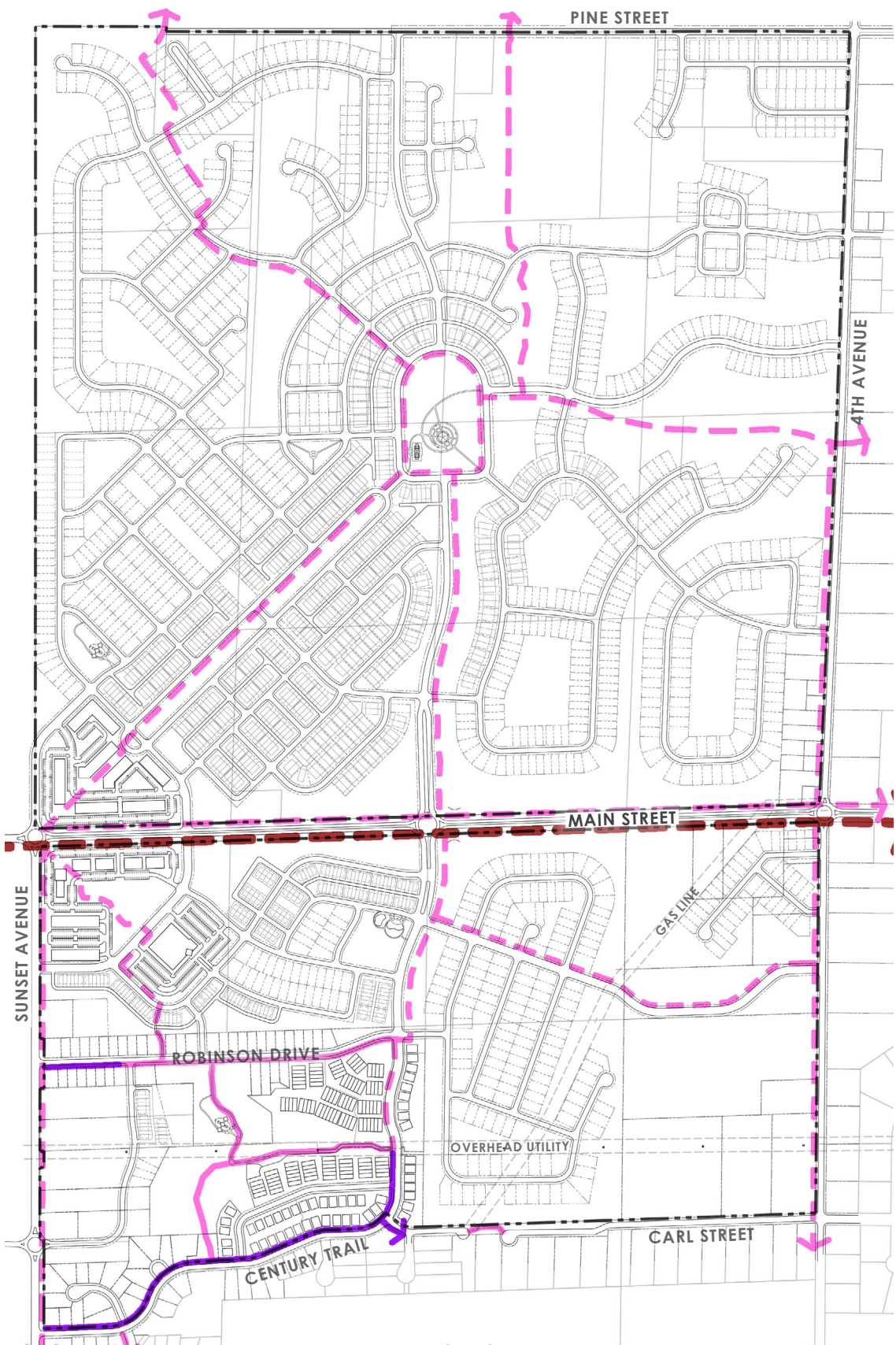


# SCENARIO 2 - MOBILITY

**TRAILS**  
A portion of the study area is anticipated to be used for city park use, as well as several greenway systems, which allow for a natural resource enhancement/conservation area. The area's development will feature the construction of a segment of the Central Anoka County Regional Trail along Main Street. Upon completion, the trail will span three cities, extend 14.5 miles, and connect to a wider regional trail system. This scenario proposes a network of trails throughout the future development, totaling approximately 41,500 linear feet (LF) of asphalt trail and 5,200 LF of regional trail. The City will work with Anoka County to incorporate the plan's vision of the natural amenities (i.e. water bodies, landscaping, trees) into the design of the trail.

Sidewalks will be installed along all local roads except for cul de sacs which will be reviewed on a case by case basis.

\*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.



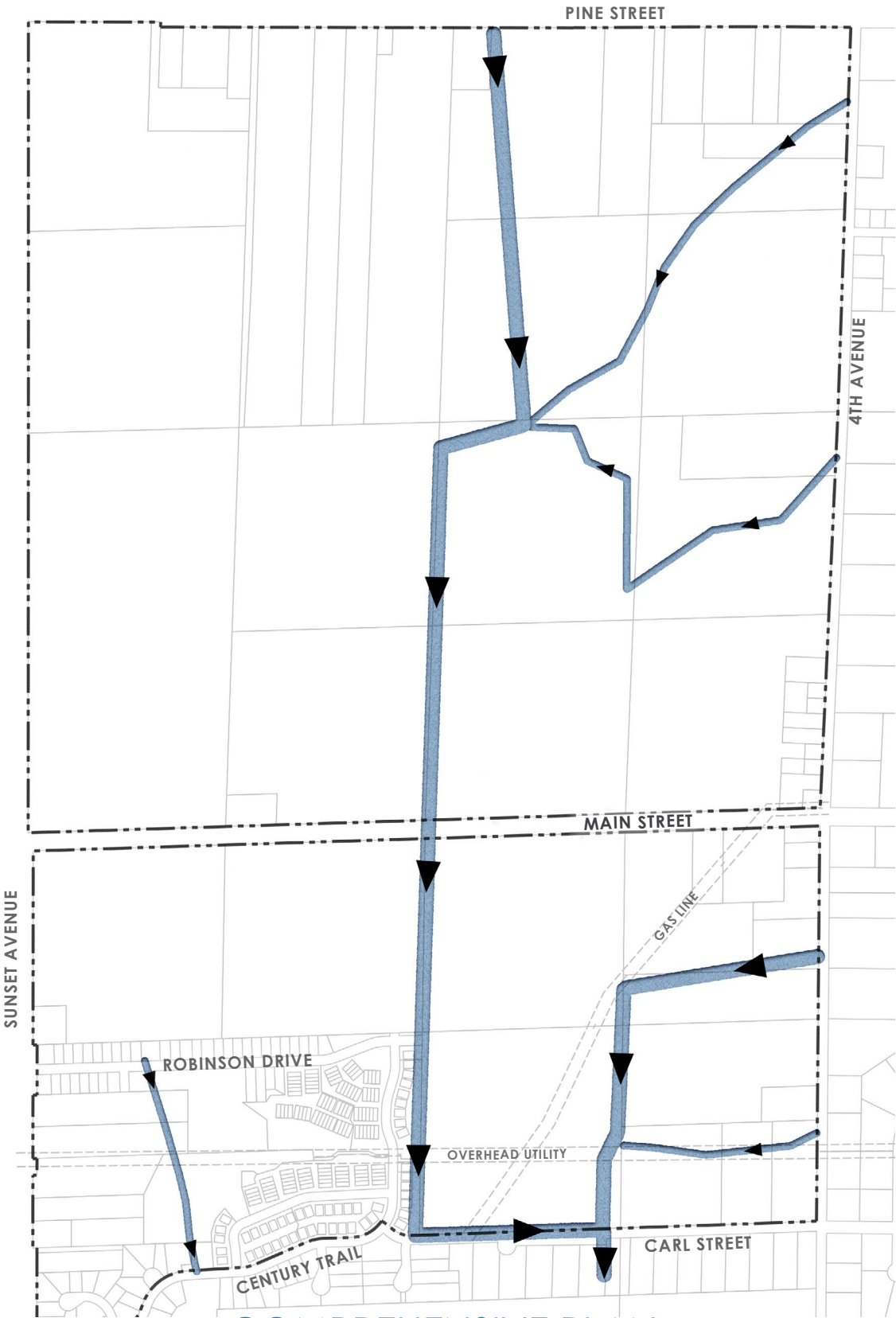
- TRAILS**
- Existing Asphalt Trails
  - Existing Concrete Trail
  - Proposed Trails
  - Proposed Regional Trail

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.

TRAIL SYSTEM

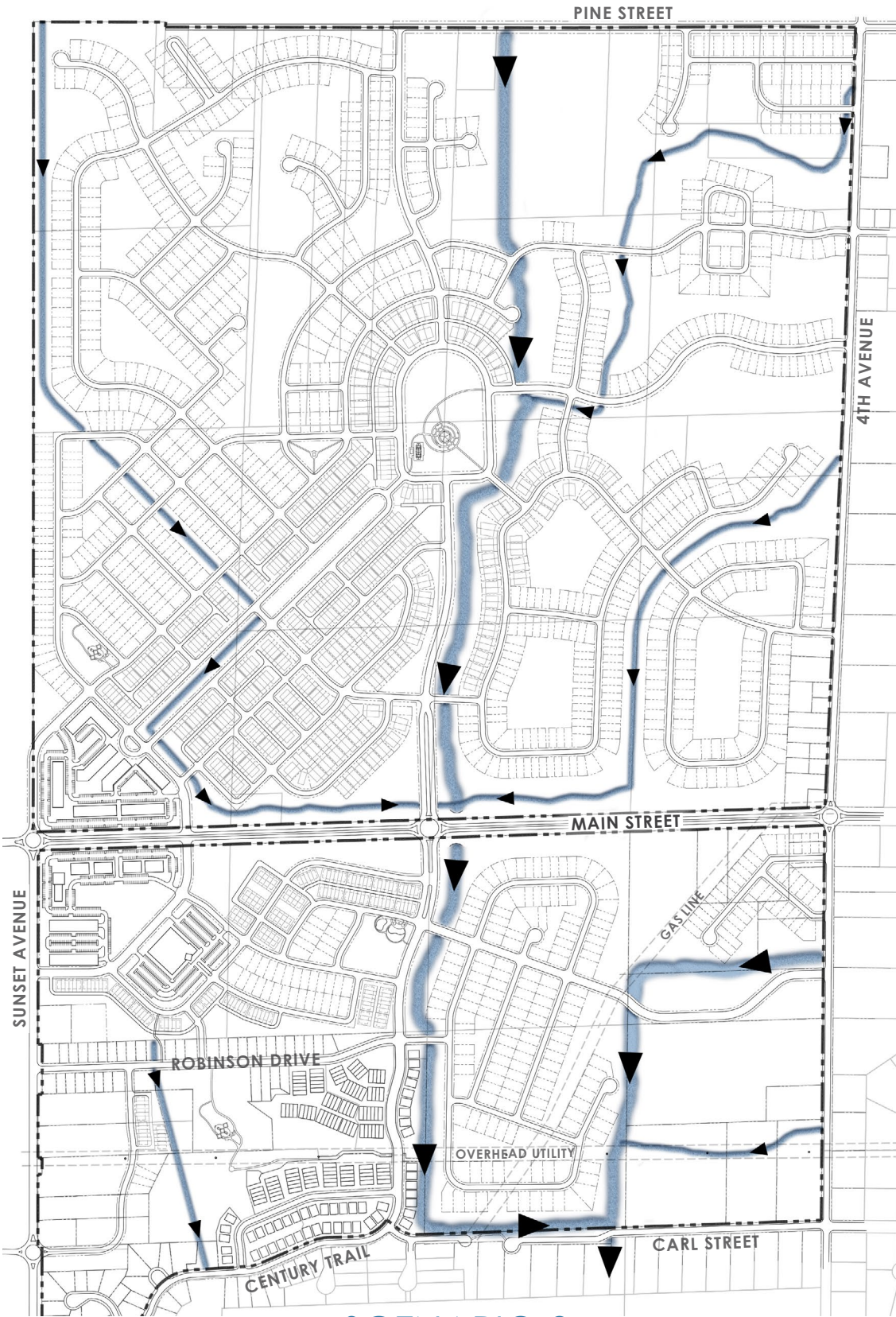


# SCENARIO 2 - DRAINAGE



COMPREHENSIVE PLAN  
DRAINAGE ROUTES

For additional information/  
detail, refer to the 2040  
Comprehensive Plan, Chapter 7.



SCENARIO 2  
DRAINAGE ROUTES

## DRAINAGE

The site generally drains through the existing ditch systems which bisect the study area from the northwest to the south, with discharges to the onsite wetlands before flowing offsite to the southeast.

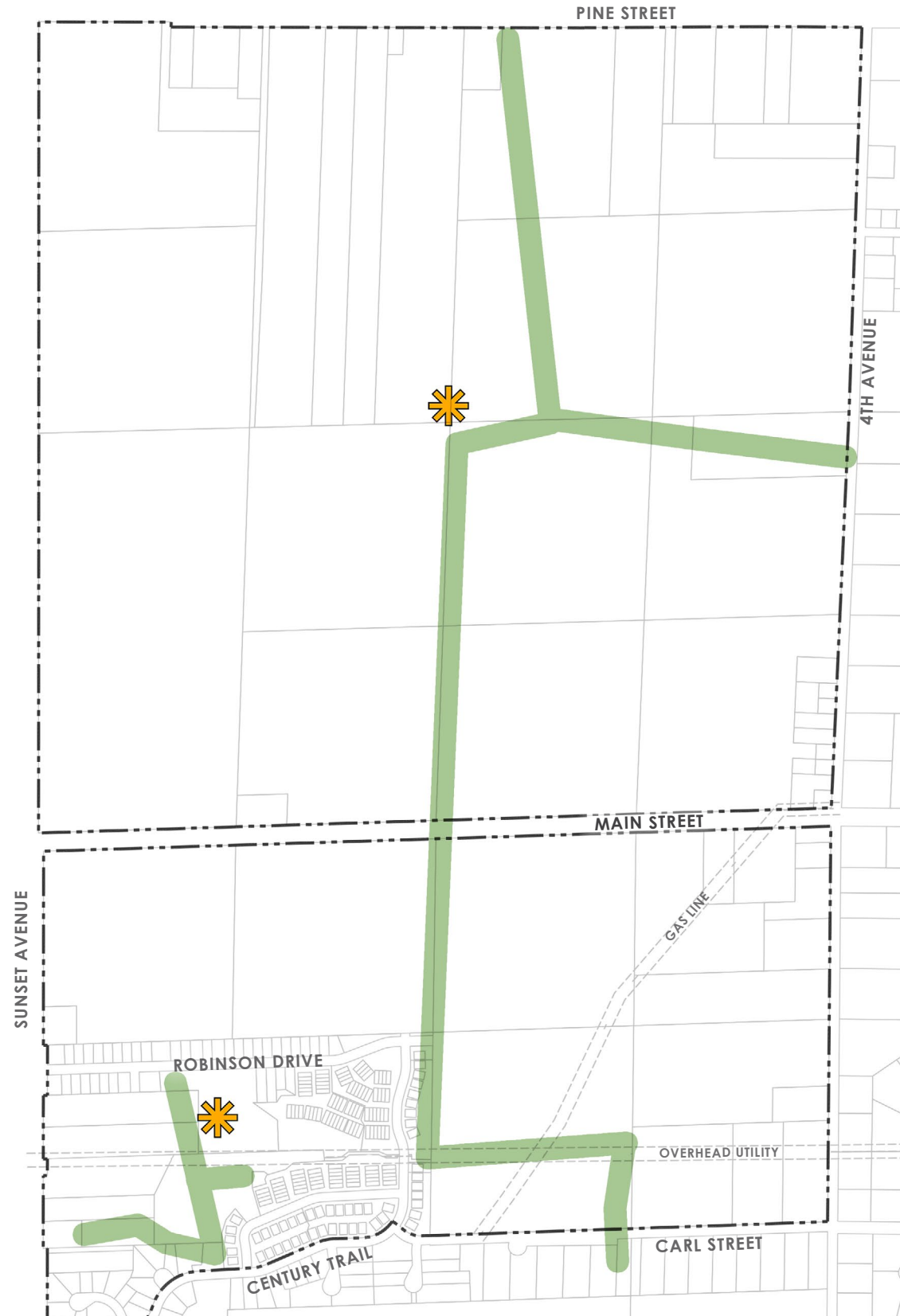
- Major Route
- Minor Route

The master plan proposed the current Anoka County Ditch system through the area to remain in place in terms of function but not in terms of location or overall quality. The ditch system would be relocated within the proposed plan to facilitate drainage of stormwater runoff, while enhancing aesthetics as well as creating passive recreational facilities and habitat.

For additional information/  
detail, refer to the 2040  
Comprehensive Plan, Chapter 7.

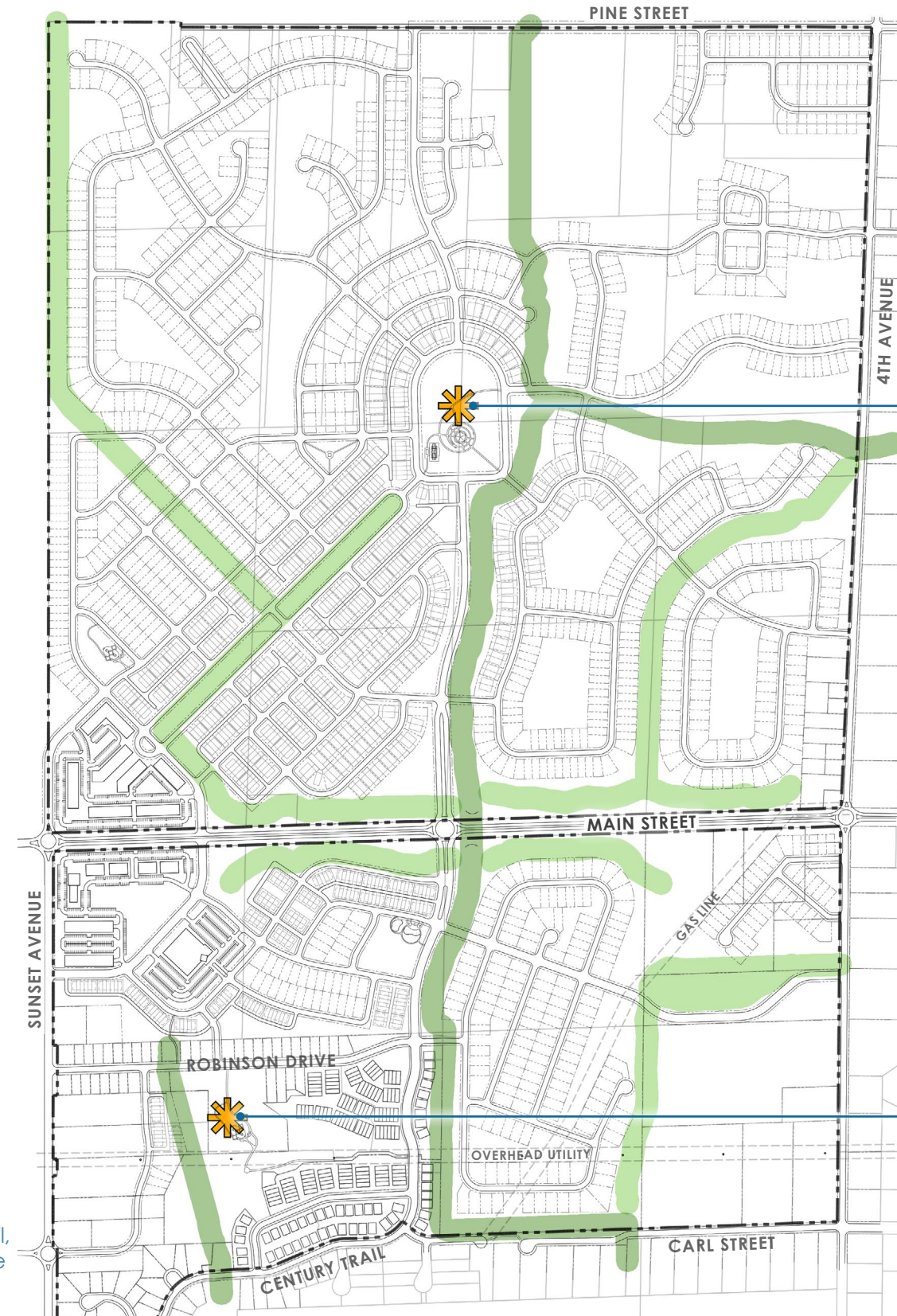


# SCENARIO 2 - NATURAL SYSTEMS



COMPREHENSIVE PLAN  
GREENWAY SYSTEM

For additional information/ detail,  
refer to the 2040 Comprehensive  
Plan, Chapter 10.



SCENARIO 2  
GREENWAY SYSTEM

## GREENWAY SYSTEM

Greenways and trails in the master plan are meant to connect residents to each other and to various amenities throughout the study area crossing as few roads as possible.

## NEIGHBORHOOD PARK

## NATURAL RESOURCE ENHANCEMENT AREAS

These generally consist of areas that fill gaps in the greenway system and/or provide a corridor for the greenway-based trail system, providing linkages between recreation areas (i.e., parks and trails).

## NEIGHBORHOOD PARK

For additional information/ detail,  
refer to the 2040 Comprehensive  
Plan, Chapter 10.

# SCENARIO 2 - CONSERVATION FRAMEWORK

## CONSERVATION DESIGN FRAMEWORK

The city of Lino Lakes expects the current Anoka County Ditch system through the area to remain in place in terms of function but not in terms of location or overall quality. The ditch system can be relocated within a proposed development to facilitate drainage of stormwater runoff, aesthetics, passive recreational facilities, and habitat creation. The realigned ditch system should incorporate the following design guidelines:

### 1) Easements

- a. RCWD requires a 20-foot easement on either side of the county ditch system, measured from the top of bank, to provide access for maintenance.
- b. In addition to maintenance easements required by RCWD, the City proposes native buffers averaging 50' in width with a minimum width of 25', measured from the top of bank, to provide space for the greenway corridor creation.

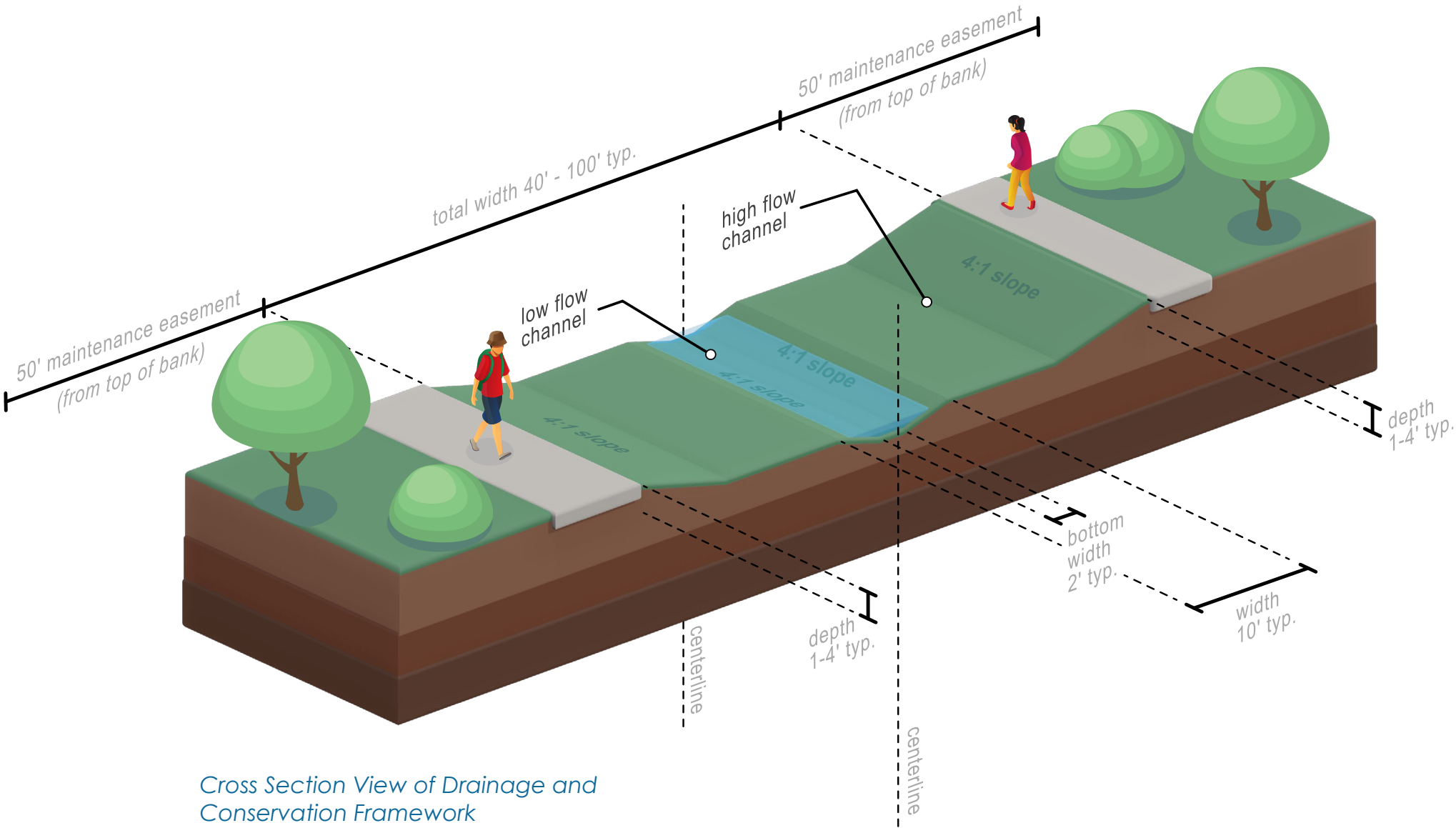
### 2) Lake/Pond Construction in-line with Ditch

- a. Ditches can be routed through lakes/ponds subject to RCWD design requirements. The City supports this method of realignment.
- b. In the event that a proposed development will create an in-line lake or pond area in relation to the ditch system, the proposed development is required to provide:
  - i. RCWD with a 20-foot easement from top of bank along the alignment of the ditch and extend into the pond based on the average width of easement at the entrance and exit location of the ditch into the lake/pond.
  - ii. The RCWD easement shall be along a bank of the lake/pond, and not through the center of the pond to limit maintenance responsibility on the District.
  - iii. Water Quality Basins shall be provided prior to discharge of stormwater runoff into the lake/pond.
  - iv. City requires establishment of a buffer around a constructed lake/pond with minimum buffer based on function of the BMP. Buffers may vary around the perimeter of the constructed lake/pond but must meet the minimum and average distances along their edges.

### 3) Realignment

- a. The city of Lino Lakes is in support of realignment of the county ditch system when proposed to be consistent with the goals of the master plan.
  - i. Realignment must be approved by RCWD through Rule I.
  - ii. Additional buffer widths may be required through land use and zoning requirements.

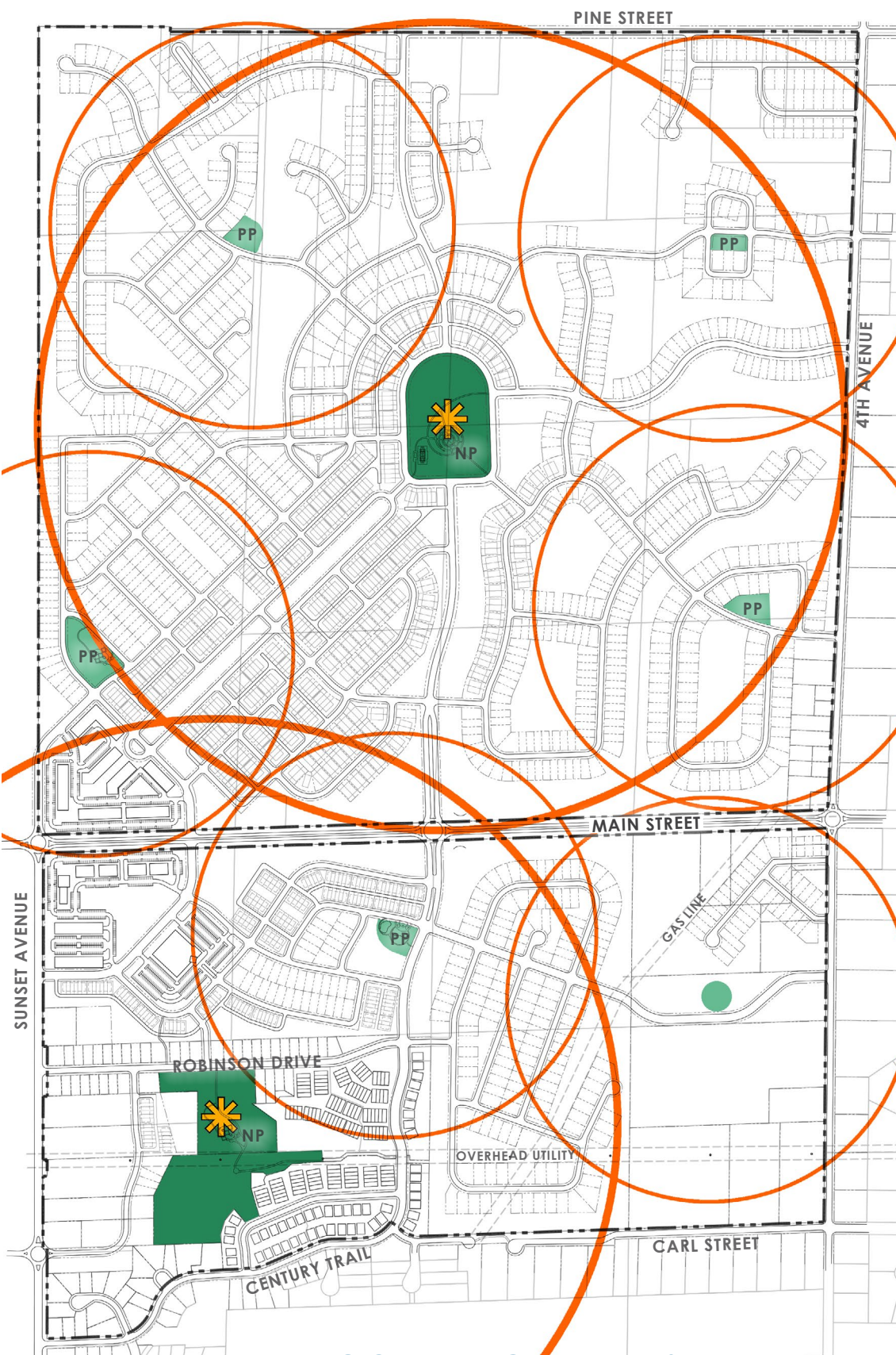
See figure below for a cross section view of the easement and buffer requirements.



