CITY OF NORTH OAKS

Regular City Council Meeting City Council Meeting
Thursday, September 10, 2026
7:00 PM, City Council Chambers are at 100 Village Center Drive, Room 150, North Oaks, MN 55127

MEETING AGENDA

Remote Access - *One or more members of the City Council may attend the meeting via interactive technology and others will participate in person in Council Chambers (Community Room, 100 Village Center Drive, Suite 150, North Oaks, MN) during the meeting. Members of the public are welcome to attend. Any person wishing to monitor the meeting electronically from a remote location may do so by calling the following Zoom meeting videoconference number: 1-312-626-6799, Webinar ID: 837 1462 5546 or by joining the meeting via the following link: https://us02web.zoom.us/j/83714625546.*

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Citizen Comments** - *Members of the public are invited to make comments to the Council during the public comments section. Up to four minutes shall be allowed for each speaker. No action will be taken by the Council on items raised during the public comment period unless the item appears as an agenda item for action.*

5. **Approval of Agenda**

6. **Consent Agenda** - *These are items that are considered routine and can be acted upon with one vote.*

6a. Licenses for Approval:
Mechanical: A-Bear Heating and Air; Air America Heating & Cooling Inc.; MSP Plumbing Heating & Air; Peak Climate Solutions; Pronto Heating & Cooling; Total Comfort;

6b. Approval of Minutes of 8.13.2026 regular City Council meeting, and clerical edit of 7.1.2026 City Hall meeting minutes
7.1.2026 Council minutes V2 Final.pdf
8.13.2026 City Council Meeting Minutes - Draft.pdf

6c. Approval of City of North Oaks Financials
EFT: 1347E - 1368E Checks: 16378 - 16411
September 2026 City Financials.pdf

7. Petitions, Requests & Communications *- Deputy Craig Lydon Report*

7a. Deputy Lydon August Safety Report
August 2026 Report.pdf

7b. Impact of Plastics in our Environment - Lori Olinger
Presentation NO.pptx

8. Unfinished Business

9. New Business

9a. Consideration of Preliminary Analysis Proposal for City Hall/NOHOA location
City Hall - NOHOA Office Analysis Memo 9.8.2026.pdf

Federer Architecht proposal for prelmin analysis 8.24.2026.pdf

10. Council Member Reports

11. City Administrator Reports

11a. Upcoming Councilor Events: Farm Fest Sunday, 9/13, NOHOA New Member event Sunday 9/20, Council Budget session 9/21, NOHOA Leadership meeting Tuesday, 9/22.

12. City Attorney Reports

13. Miscellaneous

13a. City Forester Report
August in Review.pdf

14. Adjournment *- The next meeting of the City Council is 2027 Budget Workshop on Monday September 21st, 2026 at 6 p.m. The next regular City Council meeting is on Thursday, October 8th, 2026 at 7:00 p.m.*

North Oaks City Council
Meeting Minutes
North Oaks City Council Chambers
July 1, 2026

1. CALL TO ORDER

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

2. ROLL CALL

Present: Mayor Krista Wolter, Councilors Mark Azman, Andrew Gaspard, Sara Shah and Grover Sayre
Staff Present: Administrator Kevin Kress, Attorney Bridget Nason, City Planner Kendra Lindahl
Others Present: Guest – Steve Chirhart with TaTonka Real Estate Advisors
A quorum was declared present.

3. PLEDGE OF ALLEGIANCE

Mayor Wolter led the Council in the Pledge of Allegiance.

4. APPROVAL OF AGENDA

MOTION by Gaspard, seconded by Shah, to approve the agenda.
Motion carried unanimously.

5. NEW BUSINESS

5a. Discussion and possible action future City Hall Lease and City Hall office space

- Steve Chirhart with TaTonka Real Estate Advisors has been meeting with City Hall Task force for the past year to review options for City Hall/NOHOA office staff. The task force includes City Administrator, Councilors Azman and Sayre, 2 NOHOA Board members, and City staff.
- He compiled a presentation on the current City Hall/NOHOA office lease and potential future options. The presentation is included in the meeting agenda packet.
- Summary of what areas have been researched for City Hall:
    - All commercial parcels in the entire Village center area
    - Reviewed Cherokee Bank, Walgreen's agreements which had no future plans to move or close.
    - The vacant parking lot at the end of 100 Village Center Drive was not big enough to building necessary square footage with the required parking spaces.
    - At the current building, in the last 9 month, landlord has completed lease's in both lower level and upper level open space, which has filled formerly open spaces.
    - Other options – West Rec and East Rec, however that is not desired as would bring public traffic on private roads into community.

  - There is a piece of land on Hodgson Road between Incarnation Church and Chippewa Middle School. Would need negotiation with both parties.
  - In the far Northeast corner was the Tria professional building – 1st floor banquet space, and 2nd floor North Oaks Company (NOC) and Michel construction. The company was open to discuss, however location furthest from the front community for both public and contractors. NOC also owns as daycare center, but too tight on parking required for a City Hall.
  - There is the new Wilkinson Waters Development north of Rapp Farm, which is technically is Lino Lakes, but City would need to annex land.
  - On Centerville Road, in front of Hill farm condo's a vacant lot.
  - There are single story options at 200 Village Center and 400 Village Center. The dermatology center has outgrown in the 400 Village Center building adjacent to Walgreens, and will be moving out Feb. 2027.

- The Task Force has determined focus should be on retail village center corner as the forefront of the Community, a commercial area with exterior access for the public.
- Benefit – closer to Hodgson Road / Village Center Area should be focus.
- In the current City Hall lease, there is 4888 square feet. The space on 2nd floor has been remodeled but office space is tight, with people without office/desk space. There is a 5-year renewal option, however landlord is still not willing to allow City to hold elections in the Community Room. The landlord is not willing to discuss the next 5 years after that.
- In the 400 Village Center Drive building: Total 4713 sq feet with office on 1 side, with a shared conference room, breakroom, storage with NOHOA. Conference chambers would be across the hall – with secondary small conference room off the chambers. Visitors would access the City Hall from the exterior of building through main floor. NOHOA entrance from within interior hall of building.
- Council entrance would be off main hall lobby, with public chambers, and an exterior door for handicap accessible.
- Financial model: 5-year lease with current lease vs. with 5-year lease at 400 building. On behalf of the City, Chirhart has been through 4 rounds of negotiations with Pratt (the owner of the 400 Village Center building) to come up with rates for a potential move to the 400 Village Center building. Base rent $15.50 with 3% escalation. There is a 10 year lease requirement. $70 per foot tenant allowance for building. Our build out is estimated at $85 per foot. There is 6 month of rate abatement – net rent and tax and operating cost. The 6 month abatement comes out about to cover the shortfall to offset the construction costs. Due to the current 4288 sq. feet increasing to 4713 sq. feet, cost will be larger. The current operating costs are slightly less than the 200 and 400 building, primarily because the buildings are fully occupied and the tax valuation noted accordingly. Now that 100 has increased its tenant occupancy, the tax value

will likely go up as well. Pratt has given us a right of 1st offer if they decide to sell the building. They have also offered the 1st right of refusal if there is any room in the building that becomes open.

- The cost of the build out has been estimated working with City staff on our current requirements– and feels that the $85 per square foot is a good estimate.
- This gives option to meet office needs for City and NOHOA, but none of the site allow for expansion into public works garage or anything. If we were to build a building ourselves for 5,000 square foot that meets office needs, could also cover our storage and public works needs. A build to suit opportunity brings those 2 together. Need to project a 15 – 20 year plan on our long-term strategic needs.
- For new construction – mid/low high range projection is $285 per sq. foot. Land cost: would need about an acre of land to give a 5000 building with required parking ratio and a 1,500 square foot expansion. All in with land could be $1,686,000 - $2,500,000 on the upper side. $22.40, - $34.08 per square foot at the higher range WITHOUT land. The City might have opportunity to be property tax exempt for land.
- Owning will be more expensive up front, but after 20 years it will be paid for. Just operating costs. After 20 years debt service will be retired, and occupancy costs will be operating costs and maintenance repairs only. Our net costs go down to $12.30 - $18.72.
- Chirhart reviewed chart with a cost comparison of lease vs. own.
- Still pay tax and operating for all 3 locations 100 Village Center Drive, 400 Village Center Drive, and Building to suit. Could possibly be land tax exempt.
- Next Steps and dates: Existing Lease expires May 2027. Requires 180 day notice if want to accept 5 year renewal. Lease agreement must be done and agreed upon 30 prior to lease expiration. Bottom line, must make that decision by 11/30/2026 if staying in current building for another 5 years. Elections would not be allowed here during that period.
- If go to 400 Village Center, the Dermatology office lease expires 2/28/2027. 90 days construction window would need to start immediately on March 1, for us to be in by May 2027 when our current lease expires. It would be tight, but possible.
- Would need 120 day timeframe if make decision to stay which is November 2026. Would want final bid with finishes if decide to move forward with a move to 400 building. Lease vs. build to suit: if there were an option to buy existing building that would fall in the middle. The answer to possible sale of existing 100 Village Center building to City has been hard no.
- Comparison of costs if sizes are equal at 4,712 RSF for both leased buildings – it's a bit more over the 1st five years to move, but overall it is about the same.
- The decision is what is best fit for the City long term, as lease rates are comparable. The Pratt landlord is a friendly and easy to work with, however it is a 10 years commitment.

- If build to suit, a 24-month lead time is recommended to complete the planning process with an anticipated construction schedule of 12-14 months being desirable.
- Mayor Wolter thanked Mr. Chirhart for the thorough detailed analysis, looking at all the options.
- Sayre noted that he has worked together with Steve over many years, his expertise in the Commercial real estate industry is incredible. He has investigated all the options and condensed into a simplest form.
- Chirhart noted that that City is tight on existing space – we are short 2 offices currently. The new space provides the additional staff space. There is not much more room for negotiation at the 400 building.
- Shah asked about the public works component which is new since the task force research started.
- Kress noted that neither 100 or 400 is going to accommodate any truck space or garage. The options only address staff space.
- A space that might work is a field at Southpoint park. Exterior access, build to suit, want all staff to be in the same building – include City Staff, public works, and NOHOA. NOHOA owns the Southpointe property and would need to sell a small portion of the property to the City. That would accommodate future strategic growth.
- Councilor Sayre noted the easy fix for staff is right down the road at 400 Village Center, however still nomads and will be paying someone else a lot of lease money for another 10 years. What happens after that? If want to build, it's going to cost more – but it works long term for the City. Should City leadership be thinking long term for the long-term benefit later. No longer nomads. If possible, feels as leaders, Council decision to go long term.
- Mayor Wolter stated if moving and renting again, would rather not have that extra 5 year duration, and do a long term fix.
- Councilor Shah doesn't feel leasing fits long term. We don't have control and throwing money out the window. Doesn't like that we don't have a solution for public works. It is not going away so prudent to address it.
- Councilor Gaspard feels that public works is a different space than City Hall. The current office market is distressed in other segments, but not in North Oaks which is very limited in office space. May be difficult to negotiate much on lease, and there is not a current option to purchase a building in our area.
- Chirhart commented that if need to find a 3,000 foot bay for public works, may be more cost effective to build in Shoreview or Roseville at a lower price.
- Chirhart noted that we realistically have 60 days to make decision on 400 Village center before they put in on the market. He anticipates the space would be taken quickly.

