



# CITY COUNCIL AGENDA

**Tuesday, September 2, 2025**

**CITY COUNCIL WORK SESSION, 6:00 P.M., COMMUNITY ROOM | NOT TELEVISED**

**Mayor Rafferty, Councilmembers Lyden, Stoesz, Ruland and Cavegn**

1. Call to Order and Roll Call
2. Setting the Agenda: Addition or Deletion of Agenda Items
3. Public Works Building Design Update (6:00 PM to 6:30 PM)
4. 2026 Preliminary Budget and Levy: Recap of August 18, 2025, Meeting (6:30 PM to 7:00 PM)
5. Rookery Budget (7:00 PM to 7:30 PM)
6. Water/Sewer/Storm Water Utility Enterprise Budgets (7:30 PM to 8:00 PM)
7. Financial Management Plan (8:00 PM to 8:30 PM)
8. 2026 Budget Next Steps: Adopt Preliminary Budget and Levy by September 22, 2025 (8:30 PM to 8:45 PM)
9. White Bear Township/City of North Oaks Water and Sanitary Sewer JPA Update (8:45 PM to 9:00 PM)
10. Notices and Communications (9:00 PM to 9:15 PM)

**ADJOURNMENT**

**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 3**

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

**WORK SESSION DATE:** September 2, 2025

**TOPIC:** Public Works Building, Design Update

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**BACKGROUND**

Staff has been working with the design team to complete the space needs programming and schematic design of the building. The space needs evaluation included a determination of existing and future square footage for administration, vehicle storage, fleet maintenance and division workspace needs. Schematic design includes the overall layout and site and building functional design. This includes discussion on specific space needs, required facility components such as equipment lifts, wash bays, training/conference rooms, and exterior storage.

Site layout has played a significant role in the building layout as well. We have tried to balance numerous site constraints, access, vehicle flow, and exterior operations to maximize efficiencies. The preferred site plan consolidates exterior storage, fueling, and salt storage in the rear of the facility. The building avoids the existing monopole. Staff and customer parking are in the front along Main Street. Primary access is from West Rondeau Lake Road in anticipation of future access restrictions to Main Street.

Representatives from Oertel Architects will be present to discuss design considerations. Staff will be working with Oertel and RJM to develop the initial cost estimates based on the proposed layout.

**REQUESTED COUNCIL DIRECTION**

None required. Staff is requesting comments/concerns from the council on the proposed layout.

**ATTACHMENTS**

1. Preliminary site plan/building layout

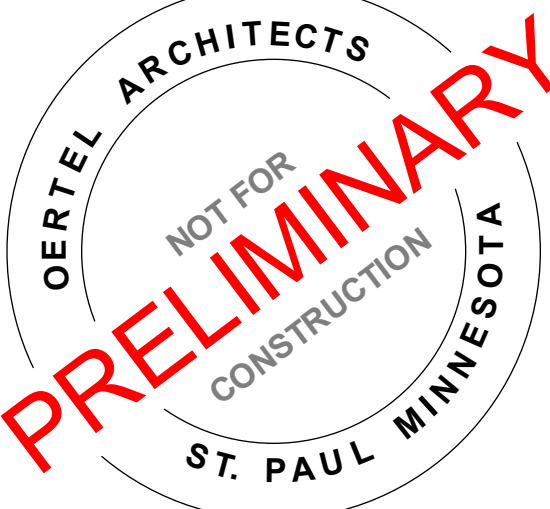


CLIENT:



CONSULTANT:

NOTES:  
Project Status



PROJECT NAME:  
**LINO LAKES PUBLIC WORKS**

1180 MAIN ST, LINO LAKES, MN 55014

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

SIGNATURE: THOMAS STROMSODT

LICENSE # DATE 08/04/2025

SHEET NAME:

**SITE PLAN**

REVISIONS:

No.	Date	Description

25-02 PROJECT NUMBER DATE 08/04/2025

N.F. T.S.  
DRAWN BY CHECKED BY

SHEET NO:

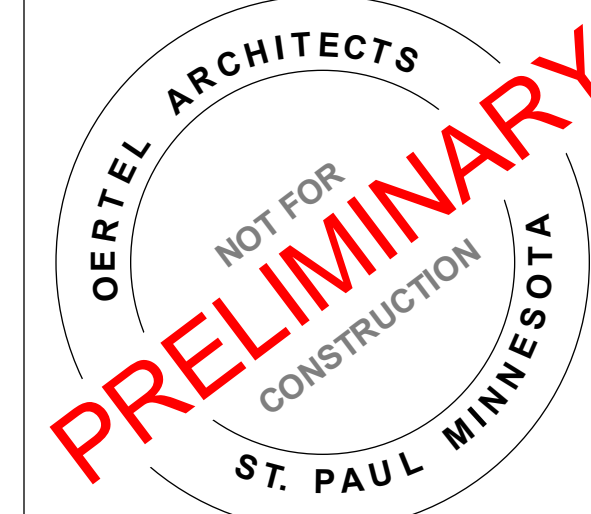
**A001**





CONSULTANT:

NOTES:  
Project Status



PROJECT NAME: LINO LAKES PUBLIC WORKS

1189 MAIN ST, LINO LAKES, MN  
55014

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

SIGNATURE: THOMAS STROMSODT

LICENSE # \_\_\_\_\_ DATE 08/22/202

SHEET NAME

## MAIN FLOOR PLAN

REVISIONS:

[illegible]

25-02	08/22/20
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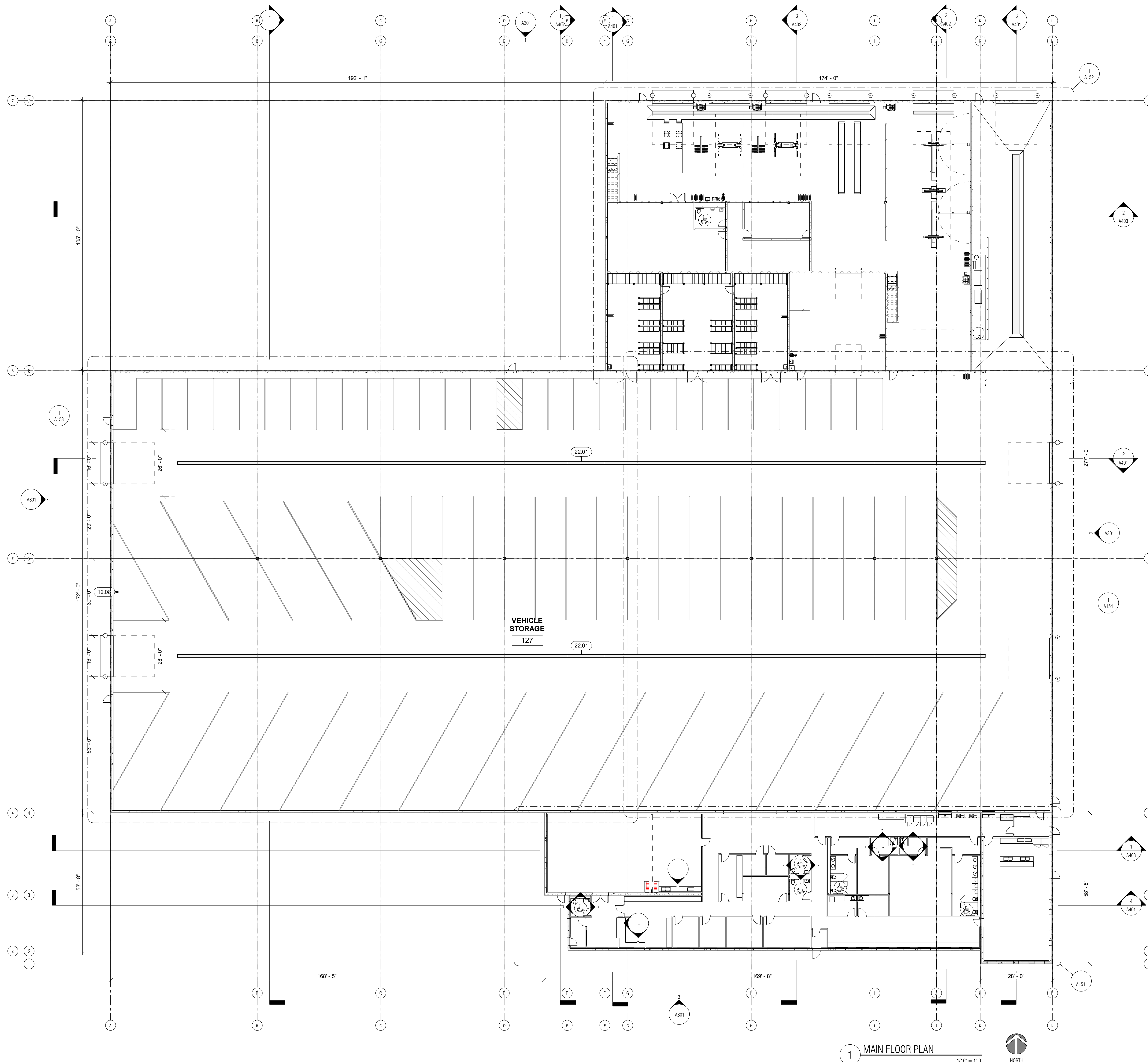
23-02	08/22/20
PROJECT NUMBER	DATE