Cross Section View of Drainage and Conservation Framework



# SCENARIO 2 - PARK AND OPEN SPACE



PARK COVERAGE AREAS

## PARK TYPES

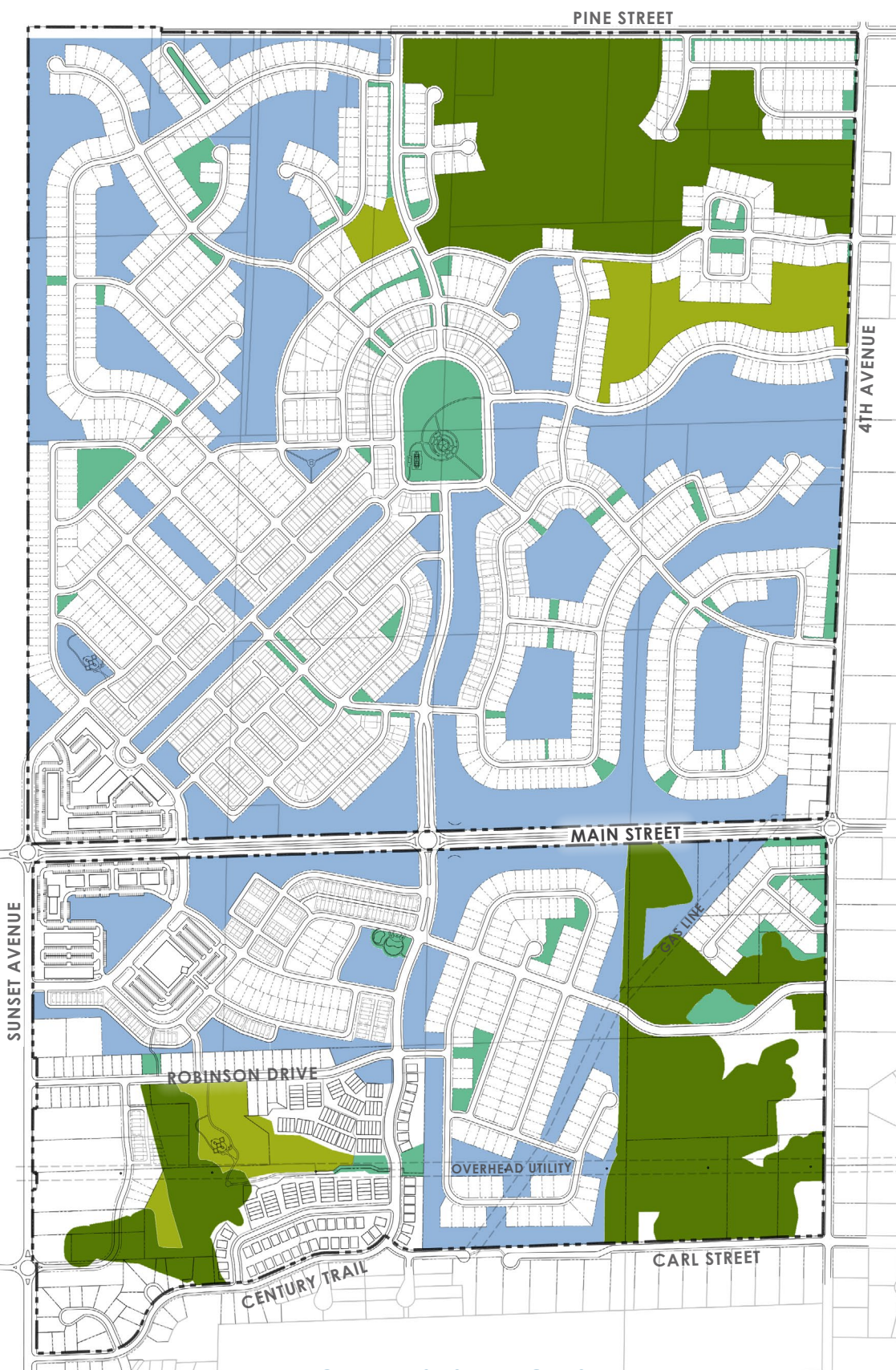
### Neighborhood Park (NP)

These parks bring people together to recreate and socialize close to home. Providing a balanced set of amenities that appeal to a range of individuals is important to meeting park needs and new recreational trends. Active, non-programmed recreation remains the mainstay of neighborhood parks. General coverage area of residents served is 1/2 mile radius, or between a 10 and 15 minute walk.

### Pocket Park (PP)

These parks tend to develop on small, solitary, irregularly shaped lots and serve hyper-local residents and are typically maintained by an HOA. Elements could include benches, tables, fountains, simple playgrounds, monuments, historic markers, art installations, flower beds, and community gardens. General coverage area of residents served is 1/4 mile radius, or between a 5 and 10 minute walk.

For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapter 10.



OPENS SPACES

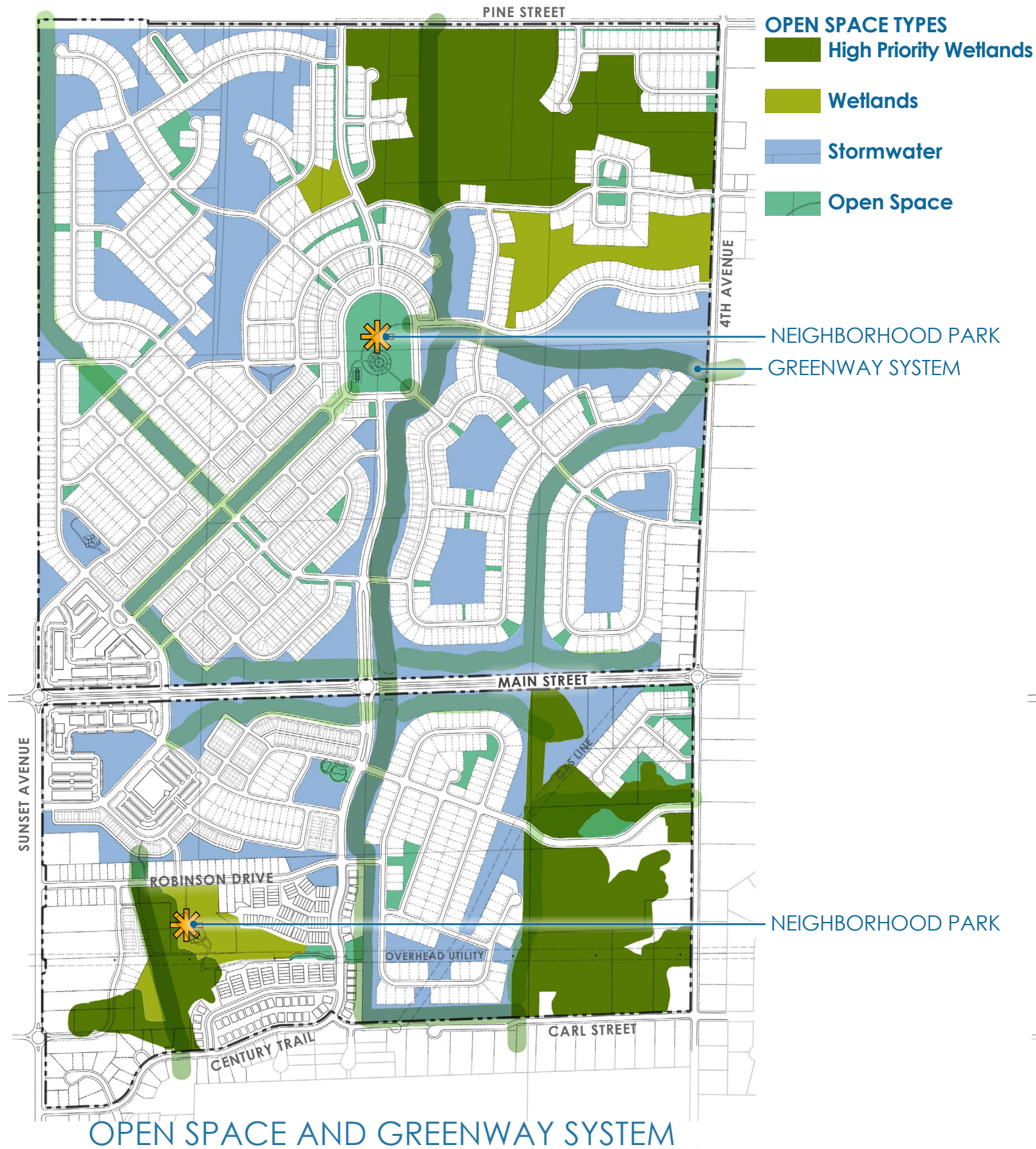
## OPEN SPACE TYPES

- High Priority Wetlands
- Wetlands
- Stormwater
- Open Space

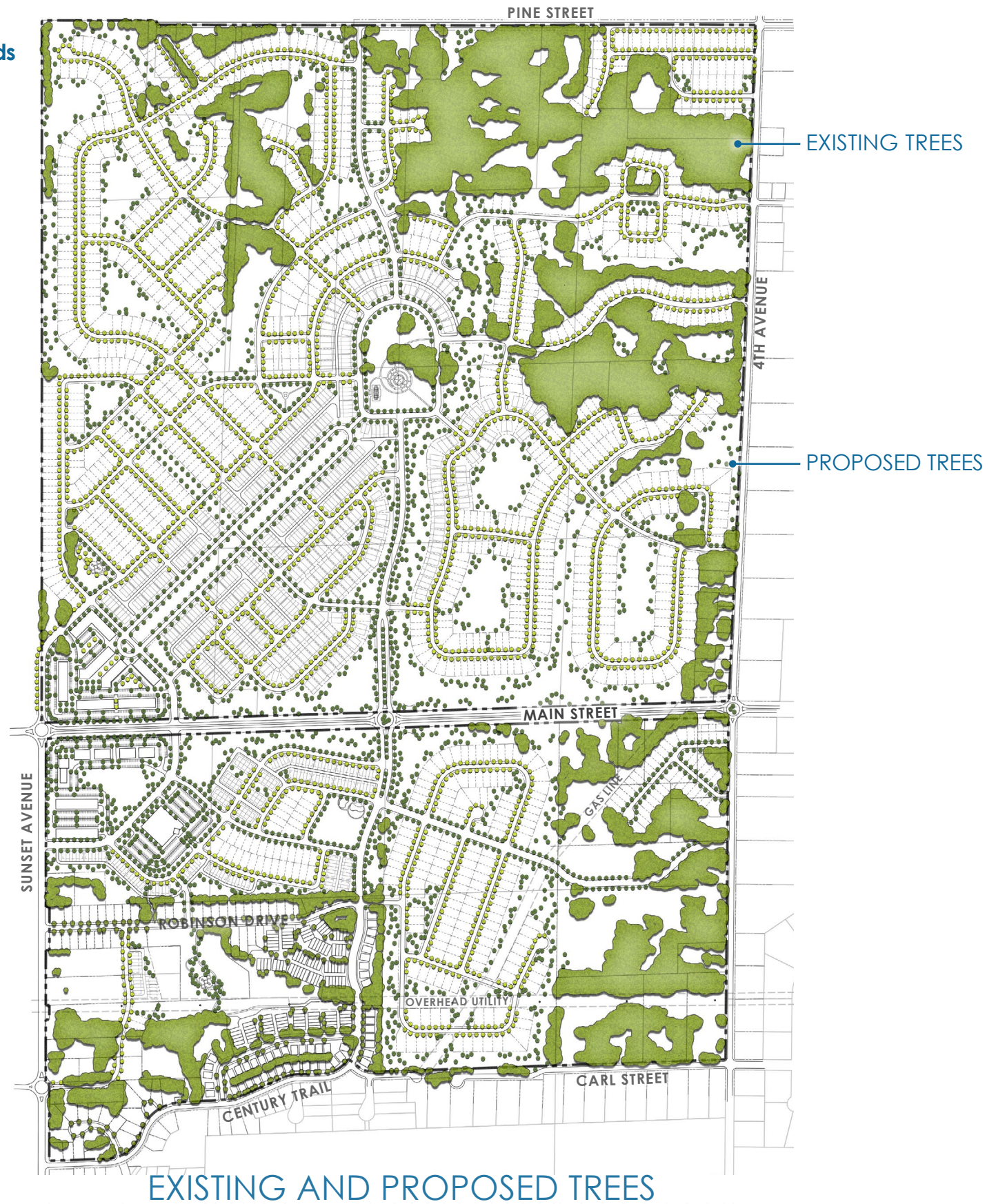
For additional information/ detail, refer to the 2040 Comprehensive Plan, Chapters 7 and 10.



# SCENARIO 2 - PARK AND OPEN SPACE



OPEN SPACE AND GREENWAY SYSTEM

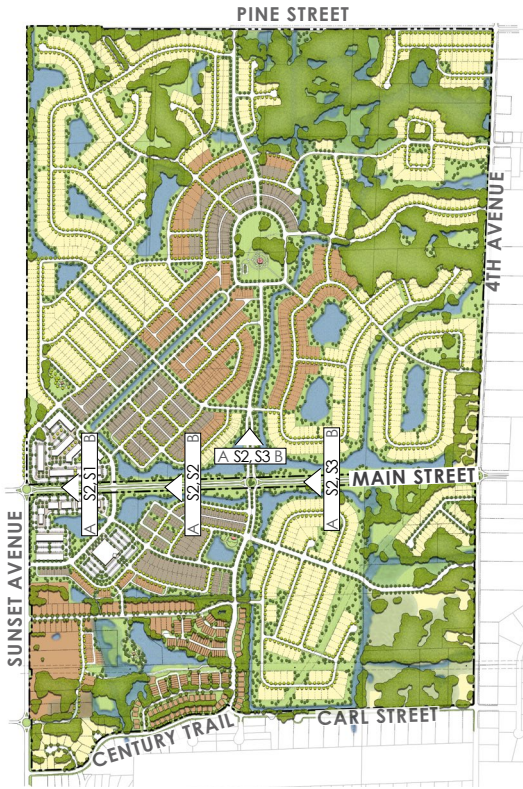
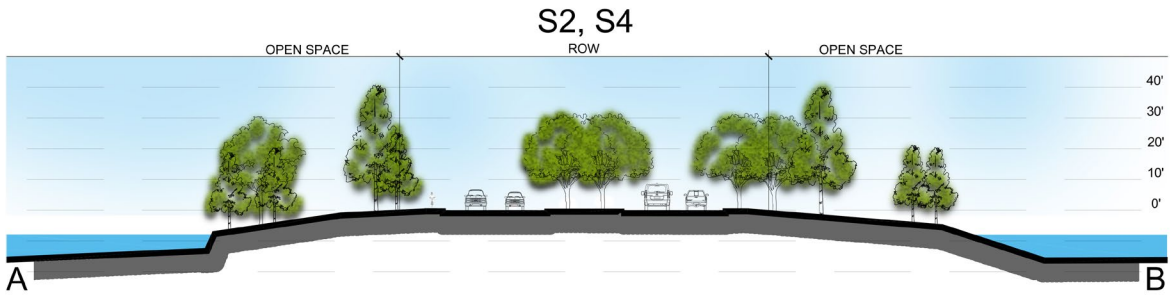
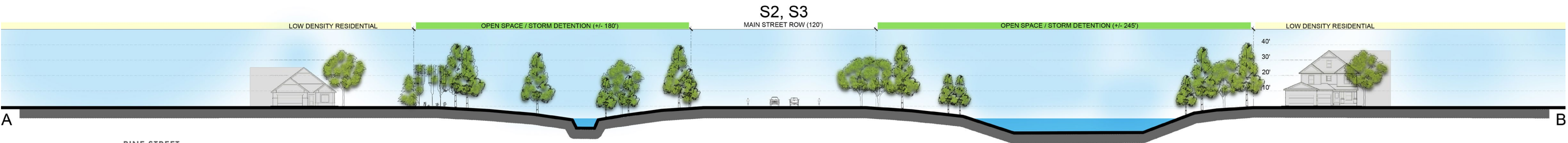
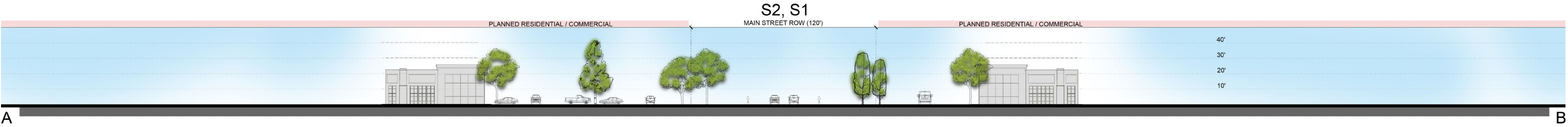


EXISTING AND PROPOSED TREES



# SCENARIO 2 - MAJOR ROAD SECTIONS

\*Master plan exhibits are diagrammatic in nature, for AUAR study purposes only and do not represent final design.





# SCENARIO 2 - UTILITIES

## WATER SUPPLY

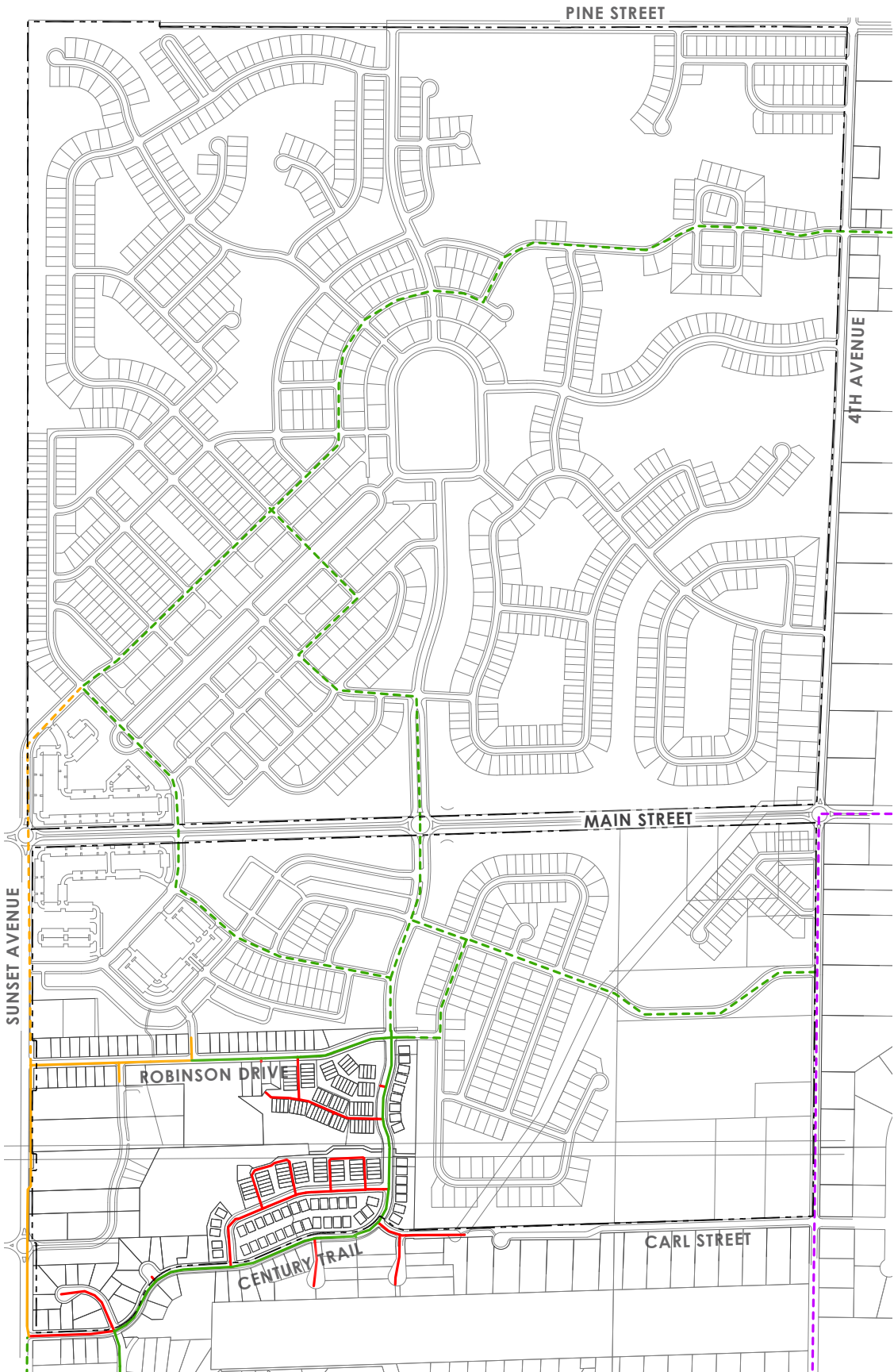
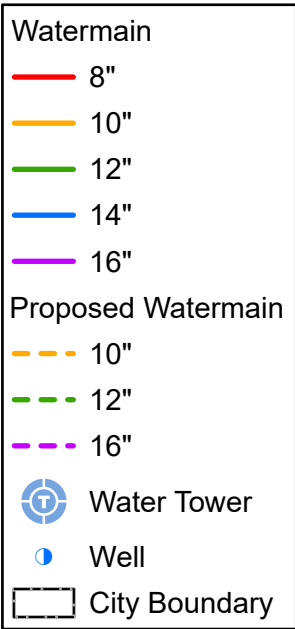
The City’s drinking water supply system includes production, treatment, storage, and distribution. The existing water production capacity will not be sufficient to serve the entire study area. It is anticipated that not more than half of the study area could be served by the City’s existing system assuming the proposed Well No. 7 is constructed in 2026. The City will need to install new wells (Wells No. 8 and 9) to serve the entirety of the study area and satisfy City-wide water demands.

The City’s Department of Natural Resources (DNR) water appropriation permit currently allows an annual withdrawal volume of 900 million gallons per year (MGY). The City-wide annual demand plus the projected annual demand for the study area will exceed this volume. Therefore, the City’s DNR appropriation permit annual withdrawal volume will need to be amended prior to full build out of the study area.

The City is constructing a water treatment plant for manganese removal which will be placed in service in the fall of 2026 and will provide adequate treatment capacity through Well No. 9. The City’s total elevated storage volume is 3.5 million gallons (MG), which is projected to be sufficient for the entire study area.

As shown on the Water Supply figure, the existing watermains in the vicinity of the study area include a 12-inch diameter ductile iron pipe (DIP) watermain along Robinson Drive and Century Trail south of the study area, 8-inch DIP watermain on Carl Street (west cul-de-sac), 10-inch DIP watermain stub for the Robinson Property off of Cardinal Way, and two 12-inch DIP watermain stubs at the intersection of Robinson Drive and Century Trail.

Water distribution in the study area will include watermain loops varying in size from 8-inch to 12-inch diameter. A preliminary conceptual trunk watermain layout for the Gateway Village scenario is shown on the Water Supply figure. The larger 12-inch diameter trunk watermain is looped through the high density residential and commercial areas to provide redundancy and available fire flow. Connection to the existing Main Street trunk water main at Wood Duck Trail should be evaluated as part of improvements south of Main Street. The exact alignment and sizing of watermains will need to be confirmed during preliminary design. Pressures in the study area will vary from 55 to 65 psi, and available fire flows adjacent to trunk watermains will exceed 3,500 gallons per minute (gpm). All proposed units will be required to connect to the City’s water system.



# SCENARIO 2 - UTILITIES

## SANITARY SEWER

The City's sanitary sewer collection system will be extended to serve the study area through a combination of 1) gravity sewer extensions from the existing sanitary sewer system, and 2) a new trunk sewer, lift station, and forcemain referred to as the West Side Relief Sewer in the City's 2040 Comprehensive Plan.

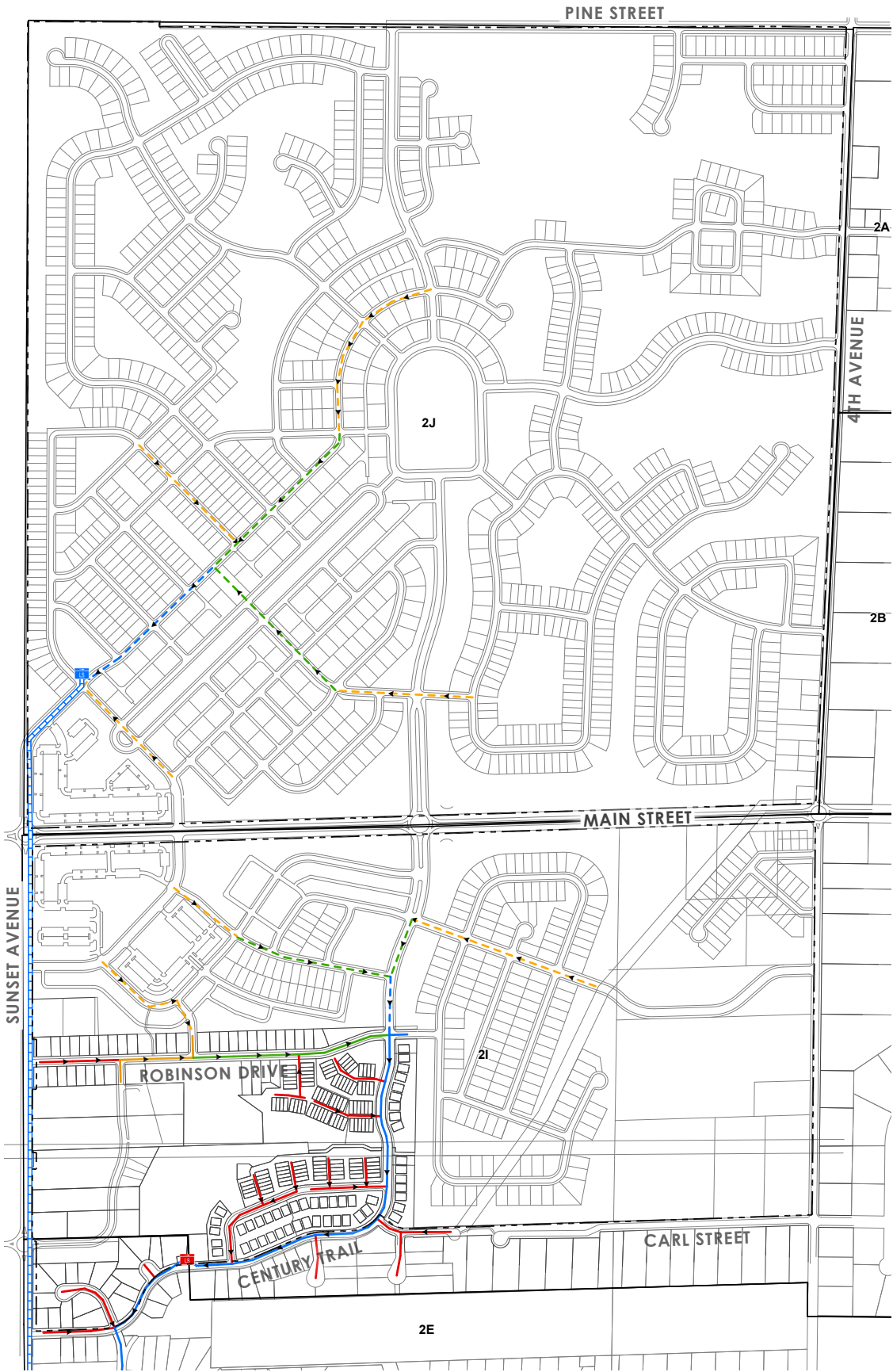
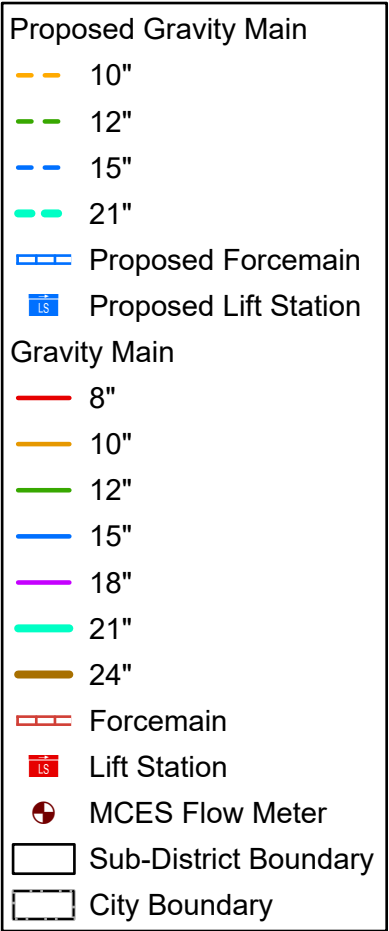
The existing trunk sewer serving sanitary sewer district 2 is nearing its capacity. Therefore, the West Side Relief Sewer is needed to free up capacity by diverting existing sewers in sub-district 2E and to serve new development in the study area. The West Side Relief Sewer will be extended from Met Council Interceptor 8361 located on North Road to the north through sub-districts 2F, 2E, 2I, and finally 2J. A preliminary conceptual layout for the West Side Relief Sewer was outlined in the City's 2040 Comprehensive Plan Figure 8-5 with a combination of 21-inch trunk gravity sewer and a trunk lift station and forcemain along the western edge of the City.

Main Street and the wetlands bordering it in the Gateway Village scenario form a natural boundary for gravity service within the study area. The area south of Main Street can connect to existing sewers by gravity. As shown on the Sanitary Sewer figure, the existing sanitary sewers in the vicinity of the study area include a 15-inch diameter polyvinyl chloride (PVC) sanitary sewer along Century Trail, 12-inch PVC sanitary sewer along Robinson Drive, and 10-inch PVC sanitary sewer in Cardinal Way. A sewer stub extends to the north from the manhole at the intersection of Robinson Drive and Century Trail with an invert of 879.78. There is also a sanitary manhole at the north end of Cardinal Way with an invert of 883.18. Inverts are according to record plans for the Century Farms North development.

The Sanitary Sewer District figure shows updated sub-district boundaries based on the Gateway Village scenario. The area north of Main Street will be served by a new lift station. The sub-district 2J lift station will need an ultimate capacity of 1,000 gallons per minute (gpm) with either one 12-inch diameter forcemain or dual 8-inch diameter forcemains along Sunset Avenue (CSAH 53). The dual forcemains would allow the phasing of pumps and piping from 500 gpm to 1,000 gpm if desired depending on the pace of

development. Trunk sewers ranging in size from 10-inch to 15-inch diameter will extend northeast of the sub-district 2J lift station to serve the area north of Main Street. The far northeast corner of the study area may discharge to other 8-inch sewers to the east depending on relative final invert elevations. All proposed units will be required to connect to the City's sanitary sewer system.

The City's sanitary sewer district 2 discharges to Metropolitan Council Environmental Services (MCES) Meter M211 and Interceptor 8361, and MCES is responsible for evaluating necessary improvements to their interceptor system. Wastewater is then conveyed to the Metropolitan Wastewater Treatment Plant (Metro WWTP). The Metro WWTP has a capacity of 314 million gallons per day (MGD) and receives 179 MGD of flow as of March 2025. The wastewater from the study area is anticipated to be of typical domestic strength and character, so pretreatment is not necessary.