- Planning Commission Chair Dave Cremons noted that timing of the dermatology departure is very fortunate to find that space in a tight market. The research scope was initially not to include public works. Concerned about what neighbors would accept as commercial storage facility in the Southpointe field area.
- Alan Hummel from NOHOA stated that he appreciates the opportunity part to be part of the task force discussions. NOHOA Executive Director Amanda Mason noted that the space at 400 is tight, but doable. They agree that West Rec and East Rec is not an accommodating option, Southpointe would be taken to the NOHOA board for consideration for discussion. Wasn't sure if would need to go to a member vote or just NOHOA board. They have maintenance center, doesn't know if there is an additional room at Mel's to add on a garage for our City needs. NOHOA staff have options to work remotely temporarily if needed for a short period of time. They would take City decision to the NOHOA board for discussion.
- Azman favors the ownership route. Feels like leasing at 400 building is a shoehorn option and would be stuck for 10 years. Feels can make it architecturally pleasant for all. Perhaps stay in current space for 5 years, and get a chance to see if something could work with NOHOA during that period. Tends to favor a long-term ownership position.
- Wolter mentioned the land next door closer to 96 would help ease resident concerns adjacent to field. We are all in favor of sharing office and meeting space with NOHOA. Feels like long term solution for City and noted that a lot of things get pushed down the road. Planning wisely can help save the residents dollars over time.
- Shah noted we are 75 years down the road as a City, we are fully built out, and we still don't have a City Hall. Want to plan for 30-40 years. Is swaying to the ownership route.
- Azman noted that worth having discussions with NOHOA re: Mel's services and their long-term needs and whether bring into staff.
- Wolter would love to have maintenance facility off that space, wonders if can do something together.
- Chirhart noted that if stay in current lease, City is making decision to build to suit. If can get a bond, that would be huge cost benefit.
- Wolter noted that with just 5 years here, would need to move right into planning for a build.
- Public Works Director Triemert noted it makes sense to put roots in ground and see fit going forward. Will always have utilities and maintain. A City garage space removes current Public works items from own garage at home, and appreciates having the conversation on what that looks like going forward. Public Works might need additional staffing help and where does that go.
- Gaspard asked if possible to sublet if City moves to the 400 building and decides later to go a different direction. Chirhart stated that sublet is an option at the 400 building

however sublease would need to be in current space as built out to our specifications, otherwise there would be additional funds required to adapt the space for a sub-tenant. Gaspard felt that leasing allows for more dynamic flexible needs since there are so many unknown factors. Gaspard noted that we need a space for City staff and for public to come. Leasing allows flexibility, but agreed that need to make the decision sooner rather than later.

- Sayre noted that our City is not looking to "grow" as a large expansion, pretty set on space requirements. Need to space forecast ahead of time.
- Wolter noted it is a waste of resident's dollars to rent.
- Sayre noted next steps: NOHOA land, can't just sit on it without researching further. Would like to perhaps have a closed-door session on our legal rights for purchasing.
- Chirthart notes that we need to make decision in next month & ½.
- Administrator Kress noted he cannot think of any City that does not own their City Hall building.
- Council will discuss again at the next 7/16 meeting.
- Sayre noted that we have a great city built by past leaders, feels like may be time to build own house.
- City Clerk Stephanie Marty noted that we have done this for many years, leasing uses resident's money – nothing there to show for it. There are other current costs that could potentially be offset with own space such as our recycling bin storage fee. The 400 Village Center building lease would be another temporary solution.
- Kress noted importance of being open-minded as continue discussions.

6. **CITY ADMINISTRATOR REPORTS**

- No report.

7. ADJOURNMENT

The next regular meeting of the City Council will be July 16th at 6:00 p.m.

MOTION by Gaspard, seconded by Shah, to adjourn meeting at 6:40 p.m. Motion carried unanimously.

_____ _____

Kevin Kress, City Administrator Krista Wolter, Mayor

Date approved_____

North Oaks City Council
Meeting Minutes
North Oaks City Council Chambers
August 13, 2026

1. CALL TO ORDER

Mayor Wolter called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Acting Mayor Sara Shah, Councilors Mark Azman, Andrew Gaspard and Grover Sayre
Electronic Remote: Mayor Krista Wolter
City Staff Present: City Administrator Kevin Kress, Attorney Bridget Nason, City Engineer Jupe Hale, and City Planner Kendra Lindahl
Others Present: NineNorth Videographer Kenny Ronan
A quorum was declared present.

3. PLEDGE OF ALLEGIANCE

Mayor Wolter led the Council in the Pledge of Allegiance.

4. CITIZEN COMMENTS

- There were no comments.

5. APPROVAL OF AGENDA

MOTION by Azman, seconded by Gaspard, to approve the agenda.
Motion carried unanimously by roll call of 4-0-1. Mayor Wolter – abstain due to technical difficulties with microphone.

6. CONSENT AGENDA

6a. Licenses for Approval:
Mechanical: Air Mechanical; Forced Air dba Wenzel Heating & Cooling; Master Plumbing Services, LLC;
PB Services LLC; Schwantes Heating and Air
6b. Approval of City Council Meeting Minutes of 7.16.2026
6c. City Monthly Financials
EFT: 1330E - 1348E and Checks: 16336 – 16375

6d. Holiday Home Tour - Application for Tax Exempt Basket Raffle

6e. Resolution approving variance for septic system for a property located at 5 South Long Lake Trail

MOTION by Sayre, seconded by Azman, to approve the consent agenda as presented.
Motion carried unanimously by vote of 4-0-1. Mayor Wolter abstain due to technical difficulties with microphone.

7. PETITIONS REQUESTS & COMMUNICATIONS

- Deputy Lydon's report was included in the packet. Another Deputy was in attendance while Lydon out of town. Councilor Shah asked for clarification of the traffic stops, and whether all traffic stops are noted in daily reports result in ticketing. Deputy will follow up with Lydon on the types of stops and how many miles over the limit.
- Gaspard asked if the new speed signs track data or not. Kress noted they have the ability to capture the data, but we do not currently have the software license.

8. UNFINISHED BUSINESS

No unfinished business.

9. NEW BUSINESS

9a. Discussion and possible action on request from Peace Church to change zoning designation to public institutional

- City Administrator noted that a memo has been sent to the Council regarding this topic, and Councilors noted they had read it. Incarnation Church, Chippewa Middle School and Peace Methodist Church are all currently zoned Residential Single Family medium density, operating under a conditional use permit. The memo outlines a possible change to create a Public Institutional zone district.
- Pastor Jason Steffenhagen of Peace United Methodist Church came to speak on behalf of his church. They have a lot of space at the church and would like to put it to use for the Community. Boys Scouts, Cubs scouts, a Montessori program and regional choir currently use space. He mentioned that one of his congregants had asked if it is possible to use space at the church for a public coffee shop. Pastor suggested that Pioneer Hall is under-utilized and could be possibly used for this purpose. This could also give Middle Schoolers a space to pop over after school programming to give them a place to study and spend time in a safe space.
- The coffee shop would be renting out space, therefore would need to go through proper approval processes. He has spoken with Chippewa Middle School and Incarnation Lutheran Church to see if they would be open to a zoning change. The building manager at Incarnation stated they would be in favor of a zoning change to public institutional, hoping for a similar zoning for a few years now and would be fully supportive of zoning if moving in that direction. The school indicated they would wait to hear more from the City, if the topic moves forward.
- They envision the space to have couches and a coffee house vibe in about 1,800 square foot room. They could possibly have local artist display on the walls. The preschool is separated by doors from the space in Pioneer Hall for the security of the children.
- Councilor Sayre noted the church has public access to Hodgson Road, a lot of parking, is a public service and the proposal seems to suit needs of community.
- Pastor Steffenhagen noted that the coffee shop renter would take care of all the required licensing and build out needs.

- Councilor Gaspard asked if there was insight on why it was zoned residential in the first place.
- Planner Lindahl noted that it was not uncommon for churches to be in a residential zoned area, but many Cities do now have Public Institutional districts. Historically churches were in middle of neighborhoods. If directed, City Staff would draft a proposal based on RSM district standards and bring it back to Council for review.
- Councilor Azman asked if there would be any impact to the Met Council density requirements or maps. Lindahl noted they believe our residential land use designation identifies churches and schools as allowed uses. Long term, it might help us to have it classified as Public Institution from a density calculation perspective. They will get more information on this.
- Shah asked if would like Planning Commission to establish a Public Institutional zoning district, maps, hold public hearing, and then bring back to Council for consideration.
- Gaspard, Sayre, Shah and Azman are all in favor of moving forward to having Planning Commission look at it.
- Any proposed change would require a public hearing.

MOTION by Gaspard, seconded by Azman, to direct Planning Commission to draft a Public Institutional District for review by City Council.
Motion carried unanimously by roll call.

9b. Closed session pursuant to Minn. Stat. Sec. 13D.05, subs. 3(b) and (c)(3) related to potential acquisition of real property for a City hall facility

- Attorney Nason introduced Attorney Pete Mikhail, a litigator and imminent domain attorney, from her firm. She stated Council will have 2 closed sessions to discuss potential acquisition of real property for a City hall facility. The purpose of the closed sessions will be to discuss potential purchase or acquisition of two different properties. The 1st closed session will be to develop or consider offers for the purchase of two different real properties. The recording of the 1st session does become public at some point in the future.
- Will reconvene in open session, then move into a 2nd closed session pursuant to attorney / client privilege where Attorney Mikhail will discuss litigation risks, potential risks, and related topics.

MOTION by Shah, seconded by Azman, to move into closed session 3B pursuant to MN Statue 13D.05 subdivision 3C3 to consider offers for the purchase of real property addressed at 100 Village Center Drive and 0 Village Center Drive, North Oaks. The closed session will be held in Council Chambers. Once the closed session is complete, the council will reconvene in open session, before moving into the 2nd closed session.
Motion carried unanimously by roll call vote.

Entered closed session at 7:26 p.m. to engage in conversation between City Council, City Attorneys from Kennedy and Graven and City Staff.

MOTION by Shah, seconded by Azman, to move out of the closed session 3B at 8:13 p.m.

Motion carried unanimously by roll call vote.

MOTION by Shah, seconded by Azman, to move into a closed session pursuant to Minnesota Statutes Section 13D.05, subd. (3)(b), for an attorney client discussion that requires absolute confidentiality regarding potential litigation risks and costs in using eminent domain to acquire a city hall property. In balancing the purposes served by the attorney-client privilege versus those served by the open meeting law, the need for absolute confidentiality outweighs the public's right to be present in an open meeting for this discussion. The closed session will begin immediately here in council chambers. Once the closed session is completed this meeting will reconvene and then be adjourned from here in council chambers.

Motion carried unanimously by roll call vote.

Closed session conversation began at 8:16 p.m. between City Council, City Attorneys from Kennedy and Graven, City Staff.

MOTION by Gaspard, seconded by Azman, to move out of the closed session 3C at 9:19 p.m.
Motion carried unanimously by roll call vote.

Council returned to open session in Chambers and on zoom at 9:22 p.m.

10. COUNCIL MEMBER REPORTS

- Sayre noted the Community foundation is looking for a resolution of support for a Hill Farm preservation erosion project located within the City. The project would benefit the residents of the City, and looking for motion that the City is supportive of a campaign by the North Oaks Community Foundation to raise money for this project. There would be no City funds used for the project, just an expression of support for the project.
- Azman noted concern with Council supporting a private project and struggles to support the proposal from a logistical perspective. Prefer to wait until the municipal support organization is separated from the City. Supports the effort, but not as a Council member as tax attorneys 501c3.
- Gaspard noted that everyone wants a community organization that could benefit the community as a tax-free municipal support organization.
- Kress noted wondered if a letter of support would serve same purpose, instead of resolution.

Motion by Sayre, seconded by Gaspard, to approve a resolution of support that Hill Farm site preservation site and erosion project located within the City would benefit the residents of the City and the City is supportive of a campaign by the North Oaks Community Foundation to raise money for this project.
Motion passed by roll call vote of 4-1. Azman nay.

- Azman stated the 2027 budget was presented at the last Fire Board meeting. There is a grant that the fire board has gotten over past several years has expired, therefore the City expense is going to go up. It will be about a $220,000 increase to the City of North Oaks. Because of this impact, they will not be hiring 3 open firefighter positions for 2027 to help offset the increases to the cities.
- Shah mentioned the water sampling which started in June on Pleasant Lake is ongoing. Barr Engineering, VLAWMO, NOHOA and St. Paul Regional Water are all testing. The range of testing includes everything from ecoli to cynobacteria. The task force is hoping to meeting with Barr Engineering late August or September to get a high-level implementation plan. There would still be sediment coring testing in September and October. Estimated costs will be passed along to both NOHOA and City to prepare for 2027 budget discussions.
- Wolter noted that City staff went to 5 out of the 10 Night to Unite locations and it was a great turnout by all. Also attended the Fire Station grand opening and the facility construction did a great job. Next week, Ramsey County Sheriff's office will be holding a fraud session next Thursday 8/20 from 4-7 p.m. at the Shoreview Community center.

11. CITY ADMINISTRATOR REPORTS

- Kress noted that Senator Gustfaston received League of Minnesota Legislator of Distinction and will be recognized at an upcoming event.
- Authorize Mayor, City Attorney and City Administrator to exercise rights to exercise the rights within the lease to renew. Can put it on for September 10th.
- September 21st at 6 p.m. is the Council budget work session. Acting Mayor Shah encouraged all Councilors to provide any suggestions or feedback on budget prior to that session if possible, to ensure time to pull additional data and get materials out in advance.