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SHEET NO:

A101



**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM NO. 9**

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

**WORK SESSION DATE:** September 2, 2025

**TOPIC:** Water & Sewer JPA with White Bear Township/City of North Oaks

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**BACKGROUND**

As previously discussed, the Wilkinson Waters development, located in the northwest quadrant of Centerville Road and County Road J is proposed to be served by White Bear Township water and sanitary sewer utilities through the City of North Oaks. Staff has been working with both the Township and the City of North Oaks on a joint powers agreement (JPA) to secure access to these utilities since August of 2024.

The Wilkinson Waters preliminary plat and PUD preliminary plan along with a Comprehensive Plan Amendment (CPA) was approved in May of 2025. The approval required that the Met Council review of the CPA is completed and the JPA would be approved by the communities prior to final plat approval.

The City approved a grading agreement with the developer in June of 2025 which allowed the developer to proceed, at their own risk, with grading activities. However, little progress has been made on the JPA as White Bear Township and the City of North Oaks continue discussions to amend their existing master water and sewer JPA. That needs to be completed prior to the execution of a three party JPA. Additionally, the Metropolitan Council has determined that the City's CPA application is incomplete pending submittal of an approved JPA.

The developer has since submitted a PUD Final Plan/Final Plat application for phase 1 of the development. The application is proposed to be reviewed by the Planning and Zoning Board in September. However, the CPA and JPA conditions will need to be completed prior to City Council consideration. At this time, we don't have an estimate of when these items will be addressed. This will continue to delay consideration of the Wilkinson Water plat.

Staff is continuing to monitor discussions between White Bear Township and the City of North Oaks. Both communities have indicated their interest in working with Lino Lakes and we are continuing to discuss agreement parameters.