# SCENARIO 2 - UTILITIES

SANITARY SEWER (CONT.): WEST SIDE RELIEF SEWER

Proposed Gravity Main

10"

12"

15"

21"

Proposed Forcemain

Proposed Lift Station

Gravity Main

8"

10"

12"

15"

18"

21"

24"

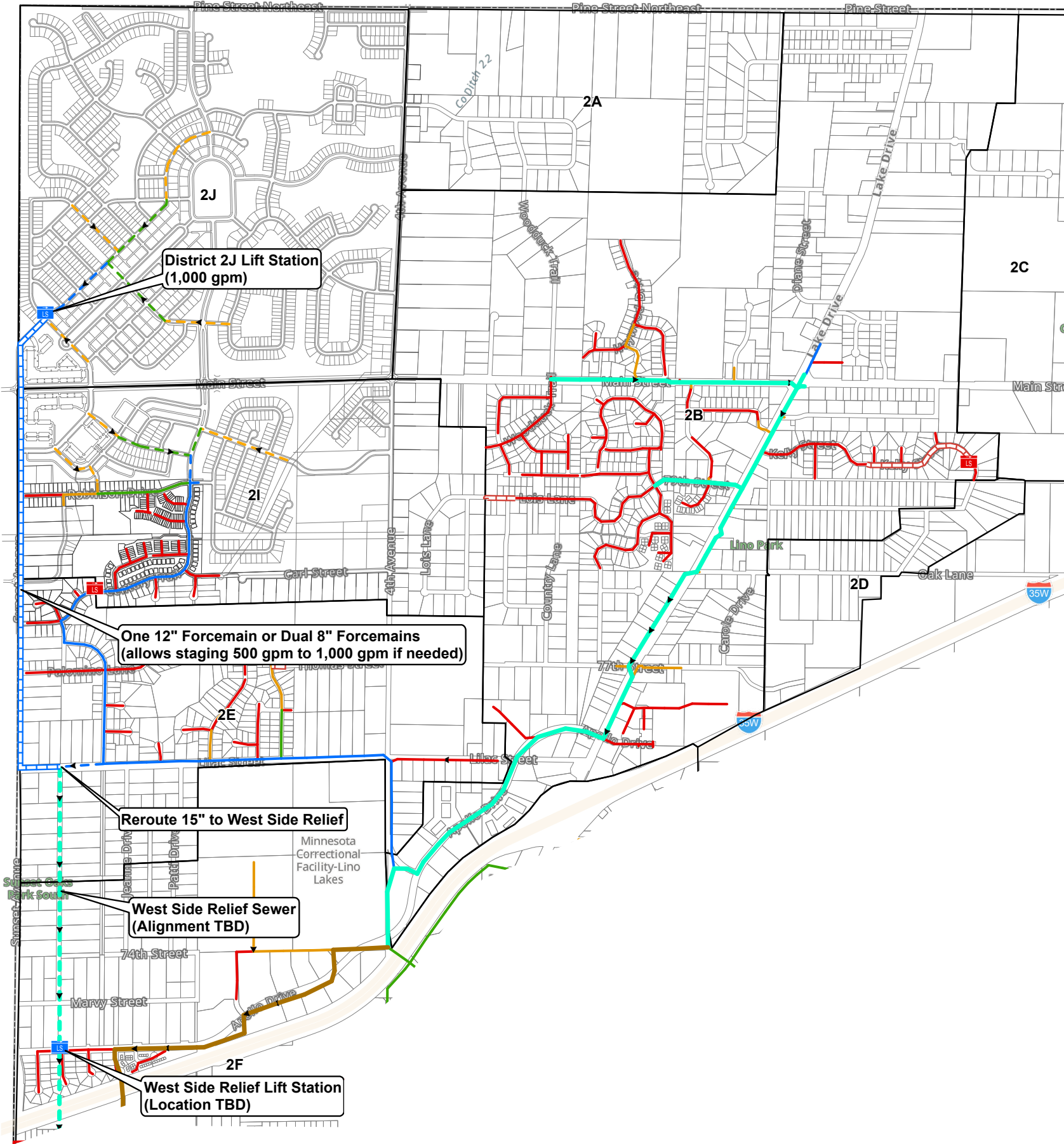
Forcemain

Lift Station

MCES Flow Meter

Sub-District Boundary

City Boundary



# SCENARIO 2 - DEVELOPMENT PHASING PLAN

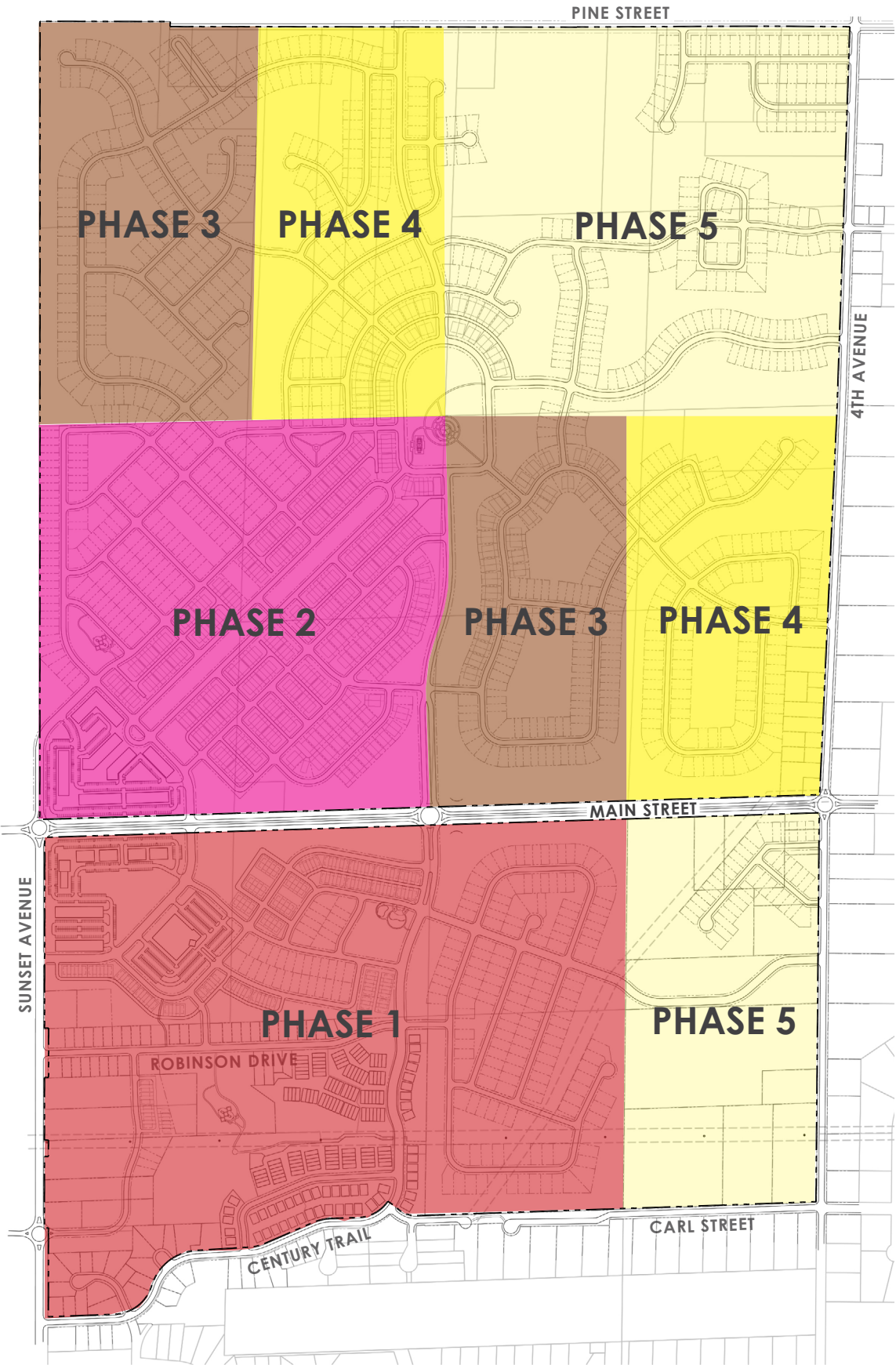
As discussed in the City's 2040 Comprehensive Plan the provision of municipal sanitary sewer and water service is the key factor to determining the timing of future growth. The Master Plan area is anticipated to development over 30 plus years. The pace and timing are dependent on a number of factors including:

- Land Use
- Property owner interests
- Market demands
- Utility Staging
- Infrastructure availability

The 2040 Comprehensive Plan includes a Utility Staging Plan that creates a logical growth pattern based on the location and availability of infrastructure. The Utility Staging Plan defines the timing at which land is potentially available for development and allows the city greater control over the pace and location of new development.

Implementation of Scenario 2 will require modification of the 2040 Utility Staging Plan to ensure an efficient and logical extension of municipal utilities. The Development Phasing plan is intended to provide a basis for amendment to the 2040 Comprehensive Plan Utility Staging Plan. Phases do not represent a specific time period but rather a logical sequence based on utility location and design considerations, land use, property owner and market interests. The phasing plan also recognizes the existing rural residential development along the northeast and eastern side of the project area. It is assumed that these areas would be the last to transition to urban development.

Phasing boundaries should be considered somewhat flexible in order to accommodate actual development proposals. For example a boundary may need to be shifted to adjust for a change in roadway alignment or property boundary.



# IMPLEMENTATION PLAN & NEXT STEPS





# IMPLEMENTATION PLAN & NEXT STEPS

## IMPLEMENTATION PLAN

The Main Street Master Plan is the guiding plan for future development in the study area. The Master Plan is intended to show a general land use arrangement with some specific design elements. The individual site layouts and uses are to be determined as part of the development review process, but should be based on the Master Plan, including specific elements noted below.

- **AUAR**

1. Development proposals must be within the scenarios studied in the AUAR and follow the mitigation plan (see Index to this document for the mitigation plan).

- **Land Use and Zoning**

1. The specific residential and commercial land use boundaries on Master Plan should be generally followed and considered somewhat flexible in order to accommodate natural features, land assembly and other physical issues.
2. Require that tools such as clustering, buffering, and/or screening be incorporated into future development plans to mitigate potential land use conflicts.

- **Natural Resources**

1. Implement the Conservation Design Framework, which includes establishing greenway corridors throughout the study area to provide connectivity for ecological and wildlife corridors, regional stormwater collection and conveyance, and passive recreational opportunities.
2. Direct stormwater collection, trees, and open space to be a natural buffer along Main Street.

- **Parks and Open Space**

1. Create parks, natural open space and greenways that connect to a larger trail system that will be established across the study area. This will link to the existing trail connection to the south of the study area, and link to a future regional trail along Main Street. The specific alignment of the trail corridor and pocket parks across the Master Plan area will be determined as development occurs.

- **Transportation**

1. Create access points and a road network to support future development per the Master Plan and AUAR documentation.
2. Consider changing the functional class of Pine Street, west of 4th Avenue, from major collector to minor collector.

- **Utilities**

1. Construct the water and sewer infrastructure per the AUAR and 2040 Comprehensive Plan requirements.
2. Consider amendment to 2040 Comprehensive Plan Utility Staging plan to reflect changes to utility routing and sewer service districts based on the Development Phasing Plan.
3. The 12" water main is proposed to be extended from Century Trail to 4th Avenue. Connection to the existing Main Street trunk water main at Wood Duck Trail should be evaluated as part of improvements south of Main Street.

## NEXT STEPS

- Consider amendment of the City's 2040 Comprehensive Plan to reference this Master Plan and incorporate the recommendations of this plan. Zoning amendments should follow if and when appropriate.
- The City will consider amending the 2024 Lino Lakes Gateway Planning manual to change the Main Street and Sunset Avenue intersection to be designated as a "primary gateway". Future development would need to comply with the primary gateway design elements as it relates to monument signs, landscaping, roundabout design, etc.

Future developers will need to work with the City and other agencies to construct and phase appropriately the major infrastructure improvements needed to expand the capacity of the water and wastewater system in this area.

The Master Plan illustrates the desired location of future land uses within a concept design to provide a framework for future development in this area but the Plan remains flexible with land use boundaries to accommodate natural features, land assembly and other physical boundaries, if needed.





# INDEX

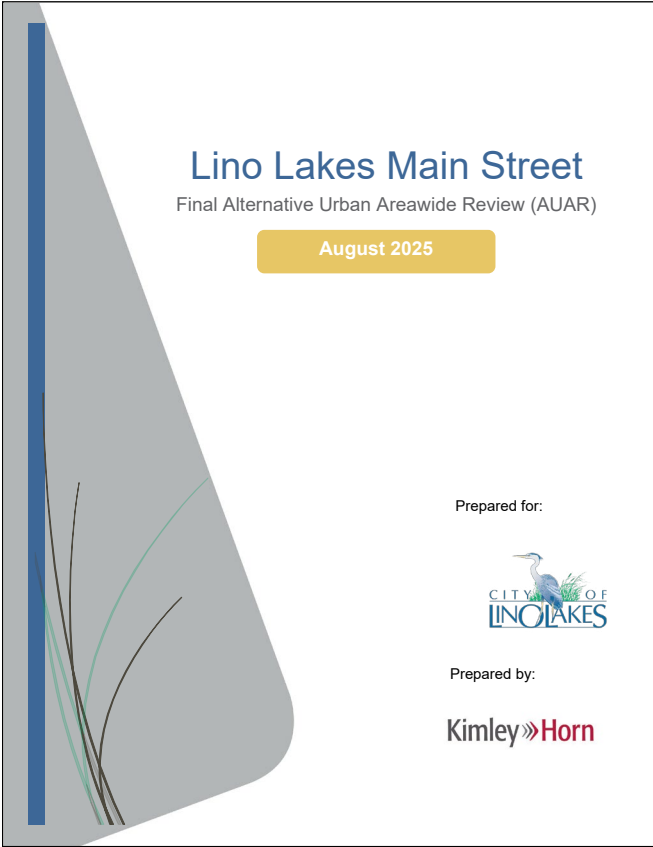
Attachment A - AUAR Mitigation Plan  
Attachment B - Engagement Summaries  
Attachment C - 2040 Comprehensive Plan (Select Exhibits)



ATTACHMENT A - AUAR MITIGATION PLAN

The following Mitigation Plan report pages are part of a larger AUAR report. For the full AUAR and references with the Mitigation Plan, refer to Lino Lakes Main Street Alternative Urban Areawide Review (AUAR) dated August 2025.

The Mitigation Plan references both the Comprehensive Plan (Scenario 1) and the preferred land use plan Scenario 2.



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Mitigation Plan

This Mitigation Plan is submitted as part of the AUAR to provide reviewers and regulators with an understanding of the actions that are advisable, recommended, or necessary to protect the environment and minimize potential impacts by the proposed development scenarios. This Mitigation Plan has been revised and updated based on comments received during the Draft AUAR comment period.

This Mitigation Plan is intended to satisfy the AUAR rules that require the preparation of a mitigation plan that specifies measures or procedures that will be used to avoid, minimize, or mitigate the potential impacts of development within the AUAR study area. Although mitigation strategies are discussed throughout the AUAR document, this plan will be formally adopted by the RGU as their action plan to prevent potentially significant environmental impacts.

The primary mechanism for mitigation of environmental impacts is the effective use of ordinances, rules, and regulations. The plan does not modify the regulatory agencies' responsibilities for implementing their respective regulatory programs nor create additional regulatory requirements. The plan specifies the legal and institutional arrangements that will assure that the adopted mitigation measures are implemented.

In addition to the anticipated permits and approvals listed in **Table 5**, the mitigation measures developed in the AUAR process are outlined in **Table 15**. The plan is formatted consistent with the sections of the AUAR for ease of reference.

Table 15: Mitigation Plan

Resource Area	Mitigation
Land Use	<b>Scenario 1 and 2:</b> Majority of the existing zoning is rural, which serves as a holding district until municipal services are available. Property will be considered for rezoning, consistent with the Comprehensive Plan, at the time of a development proposal.
	<b>Scenario 2:</b> Would require a comprehensive plan amendment.
	<b>Scenario 1 and 2:</b> The City will coordinate with the Metropolitan Council regarding any modifications needed to the TAZ forecasts for the AUAR study area, if needed.
	<b>Scenario 1 and 2:</b> Use the information contained in the AUAR during future considerations of updates or amendments to the adopted Comprehensive Plan and Zoning Ordinance. Any future consideration of amendments or updates to the Comprehensive Plan and Ordinances would follow the city's set procedures and guidelines for such amendments.
Geology, Soils, and Topography	<b>Scenario 1 and 2:</b> Require that tools such as clustering, buffering, and/or screening be incorporated into future development plans to mitigate potential land use conflicts.
	<b>Scenario 1 and 2:</b> Where required, slope stabilization will be provided by means of vegetation establishment, erosion control blankets, or other standard methods of erosion and sediment control. An erosion control plan will be submitted to the City of Lino Lakes and future proposed development within the AUAR study area will require compliance with the City's erosion and sediment control standards.
	<b>Scenario 1 and 2:</b> An NPDES and SWPPP will be obtained prior to any earthwork or grading activities within the AUAR study area. Require project proposers to meet the erosion and sediment control regulations in all applicable regulations, ordinances and rules of the city and MPCA, and Rice Creek Watershed District.



ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation	
Water Resources		<b>Scenario 1 and 2:</b> Provide construction oversight to ensure designed sediment and erosion control measures are being implemented.
		<b>Scenario 1 and 2:</b> Future developers would complete a geotechnical report that would provide recommendations for structural and foundation design based on the soil types in the study area.
	Floodplains	<b>Scenario 1 and 2:</b> If any potential impacts are proposed to FEMA 100-Year Floodplains as part of development within the AUAR study area, the applicable City of Lino Lakes and RCWD approvals will be obtained. Note: RCWD approvals are required specifically to RCWD's 100-year floodplains.
		<b>Scenario 1 and 2:</b> Floodplain alterations will require submittal of appropriate Letter of Map Change to FEMA to document changes to floodplain boundaries.
	Wetlands	<b>Scenario 1 and 2:</b> Delineate wetlands in accordance with the Army Corps of Engineers Wetlands Delineation Manual and classify wetlands according to Wetlands of the United States (Circular 39) and Wetlands and Deepwater Habitats of the United States.
		<b>Scenario 1 and 2:</b> Follow sequencing process of wetland avoidance, minimization, rectification, and mitigation as outlined in the Wetland Conservation Act (WCA) if wetlands area altered. If any potential impacts are proposed to regulated wetlands as part of development within the AUAR study area, the applicable City of Lino Lakes, WCA, RCWD, and USACE permits will be obtained.
		<b>Scenario 1 and 2:</b> Required wetland buffers will be incorporated into site design.
	Ditches	<b>Scenario 1 and 2:</b> Realignment of the ACD system 10-22-32 is proposed in both scenarios. A 20-foot buffer will be maintained on each side of the ditch as required by RCWD to allow for regular maintenance. Lino Lakes proposes an average buffer width of 50 feet on either side to provide space for the greenway corridor creation. The buffer zone will be clear of obstructions such as trees and buildings.
	Stormwater	<b>Scenario 1 and 2:</b> Stormwater BMPs will be constructed in accordance with City, RCWD, and MIDS requirements as the property is developed.
		<b>Scenario 1 and 2:</b> Developers are encouraged to use best practices to reduce chloride use in snow and ice removal.
		<b>Scenario 1 and 2:</b> During construction, erosion and sediment control BMPs will be implemented and maintained to prevent impacts to aquatic ecosystems.
<b>Scenario 1 and 2:</b> Require stormwater management systems to be developed in accordance with the current version of the <i>Rice Creek Watershed District Rules and Chapter 1011 of City Code, as amended.</i>		

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Resource Area	Mitigation	
		<b>Scenario 1 and 2:</b> Stormwater BMPs shall follow the order of implementation of infiltration practices, water reuse, biofiltration, wet sedimentation, unless site restrictions can be documented to demonstrate that alternate practices can meet City and RCWD stormwater requirements and approval by City and RCWD.
		<b>Scenario 1 and 2:</b> Any supplementary volume, sediment, and other pollutants associated with stormwater originating offsite that travels through the study area will be accounted for in the final design of stormwater BMPs.
		<b>Scenario 1 and 2:</b> The City will mandate an evaluation of the feasibility of stormwater reuse for all residential and commercial developments requiring urban services, such as municipal water. The City will also recommend planting native and drought-tolerant species to minimize irrigation requirements.
Water Resources	Water Appropriation	<b>Scenario 1 and 2:</b> A DNR temporary water appropriation permit will be obtained for any dewatering that will be needed for construction.
		<b>Scenario 1 and 2:</b> If any unknown wells are found within the AUAR study area, the wells will be sealed and the sealings sent to the Department of Health if the termination of the permit is requested.
		<b>Scenario 1 and 2:</b> The City will need to install new wells, Wells No. 8 and 9, to serve the entirety of the study area and satisfy City-wide water demands.
		<b>Scenario 1 and 2:</b> Monitor water usage and do not permit new development to proceed if it exceeds the capacity of the water supply and distribution system.
		<b>Scenario 1 and 2:</b> Construct the water supply and distribution system in accordance with Minnesota Department of Health standards and with the goals, policies, and recommendations set forth in the city's Comprehensive Water System Plan.
		<b>Scenario 1 and 2:</b> As necessary, amend the city's Comprehensive Water System Plan and Capital Improvement Plan to be consistent with any future amendments or updates to the Comprehensive Plan that would necessitate expansion or alterations to the water system.
		<b>Scenario 1 and 2:</b> Prepare a Wellhead Protection Plan amendment for new wells and follow the adopted wellhead protection plans for Lino Lakes.
		<b>Scenario 1 and 2:</b> Continue to implement the City's adopted water conservation policies which are intended to attenuate peak water demands throughout the City.

Lino Lakes Main Street - AUAR

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ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation
Water Resources	<b>Scenario 1 and 2:</b> Mitigation will be regulated through the city's development approval and permitting process. Proposed master development plans, planned unit development and subdivision applications, plats, and/or site plans must address relevant water conservation mitigation measures prior to final approval by the city. Implementation of mitigation measures will be assured through developer agreements with the city, which will require a financial security for land and infrastructure improvements and/or revoke the right to acquire building permits and/or certificates of occupancy until all relevant mitigation measures have been addressed.
	<b>Scenario 1 and 2:</b> Construct and phase appropriately the major infrastructure improvements needed to expand the capacity of the wastewater system (i.e. lift stations, forcemains, and upgrades to the existing systems) in accordance with the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan.
	<b>Scenario 1 and 2:</b> Amend the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan to be consistent with any amendments to the Comprehensive Plan that would necessitate expansions or alterations to the sanitary sewer system and regional capacity needs.
	<b>Scenario 1 and 2:</b> Each proposed development will be required to provide a detailed projection of wastewater generation and flows. These calculations will be checked by the City's Engineering Consultant.
	<b>Scenario 1 and 2:</b> The City will create a year-end report to evaluate wastewater increases by major sewer lines and overall system usage in relation to capacity. Results of this assessment will become the targets for growth for the following year.
Contamination / Hazardous Waste	<b>Scenario 1 and 2:</b> Demolition-related waste material, such as wood, concrete, and glass, will be either recycled or disposed in the proper facilities in accordance with state regulations and guidelines.
	<b>Scenario 1 and 2:</b> Development will generate construction-related waste materials such as wood, packaging, excess materials, and other wastes, which would be either recycled or disposed in the proper facilities in accordance with state regulations and guidelines.
	<b>Scenario 1 and 2:</b> For solid waste generated from the completed project, a source recycling/separation plan would be implemented, and wastes that cannot be recycled would be managed in accordance with state regulations and guidelines.
	<b>Scenario 1 and 2:</b> Future developers will need to complete a Phase I/II Environmental Site Assessment prior to construction and coordinate with the MPCA on safe handling and disposal of any contamination and hazardous materials found on the site prior and during construction.
Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources	<b>Scenario 1 and 2:</b> State requirements necessitate the control and spread of state listed noxious weeds and/or invasive weeds if encountered prior to construction. Methods to avoid spreading noxious weeds and/or invasive species will be incorporated into project specifications and/or SWPPP when developed.
	<b>Scenario 1 and 2:</b> Disturbed areas would be reestablished using appropriate native pollinator-friendly and stabilization seed mixes.
Lino Lakes Main Street - AUAR84August 2025	

Resource Area	Mitigation
	<b>Scenario 1 and 2:</b> Invasive species will be controlled during site construction. Additionally, appropriate measures will be taken to control the spread of invasive species will be controlled during construction and landscaping: <ul style="list-style-type: none"><li>Inspecting construction equipment and removing any visible plant, seeds, mud, dirt clods, and animals when arriving and leaving a site.</li><li>Using native seed mixes for revegetation whenever possible to encourage non-invasive plant communities in areas of bare soil post-construction.</li><li>Using mulch, soil, gravel, etc., that is free of invasive species whenever possible.</li><li>Inspecting soil and plant material during planting for signs of invasive species and removing or destroying the invasive species or the plant and associated soil if the invasive species cannot be separated out.</li></ul>
	<b>Scenario 1 and 2:</b> Tree clearing activities will be restricted to winter months (November 1 - March 31). If winter tree clearing is not feasible, technical consultation with the USFWS may be required. Tree removal will also adhere to the City's tree preservation requirements.
	Any tree removal will have to follow tree preservation requirements, as outlined in City Code 1007.049, as amended. <sup>39</sup>
	<b>Scenario 1 and 2:</b> Reseeding herbaceous areas with native seed mixes will be utilized when possible to avoid impacts to the monarch butterfly and rusty patch bumble bee.
	<b>Scenario 1 and 2:</b> Many state-listed plant species were identified by the DNR having the potential to be affected by the proposed development scenarios. To demonstrate avoidance, a qualified surveyor will need to determine if suitable habitat exists within the activity impact area and, if so, conduct a survey prior to any project activities. Survey results will determine next steps of species avoidance, minimization, and permitting process.
	<b>Scenario 1 and 2:</b> The DNR required specific mitigation measures to avoid impacts to the state-listed threatened Blanding's turtle. These efforts included limiting erosion and wetland impacts, checking bare ground, trenches, holes, and depressions during construction activities, information orientations, sighting reporting, and following guidelines for interactions of in-danger turtles.
	<b>Scenario 1 and 2:</b> Implement the Conservation Design Framework, which includes conservation of Environmentally Sensitive Areas (ESA's), buffering these natural resources, and establishing greenway corridors throughout the AUAR area to provide connectivity for ecological and wildlife corridors, regional stormwater collection and conveyance, and passive recreational opportunities.
	<b>Scenario 1 and 2:</b> Require public land dedication of priority natural open space areas through the subdivision process.
	<b>Scenario 1 and 2:</b> Require that cash in lieu of public land dedication for subdivisions within the AUAR area be spent within the AUAR area to purchase, restore, and/or maintain priority natural open space areas.
	<b>Scenario 1 and 2:</b> Establish mechanisms for ecological restoration, management, stewardship, and education.
	<b>Scenario 1 and 2:</b> Consult with the DNR and/or USFWS to determine appropriate mitigation strategies for activities near the Bald Eagle's nests within the AUAR area before development occurs within the vicinity of the nests, including reviewing recommended disturbance limit guidelines developed by the DNR.
<sup>39</sup> Source: City Code 1007.049	
Lino Lakes Main Street - AUAR85August 2025	



ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation
Historic Resources	<b>Scenario 1 and 2:</b> If a federal nexus is identified during preparation of project permits (if a U.S. Army Corps of Engineer permit is required due to impacts to regulated wetlands), a Phase I Archaeological Assessment may be necessary.
	<b>Scenario 1 and 2:</b> If human remains are recovered at any time during archaeological investigation or development, all activities must stop and consultation initiated with the Office of the State Archaeologist and Minnesota Indian Affairs Council.
Visual	<b>Scenario 1 and 2:</b> Guidance from the USFWS to minimize blue light, uplight, and backlight will be adhered to the extent practicable.
Air	<b>Scenario 1 and 2:</b> Construction will generate temporary fugitive dust emissions. These emissions will be controlled by sweeping or watering as appropriate or as prevailing weather and soil conditions dictate.
Greenhouse Gas (GHG) Emissions/Carbon Footprint	<b>Scenario 1 and 2:</b> To limit GHG emissions/carbon footprint, developers should consider the following measures: <ul style="list-style-type: none"><li>• Use energy efficient appliances, equipment, and lighting</li><li>• Use energy efficient building shells</li><li>• Encourage the use of the use of alternative modes of transportation to and from the project through site design</li><li>• Implement waste best management practices and to recycle and compost appropriate material when applicable</li><li>• Utilize on-site landscaping will absorb water</li><li>• Consider trees and tree trenches, and additional landscaping will be planted to improve local air quality, absorb greenhouse gas emissions, and reduce local urban heat island effect</li><li>• Construct buildings with rooftop-ready infrastructure for solar power generation</li><li>• Provide electric vehicle ready charging infrastructure</li></ul>
Noise	<b>Scenario 1 and 2:</b> Construction activities may result in temporarily elevated noise levels. The City of Lino Lakes Code of Ordinances regulates both the hours of operation for construction equipment and allowable noise levels. Construction of the proposed project would comply with these requirements.
Transportation	<b>Scenario 1 and 2:</b> Create a monitoring program that closely evaluates traffic impacts from proposed developments within the AUAR area and implement traffic mitigation measures as development occurs within the AUAR area.
	<b>Scenario 1 and 2:</b> Prioritize alternative travel modes within the AUAR study area and require project proposers to address alternative travel modes (e.g., bicyclists and pedestrians) by identifying appropriate accommodations.
	<b>Scenario 1 and 2:</b> Require that site plans for each of the developments include measures such as appropriate setback distances, earthen berms, noise walls, and appropriate site design to reduce the impact of traffic noise to residential areas.
	<b>Scenario 1 and 2:</b> Achieve effective traffic operations within the city by requiring that site plans make use of access management practices to promote safe, effective traffic flow.
	<b>Scenario 1 and 2:</b> Require project proposers to follow the Anoka County Highway Department Development Review Process Manual.
Lino Lakes Main Street - AUAR86August 2025	

Resource Area	Mitigation
	<b>Scenario 1 and 2:</b> Continue to coordinate capital improvement programming with applicable transportation authorities.
	<b>Scenario 1 and 2:</b> The improvements are intended to represent the minimum level of infrastructure investment that would be needed to meet acceptable level of service standards. Additional roadway and non-motorized improvements, beyond the minimum level, may be identified to accommodate specific development needs that are identified within the AUAR area. Primary improvements, regardless of land use scenario, include: <b>Opening Year (2030) No-Build Conditions</b> <ul style="list-style-type: none"><li>• No recommended mitigation (beyond planned improvements)</li></ul> <b>Opening Year (2030) Scenario 1 Conditions</b> <ul style="list-style-type: none"><li>• Install side street stop control at the site access points.</li><li>• Install right turn lanes at all access points along Sunset Avenue &amp; Main Street.</li><li>• Install a roundabout at any full-access point along Main Street (Access C)</li><li>• While not required based on the traffic operations results, it is recommended to connect Robinson Drive to 4th Avenue (Access E) to improve connectivity.</li></ul>
Transportation	<b>Opening Year (2030) Scenario 2 Conditions</b> <ul style="list-style-type: none"><li>• Install side street stop control at all right-in/right-out site access points.</li><li>• Install right turn lanes at all access points along Sunset Avenue &amp; Main Street.</li><li>• Install a roundabout at any full-access point along Main Street (Access C)</li><li>• While not required based on the traffic operations results, it is recommended to connect Robinson Drive to 4th Avenue (Access E) to improve connectivity.</li></ul> <b>Design Year (2045) No-Build Conditions</b> <ul style="list-style-type: none"><li>• No recommended mitigation (beyond planned improvements)</li></ul> <b>Design Year (2045) Scenario 1 Conditions</b> <ul style="list-style-type: none"><li>• All Opening Year (2030) Scenario 1 Conditions</li><li>• Install side street stop control at all access points along 4th Avenue and Pine Street.</li><li>• Extend Century Trail north to Main Street to accommodate traffic north of Robinson Drive.</li><li>• Install southbound right turn lanes at 4th Avenue &amp; Access E (south of Main Street)</li><li>• Install northbound left turn lanes at access points on 4th Avenue north of Main Street (Access F and Access G).</li><li>• Expand Main Street to a four-lane road west of Lake Drive<ul style="list-style-type: none"><li>◦ Includes expanding roundabouts at Sunset Avenue and Access C to 2x1 roundabouts.</li></ul></li><li>• Install a 2x1 roundabout at Main Street &amp; 4th Avenue</li><li>• Expand Main Street &amp; Lake Drive roundabout to accommodate northbound left-turn traffic.<ul style="list-style-type: none"><li>◦ The roundabout is anticipated to require two northbound entry lanes, two exit lanes on the west leg, and a bypass lane for the eastbound approach.</li></ul></li></ul>
Lino Lakes Main Street - AUAR87August 2025	

# ATTACHMENT A - AUAR MITIGATION PLAN (CONT.)

Resource Area	Mitigation
	<p><b>Design Year (2045) Scenario 2 Conditions</b></p> <ul style="list-style-type: none"><li>• All Opening Year (2030) Scenario 1 Conditions</li><li>• Install side street stop control at all access points along 4th Avenue and Pine Street.</li><li>• Install southbound right turn lanes at access points along 4th Avenue south of Main Street (i.e., Access E).</li><li>• Extend Century Trail north to Main Street to accommodate traffic north of Robinson Drive.</li><li>• Install northbound left turn lanes at access points on 4th Avenue north of Main Street (Access F and Access G).</li><li>• Expand Main Street to a four-lane road west of Lake Drive<ul style="list-style-type: none"><li>◦ Includes expanding roundabouts at Sunset Avenue and Access C to 2x1 roundabouts.</li></ul></li><li>• Install a 2x1 roundabout at Main Street &amp; 4th Avenue</li><li>• Expand Main Street &amp; Lake Drive roundabout to accommodate northbound left-turn traffic.<ul style="list-style-type: none"><li>◦ The roundabout is anticipated to require two northbound entry lanes, two exit lanes on the west leg, and a bypass lane for the eastbound approach</li></ul></li></ul> <p>Additionally, the Sunset Avenue &amp; Lilac Street roundabout should be monitored for potential future improvements, particularly under Scenario 2 conditions.</p> <p><b>Scenario 1 and 2:</b> Require a traffic impact analysis for all development projects within the AUAR area. The traffic impact analysis will assist the City and other road authorities in determining the appropriate mitigation measures that are required to mitigate impacts of a specific development proposal.</p>



## Mapping Northwest Main – Open House 1 Summary

**Date/Location:** December 4, 2024, 6-8 p.m. at the Rookery Activity Center

**Format:** Open House

**Attendees:** 70-90

**Purpose:** The goal of the open house was to introduce the project and the planning process, educate residents on land use and density requirements, and gather feedback on the community’s vision for the project area.

