CITY OF SHOREVIEW
AGENDA
CITY COUNCIL
Monday April 06, 2026
7:00 PM

Under MN Statutes 13D.02 and city policy, council members may participate remotely.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF AGENDA**

5. **PROCLAMATIONS AND RECOGNITIONS**

6. **PUBLIC COMMENTS**
   -

   Individuals may address the city council about any item under the consent agenda or an item that is not on the agenda. Specific rules used for public comments are available near the council chambers entrance. Speakers are asked to come to the podium, state their name and address for the record, and keep their remarks to three minutes or less. Generally, the city council will not take official action on items discussed at this time. They may refer the matter to staff for a future report or ask for it to be put on an upcoming agenda.

7. **COUNCIL COMMENTS**

8. **CONSENT AGENDA**
   -

   These items are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a councilmember or citizen so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.

8.a March 16, 2026 city council meeting minutes
8.b March 16, 2026 city council workshop minutes
8.c Receipt of committee/commission minutes
8.d Claims and purchases
8.e 2026 Agreement for Supplemental Law Enforcement Services - Water Patrol
8.f Approve grant agreements with the Rice Creek Watershed District to construct the 2026 Stormwater and Target Pond Improvement Projects and approve proposal for professional engineering services for the Target Pond Improvement Project
8.g Approve declaration of intent to bond
8.h Receive bids and award contract for construction of the 2026 Street Rehabilitation, city project 26-04 to Valley Paving, Inc. in the amount of $2,459,459.00.
8.i Approve application for special event liquor license for Arden Hills-Shoreview Rotary Club and Rotary Healthy Youth Foundation
8.j 3192 West Owasso Boulevard - Conditional Use Permit - Lisa and Felix Ankel
8.k Resolution exercising the cityâ€™s authority to opt-in to the Ramsey County Economic Development Agency

9. **PUBLIC HEARINGS**

10. **GENERAL BUSINESS**
10.a 3570 Lexington Avenue North - Planned Unit Development Concept Stage- Dan Alstatt, Redbrick Commercial
10.b 1090 Gramsie Road - PUD Development Stage, Preliminary Plat and Comprehensive Plan Amendment - Christian Brothers Automotive

11. **SPECIAL ORDER OF BUSINESS**

12. **ADJOURNMENT**

Memorandum

TO:	City Council
FROM:	Cinde Morris , Deputy clerk
DATE:	April 6, 2026
SUBJECT:	March 16, 2026 city council meeting minutes
ITEM NUMBER:	8.a
SECTION:	CONSENT AGENDA

REQUESTED MOTION
Approve March 16, 2026 city council meeting minutes.

INTRODUCTION
City council is being asked to approve the March 16, 2026 city council meeting minutes.

DISCUSSION

RECOMMENDATION
It is recommended that the city council approve the minutes of the March 16, 2026 city council meeting as presented.

ATTACHMENTS
3-16-2026

CITY OF SHOREVIEW
MINUTES
REGULAR CITY COUNCIL MEETING
MARCH 16, 2026

CALL TO ORDER

Acting Mayor Myrland called the regular meeting of the Shoreview City Council to order at 7 pm on March 16, 2026.

PLEDGE OF ALLEGIANCE

The meeting opened with the Pledge of Allegiance.

ROLL CALL

The following members were present: Acting Mayor Myrland; Councilmembers Doan, Gardner, and Springhorn.

Mayor Denkinger was absent.

Staff: City Manager Brad Martens
Assistant City Manager Renee Eisenbeisz
City Attorney Rebecca Duren
Associate Planner Will Harris

APPROVAL OF AGENDA

MOTION: by Councilmember Springhorn, seconded by Councilmember Doan to approve the March 16, 2026 meeting agenda as presented.

VOTE: AYES - 4 NAYS - 0

PROCLAMATIONS AND RECOGNITIONS

There were none.

CITIZEN COMMENTS

Paul Christopher Stoddard, 4060 Evergreen Place, thanked the council. Last year he talked to them about the pond at the entrance to Evergreen Place. The concern was about debris and sediment in the pond. A few weeks ago, the pond was dredged and approximately 30,000 tons of plant matter was removed. Another issue is the speed of cars on Snail Lake Boulevard. The city put a speed monitor along the hill so it was not measuring cars at the bottom of the hill, which is where they go the fastest. He would like to see residents meet with City Manager Martens and come up with solutions.

Kelly Anderle, 1624 Knight Street, thanked councilmembers for being good listeners. Residents feel safe talking to the council. The community has raised over $25,000 for rent and utilities distributed to over 80 families. They also were able to fulfill over 130 requests for food, pet supplies, and transportation. The community has really pulled together with support by the council, and she expressed her appreciation. She also noted that ICE is still present and people are still out with their whistles.

COUNCIL COMMENTS

Councilmember Springhorn:

The Taste of Shoreview fundraiser for the Slice of Shoreview is Tuesday, April 21, at the community center. Tickets are $35.

The Shoreview Northern Lights Varity Band's spring concert is Saturday, April 25 at 3 pm in Benson Great Hall at Bethel University.

He agreed with the comment about traffic speed on the hill on Snail Lake Boulevard and encouraged drivers to be aware.

Councilmember Gardner:

The Shoreview tree sale is currently taking place. Trees can be ordered through the city website. This is a great way to replenish the tree canopy after emerald ash borer.

Ramsey County residents can get a discount on compost bins through recycleminnesota.org. There is a promo code to use for the discount.

Thank you to public works employees for an excellent job of plowing during the blizzard over the weekend.

Every quarter there is an upload of the number of EVs on the road by zip code across the nation. As of the first of the year, there are 675 EVs on the road in the city's zip code 55126, consisting of 33 manufacturers and 93 vehicle models.

Councilmember Doan:

Attended a Ramsey County League of Local Governments event put on by the Ramsey County 911 Dispatch Center. The volume of calls is amazing and the largest in the state. It is a great resource and thank you to those on the phones who get the right people to help us.

The environmental quality committee (EQC) will host an event on PFAS on March 23, 2026, at 7 pm. in the council chambers.

The bunny hop trail event is March 28 at Bucher Park. Registration is required and can be done online. The deadline for registration is March 24.

The Bamboo Bay egg hunt is March 29. Registration is required and can be done online.

There are 12 businesses that sell tobacco in Shoreview. Recent compliance checks by the North Suburban Tobacco Compliance Alliance resulted in all businesses passing the inspection. Thank you to those businesses who are responsible and only sell tobacco to those of an appropriate age.

Acting Mayor Myrland:
Attended a business connection meeting organized by the Twin Cities North Chamber. The guest speaker was Tim Boehlke, fire chief for the Lake Johanna Fire Department (LJFD). He has served on the fire department for 41 years. The department serves Shoreview, North Oaks, and Arden Hills through a cost-sharing agreement based on population. The total population being served is 42,000 across 31 square miles. The department also provides mutual aid with neighboring fire departments covering 90 square miles. There are currently five full-time administrators, six full-time captains, three full-time firefighters and 73 part-time firefighters. The long-term goal is to increase the number of full-time firefighters. The average number of calls in the city is 14 calls a day with a response time average of 4.42 minutes. The new fire station will have 4,200 square feet of space for administration, 6,300 square feet for training, and 30,500 square feet for operations. When the new station opens, which is anticipated in July, Station 140 in Shoreview on Victoria will close. Stations 130 on Lexington Avenue and 120 on Hodgson Road will remain in full 24/7 service.

CONSENT AGENDA
The March 2, 2026 meeting minutes were pulled for a separate vote, as Councilmember Springhorn was absent from that meeting.

MOTION: by Councilmember Gardner, seconded by Councilmember Doan to approve the March 2, 2026 city council meeting minutes as presented.

VOTE: AYES - 3 NAYS - 0 ABSTAIN - 1 (Springhorn)

MOTION: by Councilmember Springhorn, seconded by Councilmember Doan to approve items 8.b through 8.h on the consent agenda for March 16, 2026:

8.b Monthly Reports:
- Administration
- Community development

- Finance
- Human resources
- Parks and recreation
- Public safety
- Public works

8.c Claims and purchases
8.d Minor Subdivision - 760 Heather Dr., Todd Hinz, Summit Design Build, LLC
8.e Accept quote from Key's Well for rehabilitation of well #7
8.f Contract for planning services - Comprehensive Plan 2050
8.g Ninth amendment to purchase agreement with Enclave Shoreview Rice Street, The Crew redevelopment project
8.h Resolution approving assignment and assumption of tax increment financing documents with respect to sale of 4100 Lexington office building (TIF 13)

VOTE: AYES - 4 NAYS - 0

PUBLIC HEARINGS
There were none.

GENERAL BUSINESS
RENTAL LICENSE REVOCATION - 441 MAPLE LANE
Presentation by Associate Planner Will Harris

The reason for the rental license revocation request is due to the property owner's failure to comply with the city's rental licensing regulations and failure to get required permits for work done on the property. Under Section 30.91 of city code, a rental license can be suspended or revoked. Notice to the property owner must be given five days in advance of the city council action. Both a letter and email were sent to the license agent and property owner.

The property owner lives out of state. Communication is mostly through the property manager. Staff was notified of work done without permits through the city's housing inspector. On January 8, staff spoke with the property manager about roof work being done on the property that required a permit. On January 14, a stop work order was issued by the city's property maintenance specialist. On February 18, a follow up inspection was performed. The placard had been removed from the front door of the property. On February 27, staff notified the property owner and property manager that the property is out of compliance and revocation would take place pending the permits. On March 4, the property manager notified staff that a permit would be pulled. On March 5, the contractor pulled the required state permit, but the city permit has not been pulled. The stop work order remains in effect, and the property remains out of compliance.

Staff recommends revocation of the rental license in order to post the property and notify tenants that the property is not in compliance.

Acting Mayor Myrland opened the meeting for public discussion. There was none.

MOTION: by Councilmember Doan, seconded by Councilmember Springhorn to adopt Resolution No. 26-17, approving the revocation of a rental license for the property located at 441 Maple Lane pursuant to section 30-91 of the municipal code.

VOTE: AYES - 4 NAYS - 0

SPECIAL ORDER OF BUSINESS
There was none.

ADJOURNMENT

MOTION: by Councilmember Doan, seconded by Councilmember Gardner to adjourn the meeting at 7:31 pm.

VOTE: AYES - 4 NAYS - 0

Acting Mayor Myrland declared the meeting adjourned at 7:31 pm.

These minutes approved by council on the 6th day of April 2026.

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Brad Martens
City Manager

Memorandum

TO:	City Council
FROM:	Cinde Morris , Deputy clerk
DATE:	April 6, 2026
SUBJECT:	March 16, 2026 city council workshop minutes
ITEM NUMBER:	8.b
SECTION:	CONSENT AGENDA

REQUESTED MOTION
Approve March 16, 2026 city council workshop minutes.

INTRODUCTION
City council is being asked to approve the March 16, 2026 city council workshop minutes.

DISCUSSION

RECOMMENDATION
It is recommended that the city council approve the minutes of the March 16, 2026 city council workshop as presented.

ATTACHMENTS
3-16-2026 workshop

CITY OF SHOREVIEW
MINUTES
CITY COUNCIL WORKSHOP MEETING
March 16, 2026

CALL TO ORDER

Acting Mayor Myrland called the workshop meeting of the Shoreview City Council to order at 5 pm on March 16, 2026.

ROLL CALL

The following attended the meeting:

City Council: Acting Mayor Myrland; Councilmembers Doan, Gardener, and Springhorn

Mayor Denkinger was absent.

Staff: City Manager Brad Martens
Assistant City Manager Renee Eisenbeisz
Community Development Director/Assistant City Manager Tom Simonson
Assistant Community Development Director Niki Hill
Parks and Recreation Director Steve Benoit
Senior Planner Izaak Peterson
Associate Planner Will Harris
Assistant Parks and Recreation Director Becky Sola
Recreation Program Supervisor Stephanie Schutta

GENERAL BUSINESS

PLANNING RELATED DISCUSSION ITEMS

Presentation by Senior Planner Izaak Peterson

Planning commission workshop sessions have been focusing on potential development code changes. The following items are being considered to be approved administratively and increase city efficiency of permit reviews.

Site and building plan review

The code language for the site and building review process is very prescriptive about modifications to commercial sites, property zoning, building expansion, placement of a fence, and parking alteration, all of which require planning commission review and city council approval. A simple patio expansion requires a 60-day review. In looking at the processes other cities use, it is common that small modifications to an already approved site plan are done by administrative approval. The planning commission generally supports the code change and discussed allowing administrative approval for a 10% to 20% change of an approved site plan.

However, there is some concern about changes to a site that is close to a residential area.

Councilmember Gardner asked the threshold for administrative approval or full process review. Peterson said a common threshold for other cities is 10%. More than 10% would require a full review. An example is that commercial businesses often do not build a desired fence between business properties upon learning of the full site plan review process. Councilmember Gardner said he supports the administrative review process.

Councilmember Springhorn expressed his support. He does not want to see someone spending three hours in heartfelt emails begging the council to not do something that the council really does not have the right to do. He supports a process that is as streamlined as possible.

Councilmember Doan expressed his support. He asked the role of the planning commission to monitor the administrative approval process. Hill said the planning commission discussed a miscellaneous portion of their agenda that would show all administrative approvals.

Acting Mayor Myrland agreed the administrative approval process would cut down red tape and make the process easier. She has full confidence in staff that nothing will be approved that is not in the city's code. This could also help to cut down the time of lengthy planning commission meetings.

Minor subdivisions

A minor subdivision is creation of three or less lots from one single-family residential property. A subdivision of non-residential property must go through the planning process. A major subdivision is a plat with right-of-ways established and reviewed by the council. Minor subdivisions are allowed by right. A certificate of survey is required. Building on the new lot must go through the planning process. If the proposal does not meet code, then it must go through the variance process. A variance may bring opposition, but if the proposal meets all city requirements, the city does not have authority to deny it. A minor subdivision is only the creation of a new lot, not what the property owner plans for that lot. Often neighbors want to speak to proposed development which is not part of a minor subdivision.

The planning commission is generally supportive of administrative approval of minor subdivisions. There was discussion of continuing to require a public notice and whether there would be an appeal period of staff's decision. Public notice provides residents with a contact to discuss any issues. Details of how that process would work are still being considered.