12. CITY ATTORNEY REPORTS

- Attorney Nason no report.

13. MISCELLANEOUS

13a. City Forester Report

- July report included in meeting packet.

14. ADJOURNMENT

The next regular meeting of the City Council will be September 10th, 2026 at 7:00 p.m.

MOTION by Gaspard, seconded by Azman, to adjourn meeting at 9:42 p.m. Motion carried unanimously.

_____ _____

Kevin Kress, City Administrator Krista Wolter, Mayor

Date approved_____

NORTH OAKS

*Check Detail Register©

August 2026

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 Checking					
1330 e	08/03/26	**COMCAST**			
E 101-41300-309		COMPUTER/INTERNET/	$489.94		August Dark Fiber
		Total	$489.94		
1332 e	08/03/26	**The Hartford**			
E 101-41300-131		HEALTH, DENTAL, LIFE,	$29.75	39538881481	August Insurance Premium
		Total	$29.75		
1333 e	08/05/26	**ADP**			
E 101-41300-131		HEALTH, DENTAL, LIFE,	$154.61		ADP 7/30/26
		Total	$154.61		
1339 e	08/10/26	**PAYROLL**			
E 101-41300-101		WAGES - FULL TIME	$13,197.53	8/13/26	Staff Wages
E 602-41300-101		WAGES - FULL TIME	$3,876.92	8/13/26	Public Works Director
E 101-41300-122		FICA CONTRIBUTIONS	$1,366.12	8/13/26	FICA
G 101-21701		FEDERAL TAXES PAYAB	$2,057.40	8/13/26	FWH
G 101-21701		FEDERAL TAXES PAYAB	($2,057.40)	8/13/26	FWH
G 101-21702		STATE TAXES PAYABLE	$921.13	8/13/26	SWH
G 101-21702		STATE TAXES PAYABLE	($921.13)	8/13/26	SWH
E 602-43000-127		DEFERRED COMP CONT	($125.00)	8/13/26	Empower PSC
E 602-41300-131		HEALTH, DENTAL, LIFE,	$450.00	8/13/26	Medical & Cell Phone
E 101-41300-132		CAR ALLOWANCE	$333.33	8/13/26	Car Allowance
E 101-41300-121		PERA CONTRIBUTIONS	$1,014.79	8/13/26	PERA (7.5%)
E 101-41300-121		PERA CONTRIBUTIONS	($1,894.28)	8/13/26	PERA
E 602-41300-121		PERA CONTRIBUTIONS	$324.51	8/13/26	PERA (7.5%)
E 602-41300-121		PERA CONTRIBUTIONS	($605.75)	8/13/26	PERA
		Total	$17,938.17		
1340 e	08/10/26	**Voya Financial**			
E 602-43000-127		DEFERRED COMP CONT	$125.00		Deferred Comp 8-13-26
		Total	$125.00		
1341 e	08/10/26	**P E R A**			
E 101-41300-121		PERA CONTRIBUTIONS	$1,894.29	8-13-26	PERA 08-13-26
E 602-41300-121		PERA CONTRIBUTIONS	$605.75	8-13-26	PERA 08-13-26
		Total	$2,500.04		
1342 e	08/03/26	**Beam**			
E 101-41300-131		HEALTH, DENTAL, LIFE,	$134.88	MN01025-20	Vision Benefits - August 2026
		Total	$134.88		
1343 e	08/12/26	**Esch Consulting, LLC**			
E 601-43000-310		TRAINING	$287.50		Public Works Leadership Training
E 602-43000-310		TRAINING	$287.50		Public Works Leadership Training
		Total	$575.00		
1344 e	08/12/26	**Connexus Energy**			
E 101-43100-381		ELECTRIC UTILITIES	$8.64		5919 Centerville - July 2026

NORTH OAKS

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Check #	Check Date	Vendor Name		Amount	Invoice	Comment
			Total	$8.64		
1345 e	08/12/26	**EUREKA RECYCLING**				
E 101-43200-384		RECYCLING		$2,055.59		July 2026 Revenue Share
			Total	$2,055.59		
1346 e	08/12/26	**Verizon Wireless**				
E 101-41300-210		OPERATING SUPPLIES		$20.02	6149976804	Billing Period 7/2/26 - 8/1/26
			Total	$20.02		
1347 e	08/12/26	**WSB, LLC**				
E 101-41900-303		ENGINEERING SERVICE		$31,441.50	R-031721-00	Engineering Services - July 2026
			Total	$31,441.50		
1348 e	08/13/26	**Delta Dental of Minnesota**				
E 101-41300-131		HEALTH, DENTAL, LIFE,		$732.06		Delta Dental - September 2026
			Total	$732.06		
16204	04/09/26	**REHDER FORESTRY CONSULTING**				
E 101-46100-316		TREE PRESERVATION		($678.13)	527	March 2026 Forestry Services
			Total	($678.13)		
16337	08/13/26	**Banyon Data Systems**				
E 101-41300-210		OPERATING SUPPLIES		$195.00	00168020	UB Nuvei Module Support
			Total	$195.00		
16338	08/13/26	**Campbell Knutson**				
E 400-41600-300		PROFESSIONAL SERVIC		$1,912.50		July 2026 Met Council System Statement
			Total	$1,912.50		
16339	08/13/26	**Companion Animal Care**				
E 101-46100-317		ANIMAL MANAGEMENT		$150.00		Animal Control Services - July 2026
			Total	$150.00		
16340	08/13/26	**Corey Triemert**				
E 602-41300-131		HEALTH, DENTAL, LIFE,		$492.70		Clothing Allowance ($800 total)
			Total	$492.70		
16341	08/13/26	**Ferguson Waterworks**				
E 601-49400-210		OPERATING SUPPLIES		$84.56	0569374	Misc. supplies
			Total	$84.56		
16342	08/13/26	**Forest Lake Contracting, Inc.**				
E 101-43100-408		STREETS/SIDEWALK/CU		$17,585.00	7476	Radar Driver Feedback Signs (3)
E 101-43100-408		STREETS/SIDEWALK/CU		$1,050.00	7488	Relocate Radar Sign at E Pleasant Lk Rd
			Total	$18,635.00		
16343	08/13/26	**FP Mailing Solutions**				
E 101-41300-210		OPERATING SUPPLIES		$120.66	R110737386	Rental Period 7/10 - 10/09/26
			Total	$120.66		
16344	08/13/26	**Gopher State One-Call, Inc.**				

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-42300-300		PROFESSIONAL SERVIC	$145.80	6070649	Monthly Services - July 2026
		Total	$145.80		
16345	08/13/26	**GreatAmerica Financial Services**			
E 101-41300-210		OPERATING SUPPLIES	$110.00	42679643	Monthly Service
		Total	$110.00		
16346	08/13/26	**Kelly & Lemmons, P.A.**			
E 101-41600-315		LEGAL FEES - PROSEC	$1,000.00	68216	Prosecution Services - July
		Total	$1,000.00		
16347	08/13/26	**Kennedy & Graven, Chartered**			
E 101-41600-304		LEGAL FEES - GENERAL	$4,342.00	194671	General Services - July
E 101-41600-304		LEGAL FEES - GENERAL	$21.80	194672	WBT Water/Sewer JPA
E 101-41600-304		LEGAL FEES - GENERAL	$120.00	194672	Wilkinson Waters Development
E 101-41600-304		LEGAL FEES - GENERAL	$1,320.00	194672	Charley Lake Water & Sewer Infrastructure Transfer Agreement
E 101-41900-305		ESCROW/PROJECT PAY	$60.00	194672	2 Skillman Height Approval
E 101-41900-305		ESCROW/PROJECT PAY	$60.00	194672	5 South Long Lake Trail - Septic Variance
		Total	$5,923.80		
16348	08/13/26	**Lake Johanna Fire Department**			
E 401-42200-500		CAPITAL OUTLAY	$6,507.99	1031	Reimbursement of Capital Expenses
		Total	$6,507.99		
16349	08/13/26	**Landform Professionals**			
E 101-41900-305		ESCROW/PROJECT PAY	$274.00	38117	Wilkinson Blvd Lot Line Adjustment
E 101-41900-305		ESCROW/PROJECT PAY	$180.00	38117	100 Village Center Drive Sign
E 101-41900-305		ESCROW/PROJECT PAY	$270.00	38117	2 Crocus Lane Septic Variance
E 101-41900-305		ESCROW/PROJECT PAY	$1,953.00	38117	5 South Long Lake Trail Septic Variance
E 101-41900-305		ESCROW/PROJECT PAY	$94.00	38117	2 Skillman Height
E 101-41910-300		PROFESSIONAL SERVIC	$1,646.00	38117	City Business & Meetings
		Total	$4,417.00		
16350	08/13/26	**Leonard Carl Prof Services**			
E 101-42400-313		CONTRACT SERVICES	$28,218.30		Permit & Plan Review - July 2026
		Total	$28,218.30		
16351	08/13/26	**Marco, Inc.**			
E 101-41300-210		OPERATING SUPPLIES	$504.85	42687978	Monthly Fee - Copier Services
		Total	$504.85		
16352	08/13/26	**Menards - Forest Lake**			
E 602-49450-210		OPERATING SUPPLIES	$109.93		Misc. operating supplies
		Total	$109.93		
16353	08/13/26	**Messerli Kramer**			
E 400-41600-300		PROFESSIONAL SERVIC	$2,000.00	515625	2026 Legislative Representation - August
		Total	$2,000.00		
16354	08/13/26	**Metering & Technology Solution**			
E 601-49400-210		OPERATING SUPPLIES	$245.50	INV11050	Misc. operating supplies

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Check #	Check Date	Vendor Name		Amount	Invoice	Comment
			Total	$245.50		
16355	08/13/26	**Metro Council Envir Srvc-Sewer**				
E 602-49450-385		SEWER		$8,086.21		Monthly Sewer - September 2026
			Total	$8,086.21		
16356	08/13/26	**Metro-Inet**				
E 101-41300-309		COMPUTER/INTERNET/		$3,824.00	3697	IT Services - August 2026
			Total	$3,824.00		
16357	08/13/26	**MN PEIP**				
E 101-41300-131		HEALTH, DENTAL, LIFE,		$6,861.24		Coverage Period 9/1/26 to 9/30/26
			Total	$6,861.24		
16358	08/13/26	**NineNorth**				
E 101-41420-345		CABLE TV		$1,018.76	2026-120	July Cable Services
			Total	$1,018.76		
16359	08/13/26	**North Oaks Village Center LLC**				
E 101-41300-410		RENTALS		$5,520.80		Commercial Base Rent (8/26)
E 101-41300-410		RENTALS		$4,291.57		Commercial CAM (8/26)
			Total	$9,812.37		
16360	08/13/26	**North Suburban Communications**				
E 101-41420-345		CABLE TV		$7,294.77	2026-562	City Contribution April - June 2026
			Total	$7,294.77		
16361	08/13/26	**Nykanen Inspections**				
E 101-42400-313		CONTRACT SERVICES		$3,221.60		July Electrical Services
			Total	$3,221.60		
16362	08/13/26	**Peterson-Waddle Recycling**				
E 101-43200-384		RECYCLING		$28,747.71		Monthly Service - July 2026
E 101-43200-384		RECYCLING		$150.00		Storage Rent
E 101-43200-384		RECYCLING		$350.00		Cart & Delivery Repair
E 101-43200-384		RECYCLING		$418.97		Fuel Reimbursement - July 2026
E 101-43200-384		RECYCLING		$1,321.00		Volume Charge - July 2026
			Total	$30,987.68		
16363	08/13/26	**PhycoTech, Inc.**				
E 101-46100-318		NATURAL RESOURCES		$762.00	9326	Automated Algal ID - Full Assemblage
			Total	$762.00		
16364	08/13/26	**Premium Waters, Inc.**				
E 101-41300-210		OPERATING SUPPLIES		$52.59	311597343	Water Charge - July
E 101-41300-210		OPERATING SUPPLIES		$11.92	311625323	Monthly Rental - Aug
			Total	$64.51		
16365	08/13/26	**Quality Flow Systems, Inc.**				
E 602-49450-313		CONTRACT SERVICES		$475.00	51529	Submersible Transducer Suspension - LS #13 Golf Course
			Total	$475.00		