**Meeting Format:** The open house was a come-and-go station concept with display boards, a density activity, and a feedback map. Attendees were invited to manipulate density in the planning area, provide comments on the project map, vision board, comment forms, and brainstorm their vision for the area.

### Summary of Feedback and Comments

#### Comment Themes:

A total of 72 written comments were received during the open house. The comments are summarized by theme below:

*Density or Design Preference* – comments on the distribution of various density levels within the study area and their design preferences for future structures.

- Preference for low-density and large lot sizes
- Preference for more open space south of Main Street
- Preference for different builders to develop the area, not just one or two
- Dislike for “cookie-cutter” developments where homes are built on small lots using bulk and uniform materials
- Desire for housing structures to be three stories or less
- Preference for single-family homes over townhomes, apartments, or other multi-family housing styles

*Community Impacts* – comments on potential ways new development may impact current residents or the existing character of Lino Lakes.

- Concern that new development will negatively impact existing residents by increasing property taxes, contributing to existing traffic issues, and over-populating local schools
- Concern that new developments will segregate the community
- Desire to minimize impacts and preserve Carl Street
- Desire to maintain Lino Lakes’ reputation and identity as quiet and nature-friendly

*Development Idea* – comments on visions and ideas for the study area that would benefit the whole community.

- Desire for gathering spaces such as playgrounds, parks, sports facilities, and a town center
- Desire for parks, trails, and a pedestrian bridge over Main Street to connect area with the rest of Lino Lakes
- Desire for commercial spaces that accommodate retail and restaurants

*Environmental Impacts* – comments on potential impacts new development may have on existing natural resources.

- Concern regarding development impacts on wetlands and water quality
- Concern that construction will impact bird migration patterns and eagle nests
- Concern that lighting from the new development will reduce night sky visibility and cause light pollution

# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

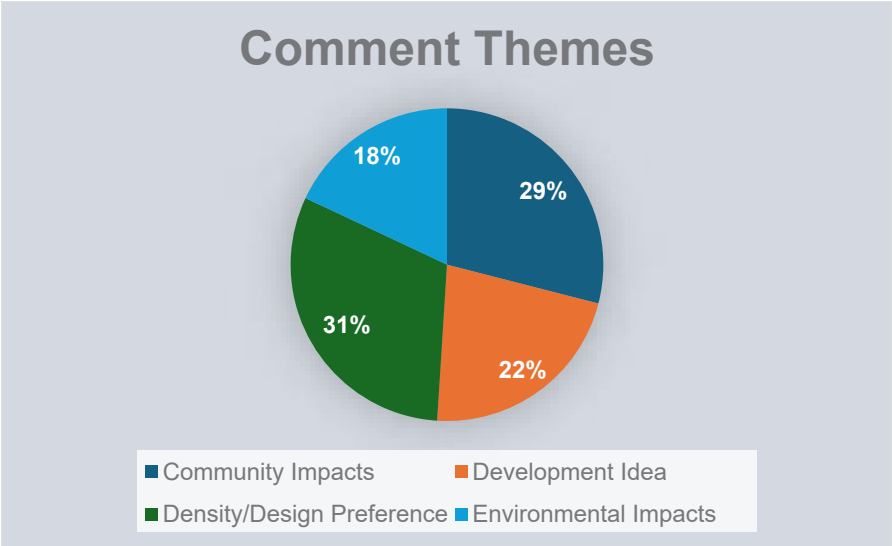


Figure 1 Pie chart showing that most comments were design or density preferences followed by comments regarding community impacts

Comments Received:

All comments received at the Open House are listed below by activity.

Comments Received at the Density Activity

N of Main Street

- Residential/commercial and high density placed on the farthest Northwest corner of the study area

S of Main Street

- Rural/farmland and low density housing placed between existing medium density housing and wetlands

Entire study area

- Mixed preference for high density to be located away or near Main Street
- Commercial district off Main Street as you enter the study area from Blaine
- Value for open space and farmland
- Dislike for residential buildings above three stories
- Doesn't matter what the density is as long as developers pay taxes



Figure 2 Photo of attendees participating in the density activity at the open house

Comments Received on the Vision Board

Concerns	Only tax impacts on residents, not developers
	Concerns that residents are not always considered by the city; residents want larger lots and low density
	Cookie-cutter developments hurting community character
	Impacts to water quality
	Negative impacts to local developments
	Negative impact to the visibility of the night sky
Preferences/ Vision/Ideas	Create a “third space”: <div><div>1. Home</div><div>2. Work</div><div>3. Gather: a true town center with retail, parks, restaurants, etc.</div></div>
	Access to greenway – easily connected for bikes/people
	Create community area with ice skating rink like Maple Grove
	More community spaces – playgrounds, activities, parks
	More detailed guidelines to manage future development to make a community – not a subdivision
	Pedestrian bridge over Main Street
	No change, keep it as is
	Homes with parks and trails
	Leave wetlands as is, low density housing with parks and open areas
	Smaller scale



ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

	Show case the “Gateway to Lino Lakes’ as low density, environmental, peaceful, nature-friendly, and quiet in the NW quadrant (no retail or commercial here, put retail and commercial by 35W + 35E only)
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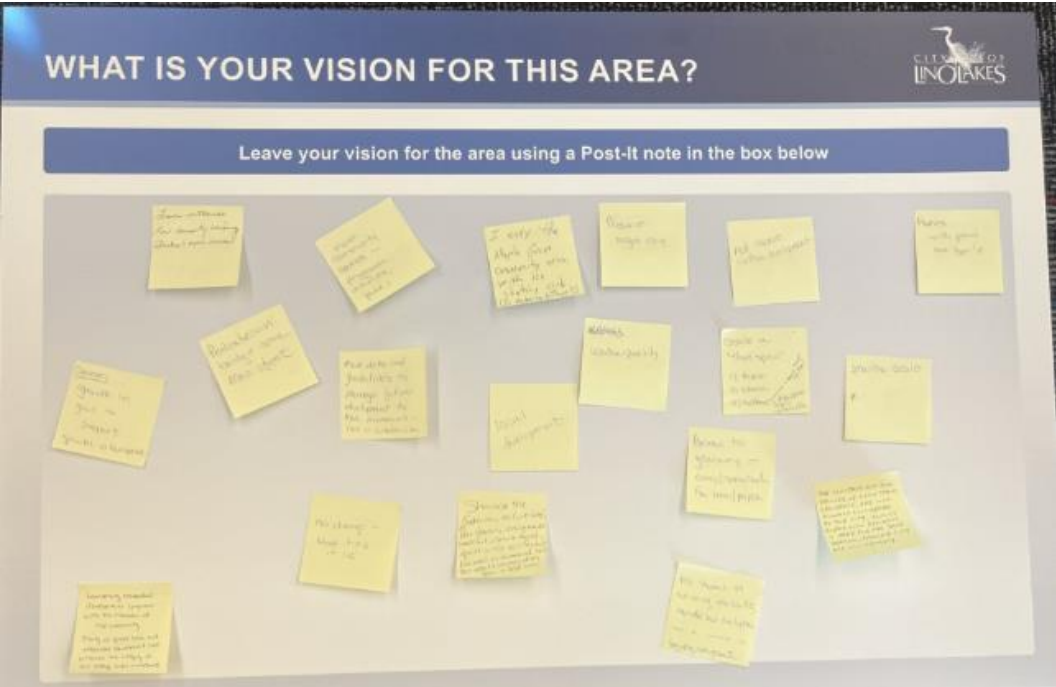


Figure 3 Photo of vision board with comments at the open house

Comments Received on the Project Map

Concerns	Where is all the purged groundwater going?
	Potential hazards from building farmland, thinking about toxins and water quality
	How will our schools absorb the increase in population?
	Traffic impacts due to new developments (Sunset/Main)
	If Century Trail is opened to the area south of Main, then all traffic wishing to avoid the traffic circle will just cut through this once quiet neighborhood! Keep the areas separate!
	Who is going to pay for the property taxes if it is all parks?
	Impacts to wetlands
	Migration patterns through the area
	Impacts to acting eagles’ nest
	Airport traffic patterns over the area south of Main Street
	Flooding in area – impact on surrounding area
	No lighting on Main Street through Lino Lakes
	Airport noise

Preference/ Vision/ Ideas	All these roads will probably need to be rebuilt because of construction. Can they take the amount of new traffic?
	Are escrow accounts created to make sure infrastructure is paid for?
	Power lines are not safe to live under, low density or no density
	Create a park area here, preserve “open area”
	No segregated housing...promote integration
	Low density is a must. Protect Carl Street areas for wildlife
	Max building height of 3 stories
	Work with snowmobile clubs to bring winter traffic, bike trail for summer access
	Cap 8 unites per structure, cap 3 story buildings, and do not allow the same builder to develop the entire area
	Nature play area like Tamarack Nature Center
	Do not want single family homes in medium density. Do not want to look like Blaine with houses on top of each other. *Min 1/3 acre per SFH
	Re-zone for low density, residential only (no commercial or retail here, it’s a unique opportunity to showcase Lino Lakes)
	Put all high density out away from existing developments
	No segregated communities, no high-rise apartments, connect Robinson to 4 <sup>th</sup> Avenue, no Carl Street connection
	No high-density housing! No segregated communities. Larger lot sizes (1 acre+)
	Do not connect two cul-de-sacs
	No high-density housing. Protect Carl Street – can’t handle lots of traffic. This community is quiet and calm with lots of walking and biking. We like it that way.
	Prioritize eastbound connection onto 4 <sup>th</sup> (one way). Use drainage easement and cover (pipe)
	Leave the Carl Street cul-de-sac as is
	Absolutely no Carl Street connection. Connect Robinson Drive to 4 <sup>th</sup> Avenue
	Leave Carl Street alone. Too many walkers and bicyclists – no reason to connect (praying for this)

# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

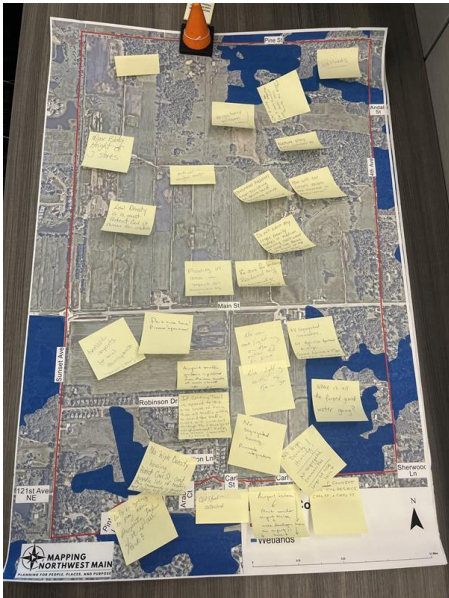


Figure 4 Photo of project area map with comments at the open house

### Comments Received on the Comment Form

- “1. Work with credible developers who have prior projects and are not convicted felons.  
2. Do not allow developers to propose projects that are discriminatory.  
3. Only allow development that is low density – no apartments, townhomes, and Del Webb style housing.  
4. Include open space/green space as a focal point”
- “I am concerned about the water table. I live in Arena Acres. We all have well and septic. We all like well and septic.  
My concern is when the developers pump the ground water to prepare for building. Who is liable for a well to dry up when pumping is going on? Natures refuge is going to pump in preparation to develop directly to our east.  
Thank you for the presentation tonight.”
- “I purchased my property with the understanding that development would likely occur. I’m supportive of development as long as it is done thoughtfully and comprehensively. This large of a site (or combo of) proves lots of opposition to Met/support larger city goals.

This area is a clear line from urban to rural and the associated regional impacts must have a mitigation plan.

The open space preservation concept has lots of promise in my opinion with refinements on arrangement.

The amenities of Lino Lakes are amazing, and we’d be happy to keep our property as is. However, we don’t want to be remaining doughnut hole of rural surrounded. Happy to engage further if/as needed to represent interests.”

- “1. I would like to see slow development and larger residential lots to keep the uncrowded open feeling of other areas of the city.  
  
2. My neighborhood has long term residents and well-kept houses because of how it has developed! Everyone has good things to say about how the city doesn’t rush into developing open areas!  
  
3. My concerns for this area of development are costs to upgrade roads, etc. and the impact is having on current residents with increased use of city utilities which of course leads to more upgrades.”
- “I would like to see existing Rice Creek Watershed Park trails have a trail go through this area to encourage bicycling and walking + a pedestrian bicycle bridge over Main Street so that bicycles and pedestrians don’t have to deal with car traffic. I am concerned that enough parking lot areas with many spots are provided for shops, stores, and community centers  
I like to look at the night sky where I live + see stars, so keep streetlights away to preserve the night sky so stars and planets are visible.”
- “My vision for this area is the lowest possible density residential, preferably closer to rural than suburban, and plenty of green space. “High density” residential is not convergent with the character of the community, and we should push back on any dictates from the Met Council. If I wanted to live in an over-built suburb I’s have moved to Blaine.  
  
Many of the county roads that service the area are not well suited to the density you are proposing. Sunset Road and appropriate train system should be constructed before doing any more development at 125<sup>th</sup>/Main and Sunset. The intersection of Lilac and Sunset can already be problematic, and Sunset is



# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

treacherous for pedestrians or cyclists. If you are going to have suburb-like density, you should have suburb-like infrastructure first.

My property abuts the large pond in Behm's Century Farm. The pond is connected to the Anoka County ditch system that runs through the proposed development area. In addition to being a haven for a variety of wildlife (including our city mascot), the pond is used recreationally by many families in the neighborhood. Any development needs to provide guarantees that they will not pollute the existing parks and waterways.

It would be nice to have a continuous trail system connecting this area to City Hall/Rookery (trail on Lilac from Sunset to Apollo) and on Sunset from Main to the 109<sup>th</sup> roundabout (and preferably over the 35W bridge, but that's a big ask)."

- "I would like it to stay low density but that doesn't seem to be possible. City seems to be bringing in high density + commercial building.

I love that my neighborhood is quiet, and we have wildlife all around. Deer, turkeys, coyotes go through our yard. Trees all around.

Congestion, traffic noise, lighting, loss of wildlife.

Possibility for trails through wetlands/nature

I am concerned about our well-being affected. I did speak with the City Engineer, and she assured me it won't be a problem."

- "I feel that Lino should keep the high-density areas as far away from Main Street and Lake Drive. I cannot cross Lake Drive on a weekend or weekday as it is now. You are causing more accident potential and frustration."
- "1. My vision would be restoration of the land and impaired wetlands.  
2. Careful attention will be given to ample wildlife habitat i.e., tree planting, milkweed, natural wetland plantings. Low light.  
3. My neighborhood is quiet with ample space. Currently, it is a safe place for all of us to walk and bike however, once 77<sup>th</sup> gets re-routed, that will change. This is a frightening and depressing prospect.  
4. My concerns re: this particular development is density. Lino is unique and we do not want dense developments and retail there. No apartments or multi-story buildings. No retail. We do not want to be Blaine.  
5. Opportunities: South side retains a rural quality because it is so small, and Carl should not be a through street.  
6. North side: senior villa homes, one story, low density."

- "Everyone who live in Lino moved here for the rural feel – low density, low light pollution. It was a real plus that buildings were not over 2 stories tall.

Concerns: If planning is wrong and existing homes become a flood plain – who is responsible for the flood insurance for everyone impacted? Has anyone started the appeal process to the Met Council to get an exemption on density levels because of the high-water tables? If a residential/commercial high density is determined to be required – place it all together in one area where it would not be anywhere near existing homes/developments. More recent traffic studies were wrong on the impacts of new developments. What can be done to prepare for when new studies are found to be wrong as well? Why can't the city council use existing authorized processes to enact the changes requested on the petition submitted summer '24."

- "I'd rather see retail consolidated into existing developed retail areas, near Target or City Hall area.

If eliminating retail from the 1,000-acre proposed development, it would allow for more housing of all types.

Encourage smaller homes – no "McMansions". Still accommodating density per acre would allow for more yard space as compared to eating up the lots with total footprint of a home.

Encourage MTC public transportation access to any "affordable housing" i.e. apartments.

Concerns about the walking trail crossing onto Lois Lare. Great to see Tom Hoffman on the team!"

- "I have concerns about:
  - Unnecessary retail/commercial
  - Concentration of residential area (density) because of retail/commercial space
  - Traffic, especially during morning and evening commute times
  - Walker safety due to increased traffic
  - Height of apartment buildings amongst single family homes. Keep apartment buildings near 35W or 35E
  - Making sure to include lots of open and green space to keep the rural feeling of the area."

# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 1

- “My vision is to be consistent with the rest of Lino Lakes. Agricultural tourism, parks and low-density housing. I would like an improvement to have more bike paths and walking trails within the neighborhoods and along main streets. I love my neighborhood as I can bike to Target and 10+ miles of bike trails are close by. I used to like biking to blue Huron with my daughter to school, but then almost was hit crossing in front of the school. I would like more bike paths and signage of stoplights for walkers and bikers. I also like that my neighborhood is more spread out and houses are not stacked on each other.

My concerns are traffic and water. Some days it is a death trap trying to take a left on 23. My daughter also has 34 kids in her class which is too much. Any developments should be slow, so schools are not impacted. For example, it took 10+ years for our 70-house development to be completed.

I would love Lino Lakes to consider more agricultural tourism (Waldoch farms, Kavan’s Christmas tree farm) in that area. Or if not possible, homes spread out and low-density housing. We love the rural feel of Lino Lakes.”



Figure 5 Photo of open house attendees filling out comment forms and viewing project boards



# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

## Mapping Northwest Main – Open House 2 Summary

Date/Location: Wednesday, February 5, 2025, 6-8 p.m. at The Rookery Activity Center

Format: Open House

Attendees: 60-70

**Purpose:** The goal of the open house was to present three planning scenarios for the project area with different density/land configurations, gather community feedback on the scenario, and continue educating the community about density and density requirements.

**Meeting Format:** The open house was a come-and-go station concept with display boards and large printouts of the three planning scenarios. Attendees were invited to leave comments directly on the printouts with Post-it notes to describe what elements of the plan they may or may not like.

## Summary of Feedback and Comments

### Comment Themes:

A total of 34 comments were received via the open house comment form, website comment form, comments left on the interactive map, and/or interactive map survey. The comments are summarized by theme below:

### Preferred Scenario:

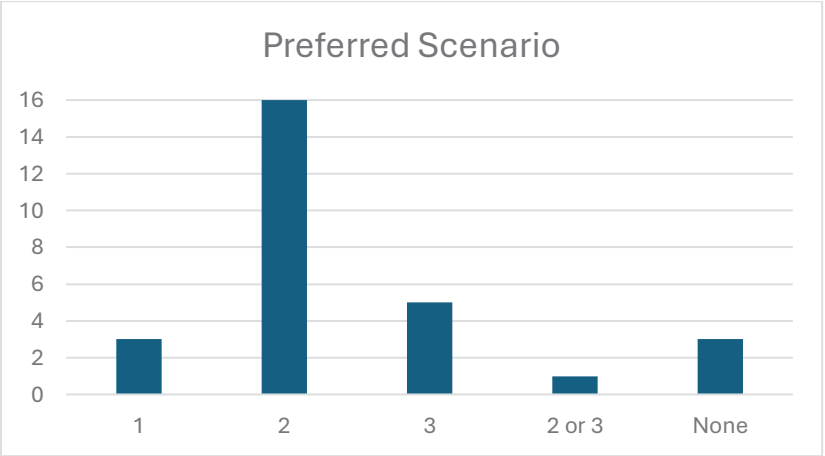


Figure 1 Bar graph showing the preferred scenarios based off comments received via open house and project website comment form, interactive map, and interactive map survey.

### Thoughts on Density:

- Associates high density with crime, low income housing, increased traffic and high structures
- Preference for low density to keep the rural feel of Lino Lakes

### Design Preferences:

- Prefer no high-rise buildings or Carl Street connection
- Like the grand entrance feel scenario two provides while preserving the rural feel on Main Street

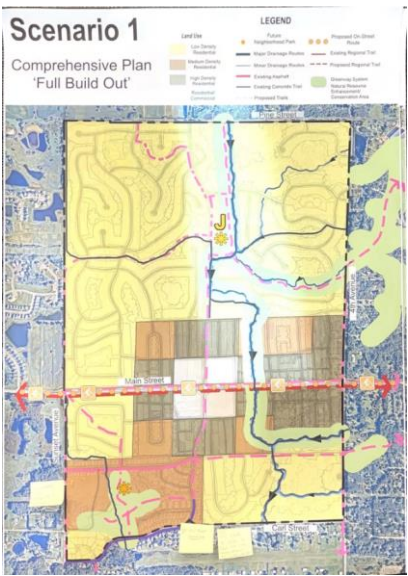


Figure 2 Scenario 1 layout with Post-it note comments from Community Open House attendees

## Comments Received on Planning Scenario Maps at Community Open House

### Scenario 1: Comprehensive Plan 'Full Build Out'

- “Sidewalks on Sunset please!”
- “No Carl Street connection”
- “No need to exit to Carl St. – too many walkers – no sidewalks planned!”

### Scenario 2: Gateway Village

- “More commercial along Main Street and lighting”
- “Drainage ditch moved more north”
- “Sidewalk on Sunset”
- “No Carl Street connection”

# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

## Scenario 3: Preserving Open Space

- “No Carl Street connection”
- Add trail or sidewalk to Carl St.”

## Comments Received via Open House Comment Form

*Question: Which of the presented scenarios do you prefer? What opportunities do you see in your selected preferred scenario? Is there anything you would change?*

- 2/3: No comment
- None: “We really need to focus on keeping green spaces.  
\*We need to make sure developers have extensive experience!!  
I am not a fan of any of the designs”
- 2: “The high density will be as far from us as possible.”
- None: “None of the above, get rid of high density”
- 2: “I like the idea of keeping the commercial aspect of the area kept to the west as a ‘Gateway’ to the city from that direction. After passing that area the community feel of Lino Lakes would still be intact.”
- 3: “Park should be closer to the density. They pay for it & need it the most  
I really like the buffer separating structures from Main  
Can we have bike corridors that aren’t along roadways? Much more quite/enjoyable.  
‘Green Corridor’”
- None: “I would lean towards high end housing – priced enough so it does not turn into another crime ridden area like Blaine.”
- 2: “Like grand entrance to Lino Lakes, in all scenarios keep green space”
- 1: “I would like to see high density moved closer to Main St. in consideration of the existing neighborhood + more low density + green space with trails. If backed into a corner I would say scenario 1 is the least offensive.”
- 2: “I don’t see any opportunities, I like the fact the less density housing is close to the homes already built.”
- 3: “Keeps Lino Lakes the way it is – rural/small town feel. That’s why we moved here 4 years ago. **NO** connection to Carl St. or connect cul-de-sacs – too many walkers/bicyclists on Carl St.”
- 2: “In scenarios 2 + 3 I would not have the building too close to Main St.”
- 2: “ – Like the civic identity that gateway provides.  
– Consider a big lake/pond worth of bird watching

## *Question: Do you see a benefit of having small scale commercial in the area?*

- “Very small – yes, something that supports the community”
- “Yes if we don’t have multiples of similar businesses (i.e. – 5 coffee shops in a small radius) if we are opening space for business, let’s make sure its a variety”
- “No, because we have gas, groceries, car repair, fast food and restaurants all within 2 miles of us.”
- “No, too many shops sitting empty now. Move the commercial into existing shops, and reduce housing density in the area. Commercial areas draw crime.”
- “Small scale commercial is a plus to reduce the need for residents to travel so far to get gas, etc. that small commercial offers. Also adds an opportunity to provide some jobs for residents in the area.”
- “Yes. Please no gas station or drive thru. I wish I could walk to a place to eat.”
- “Yes”
- “No – Most likely another gas station or bank would go in. We have enough of them already. I’m not interested in having another fast food restaurant.”
- “No.”
- “No I don’t. There are already many commercial building in the area.”

## *Question: What comes to your mind when you hear density? What do you like? What don’t you like?*

- “1<sup>st</sup> thing for high density that I think about is: the height of multi-fam buildings. LL is very spread out with many different densities – I would like it to ‘fit-in’ the existing look + feel of this area.”
- “ - Section 8 housing usually takes over high density.  
- Focus on larger lots  
- We don’t need to have multiple high density complexes”
- “Crime, large scale apartment buildings and traffic. I like the rural feel of our neighborhood. And for a dislike, I have trouble getting to Main.”
- “Too many people! More congestions, more light pollution, more traffic noise
- There’s a big open space by City Hall + the Rookery – put a high density unit there – access to stores, restaurants, gas stations and the freeway are already in place. Keep the NW quarter lower density”
- “Lino Lakes has always done a good job with planning out land use so the term density just means a lot thought is going into the planning process! Keep up the good work! 😊 ”



# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

- “I don’t mind density. I know it is a dirty word around here. The issue is there needs to be amenities. Parks, trail, eateries, jobs, transit, etc. Not just SFH”
- “Minneapolis/St. Paul, crime, stress, congestion, Google – high population density stress”
- “No high structures (> 3-4 stories)”
- “Lots of traffic, noise, lights. Less nature  
I don’t like the fact that we are being forced to build medium + high density. It seems like we have no say in the matter. Very frustrating  
Side note: It would be very helpful if the city would explain the Met Council, why we have to abide by their rules. Either put explanation on website or Quad Paper.”
- “Low density”
- “Structures close together. I like larger lots. 1 to 5 acres each.”

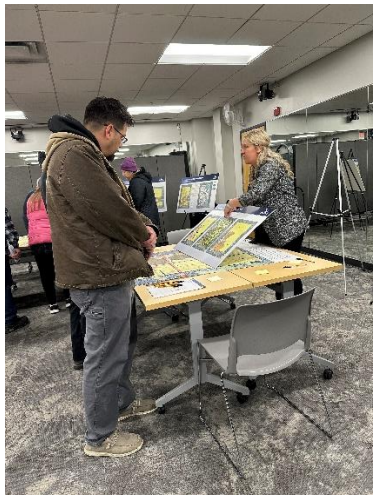


Figure 3 Photo of project staff showing open house attendee Scenario 2 display board

### Comments Received via Website Comment Form

- 4 comment forms were submitted through the website. Themes includes:
  - Desire to see an equal representation of high medium and low density distributed evenly between the two sod properties (north and south of Main Street)
  - Not in favor of connecting Carl Street and concerned if it was it would become a major throughfare with the proposed medium and high density in our area
  - Desire to not see low and cheap quality of homes built
  - Prefer Scenario 2:

- See a benefit having small scale commercial and higher density on Main Street towards the western border of Lino Lakes and Blaine
  - It will be an easy flow between that area and the current developed land to the west in Blaine.
- The traffic for high density is consolidated along a major road and potentially will keep traffic from driving through other neighborhoods as there will be easy access to Main Street and Sunset (and over to Lexington Ave to access 35W.)
- The wetlands are mostly surrounded by low density housing, making them more visible if surrounded by larger structures.
- Each of the park areas are relatively close to high density area providing easy access to more residents.
- Supportive of the regional trail connection on Main Street, and the two parks to be developed.
- Concern about timing of development and current properties not ready to develop.
- How does a mosque fit into these plans?
- Keep “s” curves to a minimum, curved roads to slow traffic are good, but not “S” curves make it harder for the driver’s vision.
- No desire for more large chain store, auto shop, fast food, bank or liquor store added. It’s a slippery slope to go down.
- With traffic increasing, consideration for the safety of walkers and bikes via paved paths or sidewalks and public transportation.

### Comments Received on Interactive Map

#### Scenario 1:

- “In my opinion, this scenario makes the most sense as it seems to be blend in based on what is already existing. I think you could put higher density up against the Blaine boundary to better match what they have put in.”
- “Most of the lots appear to be single family homes. In the past there was a law to stop development, which was highly correlated with the previous development plan to have a more ethnically diverse population. We should prioritize the intent of the previous development and consider low income housing and mixed use space, including religious institutions.”

# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 2

Scenario 2:

- “I like #2 because it puts the commercial area next to blaine and gives them the chance to add more commercial to it. It would be nice to adopt a dark sky take on commercial and residential lighting. main st was always to see the northern lights, let’s keep it that way.”
- “Coordination with the City of Blaine is needed for this scenario to look good. Doubtful Blaine will change their plan to fit this. I do like the idea of directing traffic towards a focal point – wither a park or lake. This scenario kind of entails that.”
- “It feel like the commercial space is trying to escape Lino Lakes and seems difficult to get developers to commit to this vision. Seems to be cut in half. I think it might look good on paper but I can’t help but think this will look poorly planned, half baked, and incomplete in real life”
- “This is a strong concept that maintains commercial visibility and accessibility from Main Street while also creating a distinct “gateway” and preserving of commercial-only zones at the intersection of Main and Sunset, instead of mixed-use residential/commercial areas.”
- “The park is so far from the retail and even higher density areas. Being able to get a bite/drink and go to the park is a natural pairing. Park also generates foot traffic for business. The SFH has the least need for the park. Seems poorly located.”