Councilmember Gardner expressed his support with the inclusion of a public notice so residents are formally informed of what is happening.

Councilmember Doan said he is supportive. He read part of the staff report: “Staff will consider whether other potential zoning changes such as changes to minimum lot size could affect how the administrative subdivision approval functions in the practice in the future.” It is important to note that if there is a ripple effect, the city would definitely want to reconsider approval.

Councilmember Springhorn said staff has the information to make decisions administratively, which he supports.

Concept plan review
This concept plan review process is related to planned unit developments (PUDs). It is a tool for applicants to receive advance feedback from the planning commission and city council before spending a lot of money in developing specific plans. Staff proposes to expand the process through a formal optional code requirement for commercial properties and sketch plats. The planning commission is supportive and appreciative of the concept plan review, which makes the application process easier, rather than having the applicant expect a yes or no decision on one presentation.

Councilmember Doan said he is very supportive of the concept plan review. The earlier people can hear about what is planned is better for all sides.

Acting Mayor Myrland asked if this is similar to when Seven Lakes talked to the council at a couple of workshops. Simonson said administrative approval for a concept plan review would be related to zoning and site plans. Development introductions at workshops are usually tied to city financing. Hill said that the concept plan review is only through the PUD process which does not mean the project will be a PUD, but not using the PUD signals the city will not have the benefit of give and take on code requirements. Without a PUD, the plan would have to strictly meet code requirements.

Councilmember Gardner noted the concept plan review is optional. Hill said that staff can provide feedback, but without going through the concept review, the applicant does not know if a comp plan amendment would be supported. Guidance and general feedback are given. Gardner asked if there is a checklist for the concept plan review. Peterson said it should include a site layout, images of a building elevation, and a narrative of what the applicant proposes. Simonson added that when issues and concerns are identified, staff, planning commission and council can provide guidance without committing to approval. The applicant is able to receive information on what the city is looking for in a formal plan.

Residential estate districts
There has been discussion with the planning commission and council about consolidating estate districts on the east and west sides of Turtle Lake. There are four residential estate districts on the south side of Turtle Lake: RE20, RE40, RE60, and RE80. There are no RE60 or RE80 zoned properties in the city. Staff is proposing

consolidating into one residential estate district. An open house was held for property owners in the RE40 district to discuss consolodation. Most residents in the district opposed any change so as not to encourage subdivision of properties but maintain large tracts of land and preserve the character of the neighborhood. There was also concern about change in property value.

There are no pending subdivision requests, and there is no push to make this change. During the next comp plan update process there will be an opportunity for a thorough review with residents in the area. Staff sees some unintended consequences from sitting on large tracts of land indefinitely. The city has received the next citywide density designation from the Metropolitan Council which is seven units per acre. There are approximately 60 acres in the city that allow one unit per acre with a 40,000 square foot lot. A change to RE20 would be two units per acre. Allowing these large tracts of land will push the density for seven units per acre elsewhere in the city.

Councilmember Doan asked what it means if RE40 is eliminated and everything becomes RE20. Peterson said property owners would be allowed to subdivide their property to a minimum lot size of 20,000 square feet. Such action would have to be instigated by the property owner.

Councilmember Springhorn said that the benefit of subdivision would be to the property owners. Property values would be positively affected because someone might be likely to pay more for a lot if they knew they could subdivide it and sell two or three new homes. He would anticipate that there will be property owners wanting to subdivide within the next five years, but he would not want to push the code change. Inclusion in the comp plan update is a better time to consider this change.

Simonson said that years ago when large tracts of land were subdivided into residential lots lake property owners expressed concern, and the city responded with this RE zoning. It is appropriate to raise the issue at this time based on density and housing demand and agreed the right time would be through the comp plan process.

Councilmember Gardner agreed that the time to address this issue would be through the comp plan process.

Acting Mayor Myrland said that it would be better for all the lots to be rezoned at the same time to achieve uniformity. Otherwise, property owners will be creating lots they have to drive through because the properties are long and narrow.

Peterson said lots can be subdivided now, but they must be 40,000 square feet. It is difficult to subdivide a lot of almost an acre when it a long skinny lot almost 1,200 feet deep and factor in access to public right-of-way and frontage on a public right-of-way.

It was the consensus of the council to support the proposed expanded administrative review process as discussed above. The redraft of the development code is planned to be completed by the end of the month for review by the planning commission and city council. The changes will be posted online, and there will be a public open house on May 15, 2026.

SLICE OF SHOREVIEW LEADERSHIP STRUCTURE

Presentation by Stephanie Schutta

History

- 1989 - *Slice* was a one-day festival held in conjunction with the Turtleman Triathlon at Turtle Lake County Park.
- 1990 - *Slice* moved to grounds of city hall and community center in commemoration of the new city hall and community center
- 1991 - Community groups invited to join the festival – Shoreview Historical Society organized a historical tour
- 1993 - *Slice* moved to newly renovated Island Lake Park and expanded to a three-day festival

Since that time the *Slice* has maintained its family fun events, car show, carnival, exhibits, and entertainment.

Current committee structure

- Event coordinator is an independent contractor and responsible for:
  - Event management on yearly contract - organizes event needs, supplies, booth, and food vendors
  - Coordination with city staff - financial work with all contracts
  - Volunteer committee - current committee has been reduced from 15 members to five members

Research

Staff researched other cities that organize city festivals including St. Cloud, Bloomington, Elk River, Ramsey, Brooklyn Park, Roseville, and Vadnais Heights. Many city festivals are run by a 503c or community group such as the Lions. Some work with community groups but run everything in-house.

Proposed restructure to event leadership model

- Recreation Program Supervisor
  - Overall logistics of the event:
  - Rentals, site logistics
  - Booth vendors
  - Food vendors
  - Sponsorships
  - Entertainment
  - Volunteers

- Maintain relationships with Lake Johanna Fire Department and Ramsey County Sheriff's Office
- Maintain relationships with civic groups
- Establish advisory group consisting of:
  - Shoreview parks and recreation commission - one or two representatives
  - Shoreview residents - six residents
  - Shoreview high school students - two to four students (Mounds View and Roseville school districts)
  - Members of existing Slice of Shoreview planning committee will be invited to participate in the group
  - Local civic groups will be invited to send one representative to each meeting:
    - Shoreview/Arden Hills Rotary Club
    - Shoreview/Arden Hills Lions Club
    - Shoreview Community Foundation
    - Gallery 96
    - SESCA

The advisory group would meet three times per year (January, May, and August). Group members would volunteer for a minimum of six hours during the event weekend to help at the information table, main gate, checking in with vendors, help to clean tables, and set up chairs, etc.

Advisors would offer valuable insights on key aspects of the *Slice,* i.e., main stage entertainment, family friendly activities, and the parade.

Appointment of advisory group members would be through an application process, same as current commissions and committees. Terms of service would be two to three years with the option to renew. Applicants would be approved by the parks and recreation commission.

This model was presented to the parks and recreation commission, who is very supportive. There is some concern about overtaxing civic groups that are already involved in volunteering. Civic groups will be asked to send a representative to each meeting to provide feedback and be at the table on decisions to be made.

Benoit said the commission had a healthy discussion and is very supportive. The goal is not just a change but to have a good transition model.

Martens noted that the city cannot fundraise for the event. Also, the city cannot control content, which means a potential negative to this proposal is if plans are not in alignment with the city values. However, the pros of this model outweigh the cons. He noted the city will celebrate its 70th anniversary in 2027, which is a natural transition to do something different.

Councilmember Springhorn asked about the future of the Taste of Shoreview. That event would continue and be part of the succession planning. The *Slice* needs the

Taste of Shoreview as a fundraiser. He suggested adding the Shoreview Historical Society and the Shoreview Northern Lights Variety Band to the civic groups invited to advisory board meetings.

Councilmember Gardner said this proposal makes a lot of sense. He would like to see appropriate recognition for Jackie Krebsbach whose contribution cannot be overstated. He suggested inviting EQC chair Tim Pratt to the advisory group as he works with recycling and compostable material which includes involvement with food vendors.

The new plan through the advisory group will be in 2027, but the advisory group will be established in 2026, so as to be on site during the 2026 *Slice*.

Councilmember Doan asked about costs that would shift to the city and staff workload. Stephanie has been involved with the *Slice* for 11 years. Jackie's stipend of $8,000 would be partly used to help with the additional city staff costs. The remainder would go back into the *Slice* budget. Stephanie's workload is being evaluated for future initiatives in her work. There would be a rotation of responsibility in the parks and recreation department. Two staff would be on an every other year rotation to help Stephanie manage the event. The public works and parks and recreation teams are already very involved. There are conversations with the communications manager for involvement by the communications team to bring the *Slice* website into the city website and manage social media. There would be additional impact to staff, but that cost has not been determined.

Acting Mayor Myrland asked if the goal is for the budget to break even on the event. Stephanie said yes, but the last couple years there has been a surplus to carry into the next year. The city contributes $25,000, and the expectation is to raise $25,000.

Doan said that the *Slice* is the premier event in Shoreview. He would like special recognition given to Jackie Krebsbach that would also signal the transition.

Martens said a governance structure will be set up in advance and documented for council review.

OTHER ISSUES

Legislative session

Martens reported that he has been meeting with legislators on housing issues. There is momentum and legislators agree something has to be done. A bill is being drafted that the city will be helping to work on. He brought the housing issue up at a recent regional city meeting. Most surrounding cities have not had any communication on the issue and he continues to encourage them to do so. While there is opposition, this is one issue where there is bipartisan support for a starter homes bill. Data shows there is a shortage of somewhere between 23,000 to 98,000 units across the state.

The council discussed the fact that there are affordable homes in the city - townhomes, smaller homes, and older homes. In the last 15 years the city has taken significant actions to address this issue through policy changes. There is more work to be done and the upcoming comp plan update will be a good opportunity to continue to address the issue.

ADJOURNMENT
Acting Mayor Myrland declared the meeting adjourned at 6:21 pm.

Memorandum

TO: City Council

FROM: Cinde Morris , Deputy clerk

DATE: April 6, 2026

SUBJECT: Receipt of committee/commission minutes

ITEM NUMBER: 8.c

SECTION: CONSENT AGENDA

REQUESTED MOTION

To accept the following committee/commission minutes:

- Economic development authority - 02.02.26
- Economic development commission - 01.20.26, 02.17.26
- Environmental quality committee - 02.23.26
- Human rights commission - 02.25.26
- Parks and recreation commission - 02.23.26
- Planning commission - 01.27.26
- Public safety committee - 01.15.26
- Snail Lake improvement district - 02.05.26

INTRODUCTION

The city council is being asked to accept the above committee/commission minutes.

DISCUSSION

RECOMMENDATION

It is recommended that the city council accept the attached committee/commission minutes.

ATTACHMENTS

Economic development authority minutes - 02.02.26
Economic development commission minutes - 01.20.26
Economic development commission minutes - 02.17.26
Environmental quality committee - 2.23.26
Human rights commission - 02.25.26
Parks and recreation commission - 2.23.26
Planning commission minutes - 01.27.26
Public safety committee - 01.15.26
Snail Lake improvement district - 02.05.26

SHOREVIEW ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
FEBRUARY 2, 2026

CALL TO ORDER

President Cory Springhorn called the meeting to order on February 2, 2026, at 5:00 p.m.

ROLL CALL

The following members were present: President Cory Springhorn; Board Members: Mayor Sue Denkinger, Councilmember John Doan, Rachel Japuntich and Josh Wing.

Also in attendance: Councilmember Shelly Myrland

Staff attending:

Brad Martens, City Manager
Renee Eisenbeisz, Assistant City Manager
Tom Simonson, Asst. City Manager/Community Development Director
Niki Hill, AICP, Asst. Community Development Director
Will Harris, Associate Planner
Dylan Martinez, Community Development Intern

APPROVAL OF AGENDA

MOTION: by Japuntich, seconded by Mayor Denkinger, to approve the February 2, 2026 agenda as presented.

VOTE: AYES - 5 NAYS - 0

APPROVAL OF MINUTES - JANUARY 5, 2026

MOTION: by Mayor Denkinger, seconded by Wing, to approve the January 5, 2026 meeting minutes as presented.

VOTE: AYES - 5 NAYS - 0

FINANCES AND BUDGET

Hill said that the claim from Golden Shovel Gatekeeper is for the Think Shoreview website management and Golden Shovel content services. The Taft Law charges under item Nos. 5 and 6 will be billed to the developer for reimbursement to the city.

MOTION: by Wing, seconded by Japuntich, to accept the monthly financial reports for EDA Fund 240 and HRA Fund 241; and approve the following payments of claims and purchases:

1. NeighborWorks Home Partners - Edgewater Avenue - $55,000 - Fund 307 - Date: 12/31/2025
2. Panini's - EDA Meeting Supplies - $200.90 Fund 240 Date: 12/2/2025
3. Golden Shovel Gatekeeper - $15,450 Fund 240 Date: 12/4/2025
4. Kirstin Chatfield - October 1-15 ED Consulting - $625.00 Fund 240 Date: 12/11/2025
5. Taft Stettinius & Hollister - TIF 14 - $700 Fund 240 Date: 12/31/2025
6. Taft Stettinius & Hollister - TIF 13 - $4,200 Fund 240 Date: 12/31/2025
7. Taft Stettinius & Hollister - General ED Consulting - $6,850 Fund 240 - Date: 12/31/2025
8. Amazon - Leadership Book - Hill - $15.68 Fund 240 Date: 12/11/2025
9. Verizon Wireless - Cellular Phone Service - October 11-November 10 - $335.34 - Fund 241 - Date: 11/10/2025
10. Verizon Wireless - Cellular Phone Service November 11-December 10 $335.34 - Fund 241 - Date: 12/10/2025
11. Metric One Training - Code Enforcement - $150 Fund 241 Date: 12/19/2025

VOTE: AYES - 5 NAYS - 0

GENERAL BUSINESS

ORDINANCE AMENDING CHAPTER 30 RELATED TO CLOSURE OF ARENTAL LICENSE, POSTINGS, AND GRAMMATICAL CORRECTIONS AND CLARIFYING CERTAIN LANGUAGE

Presentation by Associate Planner Will Harris

Updates are proposed to the municipal code, chapter 30, related to codifying a city policy that has been in place for several years that requires submission of an affidavit upon closure of a rental license. Language will be amended regarding the posting of properties that do not have a rental license, as well as minor grammatical corrections.