NORTH OAKS

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
16366	08/13/26	**Ramsey County Public Records**			
E 101-41100-350		PUBLISHING & ADVERTI	$46.00		ALPR Easement Agreement
E 101-41100-350		PUBLISHING & ADVERTI	$46.00		100 Village Center Sign
E 101-41100-350		PUBLISHING & ADVERTI	$46.00		ALPR Easement @ 8 Pondview
E 101-41100-350		PUBLISHING & ADVERTI	($46.00)		ALPR Easement Agreement
E 101-41100-350		PUBLISHING & ADVERTI	($46.00)		100 Village Center Sign
E 101-41100-350		PUBLISHING & ADVERTI	($46.00)		ALPR Easement @ 8 Pondview
		Total	$0.00		
16367	08/13/26	**Ramsey County Sheriff**			
E 101-42100-313		CONTRACT SERVICES	$106,243.93		Police & CSO - July 2026
		Total	$106,243.93		
16368	08/13/26	**Ramsey County-Emergency Commun**			
E 101-42100-313		CONTRACT SERVICES	$9.36	EMCOM-013	Fleet Support - June
E 101-42100-313		CONTRACT SERVICES	$320.00	EMCOM-013	CAD Services - June
E 101-42100-313		CONTRACT SERVICES	$2,655.17	EMCOM-013	911 Dispatch - June
		Total	$2,984.53		
16369	08/13/26	**Recycle Technologies, Inc.**			
E 101-43200-387		RECYCLING - CLEAN UP	$4,811.50	INV-7911	Recycling - Clean up day
		Total	$4,811.50		
16370	08/13/26	**REHDER FORESTRY CONSULTING**			
E 101-46100-316		TREE PRESERVATION	$678.13		April 2026 Forestry Services (re-issued check Inv 527)
E 101-46100-316		TREE PRESERVATION	$5,484.01	552	July 2026 Forestry Services
		Total	$6,162.14		
16371	08/13/26	**Schroeder PAC**			
E 602-49450-429		MISC/LIFTSTATIONS	$976.49	5608	Capacitor installed & tested, UPS installed, battery backup
		Total	$976.49		
16372	08/13/26	**Staples**			
E 101-41300-210		OPERATING SUPPLIES	$66.11	6069711023	Staples, paper, binderclips
		Total	$66.11		
16373	08/13/26	**Epoch Design LLC**			
E 101-41300-322		POSTAGE/MAILBOXES	$292.77		3 MailManager
E 101-41300-322		POSTAGE/MAILBOXES	$418.10		2 Package Master
		Total	$710.87		
16374	08/13/26	**Ramsey County Public Records**			
E 101-41100-350		PUBLISHING & ADVERTI	$46.00		ALPR Easement @ 2 Sherwood Trail
E 101-41100-350		PUBLISHING & ADVERTI	$46.00		ALPR Easement @ 8 Pondview
		Total	$92.00		
16375	08/13/26	**Ramsey County Public Records**			
E 101-41100-350		PUBLISHING & ADVERTI	$46.00		100 Village Center Sign
		Total	$46.00		

NORTH OAKS

*Check Detail Register©

August 2026

Check #	Check Date	Vendor Name		Amount	Invoice	Comment
			10100	$320,802.37		

Fund Summary

10100 Checking	
101 GENERAL	$294,685.06
400 SPECIAL PROJECTS	$3,912.50
401 FIRE EQUIPMENT	$6,507.99
601 WATER	$617.56
602 SEWER	$15,079.26
	$320,802.37

_____ Mayor Krista Wolter

_____ Mark Azman

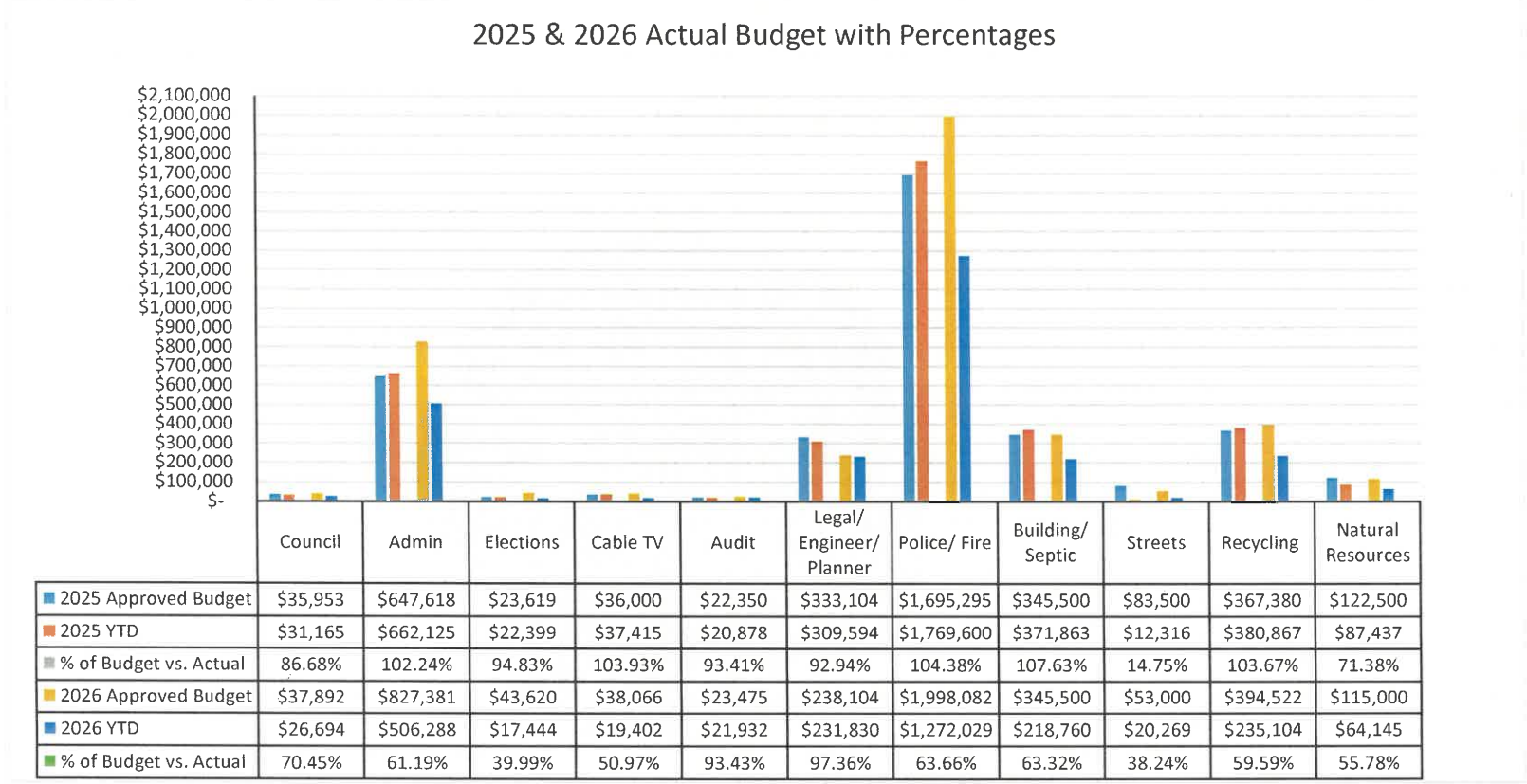
_____ Andrew Gaspard

_____ Sara Shah

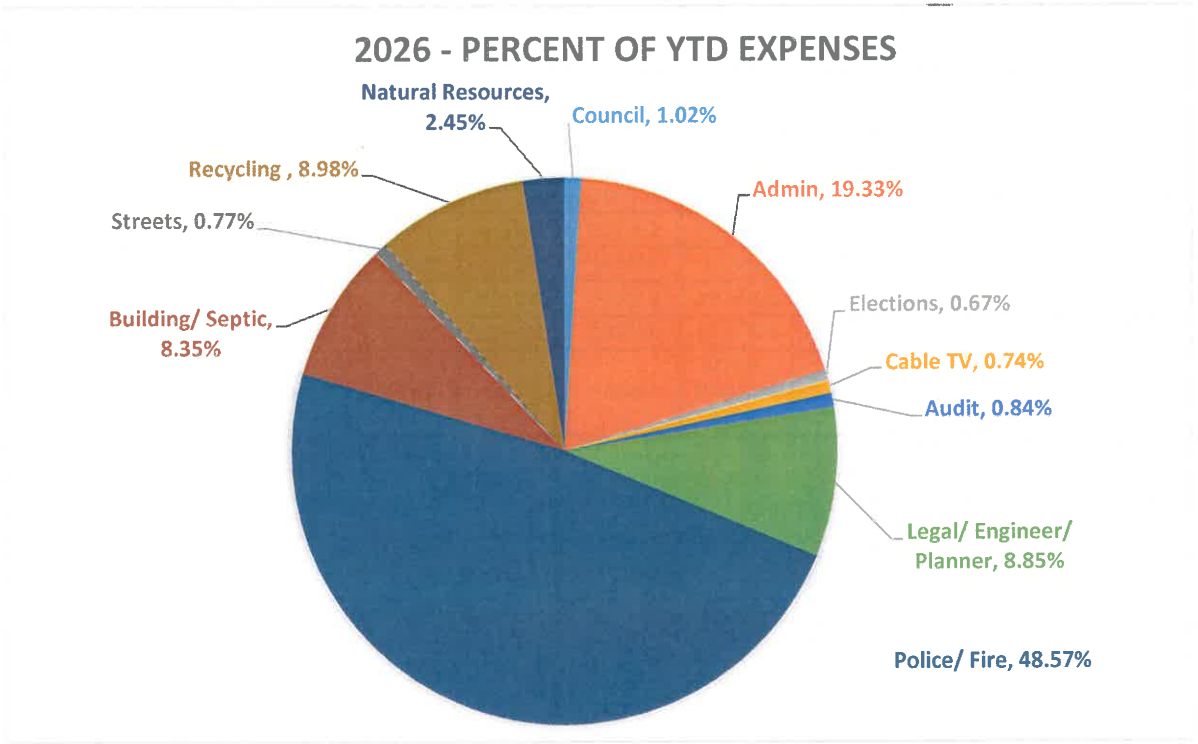
_____ Grover Sayer

2026 Approved Budget with 2026 YTD/ % Of Budget vs. Actual/ Actual Expenses with % of Budget

	2026 Approved Budget	2026 YTD	% of Budget vs. Actual		2,618,895.93
Council	$ 37,892	$ 26,694	70.45%		1.02%
Admin	$ 827,381	$ 506,288	61.19%		19.33%
Elections	$ 43,620	$ 17,444	39.99%		0.67%
Cable TV	$ 38,066	$ 19,402	50.97%		0.74%
Audit	$ 23,475	$ 21,932	93.43%		0.84%
Legal/ Engineer/ Planner	$ 238,104	$ 231,830	97.36%		8.85%
Police/ Fire	$ 1,998,082	$ 1,272,029	63.66%		48.57%
Building/ Septic	$ 345,500	$ 218,760	63.32%		8.35%
Streets	$ 53,000	$ 20,269	38.24%		0.77%
Recycling	$ 394,522	$ 235,104	59.59%		8.98%
Natural Resources	$ 115,000	$ 64,145	55.78%		2.45%
Transfers		$ -			0.00%