Scenario 3:

- “Assuming wetland buffers are used along the road I really think this is the best option. Keep the housing set back a little so there is a little more of a ‘small town’ feel when driving through and more importantly, quitter more comfortable living options for those who live here.”

Comments Received via Interactive Map Survey

Question: Which of the scenarios do you prefer? What opportunities do you see in your preferred scenario?

- Scenario 1: Two respondents selected this scenario
- Scenario 2: Three respondents selected this scenario
- Scenario 3: One respondent selected this scenario

Question: What opportunities do you see in your preferred scenario?

- Scenario 1:
  - “Businesses have higher visibility to Main Street. Put higher priced homes further back where there is less visibility.”

- Scenario 2:
  - “More consolidated along main street. Not affecting as much existing residential space.”
  - “Opportunities I see are keeping higher density housing/commercial zoning away from the existing residents/neighborhoods of Lino Lakes. The city should advocate that the proposed density of housing match the existing density that it will be developed next to.”
  - This is a strong concept that maintains commercial visibility and accessibility from Main street while also creating a distinct “gateway” and preserving open spaces.”
- Scenario 3:
  - “I feel like this has the opportunity to lessen traffic congestion, which is the biggest concern. This will keep traffic spread out so that it is not right in one dense area.”

Question: Is there anything you would change in your preferred scenario?

- Scenario 1:
  - “Commercial or high density res. along Main street. Maybe we could get a grocery store or a couple restaurants here? Another starbucks?”
  - “Eliminate the high density housing, more green space”
- Scenario 2:
  - “I would like to see direct feeder roads to main street. I see only connecting roads to existing residential roads.”
  - “Yes, the high density housing. As a property owner adjacent to the proposed development, I moved there for the rural life style/low density area and would hate to be pushed out due to the significant change.”
  - “I would like us to explore the possibility of commercial-only zones instead of mixed-use residential/commercial areas.”
- Scenario 3:
  - “Honestly I think that possibly a combo Scenario 2 on the south side of Main Street and Scenario 3 on the north side might work the best. This keeps traffic in already built in neighborhoods on the south of Main Street to the main roads, rather than some of the high density traffic cutting through those neighborhoods. This also makes it so the high density areas are not all in one spot and will still make the drive and area feel more open.”



# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

## OPEN HOUSE 2

Question: Do you see a benefit of having small scale commercial in this area?

- “No, there is plenty of shopping and restaurants nearby some space sits empty.”
- “Yes.”
- “No, there are plenty of commercial zoned areas within 5 minutes of this area and even more within 10 minutes.”
- “No”
- “I think small or even medium. Not bib box, but more than just neighborhood business.”
- “I do not. It doesn’t fit in the area. Commercial should be kept toward Lake Drive or Lexington Avenue where there are easy outlets to the interstate and you don’t have the potential of higher volumes of traffic going through residential areas.”

Question: What comes to mind when you hear density? What do you like? What don’t you like?

- “Big cities are dense. Lino lakes doesn’t have to be.”
- “Density – how many people you pack into an area. I’m more of a non-packed person. Sure I work for developers, but I’d rather not live in what I work in. Keep all of that density towards Main please 😊”
- “I like the idea to develop the land within reason. I think it should be similar to the existing density of the city and surrounding area. I think the city should push for larger lots and larger homes for lower density.”
- “Lino Lakes is an exurb; we shouldn’t have “high density” housing and the Met Council should mind their own business. Building out to this degree will destroy the character of the community and overwhelm the infrastructure.”
- “I like density when it is used to preserve open space. I also think density can compliment commercial uses.”
- “I don’t like high density. That mean more traffic, more congestion, more resources (water, sewer, public safety) used in a smaller area. It also means more noise and less safety for children. I’d like to see as low of density as possible.”

# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 3

## Mapping Northwest Main – Open House 3 Summary

Date/Location: Wednesday, March 19, 2025, 6-8 p.m. at The Rookery Activity Center

Format: Open House

Attendees: ~76

**Purpose:** The goal of the open house was to share the preferred planning scenario and gather community feedback on specific elements of the scenario, such as roadway and trail networks, drainage routes, and the greenway system.

**Meeting Format:** The open house was a come-and-go station concept with display boards and large printouts of the design aspects of the preferred planning scenario. Attendees were invited to leave comments directly on the printouts with Post-it notes to describe what elements of the scenario they may or may not like.

## Summary of Feedback and Comments

### Comment Themes:

A total of 24 comments were received via the open house comment form, post its on project layouts, website comment form, and comments left on the interactive map. The comments are summarized by theme below:

#### Traffic and vehicle safety:

- Concern that development will increase in traffic near the proposed residential/commercial and high-density areas
- Concern that the increase in cars and traffic will be noisy
- Existing issues, such as cars failing to yield and dangerous merging, will be exasperated by development
- Concern for traffic along Main Street
- Safety concerns for pedestrians crossing roads

#### Trail connectivity and sidewalks :

- Desire for new sidewalks and trails
- Excitement for the trail connections proposed in the preferred scenario

- Desire for connections to community amenities such as the parks and commercial area

#### Nature and green spaces:

- Concern that development will negatively impact local wildlife
- Desire to preserve open and green space
- Concern about development’s impact on existing water resources

#### Property impacts:

- Confusion about greenways drawn over existing properties in the preferred scenario
- Concern that the area will change if neighbors sell to developers

## Comments Received on Planning Scenario Maps at Community Open House

### Proposed Roadway Network

- “Concerned about an increase of traffic with this new plan. We have no sidewalks on Pinto /Mustang Ln. Already dangerous to walk down these roads. Don’t recommend median on Sunset” (comment located on Mustang Ln & Pinto Ln intersection south of study area).
- “Concerned about crossing Main at 4<sup>th</sup> Ave with increased traffic. Stoplight maybe?”(comment located on Main Street just outside of E study area boundary)
- “2040 would be a good timing for Pine St” (comment located on Pine St on the N boundary of study area)

### Proposed Trail Network

- “I would like this trial continued” (comment located on Main Street just outside of E study area boundary)

### Proposed Drainage Routes

- “Noise barrier with trees would be ideal” (comment located on Carl Street near the E study area boundary)
- “More separation between Main St and trail (waterway) or trees” (comment located on central Main Street)
- “Move the park closer to commercial” (comment located near planned residential/commercial use)
- “Keep traffic closer to Main where there is more high density” (comment located near the northern proposed park)



# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 3

- “Should have developer put a park in each of these neighborhoods” (comment located on 4<sup>th</sup> Ave)

Proposed Greenway

- “Left turns from Main to 4<sup>th</sup> dangerous with passing on shoulders” (comment located on Main Street just outside of E study area boundary)
- “Add light to the existing power pole at Pine” (comment located on Pine Street along N study area boundary)



Figure 2: 2.1 Scenario proposed drainage routes layout with comments

Comments Received via Open House Comment Form

Question: Please share your thoughts on the preferred scenario or any other questions or comments you have on the Master Plan / AUAR

- From what I am seeing so far, this seems like a great vision! Some things I would like to see more of in Lino Lakes (and perhaps this is something you could use in the concept) are the following:
  1. More pedestrian/biking paths/sidewalks/etc. walking on the streets is far from ideal and yet it's the only option we have as residents on Main St.

2. High-density housing types – we are in a housing crisis and this I think we ought to consider making efforts to provide more. I would be in favor of even higher-density options than are being presented now. Apartments would be a great way to provide more housing while also allowing more people to enjoy all that Lino has to offer 12
  3. Even more trails/greenway systems. The more space we have to safely move our bodies is great!
  4. Dog park?? As dog owners that would be such a lovely perk. Would be nice to have something close by rather than having to drive to neighboring cities.
- Please continue low density to the east! We have well on east end
  - I don't believe the average citizen understands what all the term "residential" includes. I believe most people think that just means some form of housing, not schools, churches, etc...
  - For us, the plan is moving in the right direction. One last major request – please leave Carl St alone! Thank you for everything.
  - We are concerned about the added traffic that will occur on Main Street and 4<sup>th</sup> Ave. 4<sup>th</sup> Ave has a lot of speeding as is, we do a lot of biking and walking on 4<sup>th</sup>. We enjoy the beauty of the area and quietness. We are worried how this will take away from the serene fo the area. Main Street is dangerous at times to turn off of. People pass on the shoulder all the time, adding more cars on the road is worrisome. Lastly, I am sad to lose the wildlife. Removing their habitat remove the wildlife we moved here for. It feels like what we moved here for is being taken from us to make room for others to replace us.
  - The paths/trails you have planned along Main Street need to be moved farther away or place more trees between the road and the path. If you walk along the path on Main Street through Centerville by the lakes, it is not enjoyable. Very loud because of the traffic.
  - Would like to appear not packed in – importance of green space. Concern about affect on the wells on Pine St.
  - Like the low density proposals and the trails being proposed.

# ATTACHMENT B - ENGAGEMENT SUMMARIES (CONT.)

OPEN HOUSE 3



Figure 2: Photo of project staff showing open house attendee Scenario 2 display board

- further you go into the north side of this land to actually attempt to preserve the land, like the current homeowners are doing on Pine Street.”
- “As someone that lives here, anything that cuts through our properties is unacceptable. Do residents realize that this is already a residential area? The city is making plans for an area where people already live and are not happy about this. The fact that the city is looking to potentially take land away from people is insane. We do not want to be developed.”

## Comments Received via Website Comment Form

- 1 comment form was submitted through the website:
  - Concern that another large commercial area with stores such as Target and Kohls will chop up Lino Lakes. Staff explained that the businesses in the commercial will be neighborhood-scale and not include large-scale stores

## Comments Received on Interactive Map

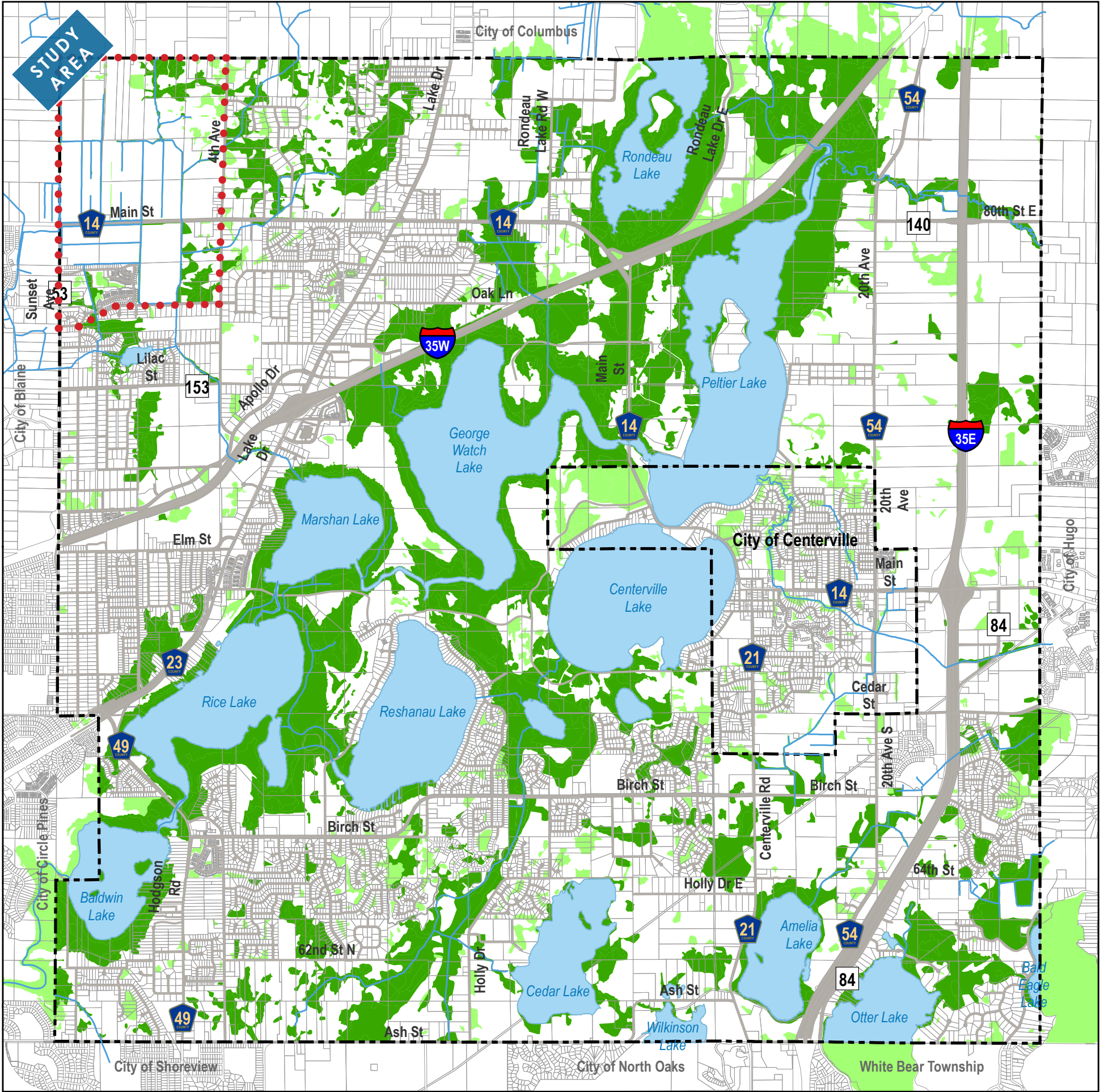
### Scenario 2.1:

- “There is already a lot of traffic on Robinson Dr and Century Trail and connecting this road to the commercial zone will add additional traffic that will make the roads more unsafe for families and children. The purple commercial zones should be accessed from Main St since that road is more appropriate for volume traffic. Neighborhoods should also have natural separation like multiple rows of trees to provide an aesthetically pleasing view when looking out your windows or playing in backyards instead of high density housing and apartment complexes with little nature.”
- “Having high density in the middle of low density seems like a future traffic nightmare. This high density backs up to 20-40acre personal properties of private homeowners that are trying to preserve the land for nature and personal use. Keeping all high density close to Main Street to help detour wildlife makes the most sense, along with the future congestion high density will bring. Low density the



ATTACHMENT C - 2040  
COMPREHENSIVE PLAN  
(SELECT EXHIBITS)

Figure 2-4  
High Priority Wetlands



Legend

- High Priority Wetlands
- Wetlands
- Open Water
- Right-of-Way
- Municipal Boundary
- Parcels
- Streams

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE  
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 1/22/2018 2-7



ATTACHMENT C - 2040  
COMPREHENSIVE  
PLAN (SELECT EXHIBITS)  
(CONT.)

Figure 3-1  
Full Build Out Land Use

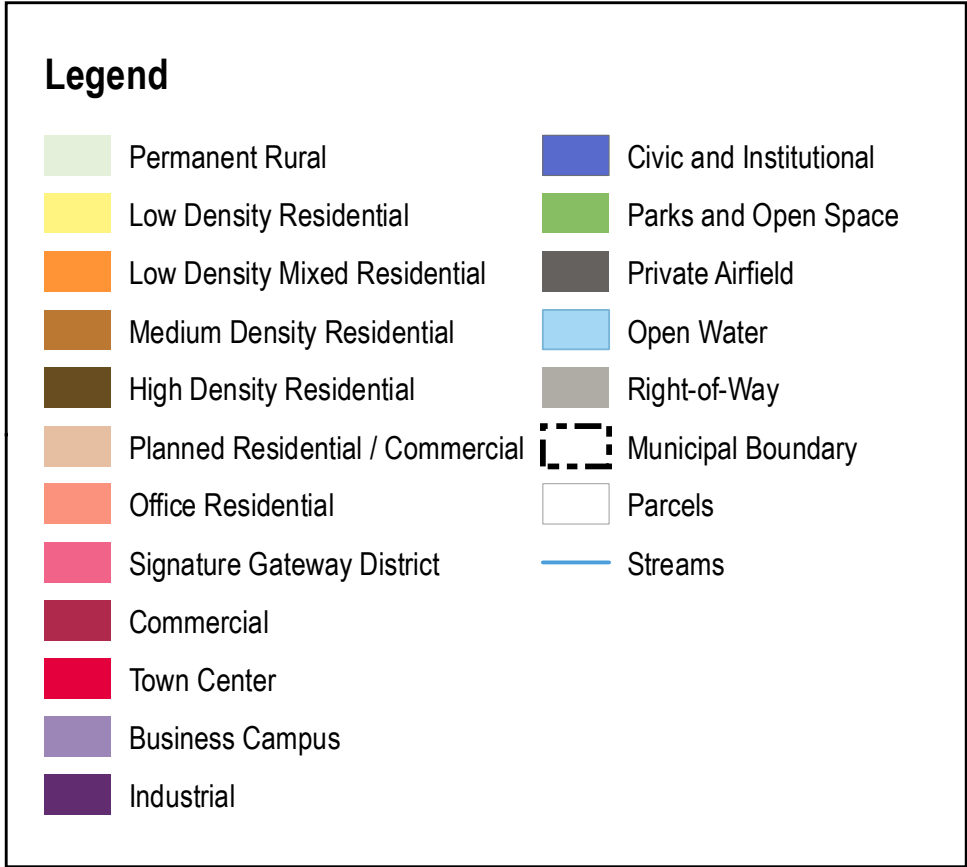
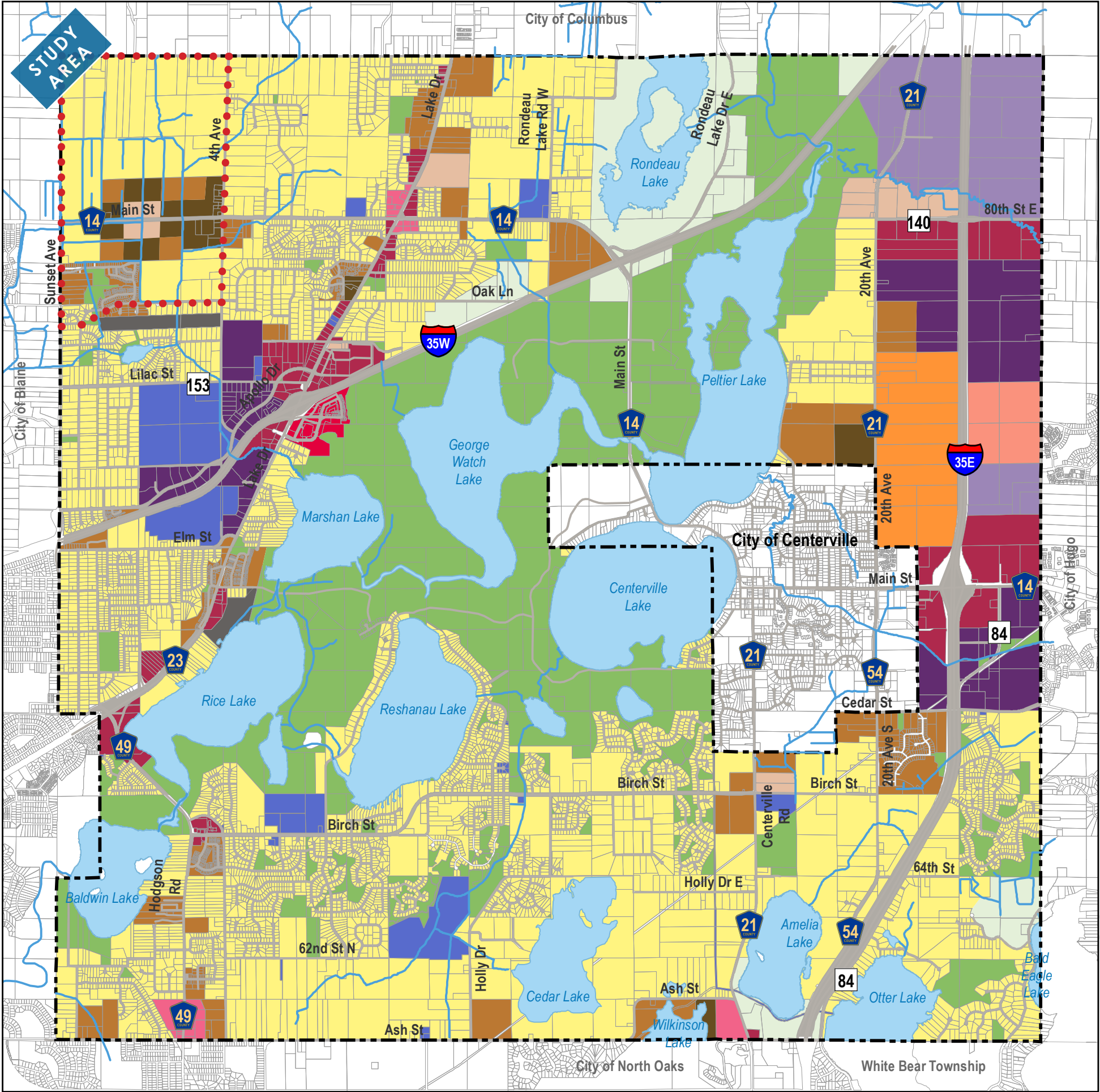


EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE  
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 11/9/2020 3-5







ATTACHMENT C - 2040  
COMPREHENSIVE  
PLAN (SELECT EXHIBITS)  
(CONT.)

Figure 7-9  
Floodplain Districts

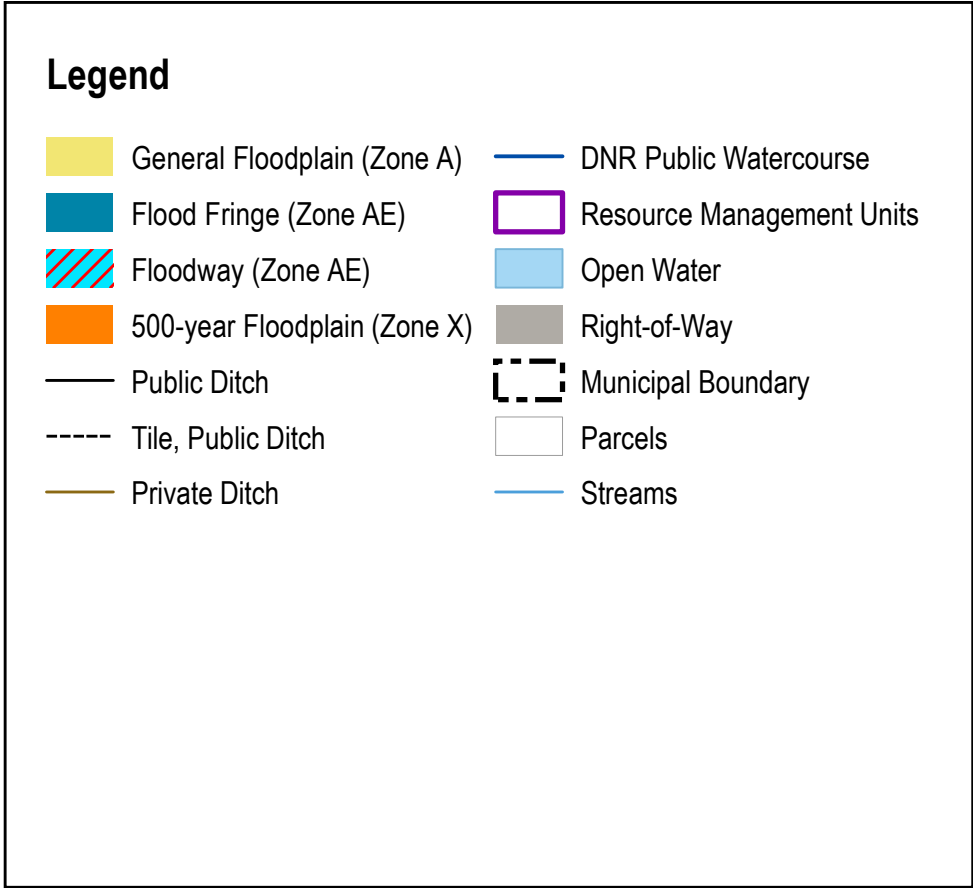
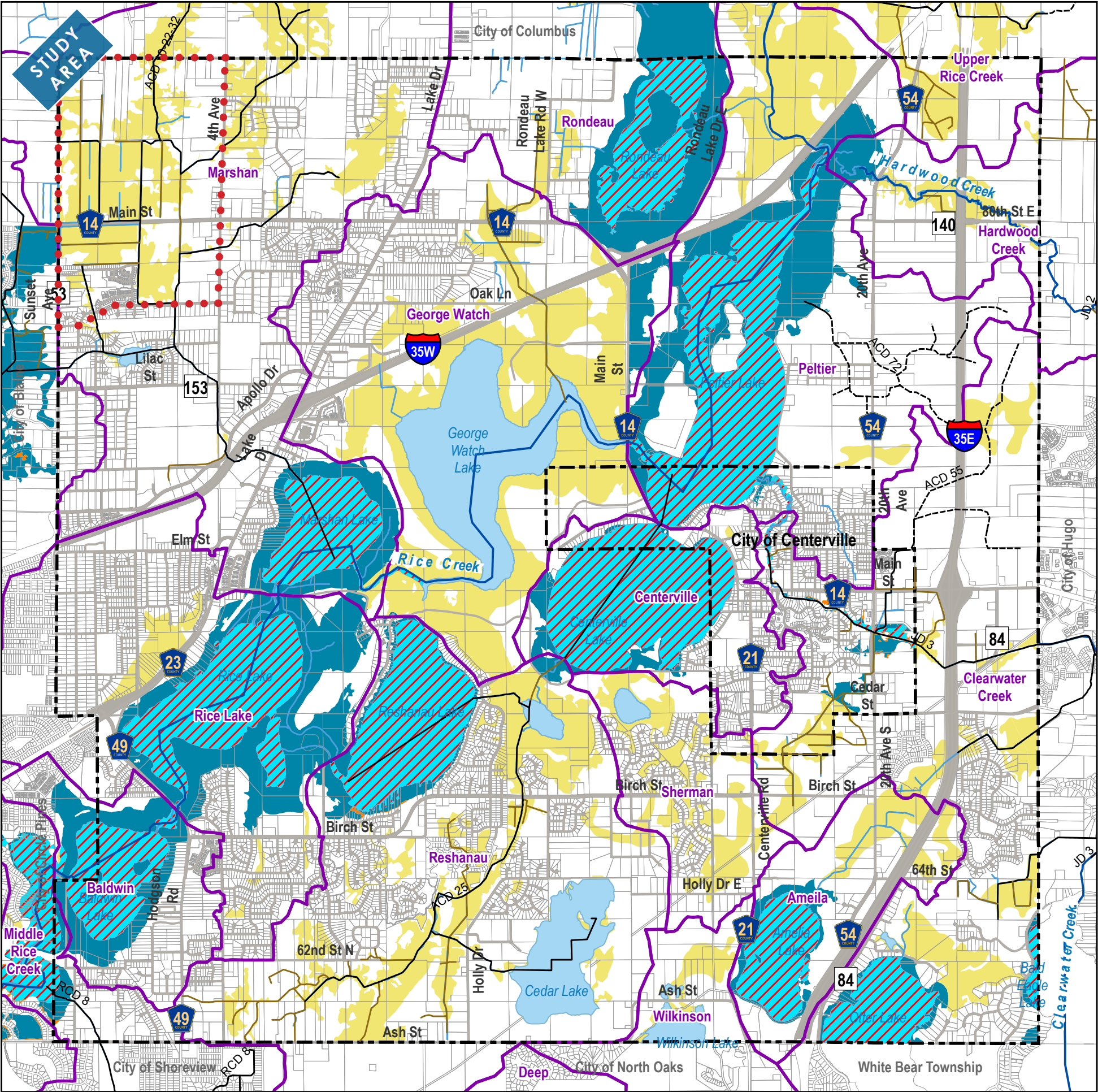


EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE  
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.

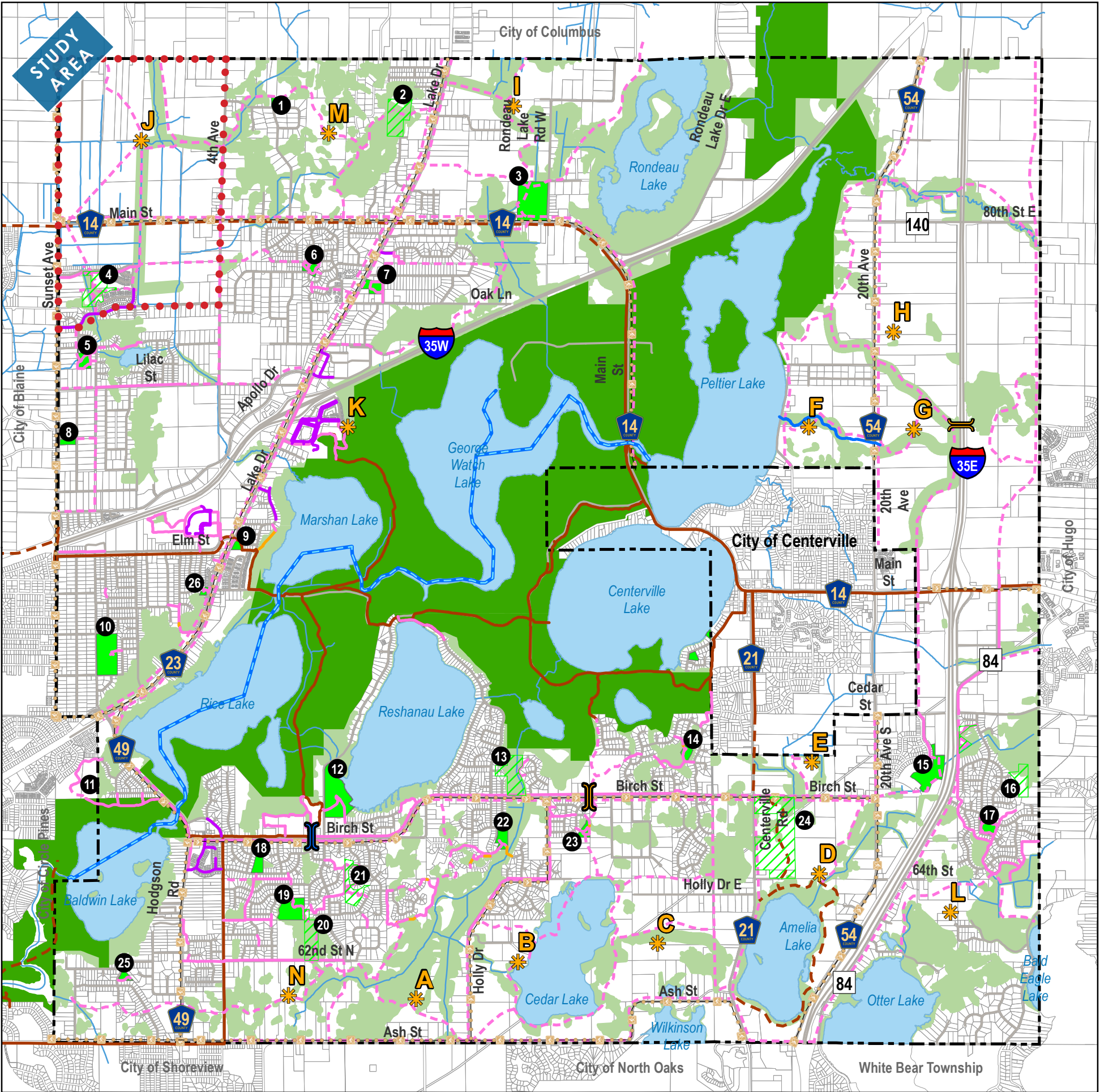


Date: 1/22/2018 7-12



ATTACHMENT C - 2040  
COMPREHENSIVE  
PLAN (SELECT EXHIBITS)  
(CONT.)