Wing clarified that it is still a rental agreement if one lets a relative move in. He asked if leased properties or group homes are covered under this ordinance. Harris said the city has no jurisdiction over group homes per state statute. He is waiting for clarification from the city attorney on leased properties, such as rent-to-own situations.

MOTION: by Mayor Denkinger, seconded by Japuntich, to support the proposed revisions and updates to chapter 30 of the municipal code relating to rental housing licensing, and recommending the city council adoption amendments by ordinance.

VOTE: AYES - 5 NAYS - 0

DISCUSSION OF EDA STRATEGIC PLAN GOALS AND WORK PLAN PRIORITIES FOR 2026-2027

Simonson said that once the EDA and economic development commission (EDC) update their strategic plans and goals, they will meet jointly with the city council as they try to do annually. He summarized last year's adopted plan that was updated.

Overall core objectives of the EDA:

- Maintaining quality neighborhoods'
- Preserving housing stock conditions

- Providing a variety of housing choices
- Supporting the retention of business and services that benefit community
- Fostering redevelopment of older commercial and industrial areas

Redevelopment goals:

No changes have been made to redevelopment goals:

- Continue to monitor and explore potential for developing Town Center plan, including redevelopment of Shoreview Mall site and industrial area between Lexington and Victoria north of Highway 96
- Future opportunities for reinvestment and redevelopment of older commercial properties:
  - Older industrial area between I-694 and County Road E east of Seven Lakes business park that do not have modern amenities looked for by manufacturing companies today. Some businesses have been lost for that reason. Solicit developers to look at some of these older properties to the east.
  - Cummins Power property at Victoria Street and I-694 where many workers are working remotely, and it is anticipated that the company may look at alternatives for the site
  - Westinghouse property on Highway 96

Business & economic development:

- Support smaller businesses by developing a small business loan program. Survey work is being done through Golden Shovel with businesses of all sizes, which will be good feedback on whether it makes sense to create such a loan program.
- Support and work closely with Ramsey County on facilitating access to small business resources for Shoreview businesses through their EDA program.

- Incorporate the Shoreview Energy Action Plan into policies of development and business support. The Climate Action Plan will be incorporated when that plan is finalized.

Housing:

- Updating the previous Housing Study to broaden its scope to include a housing needs assessment and strategies on use of LAHA funds and other sources is currently in progress
- Better strategy to market home loan programs and consider creating a package of programs to help people with owning and updating older homes. There has been a significant increase in use of these loans in the last year and a half. At a future meeting the EDA will look at resources to make sure the program is adequately funded.
- Identify challenges and explore ways to improve existing home loan programs and package them in a way that covers all areas to help homeowners with improvements or for someone to become a homeowner.
- Continue to work with NeighborWorks on marketing and better promotion of programs.
- How to better help residents in the Brookside community by exploring assistance program enhancements. Organize a workshop or information session with residents of Brookside.
- The city has seen high demand for multifamily rental housing. Consider ways to encourage affordable homeownership projects with developers.
- Explore how the city can support move-up housing/resident retention so residents can remain in the community.
- Review options for residents who want to age in their homes or provide additional housing opportunities for single-level living. Issues are land costs and demand in the market.

- Support naturally occurring affordable housing (NOAH), i.e., Midland Terrace and Shoreview Hills.

Upcoming housing projects

- Rice Street Crossings (The Crew by Enclave) - title work for the closing is now being done. The goal is for the closing to be at the end of February or certainly in March. Then cleanup work will begin on the site.
- Shoreview Hills Renovation/New Building - Trident is negotiating a new purchase agreement with Shoreview Hills.
- Canal Brook Twin Homes through Rondo Community Land Trust and Twin Cities Habitat for Humanity. Due to delays, grants have been lost. Applications for new grants will be needed to move this project forward.
- 5931 Lexington is now owned by CAPRA, and renovations are moving forward.

Recommended Priorities

Much of what is recommended is already in process. Current studies and special projects will provide information on how to best pursue EDA goals. These include:

- Complete process and analysis for securing desired re-use of city-owned Fire Station 140 adjacent to island Lake Park - working with IAG Commercial. Four stakeholder groups will be conducted in person.
- Complete Housing Study update - demographics, data prep for Comp Plan update, market assessment/trends, strategies/priorities, use of LAHA funds and other resources - working with Stantec. Study will provide guidance for future projects.
- Complete update of Development Code with adoption in 2026. The update will address more flexibility in zoning and allowing different types of housing.

- Initiate update process for Comprehensive Plan which will be a 3-year project. All policy development areas (PDAs) will be reviewed for possible changes in policy regarding those sites.

- BR&E program, with involvement of the economic development commission (EDC) is being updated with services from Golden Shovel. Fourteen business interviews have been conducted to date. An online survey is also available. Interviews are scheduled with the school district, Ramsey County and Twin Cities North Chamber. Information and feedback will be used to prepare a draft strategic plan. A work group of five EDC members will review the information and strategic plan to recommend a new BRE program. A digital and print marketing plan will be created as part of this initiative.

Board Discussion

Councilmember Doan verified that the development code update includes new parking requirements. He asked about new parking minimums and maximums. Hill said there will still be minimums without going too low so as not to create issues. Information discussed is being compared to what is actually happening at the Aloma, Loden, Emrik, McMillan and other commercial properties. A best practice solution will be proposed to help reduce requirements. Proof of parking can be shown that will bring the site to the parking requirement as a way to reduce impervious surface and make sure parking does not spill into the neighborhood.

Councilmember Doan asked if the development code update would include the possibility of two dwelling units, i.e., twin home or duplex, on a lot that is too small to be subdivided. Hill said the updated code will change density: single family up to 5 units per acre; medium density 6 to 15 units per acre; and high density 15 to 45 units per acre. Any new development will have to have an average of 5.5 units per acre to meet the new requirements of the Metropolitan Council.

Mayor Denkinger asked if guest parking at Aloma is being addressed. Hill said there are now 75 parking spaces from neighboring businesses that can be used at night that are now designated as guest parking. Staff has not had any resident complaints since they implement a new plan.

Mayor Denkinger also asked if the buildings and industrial areas east of Seven Lakes are individually owned or groups of properties owned by one entity.

Simonson said it varies. There is an older multi-tenant park owned by a single-ownership group. Otherwise, most of the properties are individually owned.

Mayor Denkinger said that since Westinghouse has changed ownership, in the last 5 or 6 years, nothing has happened and asked why it is listed. Simonson said he wonders whether the company will remain long term, especially given the age of the building structures. It is worth keeping on the list because it is one of the larger parcels that could be a starting point for redevelopment for Town Center.

Mayor Denkinger asked how housing loan packages would be marketed. Hill said the city's loan opportunities are becoming known because there are not many down payment assistance programs. Mayor Denkinger suggested discussing the programs with SPAAR.

Councilmember Doan asked how prepared the city is if something were to happen for Town Center to move forward, not just the Shoreview Mall and Westinghouse properties, but also the connection to the Commons.

Simonson said the city is as prepared as possible without knowing a specific proposal. He believes city's expectations and vision matches the market, and the Shoreview Mall had previously qualified as a TIF district, which almost certainly would be requested by a developer for public assistance. It is difficult to plan for specific connections of trails and green space until a plan is presented.

Hill added that the comprehensive plan also addresses Town Center with certain goals and policies. The development code includes a mixed use zoning district with guidelines.

It was the consensus of the board to have a mid-year review of the EDA goals and a priorities checklist after the results of the housing study, development code update and fire station study, which are all expected in the next several months.

MONTHLY STAFF REPORT: PROJECT UPDATES AND INFORMATION

Simonson reported that the date for the stakeholder group meeting with IAG Commercial for the city council and EDA members regarding Fire Station 140 is February 13, 10:30 to 11:30 am. Due to a conflict for Councilmember Springhorn, an email will be sent to reschedule the meeting to a later time.

Recruitment for Will Harris's replacement is in process.

Japuntich asked about the un-housed person in Shoreview living along the County road right-of-way. Martens said it will be a topic of discussion at the council workshop on February 17th. The person has been offered shelter many times but always returns. The County does not have any laws in place to address the issue. Options will be offered for council consideration. There is a lot of concern for safety with snow plows or cars driving by in winter conditions.

Mayor Denkinger asked if any local businesses have reported a drop in business as a result of ICE activity. Simonson said the only one he has heard directly from is Churchill St restaurant. The owner reported a reduction in staff because people are afraid to come to work. Some restaurants have posted on Facebook how they have been impacted. Contractors have reported job sites are empty because their workers are gone. Hill said the manager at the Apple store at Mall of America reported that business is down 38% at the mall.

Wing said a number of conferences scheduled downtown have been cancelled.

Councilmember Doan asked if there would be a way, maybe through the BR&E, for the city to survey local businesses to understand what is happening. Simonson said the online survey does not ask specifics about ICE but does ask what challenges businesses are facing now. The posting of resources on the city website could be sent directly to businesses in case they do not see the city website. Mayor Denkinger said there she talked to a person from Rotary who visited businesses and handed out cards that lists everyone's rights. They found some people in tears and scared but appreciative that someone had come to talk to them.

It was the consensus of the board for an email to be sent by staff to businesses as an outreach to show the city has concerns for how they are impacted and provide a listing of helpful resources for the businesses and their employees. Councilmember Doan said the outreach is two ways—to contact and share information with local businesses and to receive information to understand the impact.

Martinez suggested adding a segment to the next issue of "Business Matters" to provide immigration resources with a couple short-answer questions on the extent business have been impacted.

ADJOURNMENT

MOTION: by Japuntich, seconded by Councilmember Doan to adjourn the meeting at 6:13 p.m.

VOTE: AYES - 5 NAYS - 0

President Springhorn declared the meeting adjourned.

SHOREVIEW ECONOMIC DEVELOPMENT COMMISSION

January 20, 2026

Meeting Minutes

ROLL CALL

The January 20, 2026 meeting of the economic development commission at city hall was called to order by Chair Megan Larson at 7:40am, with the following members present:

Megan Larson, Jessica Daniels, Jim Diffley, Denise Firkus, Carly Gatzlaff, Mindy Handberg, Dean Howard, Doug McCulloch, Tony Rammer, and Mike Schoonover.

Commissioner Liz Lovin was going to join the meeting via Zoom, but staff said there is technical difficulties and I.T. staff has been called. Per the new policy, commission members can only participate virtually if everyone is on camera.

Ritesh Patel arrived late.

Members absent: Rachel Japuntich, Rachel Resnick, and Exhilda Siame.

Also in attendance: City Manager Brad Martens, Councilmember John Doan, Community Development Director Tom Simonson, Assistant Community Development Director Niki Hill, and Community Development Intern Dylan Martinez.

Simonson introduced City Manager Brad Martens and Councilmember John Doan, and welcomed them to the meeting.

AMENDMENT AND ACCEPTANCE OF AGENDA

Chair Larson said that since there is a guest attending at the invitation of Vice Chair Patel and Councilmember Doan, she is suggesting that the general business item on the discussion of resources for businesses impacted by the ICE enforcement be moved up on the agenda.

Commissioner McCulloch, seconded by Commissioner Handberg, moved to adjust the order of the agenda, moving item b, commission discussion - current events impact, from 6) under General Business to ahead of item 5) Information Exchange, and accept the new agenda, as modified.

Vote: **10 AYES** **0 NAYS**

ELECTION OF CHAIR AND VICE CHAIR

Simonson explained that the Economic Development Commission (EDC) elects a chair and vice chair annually in accordance to the establishing by-laws to serve one year terms at the beginning of each year. Commissioner Larson has served as the Chair and Commissioner Patel has served as Vice Chair. Both have informed staff that they would be interested in continuing in those roles for this year.

Simonson asked commissioners if any else is interested and are there any nominations.

Commissioner Firkus, seconded by Commissioner Gatzlaff, moved to reelect Commissioner Larson as Chair and Commissioner Patel as Vice Chair for the coming year.

Vote: 10 AYES 0 NAYS

Vice Chair Patel arrived and joined the meeting.

APPROVAL OF MINUTES

Commissioner Howard, seconded by Commissioner Firkus, moved to approve the minutes from November 18, 2025, as written.

Vote: 11 AYES 0 NAYS

INFORMATION EXCHANGE

a. Guest: Kim Sacay, business resources regarding ICE enforcement impacts, attended at the invitation of Vice Chair Patel and Councilmember Doan.

   Kim Sacay introduced herself as a Shoreview resident who cares deeply about the community and has been distributing community and business related ICE information and available resources to the Shoreview and others including local businesses on how to maintain safe and legal practices for their employees and customers. She then distributed informational materials including a toolkit and thoroughly explained how to utilize and share.

   After the initial presentation, a discussion about the impacts of the ICE surge was opened up to the commission, and members brought forward news from around the metro area and personal stories on how they or their business and employees have been directly affected.

The commissioners expressed their steadfast support for their fellow EDC members, businesses and broader community in the face of the fears and challenges.

The special guest expressed her appreciation for the Commission's time and the Commission responded with their great appreciation for Ms. Sacay's efforts.

Several Commissioners articulated their current issues, concerns and struggles surrounding being a business owner in the State of Minnesota. Common issues shared between some business members included overall taxes and continued increases at all levels, ongoing political dysfunction, new state laws, and recent fraud that has been in the news.

b. Member Sharing

Chair Larson highlighted the Cafesjian Art Museum and their community connections and outreach efforts. She recently attended a children's event and highly recommends people to come visit.

Commissioner Patel expressed that Commissioners should continue to update the EDC event calendar to better inform members about ongoing activities throughout the City.

The EDC continued discussion of issues with the ongoing ICE surge.

Councilmember Doan expressed his frustration with the current crisis and also expressed his appreciation for the strength and unity of the Shoreview community.

Commissioner Patel expressed his personal perspective, deep frustration and worry surrounding the ongoing ICE surge. He also expressed his appreciation for the Shoreview community.