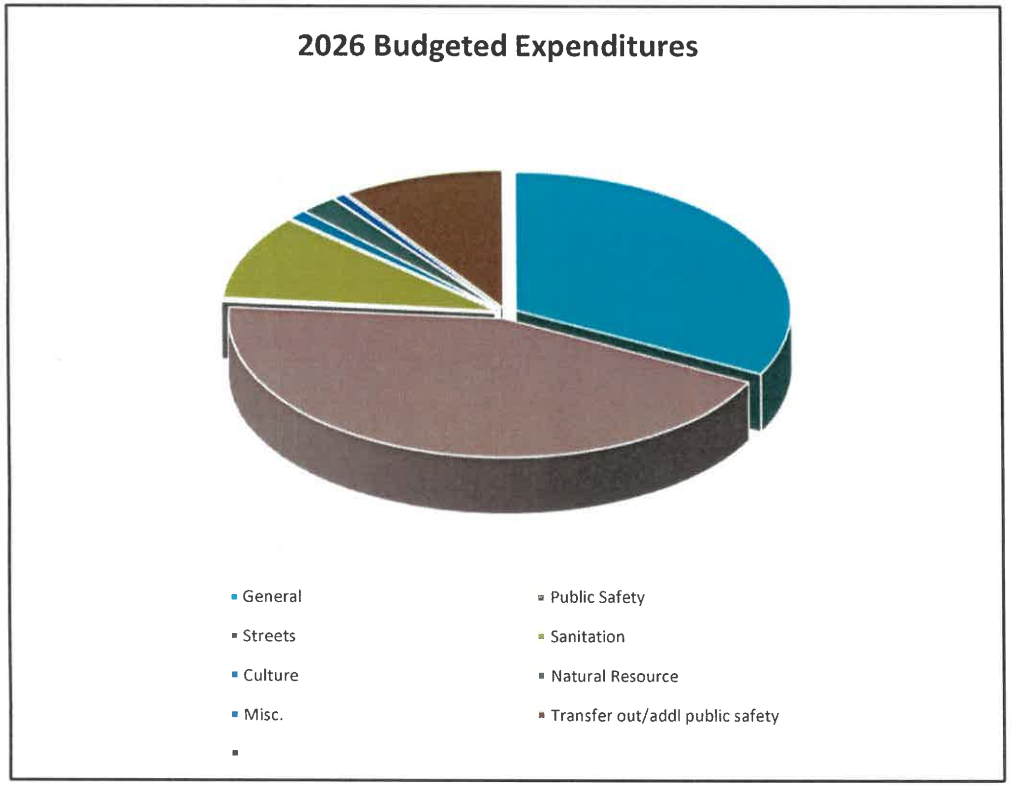


	Council	Admin	Elections	Cable TV	Audit	Legal/ Engineer/ Planner	Police/ Fire	Building/ Septic	Streets	Recycling	Natural Resources
2025 Approved Budget	$35,953	$647,618	$23,619	$36,000	$22,350	$333,104	$1,695,295	$345,500	$83,500	$367,380	$122,500
2025 YTD	$31,165	$662,125	$22,399	$37,415	$20,878	$309,594	$1,769,600	$371,863	$12,316	$380,867	$87,437
% of Budget vs. Actual	86.68%	102.24%	94.83%	103.93%	93.41%	92.94%	104.38%	107.63%	14.75%	103.67%	71.38%
2026 Approved Budget	$37,892	$827,381	$43,620	$38,066	$23,475	$238,104	$1,998,082	$345,500	$53,000	$394,522	$115,000
2026 YTD	$26,694	$506,288	$17,444	$19,402	$21,932	$231,830	$1,272,029	$218,760	$20,269	$235,104	$64,145
% of Budget vs. Actual	70.45%	61.19%	39.99%	50.97%	93.43%	97.36%	63.66%	63.32%	38.24%	59.59%	55.78%


2026 - PERCENT OF YTD EXPENSES
Natural Resources, 2.45%
Council, 1.02%
Recycling , 8.98%
Admin, 19.33%
Streets, 0.77%
Elections, 0.67%
Building/ Septic, 8.35%
Cable TV, 0.74%
Audit, 0.84%
Legal/ Engineer/ Planner, 8.85%
Police/ Fire, 48.57%

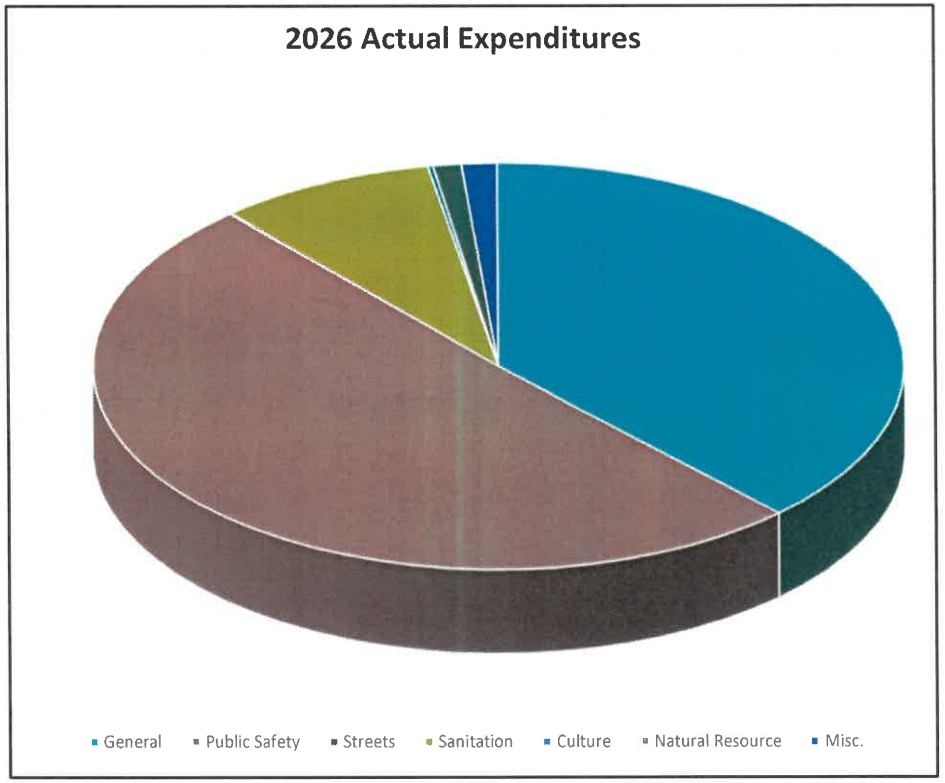
2026 Budgeted Expenditures

$1,603,680.00	General
$1,998,082.00	Public Safety
$53,000.00	Streets
$394,522.00	Sanitation
$38,066.00	Culture
$115,000.00	Natural Resource
$25,292.00	Misc.
$75,000.00	Transfer out/addl public safety



2026 YTD Expenditures

$	1,036,928.87	General
$	1,272,029.04	Public Safety
$	20,268.97	Streets
$	235,103.52	Sanitation
$	19,402.39	Culture
$	64,145.18	Natural Resource
$	22,343.96	Misc.
		Transfer out/addl public safety



CITY OF NORTH OAKS APPROVED 2026 BUDGET

Updated 8/13/26

APPROVED 2026 EXPENDITURES

ActCode	DEPT Descr	OBJ Descr	2025 Budget	12/31/2025	% of Budget	UnderLine	2026 Budget	8/13/2026	% of Budget
101-41100-103	LEGISLATIVE -	WAGES - PART TIME/TEMP	$12,600.00	$8,718.00	69.19%	CC/PC wages 675/mayor;	$12,600.00	$4,350.00	34.52%
101-41100-311	LEGISLATIVE -	CONFERENCES/SEMINARS	$800.00	$0.00	0.00%		$800.00	$41.55	5.19%
101-41100-313	LEGISLATIVE -	CONTRACT SERVICES			#DIV/0!	Timesavers			
101-41100-350	LEGISLATIVE -	PUBLISHING & ADVERTISING	$2,200.00	$1,826.68	83.03%	Legal/P.H	$2,752.00	$1,186.38	43.11%
101-41100-433	LEGISLATIVE -	DUES AND SUBSCRIPTIONS	$20,353.00	$20,619.96	101.31%	NWYFS/LMC/MCMA	$21,740.00	$21,116.03	97.13%
101-41300-101	CITY	WAGES - FULL TIME	318,259.00	$312,921.84	98.32%	combined wages	$345,326.00	$206,861.30	59.90%
101-41300-103	CITY	WAGES - PART TIME/TEMP			#DIV/0!				
101-41300-121	CITY	PERA CONTRIBUTIONS						$16,016.07	
101-41300-122	CITY	FICA CONTRIBUTIONS	24,653.00	$32,559.20	132.07%		$26,417.00	$22,018.45	83.35%
101-41300-127	CITY	DEFERRED COMP							
101-41300-131	CITY	HEALTH, DENTAL, LIFE, LTD INS	$55,623.00	$59,919.52	107.72%	Car/PERA/Health	104,046.00	$71,146.83	68.38%
101-41300-131	CITY	CAR ALLOWANCE	$4,000.00	$3,999.96	100.00%	Car Allowance	4,000.00	$2,666.65	66.67%
101-41300-210	CITY	OPERATING SUPPLIES	$30,500.00	$27,389.66	89.80%	Office/IT/Software	$31,415.00	$10,012.50	31.87%
101-41300-309	CITY	COMPUTER/INTERNET/GIS	$66,700.00	$74,406.87	111.55%	Granicus/Polco/Comcast	$68,701.00	$46,706.81	67.99%
101-41300-310	CITY	TRAINING	$3,000.00	$9,037.32	301.24%	League/MCMA/MAMA	$50,000.00	$1,003.26	2.01%
101-41300-322	CITY	MAILBOXES	$5,000.00	$1,717.87	34.36%	passthrough	$5,000.00	$1,310.28	26.21%
101-41300-360	CITY	INSURANCE	$26,000.00	$21,145.00	81.33%		$26,000.00	$47,860.69	184.08%
101-41300-381	CITY	ELECTRIC UTILITIES	$1,200.00	$1,323.13	110.26%		$1,300.00	$655.74	50.44%
101-41300-410	CITY	RENTALS	$112,131.00	$117,298.20	104.61%	Office Rent	$115,176.00	$80,029.08	69.48%
101-41300-430	CITY	MISCELLANEOUS EXPENSE	$0.00	$406.57	#DIV/0!	Website/Domain/OPG	$50,000.00		
101-41400-300	ELECTIONS	PROFESSIONAL SERVICES	$23,619.00	$22,399.00	94.83%	Election Contracts	$43,620.00	$17,444.00	39.99%
101-41420-345	CABLE TV	PROFESSIONAL SERVICES	$36,000.00	$37,414.66	103.93%		$38,066.00	$19,402.39	50.97%
101-41500-301	FINANCE	AUDIT SERVICES	$22,350.00	$20,878.00	93.41%	AEM - 3 year contract	$23,475.00	$21,931.90	93.43%
101-41600-304	LEGAL	LEGAL FEES - GENERAL	$50,000.00	$79,402.30	158.80%	Kennedy & Graven	$55,000.00	$82,326.90	149.69%
101-41600-315	LEGAL	LEGAL FEES - PROSECUTION	$13,104.00	$11,611.18	88.61%	Kelly & Lemmons	$13,104.00	$7,176.00	54.76%
101-41900-302	ENGINEERING	IMPROVEMENT PROJECTS	$100,000.00	$17,180.55		I35/CTY RD J	$30,000.00		
101-41900-303	ENGINEERING	ENGINEERING SERVICES	$75,000.00	$122,397.10	163.20%	WSB	$75,000.00	$114,221.50	152.30%
101-41900-305	ENGINEERING	ESCROW/PROJECT PAYABLE	$15,000.00	$36,021.85	240.15%		$15,000.00	$15,550.25	103.67%
101-41910-300	PLANNING	PROFESSIONAL SERVICES	$80,000.00	$42,980.75	53.73%	Planning Fees/Ehlers	$50,000.00	$12,555.00	25.11%
101-42100-313	POLICE	CONTRACT SERVICES	$1,107,195.00	$1,238,383.18	111.85%	Police Contract	$1,292,512.00	$653,513.39	50.56%
101-42110-313	SECURITY	CONTRACT SERVICES	$47,100.00	$2,070.00		Security - RAVE/LPR	$74,070.00	$2,070.00	2.79%
101-42200-313	FIRE	CONTRACT SERVICES	$540,000.00	$527,193.00	97.63%	LJFD	$630,000.00	$615,749.00	97.74%
101-42300-300	EMERGENCY	PROFESSIONAL SERVICES	$1,000.00	$1,953.90	195.39%	Gopher State	$1,500.00	$696.65	46.44%

APPROVED 2026 EXPENDITURES (CONTINUED)