Figure 10-1  
Parks, Greenways & Trail System



- 1 Arena Acres Park  
2 Wollan Park  
3 City Hall Park  
4 Century Farm North  
5 Behm's Park  
6 Highland Meadow Park  
7 Lino Park  
8 Sunset Oaks Park  
9 Marshan Park  
10 Sunrise Park  
11 Rice Lake Estates  
12 Country Lakes Park  
13 Quail Ridge Property  
14 Pheasants Hill Park  
15 North Pointe Park  
16 Clearwater Creek O/S  
17 Clearwater Creek Park  
18 Shenandoah Park  
19 Birchwood Acres  
20 West Shadow Ponds O/S  
21 Reshanau Lake Estates O/S  
22 Birch Park  
23 Brandywood Park  
24 Recreation Complex  
25 Woods of Baldwin Park  
26 Wenzel Farms Park

EXHIBIT FROM THE CITY OF LINO LAKES 2040 COMPREHENSIVE  
PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 11/9/2020 10-5



ATTACHMENT C - 2040  
COMPREHENSIVE  
PLAN (SELECT EXHIBITS)  
(CONT.)

Figure 10-3  
Greenway System Plan

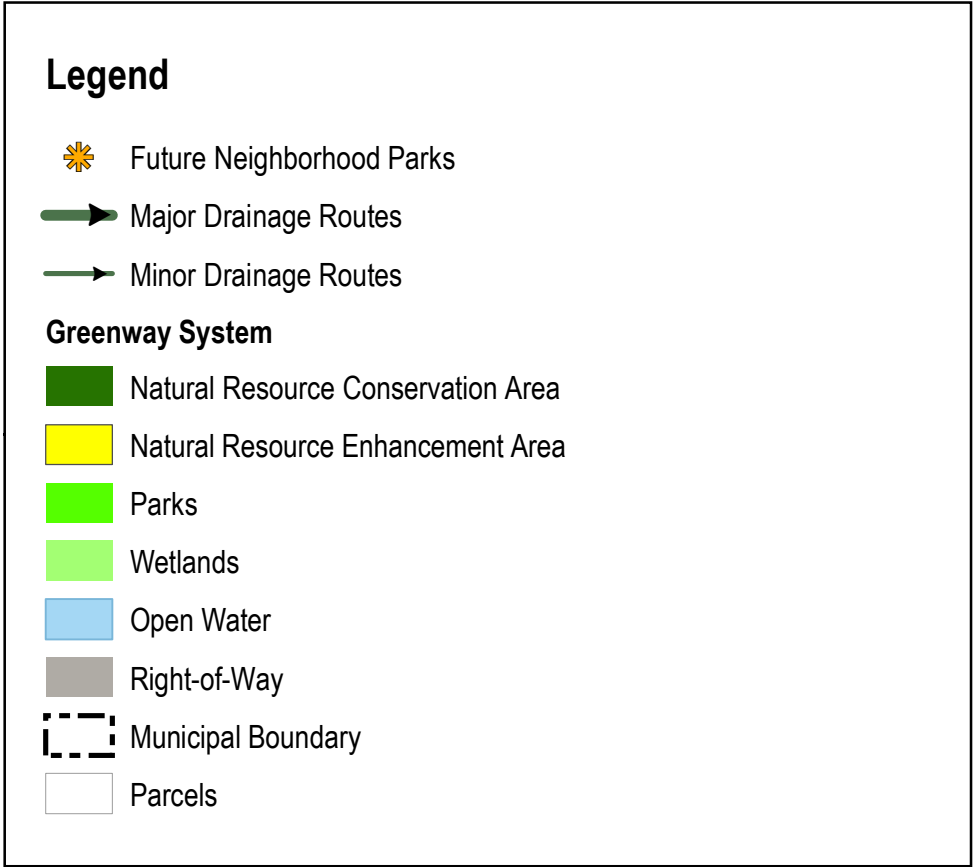
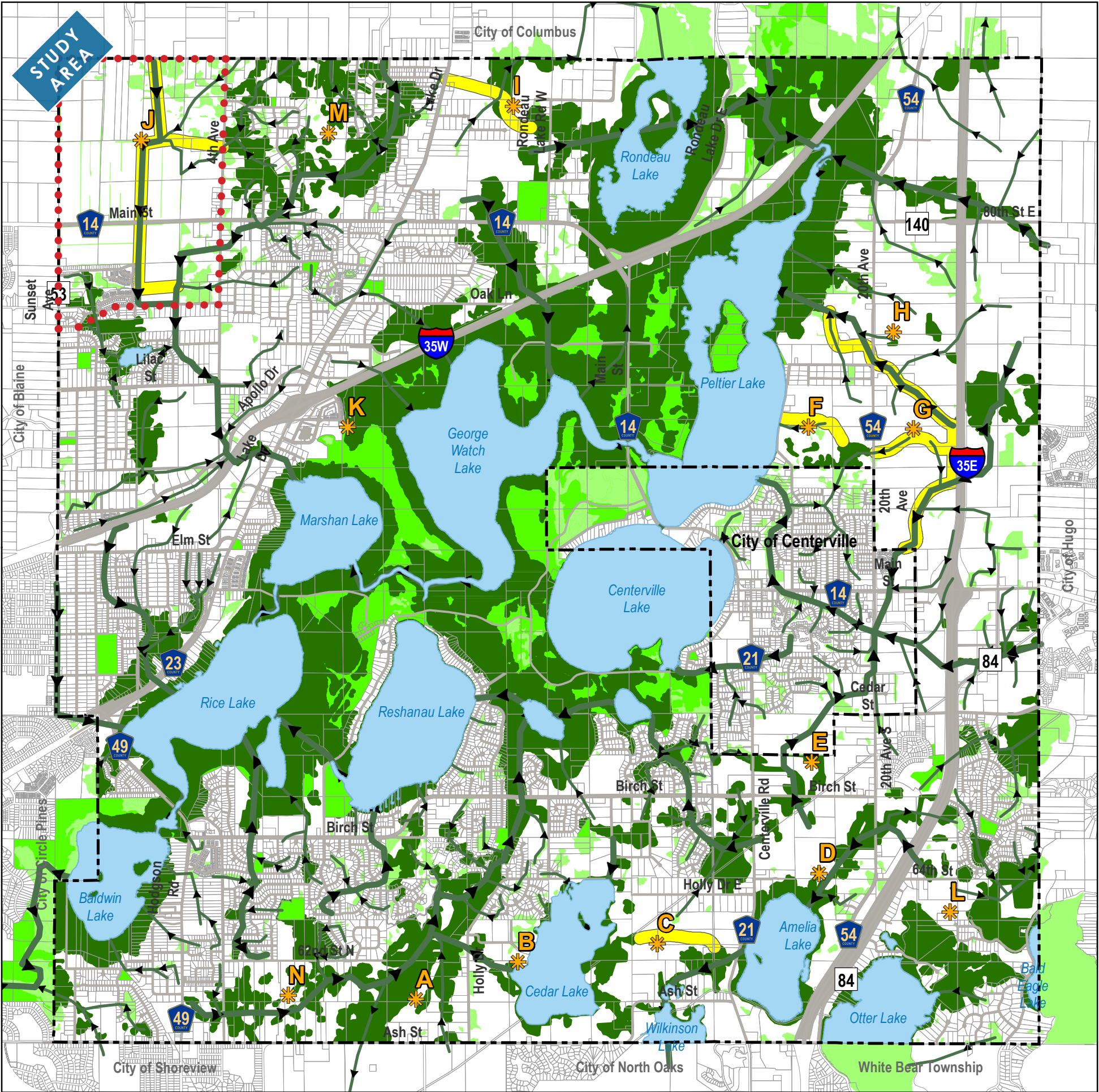


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PLAN SHOWN FOR REFERENCE PURPOSES ONLY.



Date: 11/9/2020 10-39



ATTACHMENT C - 2040  
COMPREHENSIVE  
PLAN (SELECT EXHIBITS)  
(CONT.)

Figure 11-3  
School Districts

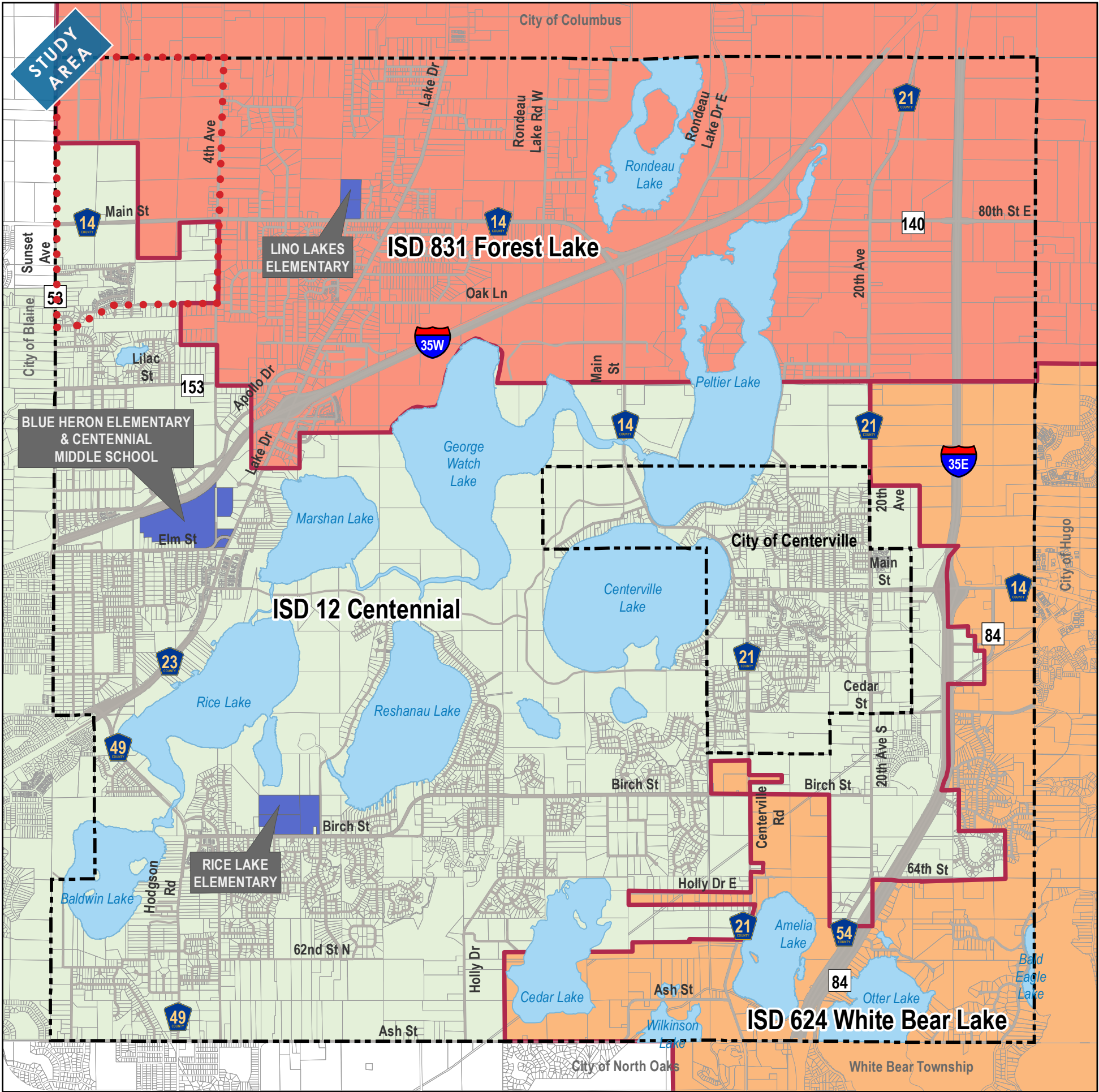


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Date: 1/31/2018 11-7



Kimley»»Horn

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

**STAFF ORIGINATOR:** Katie Larsen, City Planner

**MEETING DATE:** August 25, 2025

**TOPIC:** Java Lino Lakes Second Addition  
i. Consider Resolution No. 25-114 Approving Final Plat  
ii. Consider Resolution No. 25-115 Approving Development Agreement

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The applicant, Java Companies, LLC., submitted a land use application for Java Lino Lakes Second Addition final plat. The final plat subdivides Lot 2, Block 1, Java Lino Lakes into two (2) separate lots.

Tentative Review Schedule:

Complete Application Date:	July 18, 2025
60-Day Deadline:	September 16, 2025
Environmental Board Meeting:	N/A
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	August 13, 2025
City Council Work Session:	September 8, 2025
City Council Meeting:	September 8, 2025

The Land Use Application is:

- Final Plat for 3 commercial lots

This staff report is based on the following information:

- Java Lino Lakes 2<sup>nd</sup> Addition civil plan set prepared by Design Tree revision date July 15, 2025
- Java Lino Lakes 2nd Addition Preliminary Plat prepared by Design Tree dated March 28, 2025

- Java Lino Lakes Second Addition Final Plat prepared by Design Tree received on July 15, 2025
- Final Stormwater Management Study Java Lino Lakes 2<sup>nd</sup> Addition prepared by Design Tree dated May 27, 2025
- Title Commitment dated April 23, 2025

## **BACKGROUND**

On April 14, 2025, the City Council passed Resolution No. 25-45 approving the Java Lino Lakes final plat. The plat created three (3) commercial lots along Lake Drive. Lot 2, Block 1, Java Lino Lakes was proposed to have a 3 unit multi-tenant retail building. The applicant is now proposing to subdivide this lot into 2 lots for the purpose of constructing a standalone Chipotle Restaurant and a standalone Pacific Dental office. Lot 1, Block 1, Java Lino Lakes Second Addition will still be an O'Reilly's Auto Parts retail store as originally planned.

On June 9, 2025, the City Council passed Resolution No. 25-77 approving the Java Lino Lakes Second Addition preliminary plat. The Council staff report and resolution detail the project's consistency with the City's Comprehensive Plan and compliance with the City Code for zoning and subdivision requirements.

## **ANALYSIS**

The final plat contains the following lots:

<b>Parcel</b>	<b>Acres</b>	<b>Purpose</b>
Lot 1, Block 1	1.50 acres	Retail auto part sales (O-Reilly's Auto Parts)
Lot 2, Block 1	0.68 acres	Office-Business Clinic (Pacific Dental)
Lot 3, Block 1	0.84 acres	Restaurant (Chipotle)
<b>TOTAL</b>	<b>3.02 acres</b>	

### *Planning & Zoning Board*

On August 13, 2025, the Planning and Zoning Board reviewed the final plat and made the following findings of fact:

Per City Code Section 1001.057 Review, Approval or Denial:

(1) The Planning and Zoning Board shall consider the final plat and the Community Development Department shall forward the Planning and Zoning Board recommendations to



the City Council. The following requirements shall be met before consideration of the final plat by the Planning and Zoning Board:

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

*The final plat substantially conforms with the preliminary plat.*

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

*Not applicable. This is a three (3) lot commercial subdivision and will be platted in one (1) phase.*

- (c) Conditions attached to approval of the preliminary plat shall be substantially fulfilled or secured by the development agreement, as appropriate.

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

### **Public Land Dedication**

The City collected cash fee per acre in lieu of land dedication for the commercial development with Java Lino Lakes final plat. No additional commercial acreage is being added to the plat; therefore, no additional fees shall be collected.

### **Title Commitment**

The City Attorney reviewed the title commitment and final plat and had no comments.

### **Agreements**

#### *Stormwater Maintenance Agreement*

The stormwater facilities will be privately maintained and a Declaration for Maintenance of Stormwater Facilities will be required.

#### *Development Agreement and Final Plat*

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

#### *Site Improvement Performance Agreement*

Site Improvement Performance Agreements will not be required for Chipotle and Pacific Dental projects. Securities are in place with the original Java Lino Lakes development agreement.

Site Improvement Performance Agreements will be required for the O'Reilly's and Valvoline projects.

### **Findings of Fact**

City Code Section 1001.057 (2) details requirements that shall be met before consideration of the final plat by the City Council. The attached Resolution No. 25-114 details these findings of fact.

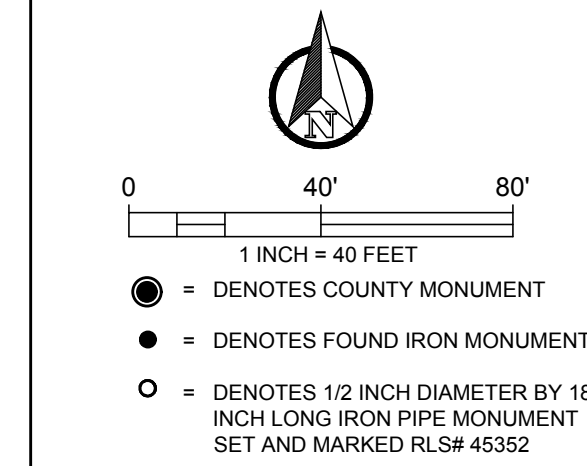
### **RECOMMENDATION**

Staff and the Planning & Zoning Board recommend approval of the Java Lino Lakes Second Addition final plat.

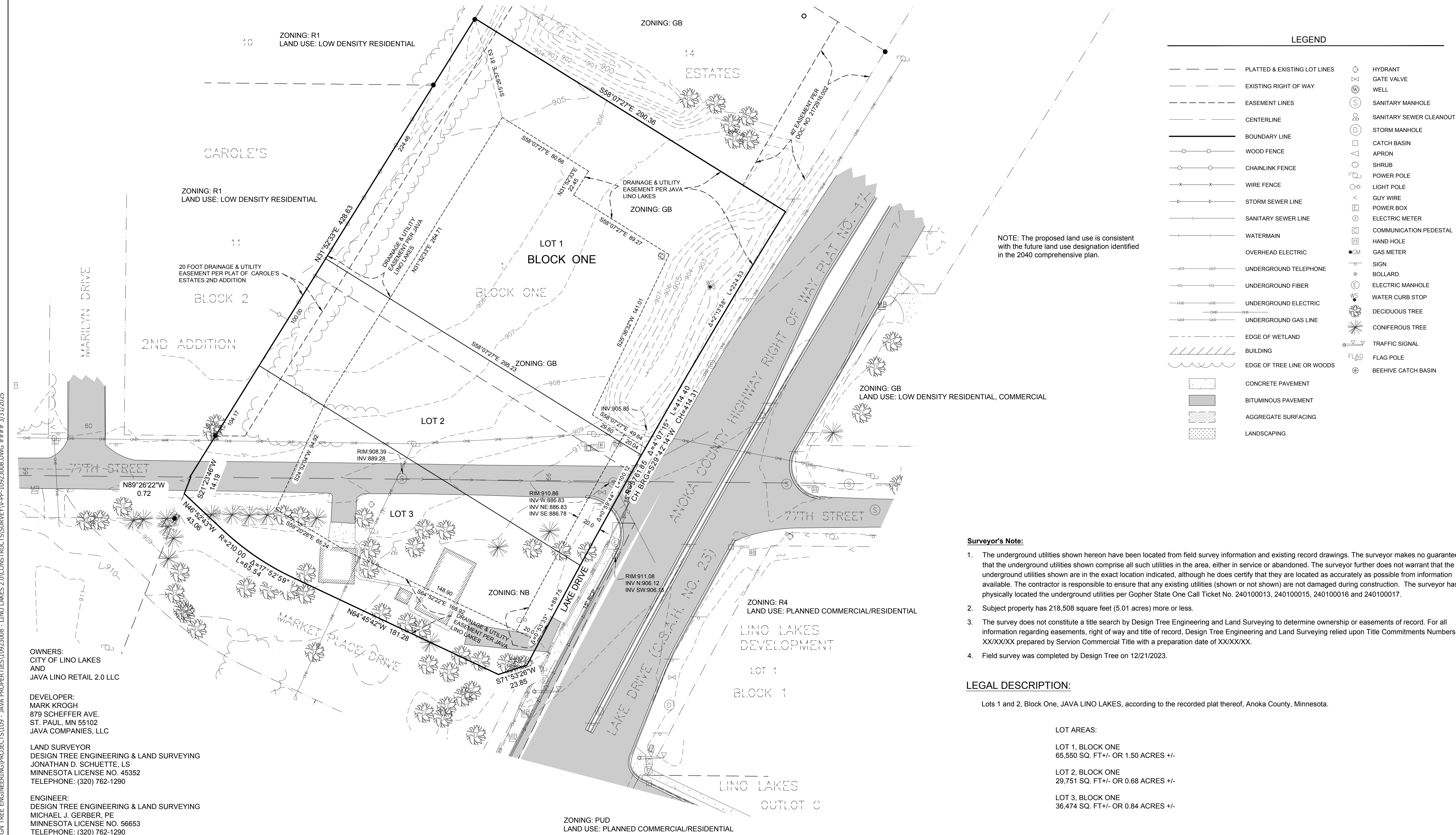
### **ATTACHMENTS**

1. Preliminary Plat
2. Resolution No. 25-114
3. Final Plat
4. Resolution No. 25-115
5. Development Agreement
6. City Engineer Memo dated August 6, 2025
7. Environmental Memo dated August 6, 2025





# PRELIMINARY PLAT OF JAVA LINO LAKES 2ND ADDITION



F:\DESIGN TREE ENGINEERING\PROJECTS\109 - JAVA LINO LAKES 2ND ADDITION\CONSTRUCTS\SURVEY\PP-10923008.DWG ### 3/31/2025

OWNERS:  
CITY OF LINO LAKES  
AND  
JAVA LINO RETAIL 2.0 LLC

DEVELOPER:  
MARK KROGH  
879 SCHEFFER AVE.  
ST. PAUL, MN 55102  
JAVA COMPANIES, LLC

LAND SURVEYOR  
DESIGN TREE ENGINEERING & LAND SURVEYING  
JONATHAN D. SCHUETTE, LS  
MINNESOTA LICENSE NO. 45352  
TELEPHONE: (320) 762-1290

ENGINEER:  
DESIGN TREE ENGINEERING & LAND SURVEYING  
MICHAEL J. GERBER, PE  
MINNESOTA LICENSE NO. 56653  
TELEPHONE: (320) 762-1290

DESIGN TREE  
engineering + land surveying  
Corporate Office:  
120 17th Ave W Alexandria, MN 56308  
888-216-1916

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

PRINTED NAME: Jonathan D. Schuette  
DATE: 03/28/25 LICENSE #: 45352

PREPARED FOR:  
JAVA COMPANIES

LINO LAKES, MN

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DRAWN BY:		CWK
CHECKED BY:		JDS
PROJECT NO.: 10923008		
NO.	DATE	DESCRIPTION

PRELIMINARY  
PLAT

1 of 1

## Surveyor's Note:

- The underground utilities shown hereon have been located from field survey information and existing record drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. The surveyor has physically located the underground utilities per Gopher State One Call Ticket No. 240100013, 240100015, 240100016 and 240100017.
- Subject property has 218,508 square feet (5.01 acres) more or less.
- The survey does not constitute a title search by Design Tree Engineering and Land Surveying to determine ownership or easements of record. For all information regarding easements, right of way and title of record, Design Tree Engineering and Land Surveying relied upon Title Commitments Numbers XX/XX/XX prepared by Servion Commercial Title with a preparation date of XX/XX/XX.
- Field survey was completed by Design Tree on 12/21/2023.

## LEGAL DESCRIPTION:

Lots 1 and 2, Block One, JAVA LINO LAKES, according to the recorded plat thereof, Anoka County, Minnesota.

## LOT AREAS:

LOT 1, BLOCK ONE  
65,550 SQ. FT +/- OR 1.50 ACRES +/-

LOT 2, BLOCK ONE  
29,751 SQ. FT +/- OR 0.68 ACRES +/-

LOT 3, BLOCK ONE  
36,474 SQ. FT +/- OR 0.84 ACRES +/-

**CITY OF LINO LAKES  
RESOLUTION NO. 25-114**

**RESOLUTION APPROVING JAVA LINO LAKES SECOND ADDITION FINAL PLAT**

**WHEREAS**, on July 18, 2025, the City received a complete land use application for Java Lino Lakes Second Addition final plat; and

**WHEREAS**, City staff completed review of the proposed final plat based on the following plans and information:

- Java Lino Lakes 2<sup>nd</sup> Addition civil plan set prepared by Design Tree revision date July 15, 2025
- Java Lino Lakes 2<sup>nd</sup> Addition Preliminary Plat prepared by Design Tree dated March 28, 2025
- Java Lino Lakes Second Addition Final Plat prepared by Design Tree received on July 15, 2025
- Final Stormwater Management Study Java Lino Lakes 2<sup>nd</sup> Addition prepared by Design Tree dated May 27, 2025
- Title Commitment dated April 23, 2025; and

**WHEREAS**, the City Council approved the preliminary plat with Resolution No. 25-45 on April 14, 2025; and

**WHEREAS**, the Planning & Zoning Board reviewed and recommended approval of the final plat on August 13, 2025; and

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

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

**FINDINGS OF FACT**

Per City Code Section 1001.057 Review, Approval or Denial:

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

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



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

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

*Not applicable. This is a three (3) lot commercial subdivision and will be platted in one (1) phase.*

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

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

- (d) Completed development contract.

*A Development Agreement has been completed and shall be executed.*

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

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

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

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

**BE IT FURTHER RESOLVED** the final plat is approved subject to the following conditions:

1. Declaration and/or agreements and exhibits shall be recorded detailing private maintenance responsibilities include the driveways, landscaped parking lot medians, island landscaping, lighting, and other related appurtenances.

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

1. All comments from the City Engineer memo related to the final plat dated August 6, 2025.

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

1. All comments from the City Engineer memo dated August 6, 2025.
2. All comments from Environmental memo dated August 6, 2025.
3. All applicable plan sheets.
  - a. The sidewalk on Lot 1, Block 2, Java Lino Lakes shall extend to the south lot line.
  - b. Remove the address referencing 7691 Lake Drive.
  - c. Mechanical equipment screening shall be provided for each building.

Adopted by the City Council of the City of Lino Lakes this 25<sup>th</sup> day of August, 2025.

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Rob Rafferty, Mayor

ATTEST:

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Roberta Colotti, CMC, City Clerk



# JAVA LINO LAKES SECOND ADDITION

City of Lino Lakes  
County of Anoka  
Sec. 8, Twp. 31, Rng. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Java Lino Retail 2.0 LLC, a Minnesota limited liability company, owner of the following described property:  
Lots 1 and 2, Block One, Java Lino Lakes, according to the recorded plat thereof, Anoka County, Minnesota.

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

In witness whereof said Java Lino Retail 2.0 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JAVA LINO RETAIL 2.0 LLC

\_\_\_\_\_  
Mark Richard Krogh, Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Mark Richard Krogh, Manager of Java Lino Retail 2.0 LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Print Name)

Notary Public, \_\_\_\_\_ County, Minnesota

My commission expires \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jonathan D. Schuette, Licensed Land Surveyor  
Minnesota License No. 45352

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jonathan D. Schuette.

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Print Name)

Notary Public, \_\_\_\_\_ County, Minnesota

My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of JAVA LINO LAKES SECOND ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR

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

By \_\_\_\_\_  
David M. Zieglmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota

Statutes, Section 272.12, there are no delinquent taxes and tranfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Property Tax Administrator

By \_\_\_\_\_, Deputy

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

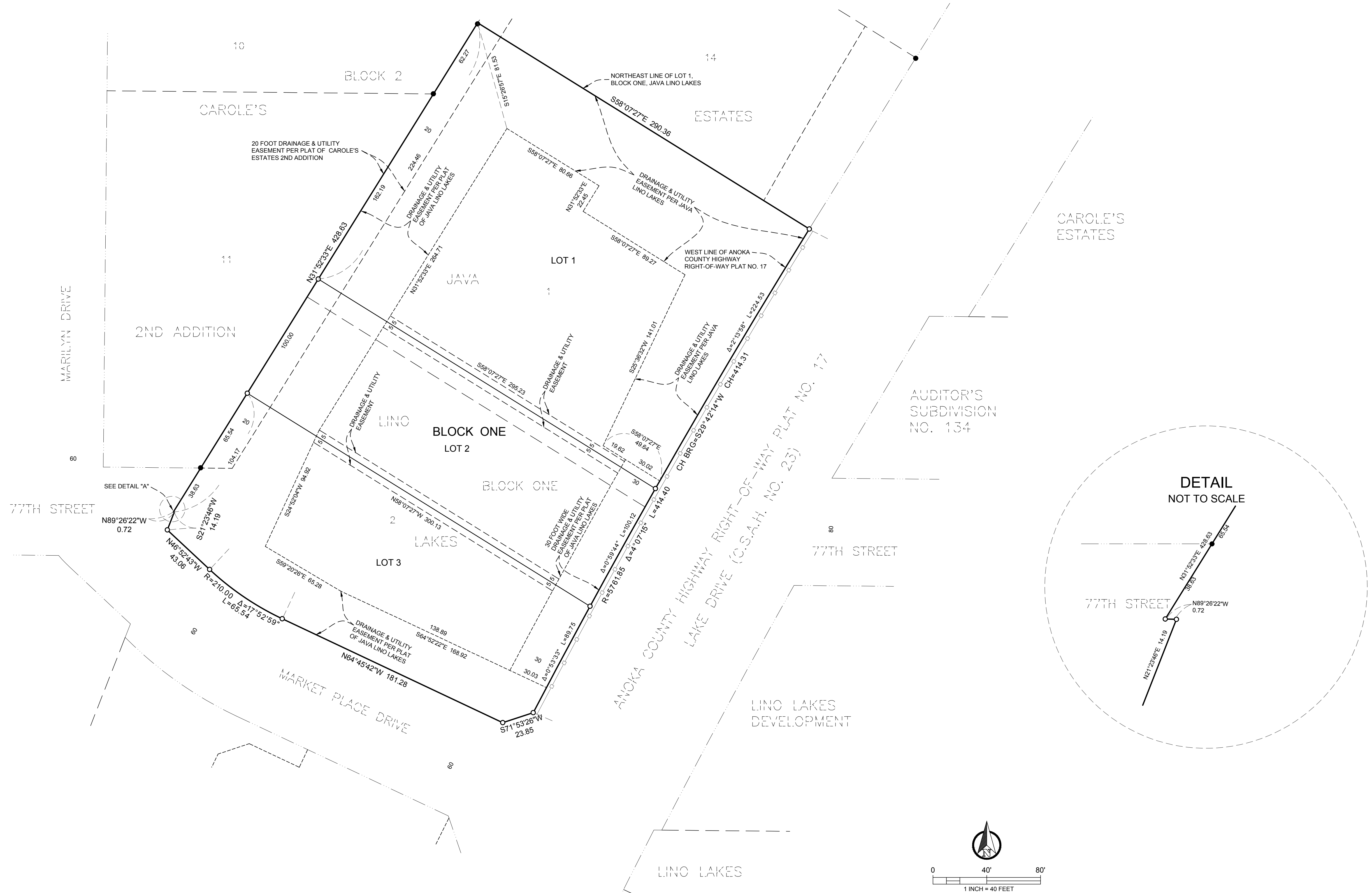
I hereby certify that this plat of JAVA LINO LAKES SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M. and was duly recorded as Document Number \_\_\_\_\_.