Councilmember Doan thanked Commissioner Patel for sharing his story and talked about his own status as a naturalized citizen. He also expressed how understanding must be established surrounding the impact of ongoing events, and how leaders and groups should begin collaborating and putting together an assistance plan.

Commissioner McCulloch thanked Commissioner Patel for his story and suggested creating a community education event that brings together relevant groups like city leadership, the Sheriff's office and others to

effectively educate citizens on the situation to help ease worry. He also shared how through his children, he talked about how this is impacting young people.

City Manager Martens spoke on how the ICE surge is affecting the use of City resources in areas like public safety and recreation. He also articulated how prolonged consumption of City resources may lead to wider negative impacts such as increased taxes. Many associate employees are staying home because they are scared for their parents, business from groups will be impacted, police and fire personnel have been impacted, and city staff.

Commissioner Howard praised the Shoreview Community Center, as he has been using the facility, and noted how busy it was with people of all ages.

Councilmember Doan explained that the council meeting this evening will have a special segment surrounding the ICE surge to better inform the council and city of public sentiment and to allow citizens a chance to articulate their concerns and worries. We will continue to work together as a city and community to help each other.

c. Remote Meeting Options

Simonson summarized to the Commission that the City Council has recently adopted a policy consistent with a new Minnesota State law allowing limited virtual attendance for City meetings. He articulated that one of the requirements is mandatory camera usage and that the virtual attendee is visible at all times, and they must be able to see all other participants.

Simonson explained that all future EDC meetings in 2026, with the exception of two dates, will now be located at Meeting Room 4 at the Shoreview Community Center. This room was chosen to accommodate the technical needs required by the new rules. He mentioned that if a commissioner anticipates having attendance issues, that they should contact Simonson to set up virtual options in advance of the meeting.

d. EDA and City Council Updates

Simonson summarize recent EDA actions, noting that Cory Springhorn has been reelected to the EDA Chair and EDC member Rachel Japuntich was elected EDA Vice Chair. Simonson also updated the EDC on a City contract that was approved with IAG Commercial to assess and advise the EDA and Council on potential reuse options for the city-owned Station 140 site next to

Island Lake Park. The fire department will be vacating the property and relocating to the new headquarters station under construction in Arden Hills by July of this year.

Simonson explained that the Shoreview Hills apartment development is currently on hold, citing the developer is renegotiating a purchase agreement. It is uncertain if the project will move forward.

Simonson explained that The Krew apartment project closing on the sale has been delayed until March. He explained that the developer is still committed to the project but some new equity partners were added, which requires additional time.

Simonson explained that at their January 5 meeting, the City Council approved the reappointment of Commissioners Doug McCulloch, Ritesh Patel, Rachel Japuntich, Megan Larson and Denise Firkus to new three-year terms. He also explained that the City Council is conducting interviews for a new member of the Planning Commission following the retirement of Barb Yarusso.

GENERAL BUSINESS

a. BRE Project Update

Simonson provided a brief update on the business retention and expansion initiative and explained that there has been a lot of behind the scenes work done by the community development team and the Golden Shovel Agency to collect information from the Shoreview business community through online surveys and in-depth interviews. Simonson encouraged the Commission to participate in the BRE surveys and interviews if possible.

He then explained that after all of the data and feedback has been collected, a strategic plan will then be created by Golden Shovel on fulfilling the goals of the BRE program. He also explained that after the EDC task force is presented the draft strategic plan in March, the full EDC will then be updated on the results.

ADJOURNMENT

Commissioner Firkus, seconded by Commissioner McCulloch, moved to adjourn the meeting at 8:50am.

Vote: **8 AYES** **0 NAYS** (several members left prior to the vote)

SHOREVIEW ECONOMIC DEVELOPMENT COMMISSION

February 17, 2026

Meeting Minutes

ROLL CALL

The February 17, 2026 meeting of the economic development commission at city hall was called to order by Chair Megan Larson at 7:35am, with the following members present:

Megan Larson, Denise Firkus (via Zoom), Carly Gatzlaff, Rachel Japuntich, Doug McCulloch, Tony Rammer, Rachel Resnick, Exhilda Siame, and Mike Schoonover.

Commissioner Mindy Handberg and vice chair Ritesh Patel, arrived late.

Members absent: Jessica Daniels, Jim Diffley, Dean Howard, and Liz Lovin.

Also in attendance: Community Development Director Tom Simonson, Assistant Community Development Director Niki Hill, and Community Development Intern Dylan Martinez.

ACCEPTANCE OF AGENDA

Commissioner Japuntich, seconded by Commissioner McCulloch, moved to accept the agenda.

Vote: 9 AYES 0 NAYS

APPROVAL OF MINUTES

Commissioner Schoonover, seconded by Commissioner McCulloch, moved to approve the minutes from January 20, 2026, as written.

Vote: 9 AYES 0 NAYS

Chair Larson explained that the meeting will be shorter than usual due to the Coffee with the Mayor event at 8:00AM. She articulated that several of the members are interested in speaking with the mayor regarding certain subjects.

INFORMATION EXCHANGE

- **Member sharing**

  Chair Larson said that she and vice chair Patel would like to visit with Mayor Denkinger at her morning coffee session, so they had recommended a

shortened agenda. She welcomed other commissioners if they would like to also visit with the Mayor.

Commissioner Resnick spoke about how PAR Systems is in their new building and that they are allowing student robotic teams to utilize their empty space they vacated at the 707 County Road E building to work and practice.

Commissioner Handberg thanked PAR and noted that robotics teams in the district are looking for more accommodating spaces to support their practices.

- **EDA and City Council Updates**

  Simonson explained that the city manager and city leadership has been dedicating a significant amount of time responding to issues surrounding Operation Metro Surge immigration enforcement. Simonson explained that the City of Shoreview is considering joining a coalition of cities to better coordinate and communicate their common position on addressing ICE enforcement. He also explained that the EDA has been continuing to explore possibilities for the Station 140 site.

- **News and information**

  Simonson stated that the Lake Johanna Fire Department Chief Tim Boehlke will be the guest speaker at the Arden Hills/Shoreview Business Connect meeting on March 11. Chief Boehlke will be presenting an overview of the fire department operations, trends they are seeing in serving the three communities, and discuss their new headquarters station that will open this summer. He said the city is hosting this meeting at the Community Center, and persons can register for free on the Twin Cities North Chamber website.

  Simonson gave a brief update on developments, including the formal proposal for a Christian Brothers Automotive on a small parcel between the Red Robin restaurant and Hilton Garden Inn.

GENERAL BUSINESS

a. Continued discussion on EDC support for businesses impacted by immigration enforcement surge

As requested by the EDC, the agenda includes further discussion on the impact of the immigration enforcement activities, Simonson explained to the

commission all of the actions that the city has taken to prepare and educate the community and staff. This includes providing information on the required and recommended conduct and behavior around ICE agents and crucial information for the maintenance of both legal rights and safety. This information was provided to staff via training and to the wider community via statements and resource pages on the city website. Simonson explained that the Human Rights Commission is also heavily involved in this response. They have been coordinating food and personal item drives for affected persons. They have also organized a presentation by the Southern Minnesota Regional Legal Services. He again mentioned that the city council will be considering tonight whether to join the ICE related MN cities coalition.

Simonson said at the request of the city council, EDA, and EDC, staff sent an email to local businesses stating the city's support and concern, and providing a listing of helpful resources.

Commissioner Patel discussed the purpose of he and chair Larson attending the Coffee with the Mayor event this morning. They want to learn more about how the EDC can best support the mayor and city council and touch on things that are not often communicated between city leadership and city commissioners. They will report on the discussion with the mayor at the next commission meeting.

b. Discussion of EDC hosted business networking event in spring

Simonson explained that per the EDC direction, staff will be making plans to host a business related event. He suggested looking at a date that works for the commission in mid to late April. He said previously that Commissioner Schoonover offered to host a business event at his location. Simonson stated that is generous, but for a happy hour type event it becomes more challenging to have catered and provide beer and wine. Therefore, staff is looking for input on food, drink, content, location, and more specifics. Commissioner Gatzlaff offered to host at Churchill Street stating they can provide the back room and possibly the patio depending on the weather. The consensus of the commission was to work with Churchill Street to plan a happy hour social event. April was agreed upon as a good time for the event, and staff will work with Churchill Street on date options and report back to the EDC.

c. Update on BR&E Project

Business Survey - Simonson provided an update on the progress of the BRE program with Golden Shovel. He explained that the online survey has received a fairly low response rate, which is consistent with past surveys, but Golden Shovel said they collected good information from those businesses that did complete the survey.

Business in-person interviews - Simonson said that approximately 20 in-person in-depth interviews were conducted by Golden Shovel and Dylan Martinez with Shoreview businesses and stakeholders. The group represented a wide range of business types, business sizes, and including some developers. The interviews have yielded great feedback on their status in the community, challenges they face, future growth, and how they view the strength and weakness of the city. He also explained that this collected information will be used to help Golden Shovel construct a comprehensive business support improvement plan.

Next steps (EDC task force) - Simonson explained that the EDC task force will have their first meeting on March 10.

d. City exploring reuse/redevelopment of fire station property at Island Lake Park

Simonson summarized efforts of the city to meet with stakeholders to collect their feedback regarding the future use of Station 140. From local business leaders including a number of EDC members, city council and EDA members, experienced developers and real estate brokers, and nearby corporate neighbors of the site. He said that after the stakeholder meetings are conducted, the information will be analyzed by IAG and formulated into the drafting of an assessment report and strategy plan.

The commission returned to discussing the business social event. The dates of April 15 and 29 were suggested. Concerns were raised about the proximity to the Taste of Shoreview event.

ADJOURNMENT

Vice chair Patel, seconded by commissioner Japuntich, moved to adjourn the meeting at 8:12am.

Vote: 11 AYES 0 NAYS

Meeting Minutes
SHOREVIEW ENVIRONMENTAL QUALITY COMMITTEE
Monday, February 23rd, 6:00 PM

1. **CALL TO ORDER**
   The meeting was called to order at 6pm

2. **ROLL CALL**
   Members present: Jennifer Olson, Elliott Stefanik, Sue Rengstorf, Jeff Bartlett, Hong Wang, Kathy Radosevich, Claire Graupmann, Shivam Vashishtha, Whitney Olsen
   Members absent: Tim Pratt, Mike Vant
   Staff present: Krista Billerbeck

3. **APPROVAL OF AGENDA**
   Jennifer opened the meeting and called for approval of the agenda; all voted to approve.

4. **APPROVAL OF MEETING MINUTES** – January 26th, 2025
   No edits were made to the January minutes. Elliott moved to approve the minutes and Kathy seconded the motion. All voted to approve the minutes.

5. **NEW BUSINESS**

6. **BUSINESS**

   A. Welcome to Shivam and Whitney! Members introduced themselves and provided general information about the committee.
   B. Speaker series planning – Speakers are set for the rest of the series. Kathy will do an introduction for the March speaker and Elliott will do the introduction for the April speaker.
   C. Subcommittee updates –
      1. Waste – Kathy shared a summary of the waste subcommittee
      2. Energy – Jeff and Elliott shared a summary of recent energy subcommittee work
      3. Education – Jeff will provide info on energy programs for the fall issue of the Shoreviews
   D. Public works update – Krista shared updates on the EV charging stations, pond maintenance projects, cleanup day, and tree removals.

7. **Adjournment** – Elliott moved to adjourn the meeting and Claire seconded the motion. All voted to adjourn the meeting at 6:50pm and prep for the speaker to begin at 7pm.

Human Rights Commission
Agenda
Wednesday, February 25, 2026, 7 pm
Meeting room 4

Call to order

Co-chair Batres called the meeting to order at 7 pm. The following members were present:

Present:	Excused:
Emily Salava Batres	
Richard Bokovoy	
Ericka Cermak (arrived at 7:05 pm)	
Alicia Dietsche	
Mary Johnson	
Siham Khalif	
Gene Nichols	
Krisha Pillai (arrived at 7:18 pm)	
Sidharth Sharma	
Julie B. Williams	

Renee Eisenbeisz, assistant city manager, was also present.

Approval of minutes

Commission Williams noted that the first sentence under “Approval of minutes” was missing “Moved” and the period at the end of the first sentence.

Commissioner Nichols MOVED that the minutes of January 21, 2026, be approved as amended. Commissioner Dietsche seconded the motion. The motion was approved unanimously.

2025 annual report review

Commissioner Nichols noted that they’ve been thinking about how to get more individuals to the website and the commission’s activities. One recommendation they had is to have an iPad/laptop at events directing individuals to the city website.

Commissioner Bokovy MOVED that the commission approve the 2025 annual report as presented. Student representative Khalif seconded the motion. The motion was approved unanimously.

Land acknowledgement action plan update

Commissioner Williams provided an update on the subcommittee's October 2025 meeting. The subcommittee would like to connect with Indigenous communities to identify what type of event would be the most helpful, what types to avoid, and resources that the commission should be reviewing.

The commission discussed the following types of events:

- A presentation on Dakota language preservation.
  - Commissioner Cermak and student representative Pillai have both seen author and professor Anton Treuer present and believe they would be a good fit for this.
- A discussion on sacred tobacco vs. commercial tobacco.
  - Commissioner Nichols has a contact at MN Smokefree Generation.
- Pairing a discussion with a traveling exhibit such as Why Treaties Matter.
- Starting with a social event such as a pow-wow or art exhibit.

The commission asked Eisenbeisz to reach out to Jill Spencer with Mounds View School District to see if they could come to a future meeting to discuss possible partnerships.

Eisenbeisz will also send an email to the commission asking for additional volunteers to serve on the subcommittee.

Other business

Upcoming meetings

Eisenbeisz noted that members of St. Odilia's social justice and racial justice ministries will be attending the March 25 meeting. They have not heard back from Many Faces.

Also, City Manager Martens will be attending a future meeting to discuss a proposed ordinance remove unsheltered individuals from public rights-of-ways. The city does have ordinances for removing unsheltered individuals from parks. The commission asked if Martens could also provide information on the process that staff follows for working with unsheltered individuals.

Vacancies

Eisenbeisz noted that the commission has one current vacancy for a regular member and will have three student vacancies starting in June. Staff will advertise for the vacancies and will plan to hold conduct interviews at the April or May meetings.