**REQUESTED COUNCIL DIRECTION**

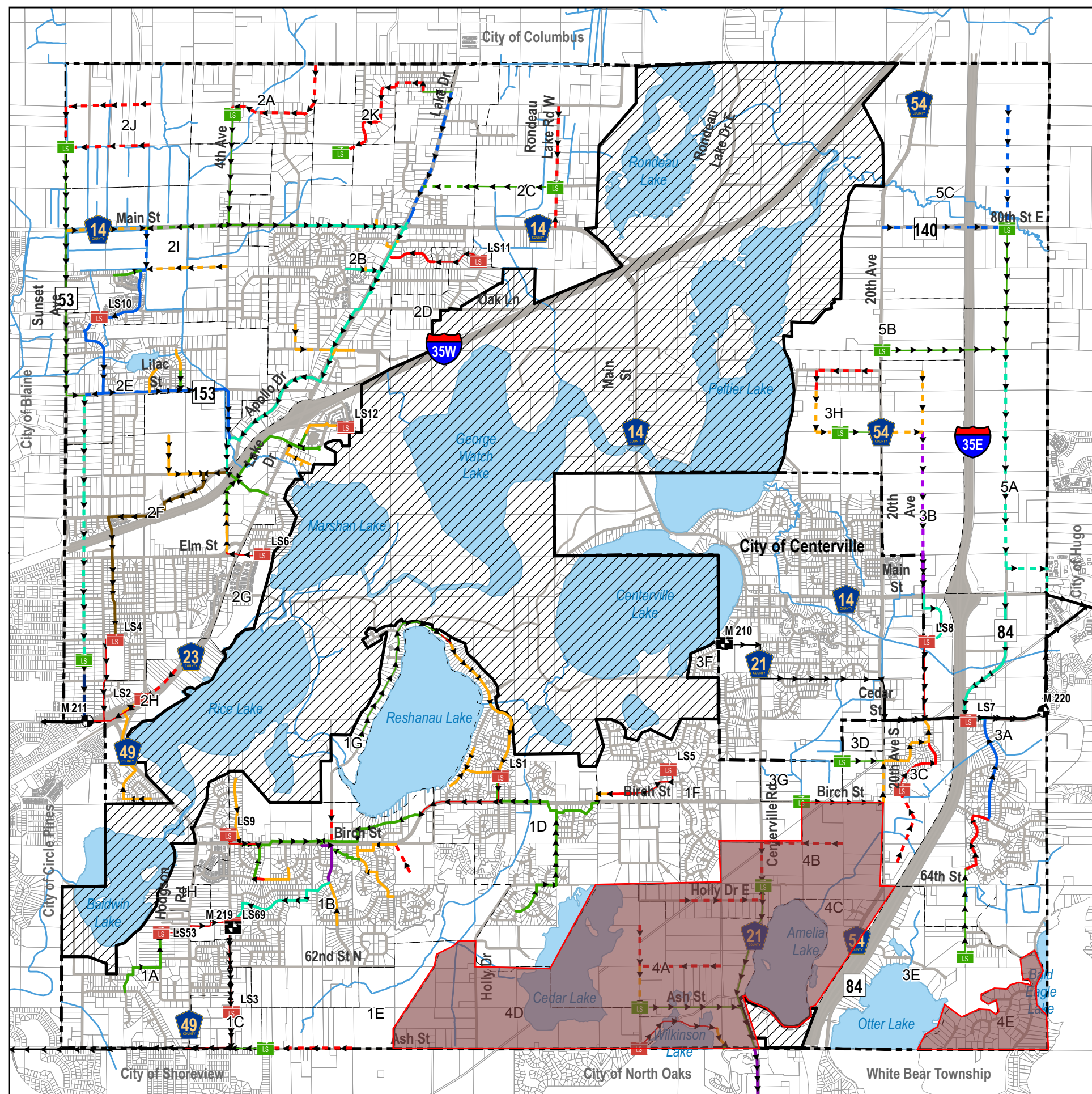
None required. Update only.

**ATTACHMENTS**































1. Sanitary Sewer Service Area Map
2. Proposed Water Service Area



**Figure 8-5  
Full Build Trunk**



**Legend**

- |   |  |
|---|--|
|  Lift Station        |  Existing Trunk Sewer 8"        |
|  Forcemain           |  Existing Trunk Sewer 10"       |
|  Future Lift Station |  Existing Trunk Sewer 12"       |
|  Future Forcemain    |  Existing Trunk Sewer 15"      |
|  MCES Meter        |  Existing Trunk Sewer 18"     |
|  MCES Lift Station |  Existing Trunk Sewer 21"     |
|  MCES Forcemain    |  Existing Trunk Sewer 24"     |
|  MCES Gravity Main |  Not in Ultimate Service Area |
| <b>Future Trunk Sewer</b>   |  Sanitary Sub-District        |
|  8"                |  Open Water                   |
|  10"               |  Right-of-Way                 |
|  12"               |  Municipal Boundary           |
|  15"               |  Parcels                      |
|  18"               |  Streams                      |
|  21"               |  |
|  24"               |  |
|  30"               |  |