101-42400-300	BUILDING	PROFESSIONAL SERVICES	$500.00	$260.00	52.00%	Other Inspections	$500.00		0.00%
101-42400-313	BUILDING	CONTRACT SERVICES	$300,000.00	$341,014.14	113.67%		$300,000.00	$195,323.25	65.11%
101-42400-451	BUILDING	BUILDING PERMIT SURCHARGE	$30,000.00	$15,001.13	50.00%		$30,000.00	$8,436.41	28.12%
101-43100-381	STREETS	ELECTRIC UTILITIES	$3,000.00	$2,757.41	91.91%		$3,000.00	$1,633.97	54.47%
101-43100-408	STREETS	STREETS/SIDEWALK/CURB	$80,500.00	$9,558.51	11.87%	Mel's Service	$50,000.00	$18,635.00	37.27%
101-43200-384	RECYCLING	RECYCLING	$361,380.00	$375,005.75	103.77%		$388,522.00	$230,292.02	59.27%
101-43200-384	RECYCLING	RECYCLING (Clean Up Day)	$6,000.00	$5,861.25	97.69%	Clean Up/Recycle Day	$6,000.00	$4,811.50	80.19%
101-45100-470	RECREATION-	COMMUNITY FUNCTIONS		$0.00					
101-46100-316	NATURAL	TREE PRESERVATION	$45,000.00	$58,404.25	129.79%	City Forester	$60,000.00	$29,517.87	49.20%
101-46100-317	NATURAL	DEER/ANIMAL MANAGEMENT	$75,000.00	$21,679.13	28.91%	Deer/dogs/geese	$50,000.00	$27,067.31	54.13%
101-46100-318	NATURAL	NATURAL RESOURCES	$2,500.00	$7,354.08	294.16%	NRC	$5,000.00	$7,560.00	151.20%
101-46100-319	NATURAL	WEED MANAGEMENT				Lake Weed Management			
101-49450-313	SEWER	CONTRACT SERVICES	$15,000	$15,587.50	103.92%	Septic Inspector	$15,000		0.00%
101-49990-720	UNALLOCATED	TRANSFER OUT	$350,000.00	$350,000.00		Fire Capital	$75,000.00		
101-49990-720	UNALLOCATED	TRANSFER OUT				Police Capital			
101-49990-720	UNALLOCATED	TRANSFER OUT				General Capital			
			$4,062,819.00	$4,055,658.40	99.82%		$4,302,642.00	$2,618,895.93	60.87%

ActCode	DEPT Descr	OBJ Descr	2025 Budget	12/31/25	% of Budget	UnderLine	2026 Budget	8/13/2026	% of Budget
306-47000-601	DEBT SERVICE	BOND PRINCIPAL				LGWA Bond		$87,774.16	
306-47000-611	DEBT SERVICE	BOND INTEREST							
306-47000-620	DEBT SERVICE	PAYING AGENT FEES						$475.00	
400-41600-300	ATTORNEY	PROFESSIONAL SERVICES		$891.00		2050 Comp Plan System Stmt	$48,000.00	$51,326.00	
400-41910-300	PLANNING	PROFESSIONAL SERVICES					.		
400-41910-303	ENGINEERING	ENGINEERING SERVICES				WSB City Wide Full Design	$65,000.00		
400-43100-408	STREETS	STREETS/SIDEWALK/CURB							
400-46100-318	NATURAL	NATURAL RESOURCES							
401-42200-500	FIRE	CAPITAL OUTLAY	$350,000.00	$1,750,430.18		Fire Expenses		$61,762.73	#DIV/0!
402-49450-430	SEWER	MISCELLANEOUS EXPENSE	$0.00	$0.00					
403-47000-720	DEBT SERVICE	TRANSFER OUT	$0.00	$0.00					
403-49450-430	SEWER	MISCELLANEOUS EXPENSE	$0.00	$0.00					
404-42100-500	POLICE	CAPITAL OUTLAY				Police Expenses			
406-43000-381	PUBLIC WORKS	ELECTRIC UTILITIES		$1,041.97				$497.08	

Updated 8/13/2026

APPROVED 2026 REVENUES

ActCode	DEPT Descr	OBJ Descr	2025 Budget	12/31/25	% of Budget	UnderLine	2026 Budget	8/13/2026	% of Budget
101-31010	COUNCIL	GENERAL PROPERTY TAXES	$2,794,583.00	$2,722,833.62	97.43%		$2,900,879.00	$1,626,648.01	56.07%
101-31810	COUNCIL	CABLE T.V. FEES	$91,000.00	$88,245.96	96.97%		$89,900.00	$43,593.54	48.49%
101-32110	COUNCIL	ALCOHOLIC BEV LICENSE	$5,650.00	$5,500.00	97.35%		$5,650.00		0.00%
101-32111	COUNCIL	TOBACCO LICENSE	$600.00	$600.00	100.00%		$600.00		0.00%
101-32160	COUNCIL	CONTRACTOR LICENSES	$9,000.00	$15,940.00	177.11%		$10,000.00	$11,295.00	112.95%
101-32210	COUNCIL	BUILDING PERMIT	$500,000.00	$440,544.40	88.11%		$500,000.00	$258,772.27	51.75%
101-32230	COUNCIL	HEAT/PLUMB PERMIT	$50,000.00	$80,088.62	160.18%		$60,000.00	$47,213.32	78.69%
101-32240	COUNCIL	ANIMAL LICENSE	$0.00	$0.00	#DIV/0!		$0.00		0.00%
101-32260	COUNCIL	STATE SURCHARGE	$12,000.00	$15,667.81	130.57%		$15,000.00	$9,629.85	64.20%
101-32261	COUNCIL	ISTS PERMIT	$6,750.00	$11,650.00	172.59%		$7,000.00	$7,945.00	113.50%
101-32262	COUNCIL	RENTAL LICENSE FEE	$1,000.00	$200.00	20.00%		$500.00	$700.00	140.00%
101-32263	COUNCIL	SHORELAND/FORESTRY PERMIT	$300.00	$100.00	33.33%		$300.00		0.00%
101-32264	COUNCIL	ISTS PUMPING RECORDS	$5,000.00	$12,240.00	244.80%		$10,000.00	$6,340.00	63.40%
101-33440	COUNCIL	SCORE GRANT	$12,000.00	$25,710.00	214.25%		$12,000.00		0.00%
101-33600	COUNCIL	OTHER GOVT GRANTS/AID		$29,920.47			$0.00	$16,848.50	
101-34103	COUNCIL	VARIANCE, PUD, PLAT FEES, CUP	$4,500.00	$4,500.00	100.00%		$4,500.00	$4,950.00	110.00%
101-34103	COUNCIL	ESCROW FEES	$15,000.00	$34,848.00			$15,000.00	$29,544.15	196.96%
101-34110	COUNCIL	ELECTION						$12.00	#DIV/0!
101-34120	COUNCIL	CERTIFICATE OF OCCUPANCY FEE	$300.00	$500.00	166.67%		$300.00	$400.00	133.33%
101-34403	COUNCIL	RECYCLING FEES		$253.50			$0.00	$981.00	#DIV/0!
101-35100	COUNCIL	FINES AND FORFEITS	$5,000.00	$1,743.88	34.88%		$5,000.00	$768.95	15.38%
101-35104	COUNCIL	LATE FEES/NSF FEES		$15.00			$0.00		
101-36100	COUNCIL	SPECIAL ASSESSMENTS	$361,380.00	$374,979.61	103.76%	Recycling Assessment	$373,620.00	$192,790.26	51.60%
101-36102	COUNCIL	SPECIAL ASSESSMENTS - CLHOA		$87,498.81		Charley Lake HOA	$9,415.00	$14,793.33	
101-36200	COUNCIL	MISCELLANEOUS REVENUES	$5,000.00	$2,028.09	40.56%	Conduit Bond & Misc	$5,000.00	$1,581.83	31.64%
101-36210	COUNCIL	INTEREST EARNINGS	$84,000.00	$129,982.70	154.74%		$90,000.00	$99,283.52	110.32%
101-36220	COUNCIL	RENTS	$52,756.00	$58,916.23	111.68%	NOHOA Rent	$54,178.00	$30,254.98	55.84%
101-36222	COUNCIL	COMMUNITY FUNCTIONS	$3,000.00	$1,975.00	65.83%	Community Mtg Room	$800.00	$600.00	75.00%
101-36240	COUNCIL	REFUNDS AND REIMBURSEMENT	$44,000.00	$21,476.35	48.81%	LMC & Other Rebates	$20,000.00	$715.47	3.58%
101-39200	COUNCIL	TRANSFER IN	$0			Use of Fund Balance	$113,000.00		
			$4,062,819	**$4,167,958**			**$4,302,642.00**	**$2,405,660.98**	**55.91%**

ActCode	DEPT Descr	OBJ Descr	2025 Budget	12/31/25	% of Budget	UnderLine	2026 Budget	8/13/2026	% of Budget
306-36100	COUNCIL	SPECIAL ASSESSMENTS			#DIV/0!	LGWA Bond Assessments			
306-36210	COUNCIL	INTEREST EARNINGS							
400-33418	COUNCIL	MNDOT STATE AID STREETS							
400-36210	COUNCIL	INTEREST EARNINGS		$3,720		Special Project Interest			
400-36240	COUNCIL	REFUNDS AND REIMBURSEMENTS							
400-39200	COUNCIL	TRANSFER IN							
401-36210	COUNCIL	INTEREST EARNINGS		$17,450					
401-36240	COUNCIL	REFUNDS AND REIMBURSEMENTS							
401-39200	COUNCIL	TRANSFER IN		$350,000					
401-39310	COUNCIL	BOND		$1,644,999.82					
401-39400	COUNCIL	BOND		$142,664.00					
R 403-36210	403-36210	INTEREST EARNINGS							
R 403-37180	403-37180	MAINTENANCE/ESCROW FEE							
R 403-39200	403-39200	TRANSFER IN							
R 404-39200	R 404-39200	TRANSFER IN				Police			
406-36100	COUNCIL	SPECIAL ASSESSMENTS		$1,860.55				$1,702.44	
406-36200	COUNCIL	MISCELLANEOUS REVENUES	$0			LGWA Maint Assessments			
406-36210	COUNCIL	INTEREST EARNINGS		$0.00					

Ramsey County Sheriff's Office

Public Safety Report: North Oaks

AUGUST 2026

Deputy Craig Lydon
651-755-8089 ☆ craig.lydon@co.ramsey.mn.us

CALLS FOR SERVICE: 165

- 40 MEDICAL CALLS
- 6 FIRE CALLS
- 21 TRAFFIC STOPS
    - 6 ACCIDENTS

NOTABLE CALLS:

- **WELFARE CHECK-** CN# 26036971 on 08/05/2026 at approximately 1259 deputies were dispatched to the area of Pheasant Land and Eagle Ridge Rd on a Welfare Check. The caller called and reported concern over seeing an unaccompanied male who appeared to be mentally impaired walking the area and wanted to make sure he was ok. Deputies arrived and prior to making contact with the male were stopped by the male's mother who was trailing behind the male and stated the male was her son and that he was fine and that they did not need or want any assistance.

- **TRAFFIC STOP/WARRANT** – 08/06/2026 at approximately 1639 hours deputies conducted a traffic stop in the area of 111 Village Center Dr upon receiving an AXON alert that the vehicles registered owner had warrants and drivers license status was revoked. The deputy made contact and verified the driver's identity and arrested them without incident.

- **SUSPICIOUS –** CN# 26040428 08/23/2026 at approximately 1232 hours deputies were called to the 0 block of Phoebe Ln on report of a stolen package. Deputies spoke with the caller and found that the package was mistakenly delivered to a neighbors and recovered the package for the caller.

Plastics: more than just a waste problem

Plastic Manufacturers put the focus on **Recycling** even though they knew it was more a distraction than a solution



Recycling Myth: Does Recycling Even Work?

- Recycling paper, aluminum, metal, glass and cardboard
  - YES - Can be recycled into same product, saves money and reduces demand for energy and virgin resources

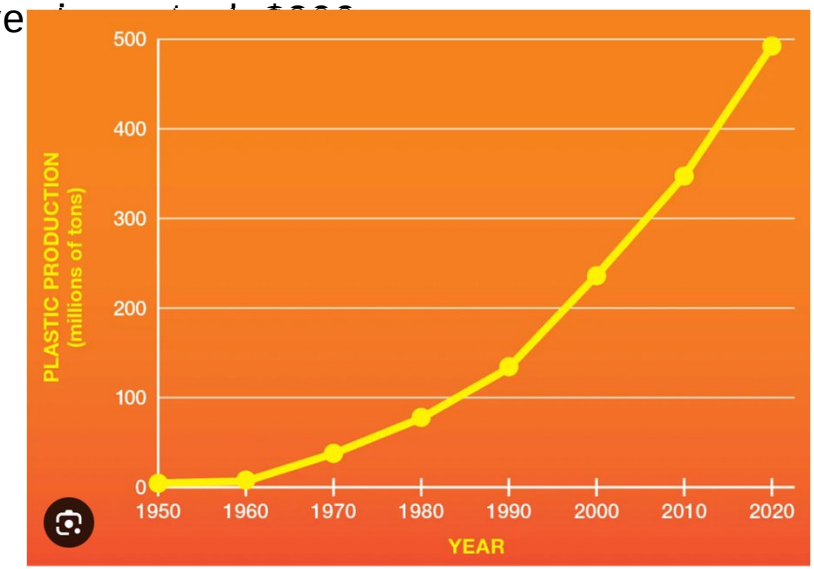
- Recycling plastic? Reducing is better
  - Less than 10% of plastic is recycled
  - Virgin plastic is cheaper, stronger and less toxic
  - Recycling plastic requires expensive sorting
  - Recycled plastic is usually downcycled
  - Has no impact on amount of plastic produced

Plastic Production continues to increase

- In the US, most plastic production occurs in Texas and Louisiana
- Louisiana's 'Cancer Alley' has one of the highest cancer rates in the country
- Half of all plastic has been produced since early 2000s
- 40% of plastic is for single-use
- Globally petrochemical companies have [illegible] billion in plastic production in the



Giles Clark/Getty Images



Microplastics: where do they come from?