Supporting our immigrant neighbors subcommittee

Commissioner Batres gave an update on the community connection week and food and personal items drive. Community connection week was February 16 –

22 and the food and personal items drive is currently taking place through March 1.

The subcommittee will also be hosting a webinar on March 4 at 6:30 pm. Southern Minnesota Regional Legal Services will be presenting on know your rights and family preparation tips. Eisenbeisz will send the webinar information to the commission.

Commissioner Johnson MOVED to recommend paying the two panelists $100 each. Commissioner Dietsche seconded the motion. The motion was approved unanimously.

Adjournment

Commissioner Nichols MOVED that the meeting be adjourned. Commissioner Johnson seconded the motion. The motion was approved unanimously. The meeting adjourned at 8 pm.

Respectfully submitted,

Renee Eisenbeisz

Staff Liaison

PARKS AND RECREATION COMMISSION MINUTES
Monday, February 23, 2026
Community Center: Meeting Room 4

CALL TO ORDER

Parks and Recreation Commission Chair Jean Kiehnbaum called the February 23, 2026 meeting of the Parks and Recreation Commission to order at 7 pm.

ROLL CALL

Commission members present: Jean Kiehnbaum, Faye Murphy, Tom Lemke, Brent Swisher, Chris Droske, Kevin Holly

Commission members absent: Charlie Oltman, Carol Jauch, Jane Ullmann-Bester

Student representative present: Charlie Neuman

City staff present: Steve Benoit, Parks and Recreation Director; Becky Sola, Assistant Parks and Recreation Director; Stephanie Schutta, Recreation Program Supervisor; and Jen Colbeck, Administrative Services Manager

APPROVAL OF AGENDA

Faye Murphy motioned and Brent Swisher seconded to approve the February 23, 2026 Parks and Recreation Commission agenda. Agenda approved by all present.

APPROVAL OF MINUTES

Tom Lemke motioned and Faye Murphy seconded to approve the January 25, 2026 Park and Recreation Commission minutes as published. Approved by all present.

GENEERAL BUSINESS

<u>Slice of Shoreview</u>
Becky Sola introduced Stephanie Schutta who oversees the city's special events. Schutta works with the Slice of Shoreview coordinator, Jacci Krebsbach. The city is looking how to continue the future of the event when Krebsbach retires.

The Slice of Shoreview originally started in 1989 and was held in August. The event was run by the city in 1991 and 1992. In 1993 a committee was formed and the event was moved to Island Lake County Park to make it a three-day event held in July.

Krebsbach oversees the volunteer committee with event management and coordinates with city staff for the event. The current committee has dropped from 15 to seven volunteers in recent years. The volunteers help with finding food vendors, organize the car show, and provide onsite management help for the weekend.

The current committee is dwindling in size and its becoming harder to get commitment from new members at the level that the current committee is giving. The city holds the finances for the event and makes sure that all insurance and fess have been paid.

One possible approach is the have the parks and recreation department oversee the event moving forward. Schutta reached out to other following cities that organize city festivals also run by their Parks and Recreation department.

- St. Cloud
- Bloomington
- Elk River
- Ramsey
- Brooklyn Park
- Roseville
- Vadnais Heights

With Krebsbach's expected future retirement Schutta is proposing restructuring the event.

- Schutta and the Special Event Coordinator
    - Overall logistics of events, rentals, site logistics, booth vendors, food vendors, sponsorships, entertainment and volunteers
- Slice of Shoreview Advisory group
    - Meet five times a year and volunteer onsite for a minimum of six hours during the event weekend
    - Advisors would offer valuable insights on key aspects to the Slice of Shoreview

Potential Slice of Shoreview Advisory group members:

- Shoreview Parks and Recreation commission
- Shoreview Residents
- Lake Johanna Fire Department
- Ramsey County Sheriff
- Shoreview/Arden Hills Rotary Club
- Shoreview/Ardent Hills Lions Club
- Community Foundation
- Gallery 96
- SESCA
- Mounds View School District students
- Members of existing Slice of Shoreview planning committee

Schutta is looking for feedback on the proposed model and how to appoint members. Should there be a form? Term limits? Number of representatives from each group? Approval process?

A question was asked; what does the city commit financially to the Slice of Shoreview? Schutta responded that the city commits $25,000 support which is in a separate budget. All other fees are through registrations and vendor fees.

A question was asked; how much does it cost to run the Slice of Shoreview? Schutta responded that it is about $70,000 - $80,000. However, the planning group has forged positive relationships and partnerships that has helped to keep the cost low, like the fireworks.

A question was asked; the proposed groups that you are asking, are you asking to participate or volunteer? Schutta responded, people on the advisory groups would give feedback, but participating or volunteering is this discussion tonight.

A question was asked; is this mandatory or voluntary? We want to make sure that we have enough people on the advisory board and then recruit more from other groups.

A question was asked; have you gotten feedback that these groups want to participate? Schutta responded, yes, they already do in some way. Not as part of an advisory group, but partnerships.

A question was asked; are you thinking of recruiting this year so they can sit in on meeting this year? Schutta responded, yes, and then they can step into the role in 2027. 2026 would be a transitional year and go into effect in 2027.

A question was asked have we done any polling to see what people want to see at the Slice of Shoreview? Schutta responded, it could be done at some point, but there hasn't been any polling.

A comment was made that the Slice of Shoreview brings neighbors together and it is very reasonably priced. People love this event. The volunteers do walk around and talk to people and do get feedback from people at the event. The feedback is very positive.

A question was asked; do we feel that city staff have adequate time to take this on? Sola responded, that the last few years a lot of the responsibility has come back to the city. Staff responsibilities will be rotated in our department with two staff being assigned to the event for a two-year commitment. The Parks and Recreation department is willing to make this commitment because it is such a good event.

A comment was made that volunteers are very important to this event and it is a lot of time and effort.

A comment was made that maybe there should be some kind of reward system for Slice of Shoreview volunteers? Maybe a membership to the community center? People might be more willing to volunteer.

A question about the advisory board; does each group have a spot on the committee each year? Is this size ideal? Is there a cap on how many people from each group can be on the advisory group? Having working hours for the weekend event is smart, but meeting five times a year seems like a lot.

Schutta clarified that the committee will be giving input, not conducting logistical work such as finding vendors.

A suggestion was made; Shoreview has a lot of homeowner's associations, should we invite the HOAs also?

A comment was made; people who volunteer for multiple things are always looking for new opportunities. People don't necessarily know this opportunity exists and we should actively recruit volunteers to have buy-in for the event.

A comment was made; that a term limit is important to get the advisory group together. Sola responded that it would be a rolling term so everyone doesn't leave at the same time. It will be a two and three-year term.

A comment was made that the form should include the two and three-year term option.

A comment was made that there are 20 volunteers through the whole weekend, in addition to the committee.

A question was asked; is the recruitment currently Jacci Krebsbach's responsibility? Schutta, responded, yes.

A suggestion was made; add Roseville School District because there is a small area that live in southern Shoreview and is part of the Roseville School District.

A question was asked; are you looking to form an advisory group before this year's event? Schutta, responded, ideally but can also be recruited at the event.

A suggestion was made; have a volunteer booth at the Slice of Shoreview to recruit and advertise this event.

A comment was made; have at least one person from each group, but they can have another spot if they want it.

Tom Lemke volunteers to be on the advisory group committee.

<u>Community Survey Results</u>
Steve Benoit shared that every several years the city does a community survey, including in 2025. The last survey was in 2022. Benoit shared survey results in how the public feels that Parks and Recreation is doing

- 19% response rate, 574 out of 3,000 randomly selected
- Comparted to 400 communities across the nation
- 95% confidence response

Recreation Software Research

Jen Colbeck gave an update on the recreation software research. The city switched to CivicRec four years ago and there is another year left on our contract. Prior to that we had RecTrac for 15 years.

RecTrac wasn't user friendly and CivicRec is a more user friendly interface.

We have started demoing other recreation software companies as our current CivicRec contract is coming to an end. What are things that the commission think we should be looking for (or what is working great or not great?)

- Renew with a click online or auto renew memberships
- Current annual members, why do we have to sit in that room to fill out new paperwork?
- Fitness classes, track your visits
- Group X card tracking
    - Or get rid of Group X completely and check-in at the front desk
- Mobile access
- Health tracker aspects? Alerts to say, "Haven't seen you for a while."
- Likes that it shows which child is eligible for a program
- Likes seeing the class is filling i.e. 6 out of 25
- Text messages: event happening has this many spot open
- Kiosks for check-ins
- Cameras interface with system to let you know they don't have a wristband
- Pre-buy passes with QR code
    - Designate time for those people

Commission Chair/Vice Chair Positions

Kiehnbaum stated that the Parks and Recreation Commission Chair and Vice Chair are up for re-election.

Brent Swisher mentioned that he is willing to say on as vice chair unless anyone else is interested.

Lemke motioned that Jean Kiehnbaum and Brent Swisher the current chair and vice chair, be re-appointed. Faye Murphy seconded. Approved 7 – 0.

STAFF REPORTS

Benoit reminded the commission that the March meeting will be at the community center, but the April meeting will be held at Bobby Theisen Park building.

Bobby Theisen Park grand opening: Saturday, May 2, 9:30 am – noon.

The March and April meeting will be discussing membership and community center rates. Does the commission want to visit a covered ice rink for maybe the June meeting?

The outdoor skating rinks had eight weeks of skate able ice. The goal is always to get through President's weekend, and we got close.

Sola stated that this year it was approved to hire a part time coordinator. They have accepted the position pending background checks. They will be working 25 hours a week and focusing on Kids Care and teen initiatives. Sarah Lemke, Recreation Coordinator, will be supervising this position. With the addition of this position, Sarah Lemke will be able to focus on inclusion programing. She will also be looking at offering new adaptive programing.

COMMISSION COMMENTS

A question was asked with ice skating lessons done, have we thought of a one-day outdoor program? Sola responded, yes, have looked into doing something outside. Maybe start with private or semi-private lessons.

A question was asked; how long is the pool shutdown this year? Benoit responded, 2026 will be the normal three weeks. 2027 will be the longer shutdown, still unsure of exact length, but possibly four to six weeks.

Jean thanked Brent for emailing Steve for last month's meeting for the ICE issue in the city. The city's sister city, Einhausen, has been emailing and stating that they are not wanting to come here because of ICE. Our mayor has been emailing with their mayor to let them know how the city is supporting the community.

A question was asked; why the change on the EV charger fee structure? You used to get two hours of charging and now there is a charge for it. Benoit responded, there was originally no fee to encourage people to use it. Now the chargers are being well utilized and some people are abusing to now fee structure. The fee now is high enough to start recovering some of the cost on electricity and recoup the costs.

A comment was added; Minneapolis is 12 to 15 cents for EV charges. Shoreview is 35 cents. At 35 cents it should be a money maker.

ADJOURNMENT

Tom Lemke motioned and Faye Murphy seconded to adjourn the Park and Recreation Commission meeting at 845 pm. Motioned approved by all present.

SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
JANUARY 27, 2026

CALL TO ORDER

Chair John called the January 27, 2026 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following Commissioners were present: Chair John; Commissioners Anderson, Cordes, Helgen, Solomonson, Westadt, and Yarusso.

Staff Present: Niki Hill, AICP, Asst. Community Development Director
Izaak Peterson, Senior Planner
Will Harris, Associate Planner
City Attorney Rebecca Duren

APPROVAL OF AGENDA

MOTION: by Westadt, seconded by Solomonson to approve the January 27, 2026 Planning Commission meeting agenda as presented.

VOTE: Ayes - 7 Nays - 0

APPROVAL OF MINUTES - NOVEMBER 25, 2025

MOTION: by Anderson, seconded by Yarusso to approve the meeting minutes of November 25, 2025, as presented.

VOTE: Ayes - 6 Nays - 0 Abstain - 1 (Westadt)

Westadt abstained, as she did not attend the November 25th meeting.

REPORT ON COUNCIL ACTIONS

Hill reported that an appeal to the denial of variances at 3204 West Owasso Boulevard has been reviewed. The city council upheld the denial of the variances at its December 15, 2025 meeting.

The city council appointed Nic Ahmadvand as commissioner to take Commissioner Yarusso's vacancy.

The group home permit at 0 Emmert Street would have expired December 16, 2025. A one-year extension was requested and granted by the council.

OLD BUSINESS
There was none.

NEW BUSINESS

3854 LEXINGTON AVENUE N. - COMPREHENSIVE SIGN PLAN AMENDMENT - ACR PROPERTIES
Presentation by Senior Planner Izaak Peterson

The property is the AMOCO station at the corner of Lexington and Red Fox Road. A site redevelopment plan was approved in September 2025, to construct a new convenience store/fuel station. A comprehensive sign plan was approved. The pylon sign initially proposed was at 40 feet in height with 144 square feet for the Holiday sign and 141 square feet for a changeable copy sign. The pylon sign approved is restricted to comply with code standards of 20 feet in height and 40 square feet of maximum sign area.

The applicant has submitted a revised comprehensive sigh plan amendment to request a pylon sign deviation for 36 feet in height and 80 square feet of sign area. A deviation approval is based on the following findings:

- Proposed signs are consistent in color, size and materials throughout the site.
- Approval of the deviation is necessary to relieve a practical difficulty existing on the property.
- The proposed deviations from the standards in Chapter 113 result in a more united sign package and greater aesthetic appeal between signs on the site.
- Approval of the deviation will not confer a special privilege to the applicant that would normally be denied under Chapter 113.
- The resulting sign plan is effective, functional, attractive and compatible with community standards.

Ground renderings were submitted showing the difference between what code allows and the new request. The pylon sign would be located at the northbound ramp on I-694. Pylon signs on the I-694 corridor range from 19 feet in height to 36 feet in height.

Staff Review

- Approving the deviation would relieve a practical difficulty existing on the property. Vegetation located in the MN/DOT right-of-way partially obstructs the site from public view along portions of I-694. The proposed deviation is proportional to the practical difficulty.

- The proposed deviations result in a more unified package and greater aesthetic appeal between signs on the site.
- Approving the deviation will not confer a special privilege on the applicant that would normally be denied. The proposed pylon sign is commensurate with other signs located in the corridor with the exception of the changeable copy. Reducing the size of the changeable copy sign would likely make it unreadable to the traveling public.
- The resulting sign plan is effective, functional, attractive and compatible with community standards.