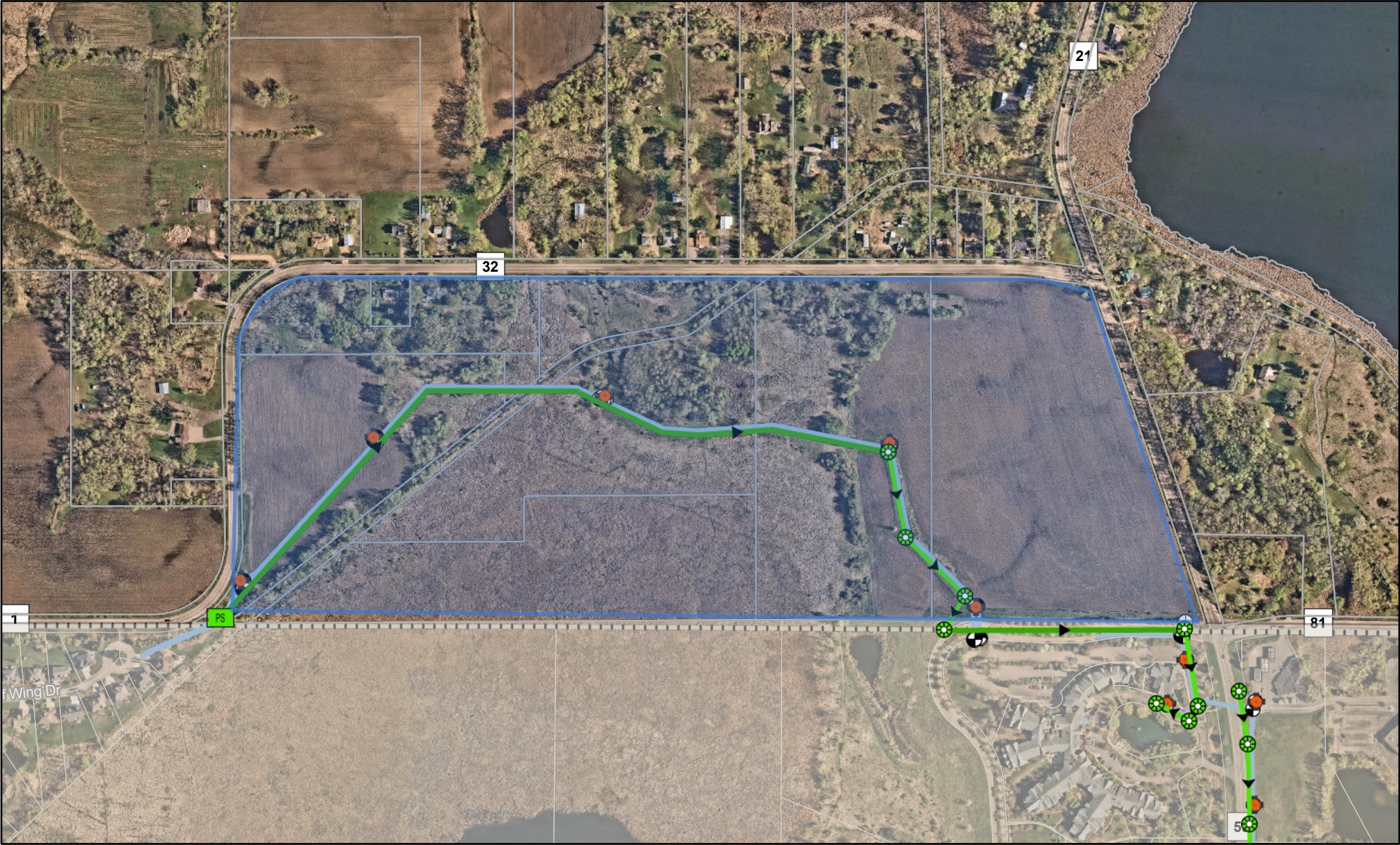
 Sanitary Sewer District 4



Date: 11/9/2020 8-27



# Proposed WBT Service Area



1 in = 500 Ft