\_\_\_\_\_  
County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy

JAVA LINO LAKES SECOND ADDITION

City of Lino Lakes  
County of Anoka  
Sec. 8, Twp. 31, Rng. 22




  
 0 40' 80'
   
 1 INCH = 40 FEET

- = DENOTES FOUND 1/2" IRON MONUMENT UNLESS OTHERWISE NOTED
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352
- = DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY ON JAVA LINO LAKES

FOR THE PURPOSE OF THIS PLAT, THE NORTHEAST LINE OF LOT 1, BLOCK ONE, JAVA LINO LAKES, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 58°07'27"E

**DESIGN TREE**  
 engineering + land surveying  
 Corporate Office:  
 120 17th Ave W Alexandria, MN 56308  
 888-216-1916



**CITY OF LINO LAKES  
RESOLUTION NO. 25-115**

**RESOLUTION APPROVING JAVA LINO LAKES SECOND ADDITION DEVELOPMENT AGREEMENT**

**WHEREAS**, on May 27, 2025 the City Council passed Resolution No. 25-114 approving Otter Crossing South final plat; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Lino Lakes approves the Development Agreement between Java Lino Retail 2.0 LLC and the City of Lino Lakes for Java Lino Lakes Second Addition and authorizes the Mayor and City Clerk to execute such agreement on behalf of the City

Adopted by the City Council of the City of Lino Lakes this 25th day of August, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC, City Clerk

## **DEVELOPMENT AGREEMENT**

### **Java Lino Lakes Second Addition**

THIS AGREEMENT is made this \_\_\_\_ day of \_\_\_\_, 2025, by and between the City of Lino Lakes ("City"), a Minnesota municipal corporation, and Java Lino Retail 2.0 LLC. ("Developer"). This Agreement replaces those parts of the Development Agreement between the parties dated April 14, 2025 that relate to the Lots 1 and 2, Block 1 of the Java Lino Lakes plat.

1. **Subdivision.** Developer has received preliminary plat approval from the City by Resolution 25-77 for a revised plat to be known as Java Lino Lakes Second Addition ("Subdivision"). The Subdivision constitutes a replat of the Lots 1 and 2, Block 1, Java Lino Lakes. Unless otherwise stated, all terms and conditions of this Agreement relate to work within the Subdivision.
2. **Final Plat Approval.** The City's approval of the final plat of Java Lino Lakes Second Addition is contingent upon execution and delivery of this new development agreement, all required petitions, bonds, security, and other documents required by the City, and satisfaction of all conditions of approval required by Resolution No. 25-114. The Final Plat of the Subdivision, is attached hereto as Exhibit A.
3. **Phased Development.** The City may refuse to approve final plats of subsequent additions of the plat if the Developer has breached this Agreement and the breach has not been remedied. Development of subsequent phases may not proceed until Development Agreements for such phases are approved by the City and are fully executed.
4. **Developer Plans.**
  - a. The Subdivision shall be developed in accordance with the following Developer Plans, original copies of which are on file with the City Engineer. The Developer Plans may be prepared and revised after entering into this Agreement but must be approved by the City before commencement of any work. If the plans vary from the written terms of this Agreement, this Agreement shall control.
  - b. The Developer Plans as of the date of this Agreement are:
    - i. Lino Lakes 2.0 Java Properties plan set containing 21 sheets, prepared by Design Tree Engineering Inc., dated March 5, 2025.
    - ii. Java Properties, 77<sup>th</sup> & Lake Landscape plan set, containing 5 sheets, prepared by Plan-Type Landscape Architecture, dated March 11, 2025.
    - iii. Java Lino Lakes Final Plat, received March 11, 2025, prepared by Design Tree Engineering Inc.



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

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

**a. Site Grading**

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

**b. Grading and Erosion Control**

- i. The Developer shall grade the site to within 0.2 foot of the grades shown on the approved grading plan. No deviations will be allowed unless a revised plan is submitted and approved in writing by the City and all other regulatory agencies.
- ii. The storm water storage ponds, and surface water drainage ways shall be graded prior to commencement of utility construction. Four inches of topsoil and a City approved seed mix shall be installed within disturbed areas, and seed mix information shall be provided to the City. Surface water management systems shall be maintained by the Developer until they are accepted by the City where applicable.

- iii. The Developer shall be responsible for ascertaining that site geotechnical and groundwater conditions are adequate and conforming with the grading and site improvement as proposed. The Developer shall provide testing from an approved testing company.
- iv. The Developer's engineer shall certify in writing, with an as-built survey, that all grading complies with the approved grading plan prior to issuance of any building permits.
- v. The Developer shall promptly clear dirt and debris within public rights-of-way and drainage and utility easements resulting from construction by the Developer, its purchasers, builders and contractors within five (5) days after notification by the City. The Developer shall be responsible for all necessary street and storm sewer maintenance, including street sweeping, until all construction is completed, unless otherwise released by the City. Warning signs shall be placed when hazards develop in streets to prevent the public from traveling on them, including detour signs if necessary. If and when the streets become impassable, such streets shall be barricaded and closed. The Developer shall maintain a smooth, hard driving surface and adequate drainage on all temporary streets or access drives.
- c. **Street and Parking Improvements.** Final access drive and parking grading, subbase, gravel base, concrete curb and gutter, and bituminous base and wear course, traffic control signs and striping shall be furnished and installed for Lot 2 and Lot 3, Block1. Developer or assigns shall enter into a separate Site Performance Agreement for these improvements on Lot 1, Block1.
- d. **Sidewalks, Trails and Streetlighting.** Intentionally left blank.
- e. **Stormwater Improvements.** Storm sewers, when determined to be necessary by the City Engineer, including all necessary laterals, catch basins, inlets and other appurtenances, shall be furnished and installed.
- f. **Sanitary Sewer Improvements.** Sanitary sewer mains, laterals or extensions, including all necessary building services and other appurtenances, shall be furnished and installed.
- g. **Water Improvements.** Water mains, laterals or extensions, including all necessary building services, hydrants, valves and other appurtenances, shall be furnished and installed.
- h. **Survey Monuments.** The Developer shall place iron monuments at all lot, block, and outlot corners and at all other angle points on boundary lines consistent



with the final plat. Iron monuments shall be placed after all street and lawn grading has been completed in order to preserve the lot markers for future property owners. Lot corner irons on the back property line shall be installed so that the top of the iron corresponds to the finished ground elevation in accordance with the approved grading plan. Guard stakes shall be appropriately installed to mark these irons.

- i. **Landscaping.** Landscaping shall be furnished and installed in accordance with the approved plans. The landscaping shall be maintained by the Developer until accepted by the City's Environmental Coordinator. for Lot 2 and Lot 3, Block 1. Developer or assigns shall enter into a separate Site Performance Agreement for these improvements on Lot 1, Block 1.

Developer shall be responsible for vegetative restoration of ponding areas, outlots, and other native planting areas identified on the plans in accordance with City Standard Specifications for Construction. Developer shall provide a contract with a qualified firm for the establishment and maintenance of all open space / native plant areas. Said contract shall cover a minimum of the 3 year establishment period, from the date of planting.
- j. **Private Utilities.** The Developer shall arrange for all gas, telecommunications, cable, internet, electric, and other necessary private utility services to the Subdivision in accordance with City Code and State law. The utilities are required to be located within a joint trench. The Developer is solely responsible for the cost of private utility and internet installation.
- k. **Mailboxes.** This section intentionally left blank.
- l. **Wetland Buffer Signs.** This section intentionally left blank.
7. **Time of Performance.** The Developer shall install all required improvements enumerated in Paragraph 6 by October 30, 2026. The Developer may request a reasonable extension of time from the City. If the extension is granted, it shall be conditioned upon updating the security posted by the Developer to reflect cost increases and the extended completion date.
8. **City Improvements.** The City shall remove the existing 8" water main in the vacated 77<sup>th</sup> Street right of way and install water and sanitary sewer services for Lots 2 and 3, Java Second Addition. The developer shall reimburse the City for said costs incurred for said improvements as shown in Exhibit B.
9. **Record Drawings.**

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

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

- a. The Developer will fully and faithfully comply with all terms and conditions of any and all contracts entered into by the Developer for the installation and construction of all Developer Improvements. As a condition of the City issuing any permit to the Developer for the construction of any improvements with the Subdivision, the Developer will furnish to, and at all times thereafter maintain with the City, a cash deposit, certified check, or Irrevocable Letter of Credit, based on one hundred fifty (35%) percent of the total estimated cost of Developer's Improvements as determined by the City Engineer unless otherwise provided for in Java Lino Lakes Development Agreement. The security as required per the Java Lino Lakes Development Agreement recorded as Document #2437038.011 of \$208,250 satisfies this requirement.
- b. Irrevocable Letter of Credit. If an Irrevocable Letter of Credit is utilized, it shall be for the exclusive use and benefit of the City of Lino Lakes and shall state that it is issued to guarantee and assure performance by the Developer of all the terms and conditions of this Development Agreement and construction of all required improvements referenced therein in accordance with the ordinances and specifications of the City. The letter shall be in a form, and from a bank, as approved by the City. The City reserves the right to draw, in whole or in part, on any portion of the Irrevocable Letter of Credit for the purpose of guaranteeing the terms and conditions of this agreement. The Irrevocable Letter of Credit shall be automatically extended for additional periods of one year from present or future expiration dates on an annual basis, unless at least sixty (60) days prior to the



expiration date, the Community Development Director and City Engineer, are notified by certified mail or overnight courier, that the Letter of Credit will not be extended.

- c. **Surety Agreement.** Alternatively, the Developer may enter into a Public Improvement Surety Agreement, subject to City approval.
  - d. **Reduction of Security.** The Developer may request a reduction of the Letter of Credit or cash deposit based on prepayment or the value of the completed improvements at the time of the requested reduction.
11. **Warranty.** The Developer warrants all utility work required to be performed by it against poor material and faulty workmanship for a period of two years after its completion and acceptance by the City. All new streets shall be warranted by the developer for a period of one year from the time the final inspection of the street is completed and accepted by the City Council. All trees, grass and sod shall be warranted to be alive, of good quality and disease free for 12 months after planting. Prior to final acceptance of the Developer Improvements the City shall require a Surety Bond or Cash Escrow to cover the warranty provisions of this Agreement. The amount shall be 20 % of the original cost of construction identified in Exhibit B.
12. **Dedication.** The Developer shall dedicate to the City, at no cost to the City, any permanent or temporary easements that may be necessary for the construction and installation of the Developer Improvements. All such easements required by the City shall be in writing, in recordable form, containing such terms and conditions as the City shall determine.
13. **Ownership of Improvements.** Upon completion and City acceptance of the work and construction required by this Agreement, the public storm sewer, sanitary sewer, water main and pond IB2 improvements lying within public easements as shown in Exhibits C shall become City property without further notice or action unless the improvements are deemed private infrastructure. All other improvements including stormwater facilities shall be the responsibility of the developer or assigns.
14. **Recording and Release.** The Developer agrees that the terms of this Development Agreement shall be a covenant on any and all property included in the Subdivision. The Developer agrees that the City shall have the right to record a copy of this Development Agreement with the Anoka County Recorder to give notice to future purchasers and owners. This shall be recorded against the Subdivision described on Page 1.
15. **Escrow for City's Costs.**
- a. The Developer agrees to establish a non-interest-bearing escrow account with the City in an amount determined by the City Administrator or their designee for

the payment of all costs incurred by the City related to the development of the Subdivision including, but not limited to, the following (See Exhibit B for breakdown of costs):

- i. Planning/ Review. Not Applicable – paid with Java Lino Lakes
- ii. Administration - 3% of Developer Improvement Costs Not Applicable – paid with Java Lino Lakes
- iii. City Engineering and Legal Not Applicable – paid with Java Lino Lakes
- iv. Street lighting installation (by utility company, developer to initiate). Not Applicable.
- v. Boulevard tree planting. Not Applicable.
- vi. Access drives, storm sewer and pond maintenance. Not Applicable – paid with Java Lino Lakes
- vii. Property Taxes. Should the recording of the Final Plat occur after July 1<sup>st</sup>, any and all property taxes on any public property dedicated as a part of this plat shall be the responsibility of the Developer.

- b. If the above escrow amounts are insufficient, the Developer shall make such additional deposits as required by the City. The City shall have a right to reimburse itself from the Escrow with suitable documentation supporting the charges.

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

- a. Park Dedication. All park dedication was paid as part of the Java Lino Lakes plat.
- b. Intentionally left blank.
- c. GIS Mapping Fees
- d. Trunk Sewer Connection Fees

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

Trunk Charge



The trunk charge was paid at the time of subdivision approval for Java Lino Lakes.

Availability Charge

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

City Sewer (CSAC)	\$1,686.00 Per SAC Unit
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Trunk sewer unit charges addressed under this paragraph are in addition to any SAC charges imposed by Metropolitan Council Environmental Services.

e. Trunk Water Connection Fees

The City established trunk utility connection fees to uniformly distribute the costs of public trunk water infrastructure. The Trunk Utility Connection Fee consists of two components: a Trunk Charge and an Availability Charge. The fee shall be based on 1.81 acres.

Trunk Charge

The trunk charge was paid at the time of subdivision approval for Java Lino Lakes.

Availability Charge

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

City Water (CWAC)	\$1,628.00 Per SAC Unit
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f. Surface Water Management Area Charges

The City established a trunk area charge to uniformly distribute the costs of public trunk surface water infrastructure and water quality improvements. The Surface Water Management Charge was paid with the subdivision approval for Java Lino Lakes.

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

- a. The City Improvements listed in Section 8, The Developer's Trunk Sewer Connection Fee, and the Trunk Water Connection Fee (collectively, "the

Charges”) may be assessed against the Subdivision parcels. The Developer hereby waives any and all procedural and substantive objections to the special assessments, including notice and hearing requirements, any claim that the assessments exceed the benefit to the properties, and any right to appeal.

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



pursuant to Minnesota Statutes section 429.061, subdivision 3, for collection the following year. The City, at its option, may commence legal action against the Developer to collect the entire unpaid balance of the special assessments then estimated or levied pursuant hereto, with interest, including reasonable attorney's fees, and Developer shall be liable for such special assessments and, if more than one, such liability shall be joint and several. In addition to any other rights and remedies upon Developer's default, the City may refuse to issue building permits and/or Certificates of Occupancy for any property within the Subdivision until such time as such default has been corrected to the satisfaction of the City. The Developer agrees to reimburse the City for all costs incurred by the City in the enforcement of this agreement, or any portion thereof, including court costs and reasonable engineering and attorneys' fees, if the City prevails in any enforcement action.

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

- a. Final plat is filed for record with the Anoka County Recorder's office.
- b. Review and approval of the building permit application by the Building Official.
- c. Developer acknowledges that no certificate of occupancy will be issued until the Marketplace Drive improvements including public sanitary sewer and water main, storm sewer, curb and gutter, bituminous base course, and temporary street signs have been installed. The City shall make best efforts to complete these improvements in a timely manner but shall assume no liability resulting from delays in completion of improvements.

**19. Special Provisions.**

- a. Shared Driveway and Parking Access Agreements and exhibits shall be recorded detailing private maintenance responsibilities including the driveways, landscaped parking lot medians, island landscaping, lighting, and other related appurtenances.
- b. Developer is responsible for removing or abandoning the sanitary sewer line in the vacated 77<sup>th</sup> Street right-of-way. The City assumes no liability and shall be held harmless for any damages associated with the Developer's failure to remove or abandoned said sanitary sewer.
- c. Developer is responsible for coordination and costs associated with the relocation of private utilities located within the vacated 77<sup>th</sup> Street right-of-way.
- d. As-Built Survey. Upon completion of improvements and prior to release of securities. the Developer's engineer shall certify, in writing with an as-built

survey, that all grading complies with the grading plan prior to issuance of building permits. The as-built survey must include, but is not limited to, proposed and final contours with adequate elevation shots to show conformance, property irons (to be exposed in field), low floor and low opening elevations, and the 100-Year High Water Level (HWL) of all ponds, lakes, and wetland areas.

**20. Hours of Construction Activity.**

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

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

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

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



hearing and hearing on such assessments and its right to appeal such assessments pursuant to Minnesota Statutes, chapter 429.

23. **General.**

a. Binding Effect

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

b. Validity.

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

c. Notices

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

Java Lino Lakes 2<sup>nd</sup>  
879 Scheffe Ave  
St. Paul MN 55102  
Mark Krogh [mark@javaprop.com](mailto:mark@javaprop.com)

Community Development Director  
City of Lino Lakes  
600 Town Center Parkway  
Lino Lakes, MN 55014  
[mgrochala@linolakes.us](mailto:mgrochala@linolakes.us)

24. **Land Use Controls - Planned Unit Development.** This section intentionally left blank.

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

CITY OF LINO LAKES

By \_\_\_\_\_  
Mayor

ATTEST

By \_\_\_\_\_  
City Clerk

STATE OF MINNESOTA       )  
  ) SS  
COUNTY OF ANOKA        )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by Rob Rafferty as Mayor of the City of Lino Lakes on behalf of said City.

\_\_\_\_\_  
Notary Public

STATE OF MINNESOTA       )  
  ) SS  
COUNTY OF ANOKA        )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 2025,  
by Roberta Colotti as City Clerk of the City of Lino Lakes on behalf of said City.

\_\_\_\_\_  
Notary Public



**THIS PAGE INTENTIONALLY LEFT BLANK**

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

DEVELOPER

By \_\_\_\_\_

Its \_\_\_\_\_

STATE OF MINNESOTA       )  
  ) SS  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public within and for said County, personally appeared \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_ (Developer), who executed the foregoing instrument.

\_\_\_\_\_  
Notary Public

This instrument was drafted by:  
  
City of Lino Lakes  
600 Town Center Parkway  
Lino Lakes, Minnesota 55014



**CONSENT AND SUBORDINATION**

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

IN WITNESS WHEREOF, \_\_\_\_\_, has caused this Consent and Subordination to be executed this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
By:  
Its:

STATE OF MINNESOTA        )  
  ) SS  
COUNTY OF \_\_\_\_\_  )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, a Notary Public within and for said County, personally appeared \_\_\_\_\_, who executed the foregoing instrument.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**

**Final Plat**

**Legal Description for Recording Purposes**

All lots, blocks, and outlots contained in Java Lino Lakes Second Addition Final Plat  
according to the recorded plat thereof.



JAVA LINO LAKES SECOND ADDITION

City of Lino Lakes  
County of Anoka  
Sec. 8, Twp. 31, Rng. 22

KNOW ALL PERSONS BY THESE PRESENTS: That Java Lino Retail 2.0 LLC, a Minnesota limited liability company, owner of the following described property:  
Lots 1 and 2, Block One, Java Lino Lakes, according to the recorded plat thereof, Anoka County, Minnesota.

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

In witness whereof said Java Lino Retail 2.0 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

JAVA LINO RETAIL 2.0 LLC

\_\_\_\_\_  
Mark Richard Krogh, Manager

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Mark Richard Krogh, Manager of Java Lino Retail 2.0 LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Print Name)

Notary Public, \_\_\_\_\_ County, Minnesota

My commission expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Jonathan D. Schuette, Licensed Land Surveyor  
Minnesota License No. 45352

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Jonathan D. Schuette.

\_\_\_\_\_ (Signature)

\_\_\_\_\_ (Print Name)

Notary Public, \_\_\_\_\_ County, Minnesota

My commission expires \_\_\_\_\_

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

This plat of JAVA LINO LAKES SECOND ADDITION was approved and accepted by the City Council of the City of Lino Lakes, Minnesota at a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF LINO LAKES, MINNESOTA

By \_\_\_\_\_ Mayor By \_\_\_\_\_ Clerk

COUNTY SURVEYOR

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

By \_\_\_\_\_  
David M. Zieglmeier  
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota

Statutes, Section 272.12, there are no delinquent taxes and tranfer entered this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Property Tax Administrator

By \_\_\_\_\_, Deputy

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

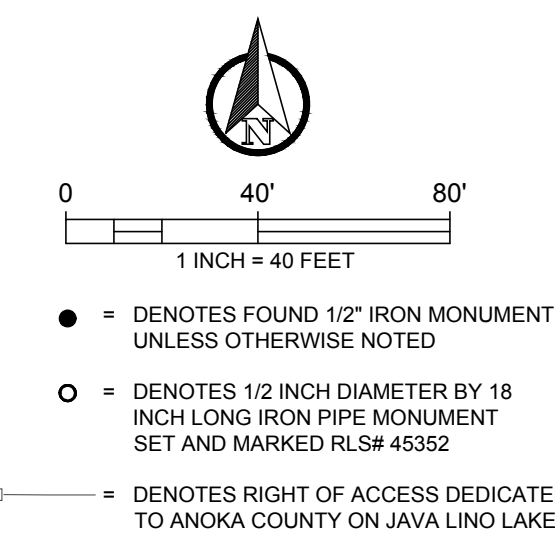
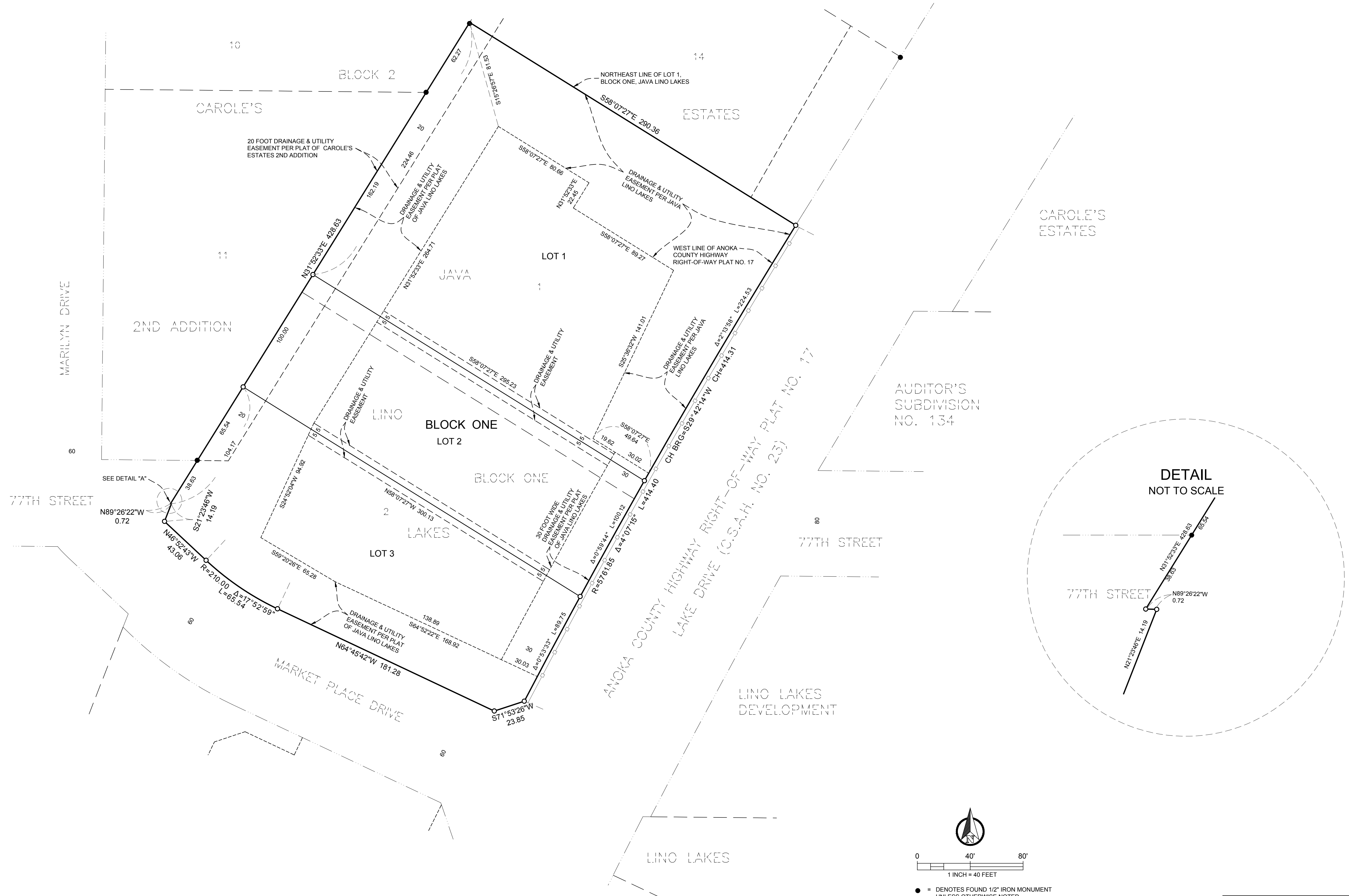
I hereby certify that this plat of JAVA LINO LAKES SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M. and was duly recorded as Document Number \_\_\_\_\_.

\_\_\_\_\_  
County Recorder/Registrar of Titles

By \_\_\_\_\_, Deputy

# JAVA LINO LAKES SECOND ADDITION

City of Lino Lakes  
County of Anoka  
Sec. 8, Twp. 31, Rng. 22



FOR THE PURPOSE OF THIS PLAT, THE NORTHEAST LINE OF LOT 1, BLOCK ONE, JAVA LINO LAKES, ANOKA COUNTY, MINNESOTA IS ASSUMED TO HAVE A BEARING OF SOUTH 58°07'27"E

**DESIGN TREE**  
engineering + land surveying

Corporate Office:  
120 17th Ave W Alexandria, MN 56308  
888-216-1916



**EXHIBIT B**  
**Securities, Escrows & Fees**

**EXHIBIT B**  
**Securities, Escrows & Fees**

PROJECT: JAVA LINO LAKES SECOND ADDITION	NUMBER OF REU's:	0
APPLICANT: JAVA LINO RETAIL 2.0 LLC	NO. OF LOT FRONTAGE:	0
	AREA (ACRES):	3

IMPROVEMENTS	COST
<u>DEVELOPER IMPROVEMENT COSTS (PRIVATE)</u>	
SITE GRADING	\$158,000
EROSION CONTROL	\$6,000
LANDSCAPING	\$86,000
ROADS & PARKING LOTS	\$154,000
STORM SEWER CONST.	\$53,667
SANITARY SEWER CONST.	\$53,667
WATERMAIN CONST.	\$53,667
LIGHTING	\$30,000
Total	<u>\$595,001</u>
Letter of Credit Amount X 35%	\$208,250

<u>ESCROW for CITY'S COSTS</u>	<b>Provided with Java Lino Lakes DA</b>
PLANNING/ REVIEW	\$0
ADMINISTRATION	\$0
ENGINEER PLAN REVIEW	\$0
ENGINEER CONSTRUCTION SERVICES	\$0
PROJECT FINAL DOCUMENTS & CITY ENGINEER	\$0
STREET LIGHT INSTALLATION	\$0
STREET & STORMWATER MAINTENANCE	\$0
PROPERTY TAXES	\$0
BOULEVARD TREE PLANTING	\$0
Total	<u>\$0</u>

<u>DEVELOPMENT FEES</u>	<b>Provided with Java Lino Lakes DA</b>
PARK DEDICATION	\$0
PARK DEDICATION CREDIT	\$0
Subtotal Park Dedication Fee	\$0
AUAR	\$0
GIS MAPPING FEE	\$90
STREET LIGHTING OPERATION	\$0
Total	<u>\$90</u>

TRUNK SANITARY SEWER	
TRUNK CHARGE PER (ACRE OR UNIT)	PAID
AVAILABILITY CHARGE PER SAC UNIT	COLLECT W/BUILDING PERMIT
SEWER SERVICE INSTALLED BY CITY COST	\$4,380
TRUNK WATERMAIN	
TRUNK CHARGE PER (ACRE OR UNIT)	PAID
AVAILABILITY CHARGE PER SAC UNIT	COLLECT W/BUILDING PERMIT
WATER SERVICE INSTALLED BY CITY COST	\$4,380
WATERMAIN REMOVAL	\$1,140
TOTAL TRUNK SEWER & WATER FEES	<u>\$9,900</u>
SURFACE WATER MANAGEMENT	PAID
SURFACE WATER MANAGEMENT CREDIT	\$0
TOTAL SURFACE WATER MANAGEMENT FEES	\$0
Total	<u>\$9,900</u>

<u>SUMMARY OF SECURITIES, ESCROW &amp; FEES</u>	
SECURITY: DEVELOPER IMP'MENT COSTS	\$208,250
ESCROW FOR CITY COSTS	\$0
DEVELOPMENT FEES	\$90
TRUNK FEES (SEWER AND WATER SERVICE COSTS)	\$9,900



## 6. City Engineer Memo dated August 6, 2025



### Memorandum

**To:** Katie Larsen, Lino Lakes City Planner  
**From:** Diane Hankee PE, Lino Lakes City Engineer  
**Date:** August 6, 2025  
**Re:** Java Properties – Lino Lakes Retail 2.0 – 2<sup>nd</sup> Addition  
Final Plat Review  
028824-000

WSB reviewed the site plans for the Lino Lakes Retail 2.0 site 2<sup>nd</sup> Addition by Java Properties in Lino Lakes, MN, received July 15, 2025. The site is located at 77<sup>th</sup> Street west of Lake Drive (CSAH 23). The lot has frontage along Lake Drive (CSAH 23). Comments were made on the following documents:

- Lino Lakes 2.0 2<sup>nd</sup> Addition Civil Plans prepared by Design Tree, dated July 15, 2025, received July 15, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the planset that should be responded to as well. Not all redline comments are in the review memo. There were not separate site, utility, or grading plans for Chipotle, Pacific Dental or O'Reilly's (only architectural building drawings) so they utilize the same overall drawings and may have overlapping comments.

Design Tree Engineering (DTE) (3/11/2025) responses in **red**.  
WSB (4/2/2025) responses and new comments in **blue**. (1<sup>st</sup> Addition)  
Design Tree Engineering (DTE) (4/15/2025) responses in **green**.  
WSB (5/7/2025) responses and new comments in **purple**. (2<sup>nd</sup> Addition)  
Design Tree Engineering (DTE) (6/19/2025) responses in **orange**.  
WSB (8/6/2025) responses and new comments in **navy**. (2<sup>nd</sup> Addition)

### Engineering

- **General**

The Lino Lakes Retail 2.0 2<sup>nd</sup> Addition project proposes to construct three (3) commercial lots from the existing two (2) commercial lots of Lino Lakes Retail 2.0 1<sup>st</sup> Addition Block One. This includes the similar associated parking lot, utilities, landscaping, and stormwater management features as the Lino Lakes Retail 2.0 1<sup>st</sup> Addition specifically for Block One.

Comments:

1. ~~Revise all plan sheets with updated City plans for the 2025 Market Place Drive Realignment Project~~
  - a. ~~Update items that will be constructed and removed as part of the project~~  
(DTE 3/11/2025) See revised plans  
(WSB 4/2/2025) See comments and as-bid plans  
(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition

~~(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.~~  
~~(WSB 8/6/2025) Complete~~

~~b. Coordinate the location and elevation of specific items such as utility services to be able to best serve the proposed sites within the scope of the City project.~~

~~(DTE 3/11/2025) Noted, see revised plans~~

~~(WSB 4/2/2025) See comments and as-bid plans~~

~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~

~~(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.~~

~~(WSB 8/6/2025) Complete~~

~~2. Developer/ Contractor shall coordinate relocation of existing utilities with private utility companies and City~~

~~a. Relocation scheduling is per private utility companies~~

~~(DTE 3/11/2025) Noted, this is being coordinated with City/utility companies~~

~~(WSB 4/2/2025) Complete with construction~~

~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~

~~(DTE 6/19/2025) Noted, this shall be coordinated during construction.~~

~~(WSB 8/6/2025) Complete~~

~~b. Developer/contractor responsible for coordinating site construction scheduling with private utility companies' scheduling~~

~~(DTE 3/11/2025) Noted~~

~~(WSB 4/2/2025) Complete with construction~~

~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~

~~(DTE 6/19/2025) Noted, this shall be coordinated during construction.~~

~~(WSB 8/6/2025) Complete~~

3. (WSB 8/6/2025) Note on plans that "all work shall be done in accordance with the current edition of the City of Lino Lakes" General Specifications and Standard Detail Plates for Street and Utility Construction"

- **Grading**

A grading and drainage plan was provided for the site including paved areas, curb, and retaining walls.