Notice was sent to property owners within 350 feet. No public comments have been received.

Staff recommends the planning commission forward the proposal to the city council with a recommendation for approval, subject to the conditions listed in the staff report.

Commission Discussion
John said he does not believe the renderings are accurate. He verified that the Wendy's sign at 36 feet was approved through the same comprehensive sign plan process. He asked the materials being used. Peterson said a painted metal pole is shown with the sign cabinet on top and changeable copy for gas prices underneath.

Anderson said there is a lot of signage on the site with the car wash and fuel station. Peterson said the wall signage is permitted by code. Because of multiple frontages, two free standing signs are permitted.

Solomonson asked if consideration was given to not having changeable copy because of the proximity to the traffic lights with colors of red and green. Peterson said the original sign plan was conveyed to Ramsey County and Mn/DOT. No concerns were reported. Solomonson questioned the reason for a larger sign because it can only be seen from an off ramp going east. It does not enhance finding the location of the gas station or improve visibility from the freeway. Peterson said there is one freestanding pylon sign at a Holiday station on Rice Street with changeable copy and message center on the corridor.

John said that westbound traffic could warrant a large sign.

Cordes said only one pylon sign in the corridor meets code. He suggested the city council look at the city's code restriction because all of the pylon signs in the corridor have had to request and received a deviation.

Anderson agreed with Cordes that the code should be reviewed. He does see benefit of the deviation and added visibility and supports the request.

Yarusso said the gas station will not only serve Shoreview residents. The revised sign for visibility from the exit ramp is what its use should be. She supports the request.

MOTION: by Westadt, seconded by Anderson to recommend city council approval the comprehensive sign plan amendment, subject to the following conditions:

1. The signs shall comply with the plans submitted for the Comprehensive Sign Plan application, and conditions set forth in this approval. Any significant change will require review by the planning commission and city council.
2. The proposed message center sign shall comply with the following:
    a. Lighting shall be set at a minimum level which the billboard is intended to be read and shielded to minimize glare.
    b. The light level shall not exceed 0.3 footcandles above ambient light as measured from a pre-set distance depending on sign size. Measuring distance shall be determined using the following equation: the square root of the product of the message center sign area and 100.
    c. The sign must have an automatic dimmer control that automatically adjusts the sign's brightness in direct correlation to ambient light conditions. The sign shall be equipped with a photo cell designed to measure the ambient lighting conditions and adjust the sign brightness as needed so as to be in compliance with the ordinance.
    d. No portion of the message may flash, scroll, twirl, fade in or out in any manner to imitate movement.
    e. Display of messages shall be limited to those services offered on the property and time/temperature display.
3. Landscaping shall be installed at the base of the proposed monument sign and maintained at all times. A bond, in an amount equivalent to 125 percent of the landscaping cost, is required in order to ensure that the landscaping is planted and survives at least one year after planting.
4. The proposed pylon sign shall be restricted in height to 36-feet, and a combined sign area of 180 sf, as required by Chapter 113 of the Development Code. Expansion beyond these dimensions shall require approval by the city council.

ROLL CALL VOTE

AYES: Anderson, Cordes, Helgen, Solomonson, Westadt, Yarusso
NAYS: John

MISCELLANEOUS

2026 CALENDAR AND MEETING ASSIGNMENTS
Commissioners reviewed the 2026 calendar for city council meeting assignments. Commissioners Helgen and Cordes traded dates—March 2nd for Cordes and November 16 for Helgen.

APPRECIATION
Hill read a statement of appreciation to Commissioner Barb Yarusso thanking her for her dedicated 9 years of service to the planning commission. She has been a tremendous asset to the commission and community as a whole since her appointment in 2017. She has helped guide the city through some exceptionally challenging and complex applications always bringing a thoughtful, steady and solutions oriented approach to the discussion. Her insight and commitment were also instrumental in the development of the 2040 Comprehensive Plan, a process that required, patience, collaboration and a clear vision for the city's future. Her dedication, professionalism and willingness to engage deeply with complex issues have made a lasting impact. On behalf of the city council, staff and the community, we are truly grateful for your leadership, service and time she has given over the past 9 year. Thank you for your commitment and contribution.

Hill presented Yarusso with an appreciation plaque from the city council.

Commissioner Yarusso said she has appreciated delving into the wide range of things that go on in the city. She recommends anyone interested to apply to work with one of the commissions. It is a pleasure to work with city staff, which is recognized around the metropolitan area. It has been great. Thanks.

John also thanked Yarusso for her service

INTRODUCTION
Peterson introduced Will Harris who is a new planner and will be working with the commission. He has worked the last three years in the city's housing program and has a Masters in Urban Planning from the University of Minnesota.

ADJOURNMENT

MOTION: by Yarusso, seconded by Anderson to adjourn the meeting on January 27, 2026, at 7:36pm.

VOTE: AYES - 7 NAYS - 0

ATTEST:

_____

Tom Simonson
Asst. City Manager/Community Development Director

Public Safety Committee
January 15, 2026
Meeting Room #4

Minutes

Call to order:

The January 15, 2026 Public Safety Committee meeting was called to order at 7:02 p.m. by Committee Chair Norell.

Roll call:

Committee Members Present: Cathy Bickerton, Curt Corum, Gracia Elrick Cooper, Cheryl Hiner, Colleen Norell, Ethan Peterson, and Bill Siitari

Committee members absent: Kiel Waker, Andrew Mills

Others Present: Allina EMS Supervisor Brent Baker, Lake Johanna Fire Department Chief Tim Boehlke, Ramsey County Sheriff's Office Sergeant Dan Young, and City Manager Brad Martens.

Also present was David Hemming, applicant to the public safety committee.

Chair and vice-chair election

City Manager Martens provided an overview of the role of the chair and vice-chair as well as the typical election process.

Motion by Peterson, second by Bickerton, to elect Colleen Norell chair and Ethan Peterson vice-chair for 2026.
Motion approved 7-0.

Public safety committee applicant interviews

City Manager Martens informed the committee that a vacancy exists beginning in February due to member Siitari not seeking reappointment. The vacancy was advertised and three individuals applied with the public safety committee as their first choice committee. Unfortunately, two of the applicants were unable to attend due to prior commitments.

Committee members interviewed David Hemming.

Committee members discussed the options of proceeding forward with a recommendation now or waiting to find another time to interview the other applicants. Members felt that David was qualified and it was important to have a full committee sooner than later.

Motion by Corum, second by Peterson, to recommend the city council appoint David Hemming to the public safety committee.
Motion approved 7-0.

City Manager Martens stated he would follow up with the other applicants.

Approval of November 20, 2025 minutes:

Motion by Siitari, second by Hiner, to approve the November 20, 2025 minutes as presented.
Motion approved 7-0.

Citizen comments:

City Manager Martens provided an overview of the items in the report including continued concerns of the unsheltered individual living on Rice Street and concerns related ICE which we will discuss later in the meeting.

Committee discussed the process for handling personal items of unsheltered individuals when arrested.

Reports

A. Allina Health Emergency Medical Services

Allina EMS Supervisor Baker provided an update on items in the report including special events, mutual aid, 2025 response data, hiring/staffing, and staff training. Fort Snelling township support and response to Whipple federal building multiple times per day.

Committee members discussed the intubation challenges referenced by Supervisor Baker.

B. Lake Johanna Fire Department (LJFD)

Chief Boehlke provided an overview of LJFD activities including:

- Currently in the process of finalizing the 2025 annual report; provided an overview of the data that will be in the final report
- 140 station will be closing upon opening of new station that will open June or July
- Adding three full-time firefighters in 2026; interviewing soon

- New analytic software purchased in 2025 provides better data which will be incorporated in the annual report
- Average response time in Shoreview was 4 minutes 29 seconds

Committee members discussed typical causes of fires, challenges with fires in EV's, the potential additional staffing demand for the Arden Hills TCAAP property, and changes in quality and type of materials in new construction.

C. Ramsey County Sheriff's Office (RCSO)

Discussion took place under new business.

Unfinished business: None

New business:

a) Overview of the Ramsey County Sheriff's Office Community Support Services Division – Sergeant Dan Young

Sergeant young introduced himself and provided an overview of the community support services division. Sergeant Young provided the below information:

- New commander Celina Barukzoy is leading the division; other staff is Deputy Oulette who has a great deal of experience in this area
- Priorities for this division include: crime prevention, multi-family housing, problem properties, tobacco compliance checks, beginning cannabis compliance checks; community outreach events including coffee with a cop, touch a truck, educational events for senior living communities, hot dog with a deputy, multi-family task force, Night to Unite, volunteer corps, community affairs officers, Slice of Shoreview, Chaplain Corps, house checks, Community Emergency Response Team (CERT), animal control, school resource officer program, drone program, and more.

Committee members discussed challenges for the sheriff's office including traffic, past school resource officer laws and limitations, potential for K-9 demonstration events, types of calls where K-9's are more effective vs drones, and the importance of community outreach activities.

Committee members requested to be included and invited to future events of the community support services division in Shoreview.

b) Community survey results

City manager provided an overview of the community survey process and results. Committee members discussed the great community feedback and the overall feelings of safety.

c) ICE related activities

City Manager Martens informed the committee that he and the city council have received a couple dozen communications related to the ICE activity in the metro area. Community members want to know what the city is doing and encouraging them to do something. The city is committed to be a welcoming community to all regardless of immigration status. The city issued a statement informing the community our position and encouraging individual to contact their federal representatives. ICE activity is all around us and there is no coordination with local communities or law enforcement.

Sergeant Young shared the RCSO position that "Federal agencies have jurisdiction to conduct law enforcement operations within our communities. The Sheriff's Office becomes involved only when there is an immediate or emerging threat to public safety"

City Manager Martens described the guidance provided to staff and the legal counsel of what areas are private and not private.

Committee members discussed the challenges of community members distinguishing between federal and local law enforcement, challenges for cities and local law enforcement who don't have jurisdiction in this area, and what other cities are doing.

Liaison report:

City Manager Martens provided an overview of items in the staff report. The new attendance guidance was highlighted including that while a limited remote option now exists, it is the expectation of the city council that members attend in person if at all possible.

Committee members recognized Bill Siitari for his work on the committee over the last three years as it was his last meeting.

Adjournment:

Motion by committee member Siitari, seconded by Peterson committee member to adjourn the meeting at 8:58 pm.
Motion approved 7-0.

MINUTES OF MEETING
SNAIL LAKE IMPROVEMENT DISTRICT
Board Meeting
February 5, 2026

Call to order
Max called the meeting to order at 6:04pm

Roll call
Members present: Maria Edwardson, Carol Stadler, Max Walch, and Eric Osgood, Kristine Squillace Stenlund(arrived after call to order)

Members absent: none

City staff present: Stephanie Smith - city engineer

Approval of agenda
Carol made a motion to approve the revised agenda, second by Maria, all voted in favor.

Elect chair
Max made a motion for Kristine to continue as chair for 2026, second by Carol, all voted in favor.

Review and approval of minutes
June 5, 2025 board meeting: Max made a motion to approve the minutes, Carol seconded the motion, all voted in favor.

2025 in review
Lake level
Stephanie provided a graph of the lake levels in 2025. The level was at its lowest point for the year mid-May of 883.61. The lake was never low enough in 2025 to need pumping (882.10). The lake was never below the OHW (ordinary high-water level) in 2025.

Carol and Maria asked if there was anything planned for Outlot B in the Harbor Shores development. Stephanie said no application has been submitted to build anything at that location. They also asked when the dock that the Harbor Shores villa lots are sharing would be installed. Stephanie stated that the city wouldn't need to be notified when the dock is scheduled for installation. She also confirmed there's not overnight docking allowed on the shared dock.

Invasive plant removal
In 2025, the lake was spot-treated with Procella in the bays illustrated in the packet's attachment: north bay, west bay and small area along the eastern shore. The areas were compared with the plant survey completed by Justin at the Ramsey Washington Metro Watershed District.

Multiple board members reported seeing themselves and hearing from neighbors that the treatments had a noticeable, positive effect.

The board discussed the reasoning on spot-treatment being chosen over a full-lake treatment. Stephanie confirmed the DNR denied the full-lake treatment permit. The denial was due to the occurrence of a rare aquatic sub-species of naiad, which is sensitive to the chemical used in full-lake treatments.

The DNR performed a SCUBA study to determine how prevalent the rare naiad is in Snail Lake. Carol has repeatedly reached out to April Londo at the DNR for the study results, but they are not available. The DNR had sent the plant samples to the UofM for genetic testing to confirm the subspecies, but has not gotten the testing results back. However, an email from the DNR indicated that the naiad was seen throughout the lake, and that full lake treatment was unlikely to be permitted in 2026. Noted final determination cannot be made until the testing results are available.

Approve 2025 operating and maintenance costs
Stephanie presented a summary of the 2025 operating and maintenance costs for the year. No pumping was required, therefore the costs for water, electricity and DNR fees were below the budgeted amounts. Costs for staff time and general liability insurance were close to the budgeted amounts.

Kristine asked about the staff costs being slightly higher than budgeted. Stephanie thought that may be due to class and comp increases approved by the council, but would follow up with the finance department.

This year's historical adjustment shifts cost from the SLID to Ramsey County. Kristine and Max asked what the historical adjustments are and can they be predicted? Stephanie said they are an accounting measure and can follow up with the finance department.

The quarterly cost for properties within the SLID is $65.98 per quarter per unit to be due with 2026 utility bills. Max made a motion to approve the 2025 operating and maintenance costs, Carol seconded the motion, all voted in favor.

2026 invasive plant removal
Reviewed the DNR's comment that full-lake treatment is unlikely in 2026, as discussed in the 2025 in review item. Carol said the plant survey by Justin will be needed before spot treatment areas can be selected. The board agreed that they would plan for spot treatment in 2026, but would like to receive the report from the DNR's SCUBA survey.