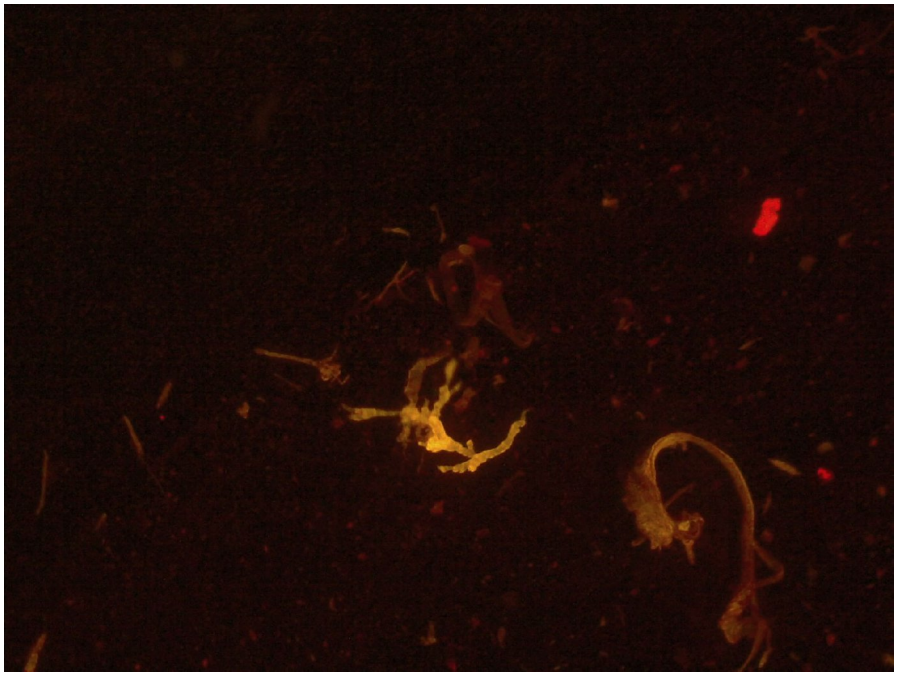
Microplastics break off and are shed from all types of plastic

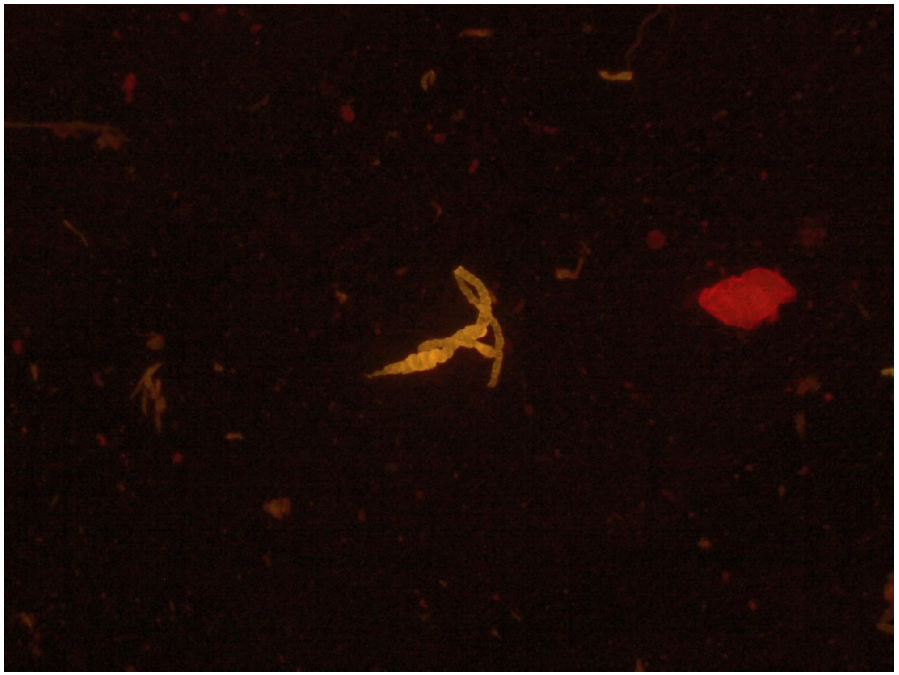
- Plastic food packaging
- Tea bags (study: 11 billion micro and 3 billion nano particles)
- Coffee cups (paper cup has plastic liner)
- Water bottles (study: 240,000 particles in liter)
- Synthetic clothing
- Cereal bags
- Tupperware
- Cutting boards
- Shower curtain
- Fleece
- Food manufacturing equipment
- Plastic in the environment

Found everywhere on the planet: ocean, air, soil, water

Microplastics from sports bottles

From Mary Kosuth, PhD in Microplastics Research



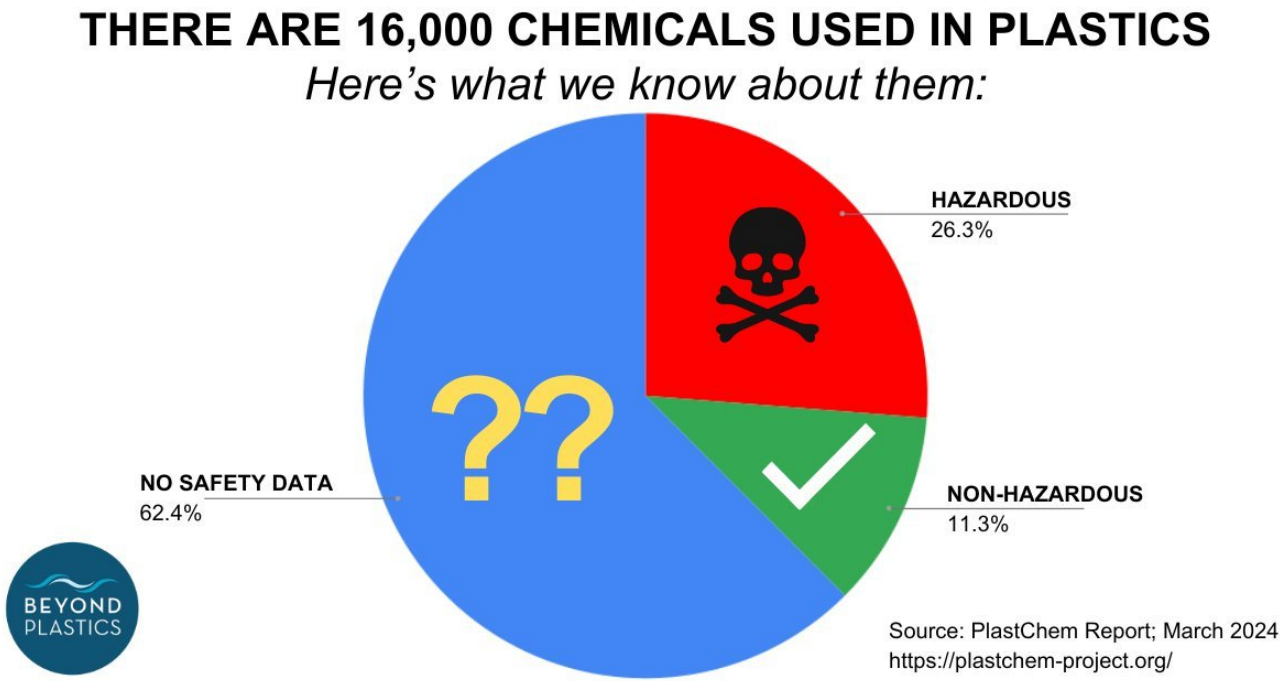


Microplastic in our bodies

Microplastics: 5 mm – 1 micrometer
Nanoplastics: less than 1 micrometer (bacteria or virus size)

- Blood
- Brain tissue (crossed blood/brain barrier)
- Digestive tract (crossed gut protective barrier)
- Placenta
- Developing fetus / newborn baby
- Lung tissue
- Semen
- Nanoplastic particles found in cells

Toxic Chemicals in Plastic



Chemical Migration

Plastic additives are not bound to polymers and migrate into food and drinks

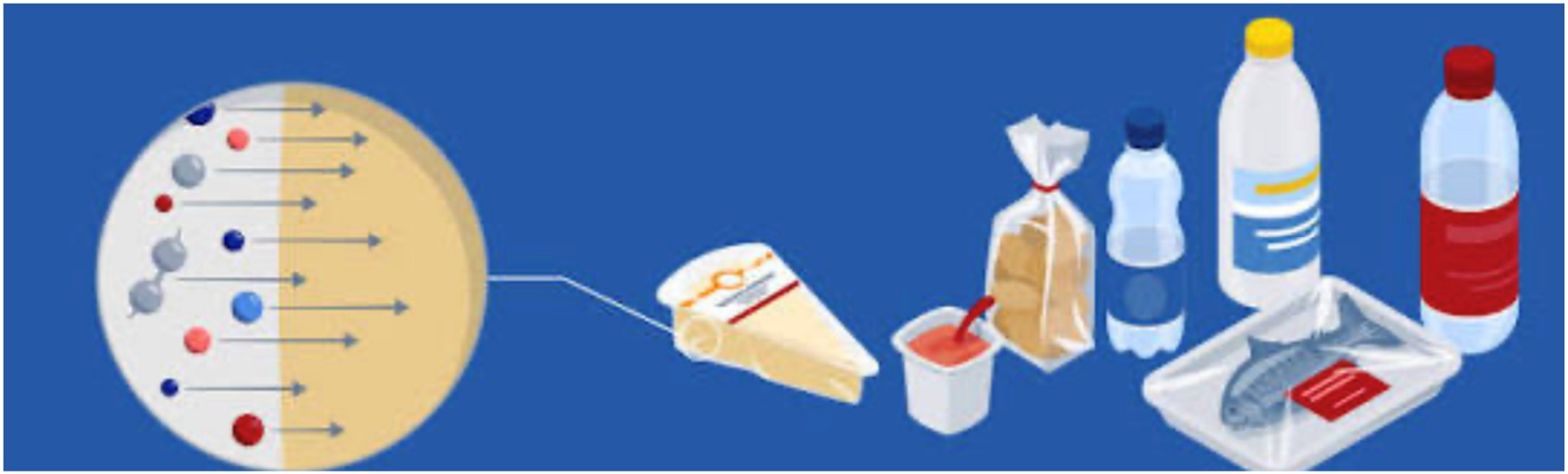


Image by Foodpackagingforum.org

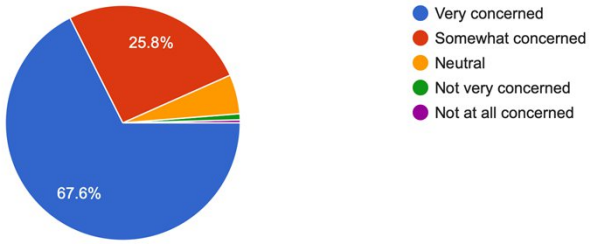
Health Risk from Microplastics and Plastic Chemicals

- Endocrine Disrupting Chemicals (EDCs)
  - Impacts how the hormone system works
  - Can have impact at very low dose
  - Can raise risk for reproductive, metabolic and neurodevelopmental problems
  - Associated with increases in diabetes, obesity, heart disease, premature birth and low sperm count
  - Can increase risk for certain types of cancers
  - Developing fetuses are most at risk
- Inflammation
- Oxidative Stress
- Cell damage

MN Residents: Plastic Knowledge & Attitudes Survey

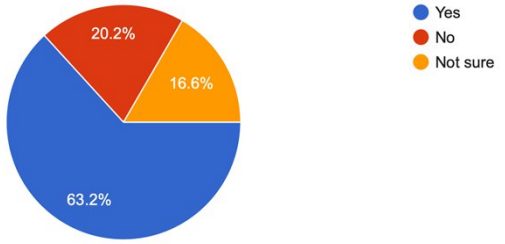
3. Plastic pollution makes me feel:

481 responses



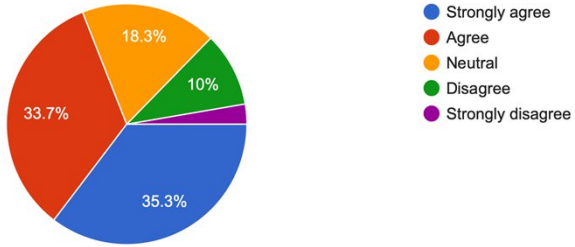
22. Plastic shopping bags should be banned.