Comments:

~~1. Watershed district approval for the City project is still pending. Additional stormwater features may be required as a result of the final review.~~

~~(DTE 3/11/2025) Noted, will coordinate with City for final stormwater design.~~

~~(WSB 4/2/2025) Watershed permitting for the City project is approved, no further design changes are anticipated for that element of design.~~

~~2. Call out all EOFs from site stormwater basins, existing and proposed.~~

~~(DTE 3/11/2025) EOF locations have been called out on the plans.~~

~~(WSB 4/2/2025) Complete~~



3. ~~Tip-in curb and gutter on islands of the parking lot for Building B will result in ponded water, specify tip-out.~~  
~~(DTE 3/11/2025) Locations of tipped-out curb have been added to the plans.~~  
~~(WSB 4/2/2025) Complete~~
4. ~~Shift the sidewalk on the west side of the driveway south towards the roadway in order to eliminate the retaining wall in the City basin.~~  
~~(DTE 3/11/2025) Sidewalk location has been revised per the comment and the revised plans provided by the City.~~  
~~(WSB 4/2/2025) Complete~~
5. ~~Retaining walls will require permitting through the City separate from the building permit.~~  
~~(DTE 3/11/2025) Retaining walls have been eliminated~~  
~~(WSB 4/2/2025) Complete~~
6. ~~Provide Emergency Overflow (EOF) elevations for all low points in the parking or green space areas.~~  
~~(DTE 3/11/2025) EOF locations have been called out on the plans~~  
~~(WSB 4/2/2025) Complete~~
7. (WSB 4/2/2025) Check with Anoka County to see whether connecting to the existing storm sewer on Lake Drive without crossing Market Place Drive is possible from infiltration basin IB-1 (assumed INV 906.09)  
(DTE 6/19/2025) The plans have been revised per the comment and will be submitted to the ACHD upon City approval.  
(WSB 8/6/2025) This connection appears feasible. Minor flow increases during the 10-year storm event are likely to be accepted by the County.
8. ~~(WSB 4/2/2025) The spot elevations of the proposed entrances behind the curbline differ from the spot elevations on the City plans. Coordinate what elevations will be necessary beyond the sidewalk and apron.~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.~~  
~~(WSB 8/6/2025) Complete~~

- **Stormwater Management**

Stormwater management for the Lino Retail 2.0 site consists of infiltration basins for the southern and northern lots. Additionally, some stormwater infrastructure is proposed for the City realignment of Marketplace Drive. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	6.29	15.11	34.82	Needed if basins landlocked

Currently Proposed	5.00	13.36	29.37	Needed if basins landlocked
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Comments:

1. ~~An approximate City storm sewer alignment is marked up on the plans showing the pipe intended to provide an outflow for the site rather than emergency overflows. The northern infiltration basin shall outlet into the pipe.~~  
(DTE 3/11/2025) ~~The plans have been revised with the updated City storm sewer design~~  
(WSB 4/2/2025) Complete
2. ~~Remove the City infiltration basin between the roadway and parking lot, the basin west of the driveway access will provide sufficient storage for runoff.~~  
(DTE 3/11/2025) ~~This basin has been removed~~  
(WSB 4/2/2025) Complete
3. ~~Provide an equalization pipe or channel between the existing City stormwater basin and proposed infiltration basin at the 100-yr HWL (906.3).~~  
(DTE 3/11/2025) ~~The plans have been revised to eliminate interaction between the City and Development's stormwater infrastructure.~~  
(WSB 4/2/2025) Complete
4. ~~Pipe storage for infiltration is not allowed for water quality volume or rate control. Nonperforated pipes must be used for storm sewer conveyance.~~  
(DTE 3/11/2025) ~~The perforated pipes were initially considered to meet the Department of Labor and Industries requirement to not surcharge storm sewer. The storm sewer has been revised to eliminate this conflict and has been revised to be nonperforated.~~  
(WSB 4/2/2025) Complete
5. ~~An outlet control structure will be needed for the southern infiltration basin based on proposed RCWD rule changes due to go into effect by the end of 2024.~~
  - a. ~~At the very least, permanent stabilization is needed along the overflow path to reduce the likelihood of large-scale erosion in major storm events.~~  
(DTE 3/11/2025) ~~Outlet control structures have been added to both infiltration basins and a storm sewer connection has been added to the south basin~~  
(WSB 4/2/2025) Complete
6. ~~Soil borings indicate significant amounts of SM soils, meaning design infiltration rates should be 0.45 in/hr consistent with RCWD and MPCA standards.~~  
(DTE 3/11/2025) ~~The design infiltration rate has been revised to be 0.45 in/hr.~~  
(WSB 4/2/2025) Complete
7. ~~In-situ infiltration rate testing will be needed during or after construction to confirm designed rates are achievable.~~
  - a. ~~Testing before construction can be used to demonstrate infiltration rates above the 0.45 in/hr standard.~~  
(DTE 3/11/2025) ~~The design infiltration rate has been revised to be 0.45 in/hr~~  
(WSB 4/2/2025) Complete



8. Both infiltration basins must be able to demonstrate they meet 48-hour drawdown requirements.  
(DTE 3/11/2025) Outlets have been added to both basins to provide maximum depth below outlet of 1.8' which correlates to a 48-hour drawdown time  
(WSB 4/2/2025) Complete  
(WSB 8/6/2025) This comment is reopened as IB-1 is now calculated with a 0.8 in/hr infiltration rate. What is the basis for this increase?
9. ~~The lowest floor elevation of all buildings must be specified to ensure compliance with infiltration basin freeboard requirements (basin bottom must be at or below lowest floor elevation).~~
  - a. ~~This is especially relevant for the potential oil change pit in the Valvoline building.~~  
(DTE 3/11/2025) ~~The FFE of each building has been added to the plans. The basement elevation of the Valvoline building has also been added to the plans.~~  
(WSB 4/2/2025) Complete
10. Show roof drain routing. Tie into storm sewer at or upstream of a sumped structure to provide pretreatment of roof runoff.  
(DTE 3/11/2025) ~~The locations of the roof drains will be finalized once tenants have been finalized.~~  
(WSB 4/2/2025) ~~Noted, though the locations must still comply with the original comment.~~  
(DTE 6/19/2025) ~~The locations of the roof drains for building's B1 and B2 have been provided. Building's A and B will provide the roof drain locations during the building permit phase.~~  
(WSB 8/6/2025) Complete.
11. ~~The Marketplace Drive roadway and existing stormwater basin, including offsite tributary drainage, must be included in the HydroCAD model to understand all flows throughout the site.~~  
(DTE 3/11/2025) ~~The Marketplace Drive roadway and existing stormwater basin have not been included in the HydroCAD model as there is no interaction between the City and Development's stormwater infrastructure.~~  
(WSB 4/2/2025) Complete
12. ~~HydroCAD runoff should be set to "Calculate separate pervious/impervious runoff (SBUH weighting)" for most accurate runoff results.~~  
(DTE 3/11/2025) ~~The HydroCAD model has been updated per the comment.~~  
(WSB 4/2/2025) Complete
13. ~~Proposed impervious should be entered as paved parking and roof as there is a mix of both.~~  
(DTE 3/11/2025) ~~The HydroCAD model has been updated per the comment.~~  
(WSB 4/2/2025) Complete
14. ~~Existing and proposed models should route to a Link node to calculate total offsite flows.~~  
(DTE 3/11/2025) ~~The HydroCAD model has been updated to include one discharge node for both existing and proposed conditions~~  
(WSB 4/2/2025) Complete

15. Confirm drainage area delineations match site grading, some areas on the perimeter of the sites do not appear possible to route to proposed stormwater basins as indicated in HydroCAD.  
(DTE 3/11/2025) The drainage areas have been updated per the comment.  
(WSB 4/2/2025) The existing modeled drainage area of 4.551 acres exceeds the proposed modeled drainage area of 4.071 acres. These areas must match for proper confirmation of rate control.  
(DTE 6/19/2025) This will be difficult to accomplish as the marketplace drive right-of-way is included in the existing drainage pattern, but is being altered to be treated by the City's stormwater management BMP. If the runoff rates from the City's stormwater management BMP are provided, we could add them to our report to analyze runoff from the overall development.  
(WSB 8/6/2025) As existing conditions modeling is just a runoff node to a basin, it is recommended to clip out the Marketplace Dr ROW from the existing modeled area. This will allow for an apples-to-apples comparison, even if existing conditions includes runoff from the ROW area.
16. For modeling of outflow rates and HWLs, exfiltration is not allowed in HydroCAD to conservatively design assuming basin infiltration capacity is lost in the future.  
(DTE 3/11/2025) Infiltration has been removed from the HydroCAD model per the comment  
(WSB 4/2/2025) Complete  
(WSB 8/6/2025) This comment is reopened as both basins are again modeled with exfiltration outlets.
- ~~17. (WSB 4/2/2025) It is recommended to consolidate the parking space curb cuts going into IB-1.  
(DTE 6/19/2025) Noted, these curb cuts have been consolidated.  
(WSB 8/6/2025) Complete.~~
- ~~18. (WSB 4/2/2025) The IB-1 storage curve in the HydroCAD modeling is incorrect for the 906 contour.  
(DTE 6/19/2025) Noted, the model has been corrected.  
(WSB 8/6/2025) Complete.~~
19. (WSB 4/2/2025) Some kind of trash screening is needed on the IB-1 outlet opening to reduce the potential for clogging of the 5" orifice.  
(DTE 6/19/2025) The outlet structure has been replaced with an outlet culvert equipped with a trash guard.  
(WSB 8/6/2025) Noted. Please remove the OCS detail on sheet C602 to avoid confusion.
- ~~20. (WSB 4/2/2025) The EOF for IB-2 must include riprap stabilization.  
(DTE 6/19/2025) Noted, riprap has been added to the EOF location.  
(WSB 8/6/2025) Complete.~~
21. (WSB 4/2/2025) Provide the vertical separation of the storm sewer crossing the watermain in Marketplace Dr.  
a. Maintain minimum 18" separation with watermain  
b. Insulation is needed for when vertical separation is less than 36" with watermain  
(DTE 6/19/2025) The storm sewer noted in the comment has been removed.

- (WSB 8/6/2025) Confirm same criteria are met for new proposed storm sewer alignment connecting to Anoka County storm sewer.
22. (WSB 8/6/2025) The City outfall for the Marketplace Dr storm sewer was shifted 8' east during construction to better align with ditch grading. The outlet for BMP IB-2 should be shifted ~2' east accordingly to daylight in a similar fashion.

- **Water Supply**

Existing and proposed water services are provided for the 3 commercial lots through existing and proposed City infrastructure on Lake Drive (CSAH 23) and the future Market Place Drive.

Comments:

- ~~1. Coordinate with the City 2025 Market Place Drive Realignment Project for providing the appropriately sized stubs at the appropriate locations~~  
~~(DTE 3/11/2025) The latest design file provided by the City has been included in the plans.~~  
~~(WSB 4/2/2025) See comments and as-bid plans~~  
~~(WSB 5/7/2025) City to provide two sets of utility stubs (6" PVC C900 water and 4" PVC sanitary sewer with gate valves roughly at the easement line)~~  
~~(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive Realignment Project plans.~~  
~~(WSB 8/6/2025) Complete~~
- ~~2. Verify that the proposed 6" water stubs are sufficient for the building's combined domestic and fire suppression needs.~~  
~~(DTE 3/11/2025) Noted~~  
~~(WSB 4/2/2025) Complete~~
- ~~3. We recommend that the City Deputy Director of Public Safety Fire Division review the proposed plan for water supply and hydrant coverage.~~  
~~(DTE 3/11/2025) Noted~~  
~~(WSB 4/2/2025) Current version to be reviewed~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) Personnel from the Fire Division provided comments on hydrant locations, and the requested hydrants have been added to the plans.~~  
~~(WSB 8/6/2025) Complete~~
- ~~4. Show removing all watermain up to the gate valve and the hydrant assembly along the current 77<sup>th</sup> Street~~  
~~(DTE 3/11/2025) The plans have been revised to include removal of the watermain and hydrant by the City as that is shown in the Marketplace Dr plans.~~  
~~(WSB 4/2/2025) City will remove the hydrant assembly but the watermain shall be removed up to but NOT including the existing gate valve. Plug gate valve for redundancy~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) The watermain listed in the comment has been marked for removal.~~  
~~(WSB 8/6/2025) Complete~~
- ~~5. Building A will utilize the existing 6" water service stub instead of installing a new service tee on the main~~



a. ~~Lower water service and insulate below the existing basin~~  
~~(DTE 3/11/2025) The utility plan has been revised per the comment~~  
~~(WSB 4/2/2025) Show existing service~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) The existing service has been added to the plans.~~  
~~(WSB 8/6/2025) Complete~~

6. ~~Remove/abandon/seal all existing wells per Minnesota Department of Health requirements.~~

~~(DTE 3/11/2025) Notes have been added to the Removal Plans stating the information from the comment.~~  
~~(WSB 4/2/2025) Complete~~

7. ~~(WSB 4/2/2025) Provide 6" gate valve when connecting to the western water service south of Marketplace Drive~~

a. ~~Provide temporary hydrant or air release bleed pipe on southern end~~  
~~(DTE 6/19/2025) A hydrant has been added in the location listed in the comments.~~  
~~(WSB 8/6/2025) Complete~~

8. ~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) Noted, see revised plans~~  
~~(WSB 8/6/2025)~~

- **Sanitary Sewer**

Existing and proposed sanitary sewer services are provided for the 3 commercial lots through existing and proposed City infrastructure on Lake Drive (CSAH 23) and the future Market Place Drive.

Comments:

1. ~~Coordinate with the City 2025 Market Place Drive Realignment Project for providing the appropriately sized stubs at the appropriate locations~~  
~~(DTE 3/11/2025) The latest design file provided by the City has been included in the plans.~~

~~(WSB 4/2/2025) See comments and as-bid plans~~  
~~(WSB 5/7/2025) City to provide two sets of utility stubs (6" PVC C900 water and 4" PVC sanitary sewer with gate valves roughly at the easement line)~~  
~~(DTE 6/19/2025) Plans have been updated with the 2025 Market Place Drive~~  
~~(WSB 8/6/2025) Complete~~

2. ~~Building A will utilize the existing 6" sanitary sewer service stub instead of installing a new service wye~~

a. ~~Cut back on the existing riser as necessary to lower the sanitary sewer service and maintain minimum cover below the existing basin~~  
~~(DTE 3/11/2025) The utility plan has been revised per the comment.~~  
~~(WSB 4/2/2025) Show existing service~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) The existing service has been added to the plans.~~  
~~(WSB 8/6/2025) Complete~~

3. ~~Remove/abandon all existing septic systems per Minnesota Pollution Control Agency and County requirements.~~

~~(DTE 3/11/2025) Notes have been added to the Removal Plans stating the information provided in the comment.~~

~~(WSB 4/2/2025) Complete~~

- **Transportation**

In the 2025 construction season the City will realign 77<sup>th</sup> St to the Market Place Dr / CSAH 23 (Lake Dr) signalized intersection. When the Market Place Dr signal was installed the median at 77<sup>th</sup> St was also installed. The intent was that 77<sup>th</sup> would realign in the future to provide that access again at Market Place Dr. This has been a long standing plan of the City in coordination with Anoka County. Anoka County completed an corridor study of Lake Drive in 2020, from Hodgson Rd to Pine St. This study evaluated access and mobility. As improvements are completed on Lake Dr in the future the mobility will improve throughout the corridor. This study can be found on Anoka County's website.

The Lino Retail 2.0 project site proposes one access to the north and one access to the south of the realigned Market Place Drive. There will be stubs to the north and south to extend the drive aisles further in the future. Reference the easement section here within and planner's report for access easement information.

As required by Ordinance the applicant submitted a Traffic Impact Study. The proposed development is expected to generate approximately 214 AM peak hour, 212 PM peak hour, and 2,680 daily trips. 95% of the daily trips will go directly from the site to Market Place Dr and eastbound to Lake Dr. Traffic from the proposed development on adjacent local roadways is considered minimal. Marilyn Dr existing volumes are 170 daily trips and with the Market Place realignment 270 trips per day are estimated, with the proposed development 370 daily trips. 77<sup>th</sup> St existing volumes are 175 daily trips and with the Market Place realignment 250 trips per day are estimated, with the proposed development 280 daily trips. These volumes are well under capacity for the local roadways.

The study also analyzed capacity of the following intersections:

- CSAH 23 (Lake Dr) & Market Place Dr
- CSAH 23 (Lake Dr) & 77<sup>th</sup> St W
- 77<sup>th</sup> St W & Marilyn Dr

To evaluate the intersection of CSAH 23 (Lake Dr) & Market Place Dr the intersection of CSAH 23 (Lake Dr) & 79<sup>th</sup> St was included in the study. The build condition capacity analysis has an overall LOS A during AM and PM peak hours thus meeting ordinance. There are no delay or queuing issues identified.

Sidewalk will be installed by the City along Market Place Dr from Lake Dr to 77<sup>th</sup> St/ Marilyn Dr. There is also sidewalk along Lake Dr in the development area. There are pedestrian crossings at the intersection of CSAH 23 (Lake Dr) & Market Place Dr. The City has a future trail planned along Lake Dr from Apollo Drive to Main Street.

Comments:

1. ~~The proposed site access' north and south should be stop conditions.~~  
~~(DTE 3/11/2025) Stop signs have been added to the entrances per the comment.~~  
~~(WSB 4/2/2025) Complete~~
2. ~~We recommend that the City Deputy Director of Public Safety-Fire Division review the proposed plan for emergency access.~~  
~~(DTE 3/11/2025) Noted~~  
~~(WSB 4/2/2025) Current version to be reviewed~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) Noted~~  
~~(WSB 8/6/2025) Complete~~
3. ~~Provide turning movements for all proposed emergency, garbage, and delivery/semi-truck vehicles.~~  
~~(DTE 3/11/2025) Turning exhibits have been provided as a separate submittal.~~  
~~(WSB 4/2/2025) Current version to be reviewed~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) Noted~~  
~~(WSB 8/6/2025) Complete~~

- **Wetlands and Mitigation Plan**

There are no delineated wetlands shown on the existing survey for the site.

- **Landscaping**

Landscaping plans were provided as part of the submittal. The City's Environmental Coordinator to review landscaping and provide in-depth comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

Drainage and utility easements are required for utilities outside the road right of way and stormwater systems.

Comments:

1. ~~All stormwater facilities will need to be contained in D&U easements up to the 100-yr HWL.~~
2. ~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal~~
3. ~~(WSB 4/2/2025) Complete~~



4. ~~D&U easement is needed over the proposed City storm sewer running to the north end of the site.~~  
~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal~~  
~~(WSB 4/2/2025) Complete~~
5. ~~Dedicate additional 20' drainage and utility easement for existing sanitary sewer (20'+ deep) along the west side of Lake Drive/CSAH 23.~~  
~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal.~~  
~~(WSB 4/2/2025) Submit with Final Plat~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) Noted, these easements will be included in the final plat submittal.~~  
~~(WSB 8/6/2025) Complete~~
6. ~~Provide an access easement over the rear drive lane from the Market Place Drive Right of Way to the development line (adjacent with the Legion property)~~  
~~(DTE 3/11/2025) Noted, these easements will be included in the final plat submittal~~  
~~(WSB 4/2/2025) Submit with Final Plat~~  
~~(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition~~  
~~(DTE 6/19/2025) Noted, see final plat~~  
~~(WSB 8/6/2025) Complete — See declaration of easements~~
7. (WSB 4/2/2025) For Lot 1 Block 2
  - a. Provide minimum standard 5' easement to the south side
  - b. Reduce to standard 10' easement adjacent to County Road 23/Lake Drive
  - c. Provide minimum standard 10' easement adjacent to Market Place Drive(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition  
(DTE 6/19/2025) Noted, see final plat  
(WSB 8/6/2025) Show with platting of Lot 1 Block 2
8. ~~(WSB 4/2/2025) For Lot 2 Block 1~~
  - a. ~~Provide additional 10' (20' to 30') adjacent to County Road 23/Lake Drive~~~~(WSB 5/7/2025) Complete~~
9. (WSB 4/2/2025) For Block 1
  - a. Change additional rear 65' drainage and utility easement to additional 45' access easement (should not overlap existing easements) adjacent to existing 20' rear drainage and utility easement(WSB 5/7/2025) Comments remain from Lino Lakes 2.0 1<sup>st</sup> Addition  
(DTE 6/19/2025) Noted, see final plat  
(WSB 8/6/2025) Clarify with Final Plat

- **Development Agreement**

A Development Agreement will be required.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. Both the Rice Creek Watershed District (RCWD) and the City of Lino Lakes shall be parties to the Declaration. City Engineer to provide template.

- **Permits Required**

1. ~~NPDES General Construction Permit~~  
~~(DTE 3/11/2025) Noted, the contractor shall obtain the permit prior to construction.~~  
~~(WSB 4/2/2025) Complete — To be addressed prior to construction~~
2. ~~City of Lino Lakes Zoning Permit for construction~~  
~~(DTE 3/11/2025) Noted, in progress~~  
~~(WSB 4/2/2025) Complete — To be addressed prior to construction~~
3. ~~Rice Creek Watershed Permit~~  
~~(DTE 3/11/2025) A RCWD permit shall be applied concurrently with the city submittal.~~  
~~(WSB 4/2/2025) Complete — To be addressed prior to construction~~
4. ~~Anoka County Right-of-Way Permit if grading work extends into their right of way.~~  
~~(DTE 3/11/2025) Noted, the contractor shall obtain the permit prior to construction.~~  
~~(WSB 4/2/2025) Complete — To be addressed prior to construction~~

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

## 7. Environmental Memo dated August 6, 2025



### Environmental Memo

To: Katie Larsen, City Planner  
From: Tom Hoffman, Environmental Coordinator  
Date: August 6, 2025  
Re: Environmental Comments – Java Lino Lakes 2<sup>nd</sup> Addition Final Plat

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The Environmental board reviewed the proposed plans at their April 30<sup>th</sup>, 2025 meeting and recommended the following comments:

1. Remove plantings from IB-2 basins EOF route, planting should not encroach on maintenance access
2. The northern most American Larch planted on sheet L102 should be moved away from the pipe and flare of the storm sewer outlet.
3. A six (6) foot high maintenance free privacy fence shall be located along the west lot lines of all three (3) lots.
  - a. Detail sheet has been removed, include the detail to confirm maintenance free
4. Screening of 30" is required adjacent from the drive through lane on block 1 lot 3 along Lake Drive. Provide screening along the backside of the drive through to screen headlights from shining into Lake Dr.
5. Provide additional plantings/screening along Lake Drive to enhance the site and reduce hard cover and turf.
6. Provide a structure prior to discharge in the swale at the SE corner of the drive through.
  - a. Rain Guardian Turret or other approved equal is recommended for pretreatment and energy dissipation.
7. Outlet from the 12" pipe going under the sidewalk to have energy dissipation on down stream side.
8. Connect Proposed side walk from Market Place Drive into the development at block 1 lot 3 to provide pedestrian facilities into the site.
  - a. Currently sidewalk would lead pedestrians to the private entrance, and they would need to walk along the road and through the parking lot.





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

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**MEETING DATE:** August 25, 2025

**TOPIC:** Consideration of Resolution No. 25-117, Authorizing Land Acquisition Otter Lake Road Extension Improvements

**VOTE REQUIRED:** Simple Majority

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**INTRODUCTION**

Staff is requesting City Council authorization to begin the right-of-way acquisition process for the Otter Lake Road Extension project.

**BACKGROUND**

The City Council authorized the preparation of plans and specifications for the Otter Lake Road Extension Project in August of 2023. Design work has been ongoing, and final design is at the 60% stage. WSB Inc. was retained in September of 2024 to handle right-of-way acquisition for the City.

The project will require acquisition of permanent right-of-way, utility and drainage easements as well as temporary construction easements. Approximately 8 parcels are affected by the project. Staff and representatives from WSB & Associates have been in contact with and have personally met with Owners of each of the parcels. Appraisal preparation for the individual parcels is nearing completion, and staff expects to be ready to make offers in September.

Below is a summary of the acquisition data for each property:

Map Parcel No	PID  OWNER	Size	Type
Parcel 4	24-31-22-12-0009	9,246 SF	Fee Simple
	BLINO LLC	8,556 TE	Temp Easement
Parcel 5	24-31-22-11-0011 CM	2.13 Acres	Fee Simple

	Properties 14 LLC	10,124 SF 20.145 SF	Permanent Easement Temporary Easement
Parcel 6	13-31-22-44-0001 Bernier Family Farm LLC	2.97 Acres 1.80 Acres 2,623 SF	Fee Simple Permanent Easement Temporary Easement
Parcel 7,	13-31-22-43-0002 DPS- Woodale	34,209 SF 4.13 Acres 549 SF	Fee Simple Permanent Easement Temp Easement
Parcel 8	13-31-22-41-0004 McNeal	28,116 SF 5901 SF 1174 SF	Fee Simple Permanent Easement Temp Easement
Parcel 10	13-31-22-41-0005 DPS - Woodale	5.92 Acres 19,555 SF 3,828 SF	Fee Simple Permanent Easement Temp Easement
Parcel 11	13-31-22-42-0001 DPS – Woodale	1.18 Acres	Permanent Easement
Parcel 13	13-31-22-14-0001 Winter	2.01 Acres 4,496 SF	Fee Simple Temp Easement

While we are anticipating completing acquisition through direct purchase with property owners the City will likely initiate eminent domain proceedings, in part, to establish a possession date to allow for project construction. However, prior to initiation of these proceedings, the City is required to make efforts to acquire the property through direct purchase. If this process is unsuccessful, then the City will need to consider pursuing eminent domain.

### **RECOMMENDATION**

Staff is recommending approval of Resolution No. 25-117, Authorizing Land Acquisition for the Otter Lake Road Extension Improvements project.

### **ATTACHMENTS**

1. Resolution No. 25-117



## 2. Right-of-Way Map

**CITY OF LINO LAKES  
RESOLUTION NO. 25-117**

**AUTHORIZING LAND ACQUISITION FOR THE  
OTTER LAKE ROAD EXTENSION IMPROVEMENT PROJECT**

**WHEREAS**, on August 14, 2023 the City Council authorized the preparation of plans and specs for the Otter Lake Road Extension Improvement project; and

**WHEREAS**, the construction of the project will require the acquisition of public right of way and permanent and temporary easements; and

**WHEREAS**, the City of Lino Lakes, a Minnesota municipal corporation, acting by and through the City Council, is authorized by law to acquire real estate which is needed for public use or purpose; and

**WHEREAS**, it is necessary that the City have title and possession of land interest for the Project before the construction contracts may be let.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Lino Lakes, Minnesota that City representatives, City Community Development Director and City Attorney are hereby authorized to make offers to property owners consistent with the appraisals obtained for the needed acquisition. All final negotiated agreements shall be brought back to the Council for approval.

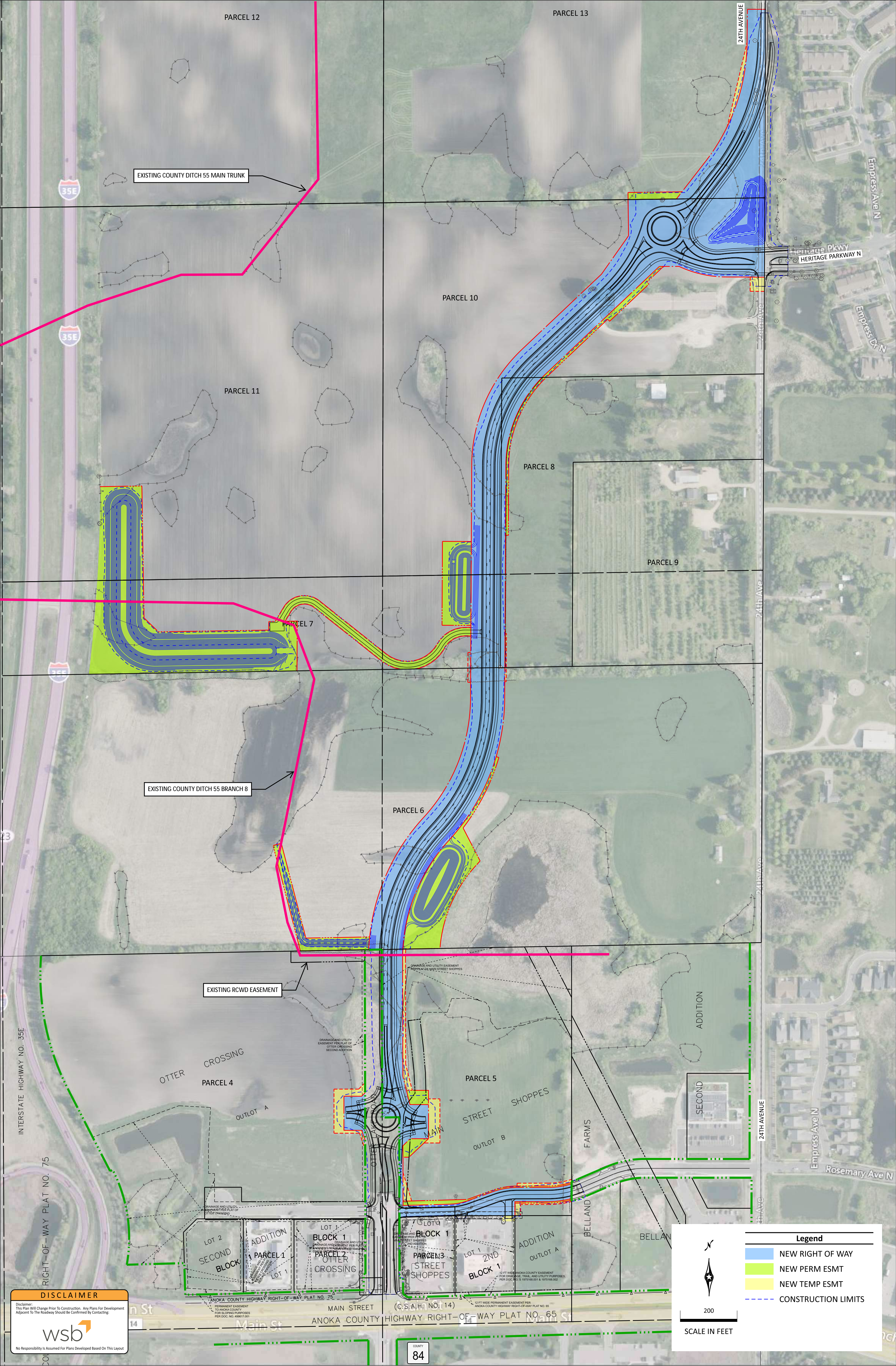
Adopted by the City Council of the City of Lino Lakes this 25<sup>th</sup> day of August, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC, City Clerk





Otter Lake Road Extension - Right of Way Strip Map  
7/28/2025