The city applied for the DNR's 2026 Invasive Aquatic Plant Management Grant. The grant could provide up to $15,000. Carol asked if the board would use the funds instead of SLID funds for the spot treatment, or would it be used in addition for a larger treatment area. There was discussion that the plant survey will be needed to see if there's enough area for treatment to spend out both. Additionally, Max asked about presenting that as an option at the annual meeting to get a feel for what the SLID membership thinks. Eric agreed, but wants the board to make the treatment location and scope decisions as they are the most informed on the issues and details around treatment. The board agreed that a decision on treatment locations would be made at the summer meeting.

Review and approve 2026 operating and maintenance budget
Stephanie provided a proposed budget for 2026. The total budget for operation & maintenance costs for 2026 totaled $40,600.00 with the SLID property owner share at $18,432.40.

The proposed budget included an estimated full-lake invasive plant removal cost of $20,600, for a total cost for the SLID to $39,432.40 with an estimated per quarter/unit charge of $126.29.

Kristine pointed out that the board wanted to plan for spot treatment, and asked to lower that cost. Stephanie said that spot treatment would be close to $15,000 based on previous years. That change would revise the total cost for the SLID to $33,432.40 with an estimated per quarter/unit charge of $107.16.

The board asked to review the past years' quarter billing:
2025: $97.96
2024: $71.59

2023: $41.47 (expenses didn't include invasive plant treatment)

Eric noted the 2026 proposed budget handout had date errors and requested correcting the dates.

Max made a motion to approve the 2026 operating and maintenance budget with the adjustment of $15,000 for invasive plant removal and corrected dates, Eric seconded the motion, all voted in favor.

Discuss annual meeting – Tuesday, March 3, 2026 at 7pm
Meeting will be held in the council chambers

Terms expiring
Kristine and Carol's terms will expire on March 31, 2026 and their board position will need to be elected at the meeting.

Review draft agenda
Board reviewed the draft agenda. Kristine thought April from the DNR would be great to have speak about the rare plant and invasive plant treatment permitting process. Carol asked that Mike Goodnature, from Ramsey County Parks be contacted about anything they may have planned nearby. Max noted that the SLID board would generally like more communication from the county to improve projects and park offerings.

Stephanie will invite the DNR, watershed district and Ramsey County Parks Department and add them as an item if they can attend. Stephanie will send a revised draft agenda to the board for additional comment.

Other Issues

Max asked if city or watershed district staff had looked into adjusting the pumping elevations allowed? Maria and Max noted that the boat houses that may have prevented adjusting the elevations previously had been removed. Stephanie said she was not aware of anything in motion, but would check with Tom, the public works director, and potentially have information on this at the annual meeting.

Stephanie discussed the new city policy for board members to attend meetings remotely. The expectation is to attend in person, but members can attend some meetings via Google Meet. The previous state requirements for attending from a public location with an advertised address has been lifted. Kristine asked whether the public

can attend remotely, too? Stephanie said that no, there have been incidents of remote attendees creating significant disturbances, if not in Shoreview, in nearby cities, so that was not included in the remote attendance policy. Kristine asked if the public could just watch and be on mute. Stephanie said that's how the council meetings work, where you can watch them on Nine North or on the website, but we don't have that available for advisory board or committee meetings at this time. Stephanie offered to send this suggestion to administrative staff.

Adjourn

Max made a motion to adjourn the meeting at 7:24 pm, Eric seconded the motion, all voted in favor.

Memorandum

TO: City Council

FROM: Janice Miller

DATE: April 6, 2026

SUBJECT: Claims and purchases

ITEM NUMBER: 8.d

SECTION: CONSENT AGENDA

REQUESTED MOTION
To approve the payment of bills as presented by the finance department in the attached table.

INTRODUCTION
Attached payment of bills presented to the Council for review and approval.

DISCUSSION

RECOMMENDATION
It is recommended that the city council approve the attached payment of bills.

ATTACHMENTS
Payment of bills.pdf
9330-9490.pdf
583113-583283.pdf
American Engineering Testing, INC.pdf
Continua Interiors of MN.pdf
Grit Contracting.pdf
High Point Networks, LLC.pdf
Karl Chevrolet.pdf
Karl Chevrolet (2).pdf
League of Minnesota Cities.pdf
Leak Locators of Montana.pdf
Macqueen Equipment, LLC.pdf
Medica.pdf
MES Service Company LLC.pdf
MN Dept of Corrections.pdf
MN Dept of Health.pdf
Mn Dept of Revenue Tax.pdf
Neighborworks Home Partners (1).pdf
Neighborworks Home Partners (2).pdf
Nystrom Publishing (1).pdf
Nystrom Publishing (2).pdf
Ramsey County.pdf

Republic Services Inc #899.pdf
Xcel Energy.pdf

Date	Description	Check range	EFT range		Amount
1.2.2026	Accounts payable		9333	$	17,695.24
1.27.2026	Accounts payable		9484-9485	$	9,065.64
2.2.2026	Accounts payable		9334	$	19,854.47
2.3.2026	Accounts payable		9480-9481	$	3,763.95
2.10.2026	Accounts payable		9479	$	5,974.90
2.18.2026	Accounts payable		9340-9341	$	4,475.52
2.20.2026	Accounts payable		9352-9456	$	38,558.76
2.24.2026	Accounts payable		9486-9487	$	4,013.98
2.25.2026	Accounts payable		9330-9332	$	18,199.29
3.03.2026	Accounts payable		9338, 9478	$	10,516.85
3.06.2026	Accounts payable		9337	$	10,094.13
3.10.2026	Accounts payable		9339, 9482, 9483	$	4,359.05
3.11.2026	Accounts payable		9335	$	105,141.30
3.12.2026	Accounts payable		9336	$	29,440.00
3.13.2026	Accounts payable		9459, 9472-9476	$	3,223.74
3.13.2026	Accounts payable	583113-583187		$	538,374.41
3.17.2026	Accounts payable		9477	$	1,440.12
3.19.2026	Accounts payable		9342	$	20.00
3.19.2026	Accounts payable	583188-583236		$	521,486.65
3.20.2026	Accounts payable		9343-9458	$	192,789.36
3.23.2026	Accounts payable		9457, 9460-9473	$	56,072.66
3.26.2026	Accounts payable		9488-9490	$	6,036.76
3.26.2026	Accounts payable	583237-583283		$	804,715.75
	Sub-total Accounts Payable			**$**	**2,405,312.53**
03/20/26	Payroll	135611-135619		$	290,438.03
	Sub-total Payroll			**$**	**290,438.03**
	Total			**$**	**2,695,750.56**

CHECK REGISTER FOR CITY OF SHOREVIEW

CHECK NUMBER 9330 - 9490

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
01/02/2026	9333(E)	GLOBAL PAYMENTS	17,695.24
Total 01/02/2026:			17,695.24
01/27/2026	9484(E)	TASC	2,997.34
01/27/2026	9485(E)	TASC	6,068.30
Total 01/27/2026:			9,065.64
02/02/2026	9334(E)	GLOBAL PAYMENTS	19,854.47
Total 02/02/2026:			19,854.47
02/03/2026	9480(E)	TASC	266.00
02/03/2026	9481(E)	TASC	3,497.95
Total 02/03/2026:			3,763.95
02/10/2026	9479(E)	TASC	5,974.90
Total 02/10/2026:			5,974.90
02/18/2026	9340(E)	TASC	1,888.45
02/18/2026	9341(E)	TASC	2,587.07
Total 02/18/2026:			4,475.52
02/20/2026	9352(E)	ACAPULCO MEXICAN RESTAURANT	767.03
02/20/2026	9353(E)	CENTURYLINK	94.99
02/20/2026	9354(E)	CENTURYLINK	389.66
02/20/2026	9355(E)	CLOUD COVER MUSIC	29.95
02/20/2026	9356(E)	COMCAST	204.90
02/20/2026	9357(E)	COMCAST	339.85
02/20/2026	9358(E)	COMCAST	154.45
02/20/2026	9359(E)	CONSTANT CONTACT.COM	131.00
02/20/2026	9360(E)	CRUMBL	10.00
02/20/2026	9361(E)	CRUMBL	90.00
02/20/2026	9362(E)	DIGI-KEY ELECTRONICS CORPORAT	19.79
02/20/2026	9363(E)	DION TRAINING SOLUTIONS	315.08
02/20/2026	9364(E)	DIRECTV	245.65
02/20/2026	9365(E)	EFAX.COM	69.98
02/20/2026	9366(E)	ESCH CONSULTING, LLC	1,200.00
02/20/2026	9367(E)	FINEAWARDS	125.96
02/20/2026	9368(E)	GOOGLE	12.50
02/20/2026	9369(E)	GOOGLE	500.00
02/20/2026	9370(E)	GOOGLE	241.31
02/20/2026	9371(E)	GOT PRINT.COM	77.87
02/20/2026	9372(E)	GOT PRINT.COM	104.60
02/20/2026	9373(E)	GOVERNMENT FINANCE OFFICERS A	600.00
02/20/2026	9374(E)	GOVERNMENT FINANCE OFFICERS A	500.00
02/20/2026	9375(E)	GREEN MILL PIZZA	113.20
02/20/2026	9376(E)	HAMLINE UNIVERSITY	674.99
02/20/2026	9377(E)	HILTON TRADING CORP	395.97
02/20/2026	9378(E)	HOME DEPOT	99.16
02/20/2026	9379(E)	HOME DEPOT	532.88
02/20/2026	9380(E)	JEFF ELLIS & ASSOCIATES, INC	75.00
02/20/2026	9381(E)	LEAGUE OF MINNESOTA CITIES	525.00
02/20/2026	9382(E)	LED TRANSPORTATION	200.00
02/20/2026	9383(E)	MADDENS ON GULL LAKE	408.06
02/20/2026	9384(E)	MADDENS ON GULL LAKE	408.02
02/20/2026	9385(E)	MINNESOTA DEPARTMENT OF AGRIC	77.63
02/20/2026	9386(E)	MINNESOTA GFOA	80.00
02/20/2026	9387(E)	MINNESOTA GFOA	80.00
02/20/2026	9388(E)	MINNESOTA GFOA	80.00
02/20/2026	9389(E)	MINNESOTA GFOA	80.00
02/20/2026	9390(E)	MINNESOTA NURSERY AND LANSCAP	960.00
02/20/2026	9391(E)	MINNESOTA SECRETARY OF STATE	120.00
02/20/2026	9392(E)	MN DEPT OF LABOR & INDUSTRY	40.00
02/20/2026	9393(E)	NATIONAL BAND & TAG	317.84
02/20/2026	9394(E)	NIHCA	41.25
02/20/2026	9395(E)	NORTHSTAR CHAPTER APA	50.00
02/20/2026	9396(E)	PIONEER PRESS-VISA CARD TRANS	182.00
02/20/2026	9397(E)	PRECISE MRM, LLC	49.00
02/20/2026	9398(E)	PROVANTAGE LLC	185.75
02/20/2026	9399(E)	PROVANTAGE LLC	69.34
02/20/2026	9400(E)	RAMSEY COUNTY	40.00
02/20/2026	9401(E)	RAMSEY COUNTY	1.00
02/20/2026	9402(E)	ROCCO'S PIZZA SHOREVIEW	86.55
02/20/2026	9403(E)	SAM'S CLUB DIRECT	434.96

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
02/20/2026	9404(E)	SIAM THAI	258.28
02/20/2026	9405(E)	SPS WORKS,	69.20
02/20/2026	9406(E)	STATE OF MINNESOTA, SECRETARY	120.00
02/20/2026	9407(E)	SUPERBRIGHTLEDS.COM	24.24
02/20/2026	9408(E)	SUPPLYHOUSE.COM	525.00
02/20/2026	9409(E)	SUPPLYHOUSE.COM	1,266.83
02/20/2026	9410(E)	TARGET.COM	63.93
02/20/2026	9411(E)	TAVERN GRILL	330.57
02/20/2026	9412(E)	THE UPS STORE #2111	21.62
02/20/2026	9413(E)	TREVIPAY	258.41
02/20/2026	9414(E)	UNIVERSITY OF MINNESOTA	130.00
02/20/2026	9415(E)	UNIVERSITY OF MINNESOTA	165.00
02/20/2026	9416(E)	US BANK	351.73
02/20/2026	9417(E)	US BANK	201.44
02/20/2026	9418(E)	US BANK	2,400.00
02/20/2026	9419(E)	US BANK	960.00
02/20/2026	9420(E)	US BANK	140.34
02/20/2026	9421(E)	US BANK	900.00
02/20/2026	9422(E)	US BANK	750.00
02/20/2026	9423(E)	US BANK	363.41
02/20/2026	9424(E)	US BANK	737.00
02/20/2026	9425(E)	US BANK	720.00
02/20/2026	9426(E)	US BANK	140.20
02/20/2026	9427(E)	US BANK	227.21
02/20/2026	9428(E)	US BANK	646.80
02/20/2026	9429(E)	US BANK	6.99
02/20/2026	9430(E)	US BANK	232.00
02/20/2026	9431(E)	US BANK	575.00
02/20/2026	9432(E)	US BANK	235.00
02/20/2026	9433(E)	US BANK	800.00
02/20/2026	9434(E)	US BANK	825.00
02/20/2026	9435(E)	US BANK	242.34
02/20/2026	9436(E)	US BANK	150.00
02/20/2026	9437(E)	US BANK	270.30
02/20/2026	9438(E)	US BANK	4,702.33
02/20/2026	9439(E)	US BANK	128.23
02/20/2026	9440(E)	US BANK	75.04
02/20/2026	9441(E)	US BANK	18.61
02/20/2026	9442(E)	US BANK	37.96
02/20/2026	9443(E)	US BANK	94.99
02/20/2026	9444(E)	US BANK	75.60
02/20/2026	9445(E)	US BANK	76.59
02/20/2026	9446(E)	US BANK	20.98
02/20/2026	9447(E)	US BANK	626.93
02/20/2026	9448(E)	US BANK	475.00
02/20/2026	9449(E)	US BANK	1,195.94
02/20/2026	9450(E)	US BANK	179.90
02/20/2026	9451(E)	US BANK	86.92
02/20/2026	9452(E)	US BANK	210.31
02/20/2026	9453(E)	US BANK	891.45
02/20/2026	9454(E)	VOYANT COMMUNICATIONS, LLC	1,789.86
02/20/2026	9455(E)	WEBSTAURANT STORE.COM	92.11
02/20/2026	9456(E)	ZOOM	40.00
Total 02/20/2026:			38,558.76
02/24/2026	9486(E)	TASC	1,028.85
02/24/2026	9487(E)	TASC	2,985.13
Total 02/24/2026:			4,013.98
02/25/2026	9330(E)	XCEL ENERGY	12,979.59
02/25/2026	9331(E)	XCEL ENERGY	4,982.41
02/25/2026	9332(E)	XCEL ENERGY	237.29
Total 02/25/2026:			18,199.29
03/03/2026	9338(E)	POINT & PAY CREDIT CARD FEES	9,222.50
03/03/2026	9478(E)	TASC	1,294.35
Total 03/03/2026:			10,516.85
03/06/2026	9337(E)	DELTA DENTAL	10,094.13
Total 03/06/2026:			10,094.13
03/10/2026	9339(E)	MINNESOTA DEPARTMENT OF REVEN	254.28
03/10/2026	9482(E)	TASC	224.00