481 responses



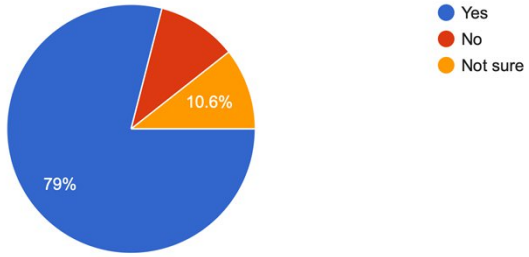
19. I am willing to pay more for non-plastic packaging alternatives.

481 responses



26. Restaurants should stop giving out plastic (e.g. straws, cutlery, and packaged condiments) unless requested.

481 responses



Possible city ordinances:

- Skip the Stuff
  - For take-out, restaurants would provide utensils, napkins, and condiments
    only on request
- Green-To-Go
  - Take-out containers must be recyclable or compostable
- Phase-out city purchasing of single-use plastic
  - Stop purchasing items like water bottles, single-use dinnerware
- Zero Waste Events
  - Provide information on how to have a successful zero waste event
- Plastic Bag Fee
  - Require retailers to charge for plastic bags

Questions?

Lori Olinger
olingers25@msn.com
612-718-6412

Memorandum

TO: City Council

FROM: Kevin Kress, City Administrator

DATE: September 8, 2026

SUBJECT: City Hall / NOHOA Office Space Analysis

AGENDA ITEM: **9a.** Discussion and possible action on Proposal for Preliminary Analysis of City Hall/NOHOA building

SECTION: NEW BUSINESS

Budgeted Amount:	Estimated Amount:	Funding Source:
N/A	$4,500	General budget

PURPOSE

This memo provides a summary of City Hall / NOHOA office location research and presents cost proposal for Mod Architects to conduct a preliminary analysis to assess the option of a new City Hall building.

INTRODUCTION

The current North Oaks City Hall lease expires July 31, 2027, with an option to renew it for another 5 years. Mid-2025 City Council created a City Hall Task force to review all options and financial considerations for City Hall / NOHOA moving forward.

A Task force consisting of City Councilors Grover Sayre and Mark Azman, City Administrator Kevin Kress, Planning Commission Chair Dave Cremons, and NOHOA Board members Bill Long and Alan Hummel have met regularly over the past 12 months to assess options for future City Hall / NOHOA offices. Options include:

1. Renewing in existing space until 2032 – Challenges: cannot host elections onsite, out of desk /office space for employees, no storage space for City Public Works department/ equipment.
2. Moving City / NOHOA offices to another leased building space.
3. Purchasing an existing commercial building and renovating it to City Hall.
4. Purchasing empty land and building a City Hall / NOHOA office to serve Community in perpetuity.

BACKGROUND

- Council approved Commercial Real Estate Analyst Steve Chirhart from TaTonka Real Estate Advisors to assess all options in the North Oaks area for leasing at different

building, taking over an existing commercial building, purchase building to remodel to City Hall, as well as empty land options.

- At the 7.1.2026 City Council meeting, Mr. Chirhart presented all options with cost analysis of lease comparisons. All commercial sites in City boundaries were investigated. With Commercial space within North Oaks City boundaries very limited, the 400 Village Center Building was the only viable option available that could suit current office staff and elections. The space is more expensive, tight space for NOHOA, no Public Works storage, and would be a 10-year lease, plus build out costs.

  Due to 10-year commitment at 400 Village Center site, uncertainty of future space needs, lack of storage, and no return on financial investment – Council favored also looking at potential of purchasing land from NOHOA to build a City Hall at Southpointe. This location would be along the Commercial corridor of North Oaks and less intrusive to current residents.

- At 8.5.2026 NOHOA Board workshop session, the Board discussed potential of City purchasing part of the land at Southpointe Park for shared offices. Board requested additional details, proposal, estimated timeline, acreage needed, cost considerations and more to discuss further.
- At 8.13.2026 City Council meeting, City Council discussed options for purchasing existing 100 Village Center building, Southpointe and any legal considerations. Staff given direction to meet with Mod at Federer Architects, who recently completed the Lake Johanna Fire Station project, to determine how to get more accurate assessment of cost of new build at Southpointe based on City current and future requirements and develop information that could be shared with NOHOA to answer their questions.
- Staff met with Mod on 8.20.2026 to discuss City / NOHOA requirements.
- Received proposal to complete a new building preliminary analysis from Federer Architect on Monday 8.24.2026.

Analysis

- The City has the cost analysis information to remain at 100 Village Center Drive and move to 400 Village Center Drive. Moving forward with Federer Architect doing a preliminary analysis of a new build will provide Council with the data needed to assess which of the 3 options to continue to pursue.

- Timing considerations: City must notify current landlord by November 30, 2026, if they will not be renewing at current space. Landlord at 400 Village Center Drive also pending a decision from City before putting the vacancy on open market to other potential businesses. City 2027 budget needs to have direction to build in any anticipated costs.

RECOMMENDATION

Staff recommends that City staff engage Mod Architect to conduct a preliminary analysis of a potential City Hall / NOHOA building.

ATTACHMENTS

Federer Architect Proposal for Prelim Analysis 8.24.2026

Feders Architects

4853 Russell Ave So
Minneapolis, MN
55410
612-270-8168

August 24, 2026

City of North Oaks
City Hall
100 Village Center Drive
Suite 230
North Oaks, MN 55127

Attn: Kevin Kress
City Administrator

Re: Architectural services proposal for
New City Hall Alternative 3- Assistance
FA# 1126

Dear Kevin,
Thank-you for this opportunity to submit on the above referenced project.
We had a good meeting with Debbie, Stephanie and Corey last Thursday.

We understand that there are 3 alternatives that are being considered:

1. Remain in the existing space and renew the lease with potential to purchase the building.
2. Lease and remodel an existing nearby space that has been vacated.
3. Pursue building a new City Hall on the soccer field to the east of the existing City Hall location (see attached sketch).

Scope of work for new City Hall Alternative 3 Assistance:

1. Prepare a concept sketch floor plan and site plan. $1,500.00
2. Provide an "artist rendering of what the City Hall could look like". $2,000.00
3. Provide a ballpark probable cost for hard (bid cost) and soft (costs for everything else such as consultant fees, moving, etc. to complete the project)
4. Provide a potential schedule from start to finish including process for approvals

$1,000.00 for items 3. And 4.

City to select (circle) items desired above. Printing/copying would be at cost.
If this letter agreement is acceptable please sign both copies and return one to us.
We look forward to a successful project.
Sincerely,

Accepted by:

FEDERS ARCHITECTS, LLC

Mod Feders

Modris M. Feders, RA, CID
Principal

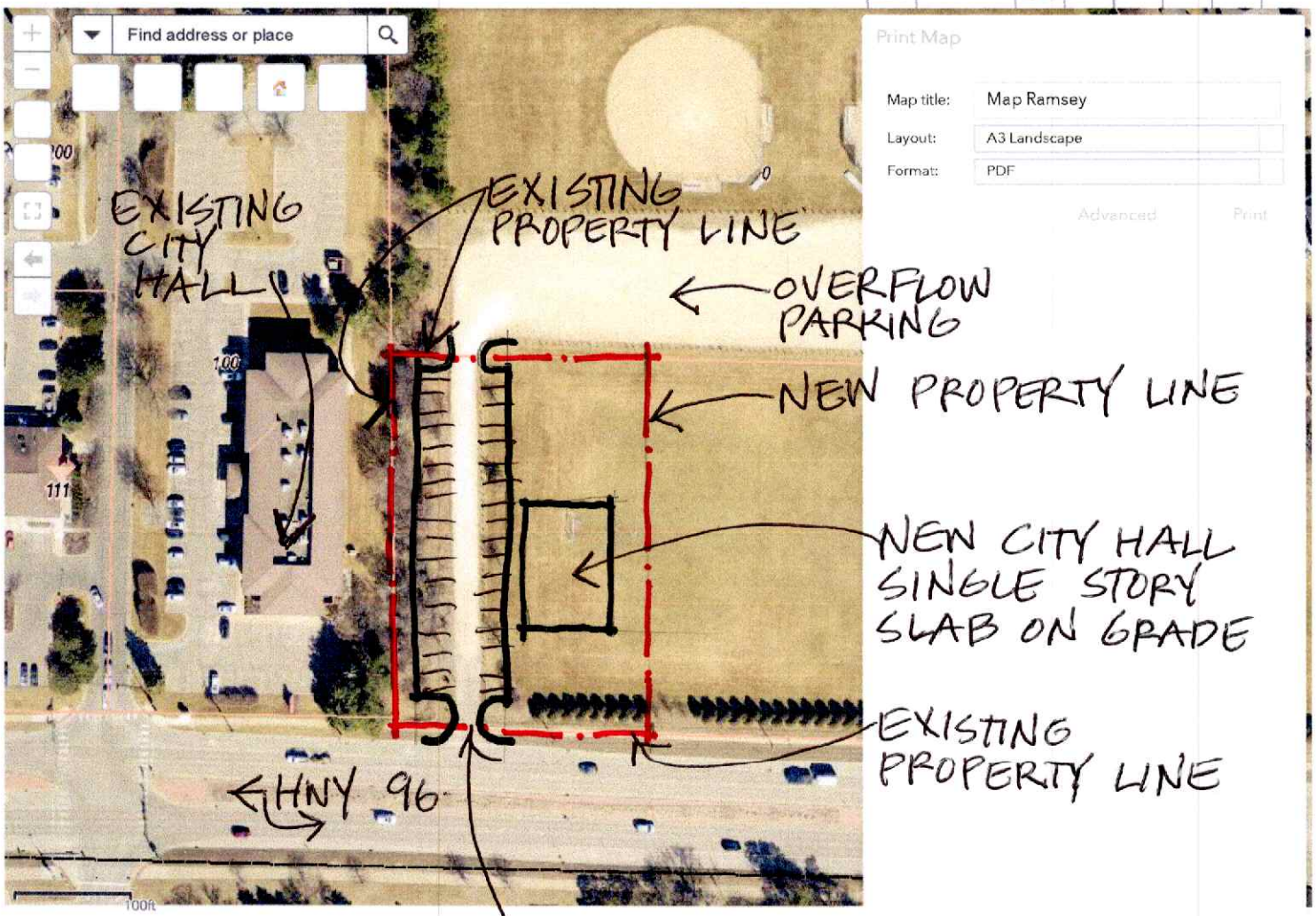
_____

Date:_____

cc. Debbie Breen, Administrative Assistant enc. Aerial photo

[redacted]

Map Ramsey



https://maps.co.ramsey.mn.us/MapRamsey/

August Month in Review

August 2026

Rehder Forestry Consulting

- Provided homeowner advice to residents with tree questions at 66 EPLR, 10 Sherwood, 18 Oriole, 14 Island, 3 Ironwood, 18 Blue Jay, 43 SDLR, 3 Red Forest, 1 Island View, 62 EPLR, 4 Wishbone, 14 Buffalo, Pines HOA
- We are getting close to marking all the oak wilt trees that were located this year during our inspections. We have touched base with all residents and told them the trees would be marked and that they would receive a letter in the mail with all the information they will need.
- We inform residents about Operation Clearview when conducting homeowner calls and respond to calls with a knock on the door, and if necessary, a doorhanger.
- We marked a number of trees of concern along roadways and informed the resident the tree(s) would need to come down within 30 days.