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
03/10/2026	9483(E)	TASC	3,880.77
Total 03/10/2026:			4,359.05
03/11/2026	9335(E)	MEDICA	105,141.30
Total 03/11/2026:			105,141.30
03/12/2026	9336(E)	MINNESOTA DEPARTMENT OF REVEN	29,440.00
Total 03/12/2026:			29,440.00
03/13/2026	9459(E)	XCEL ENERGY	177.50
03/13/2026	9472(E)	XCEL ENERGY	2,889.51
03/13/2026	9474(E)	XCEL ENERGY	51.17
03/13/2026	9475(E)	XCEL ENERGY	60.83
03/13/2026	9476(E)	XCEL ENERGY	44.73
Total 03/13/2026:			3,223.74
03/17/2026	9477(E)	TASC	1,440.12
Total 03/17/2026:			1,440.12
03/19/2026	9342(A)	HARVEY, KATHY	20.00
Total 03/19/2026:			20.00
03/20/2026	9343(A)	TASC	8,439.18
03/20/2026	9344(E)	TREASURY, DEPARTMENT OF	98,393.03
03/20/2026	9345(E)	MINNESOTA CHILD SUPPORT PAYME	647.50
03/20/2026	9346(E)	ICMA/VANTAGEPOINT TRANSFER-30	12,102.88
03/20/2026	9347(E)	ICMA/VANTAGEPOINT TRANSFER-70	1,375.30
03/20/2026	9348(E)	COMMISSIONER OF REVENUE- WH T	16,460.65
03/20/2026	9349(E)	MSRS 457 PLAN 98945-01	300.00
03/20/2026	9350(E)	PERA COORDINATED	54,700.22
03/20/2026	9351(E)	PERA COUNCIL	355.60
03/20/2026	9458(E)	ALERUS RETIREMENT AND BENEFIT	15.00
Total 03/20/2026:			192,789.36
03/23/2026	9457(E)	XCEL ENERGY	1,599.29
03/23/2026	9460(E)	XCEL ENERGY	29,271.39
03/23/2026	9461(E)	XCEL ENERGY	14.92
03/23/2026	9462(E)	XCEL ENERGY	13.69
03/23/2026	9463(E)	XCEL ENERGY	5,486.78
03/23/2026	9464(E)	XCEL ENERGY	275.59
03/23/2026	9465(E)	XCEL ENERGY	229.09
03/23/2026	9466(E)	XCEL ENERGY	404.43
03/23/2026	9467(E)	XCEL ENERGY	10,864.64
03/23/2026	9468(E)	XCEL ENERGY	7,624.87
03/23/2026	9469(E)	XCEL ENERGY	191.94
03/23/2026	9470(E)	XCEL ENERGY	69.06
03/23/2026	9471(E)	XCEL ENERGY	21.53
03/23/2026	9473(E)	XCEL ENERGY	5.44
Total 03/23/2026:			56,072.66
03/26/2026	9488(A)	MADISON NATIONAL LIFE	3,398.54
03/26/2026	9489(A)	NCPERS GROUP LIFE INS	96.00
03/26/2026	9490(A)	RELIANCE STANDARD LIFE INSURA	2,542.22
Total 03/26/2026:			6,036.76
USBNK TOTALS:			
Total of 161 Checks:			540,735.72
Less 0 Void Checks:			0.00
Total of 161 Disbursements:			540,735.72

CHECK REGISTER FOR CITY OF SHOREVIEW

CHECK NUMBER 583113 - 583283

Check Date	Check	Vendor Name	Amount	
Bank USBNK US BANK CHECKING\4M				
03/13/2026	583113	AARP C/O RICHARD G. MAY	355.00	
03/13/2026	583114	ACE SOLID WASTE	37.87	
03/13/2026	583115	ACE SOLID WASTE	929.13	
03/13/2026	583116	ACTION OVERHEAD GARAGE DOOR	200.00	
03/13/2026	583117	ALLINA HEALTH SYSTEM	1,025.00	
03/13/2026	583118	AMAZON CAPITAL SERVICES	3,718.92	
03/13/2026	583119	VOID	0.00	V
03/13/2026	583120	ANCHOR PAPER COMPANY	876.75	
03/13/2026	583121	APPLE FORD	50.59	
03/13/2026	583122	AQUA LOGIC INC	640.00	
03/13/2026	583123	ASL INTERPRETING SERVICES INC	138.00	
03/13/2026	583124	BETTI, MATTHEW	3.63	
03/13/2026	583125	BLANCHARD, PATRICIA	5.94	
03/13/2026	583126	BOLTON & MENK, INC	13,455.00	
03/13/2026	583127	BYNG,LALA J	1,000.00	
03/13/2026	583128	CARAHSOFT TECHNOLOGY CORPORAT	1,198.00	
03/13/2026	583129	CARPENTER, DEBRA E	23.75	
03/13/2026	583130	CHESS	2,100.00	
03/13/2026	583131	CINTAS CORPORATION #470	349.23	
03/13/2026	583132	CITYWIDE BLAINE LOCK & SAFE	265.00	
03/13/2026	583133	CL BENSEN CO	563.64	
03/13/2026	583134	COMMERCIAL FURNITURE SERVICES	9,396.26	
03/13/2026	583135	CONTINUA INTERIORS OF MINNESO	149,249.90	
03/13/2026	583136	CRAWFORD, JENNIFER	68.88	
03/13/2026	583137	DAVIDSON CONSULTING & COACHIN	963.25	
03/13/2026	583138	FISCHER, ANNA OR CHAD	23.18	
03/13/2026	583139	GALLAGHER, ROBERT	16.16	
03/13/2026	583140	GOPHER STATE ONE-CALL	117.45	
03/13/2026	583141	GRAINGER, INC.	222.15	
03/13/2026	583142	HAHN, JEFFREY	21.13	
03/13/2026	583143	HAWKINS, INC.	704.13	
03/13/2026	583144	HD SUPPLY	1,597.69	
03/13/2026	583145	HIGH POINT NETWORKS, LLC	3,876.00	
03/13/2026	583146	HOOTS CLICKS	6,110.00	
03/13/2026	583147	HOPKINS, LINDA	715.50	
03/13/2026	583148	HORIZON COMMERCIAL POOL SUPPL	50.92	
03/13/2026	583149	IDENTITY STORES, LLC	255.00	
03/13/2026	583150	INNOVATIVE OFFICE SOLUTIONS L	186.80	
03/13/2026	583151	KARL CHEVROLET	48,797.35	
03/13/2026	583152	KELLY & LEMMONS, P.A.	8,027.62	
03/13/2026	583153	KOVARIK, OLIVER	40.60	
03/13/2026	583154	LAKE JOHANNA FIRE DEPT	926.37	
03/13/2026	583155	MAYER ARTS, INC	5,776.00	
03/13/2026	583156	MENARDS - BLAINE	48.86	
03/13/2026	583157	MES SERVICE COMPANY LLC	24,695.21	
03/13/2026	583158	METROPOLITAN COUNCIL ENVIRONM	9,840.60	
03/13/2026	583159	METROPOLITAN COURIER CORPORAT	425.00	
03/13/2026	583160	MIDWEST OVERHEAD CRANE CORP	1,349.70	
03/13/2026	583161	MINNESOTA DEPARTMENT OF CORRE	53,500.00	
03/13/2026	583162	MINNESOTA DEPT LABOR AND INDU	2,585.00	
03/13/2026	583163	MINTERWEISMAN CO DBA CORE-MAR	1,142.62	
03/13/2026	583164	NYSTROM PUBLISHING	55,302.49	
03/13/2026	583165	ON CALL SERVICES INC	8,500.00	
03/13/2026	583166	OXYGEN SERVICE COMPANY	3.89	
03/13/2026	583167	PALS, COREEN	275.62	
03/13/2026	583168	RAMSEY COUNTY	1,732.75	
03/13/2026	583169	RAMSEY COUNTY	230.88	
03/13/2026	583170	RAMSEY COUNTY	11,532.00	
03/13/2026	583171	REHFUSS, WILLIAM	10.88	
03/13/2026	583172	REPUBLIC SERVICES INC #899	97,222.48	
03/13/2026	583173	ROGERS, NATHAN OR MEGHAN	50.33	
03/13/2026	583174	RON TURLEY ASSOCIATES, LLC	552.00	
03/13/2026	583175	SHAGER, NEALA	52.34	
03/13/2026	583176	SHOPE, DONNY	1,215.74	
03/13/2026	583177	SMITHEE, ADRIAN	22.60	
03/13/2026	583178	SOUTHERN MINNESOTA REGIONAL L	200.00	
03/13/2026	583179	TFORCE FINAL MILE	67.32	
03/13/2026	583180	TIMBERGLAD HOLDINGS LLC DBA Q	120.20	
03/13/2026	583181	TRI STATE BOBCAT, INC.	207.52	
03/13/2026	583182	VESTIS	120.38	
03/13/2026	583183	WATSON COMPANY	1,205.27	

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
03/13/2026	583184	WISCONSIN DOT	7.00
03/13/2026	583185	WISCONSIN DOT	7.00
03/13/2026	583186	WOLDT, ALAN OR HEATHER	63.94
03/13/2026	583187	YALE MECHANICAL INC	2,007.00
Total 03/13/2026:			538,374.41
03/19/2026	583188	ABLE HOSE & RUBBER INC.	232.59
03/19/2026	583189	ABM EQUIPMENT & SUPPLY INC	5,914.96
03/19/2026	583190	AE2S, LLC	2,820.00
03/19/2026	583191	ALLDATA	1,500.00
03/19/2026	583192	AMAZON CAPITAL SERVICES	1,156.51
03/19/2026	583193	ANCHOR SOLAR INVESTMENTS	1,307.69
03/19/2026	583194	ARGUS INDUSTRIAL COMPANY, LLC	1,444.92
03/19/2026	583195	ASSOCIATION OF MINNESOTA COUN	75.00
03/19/2026	583196	BMS SIGNS & PRINTING	14,289.00
03/19/2026	583197	CINTAS CORPORATION #470	558.50
03/19/2026	583198	DAVE PERKINS CONTRACTING	9,360.00
03/19/2026	583199	EVOLVE SYSTEMS	975.00
03/19/2026	583200	FACTORY MOTOR PARTS COMPANY	209.14
03/19/2026	583201	FERGUSON WATERWORKS 472426	48.19
03/19/2026	583202	FRA-DOR INC	1,743.45
03/19/2026	583203	GRAINGER, INC.	139.43
03/19/2026	583204	GREAT LAKES COCA-COLA DISTRIB	1,629.14
03/19/2026	583205	HAWKINS, INC.	5,745.05
03/19/2026	583206	HD SUPPLY	4,483.11
03/19/2026	583207	HIGH POINT NETWORKS, LLC	26,306.00
03/19/2026	583208	HUGO EQUIPMENT COMPANY	761.96
03/19/2026	583209	JEFF ELLIS & ASSOCIATES, INC	45.00
03/19/2026	583210	KRAFT CONTRACTING MECHANICAL	6,912.00
03/19/2026	583211	LEAK LOCATORS OF MONTANA	23,603.00
03/19/2026	583212	MASTER-LINK SPORTS INC	2,229.00
03/19/2026	583213	MATHESON TRI-GAS INC	278.05
03/19/2026	583214	MENARDS - BLAINE	157.81
03/19/2026	583215	MENARDS - FRIDLEY	16.96
03/19/2026	583216	METERING & TECHNOLOGY SOLUTIO	19,344.42
03/19/2026	583217	MINTERWEISMAN CO DBA CORE-MAR	1,375.55
03/19/2026	583218	ODP BUSINESS SOLUTIONS LLC	15.71
03/19/2026	583219	ON SITE SANITATION INC	574.00
03/19/2026	583220	POSTMASTER	1,300.00
03/19/2026	583221	PRESS PUBLICATIONS	361.49
03/19/2026	583222	QUADIENT LEASING USA, INC	3,500.00
03/19/2026	583223	Quintero, Sarahi	1,000.00
03/19/2026	583224	RAMSEY COUNTY	102.00
03/19/2026	583225	RAMSEY COUNTY	349,328.60
03/19/2026	583226	Rochester, Katie	100.00
03/19/2026	583227	SAFE-FAST INC	324.85
03/19/2026	583228	SPS WORKS,	42.15
03/19/2026	583229	TREE TRUST	5,875.00
03/19/2026	583230	U.S. BANK	575.00
03/19/2026	583231	UPPER CUT TREE SERVICES INC	2,120.00
03/19/2026	583232	VESTIS	240.76
03/19/2026	583233	W.D.LARSON COMPANIES LTD, INC	7,353.22
03/19/2026	583234	WATSON COMPANY	1,383.70
03/19/2026	583235	WHITE BEAR LAKE, CITY OF	2,710.94
03/19/2026	583236	WILSON, CLARICE ANN	9,917.80
Total 03/19/2026:			521,486.65
03/26/2026	583237	AARP C/O WILLIAM LAZARUS	485.00
03/26/2026	583238	ABM EQUIPMENT & SUPPLY INC	392.21
03/26/2026	583239	ACTION OVERHEAD GARAGE DOOR	652.50
03/26/2026	583240	ALZHEIMER'S SPEAKS LLC	300.00
03/26/2026	583241	AMAZON CAPITAL SERVICES	908.88
03/26/2026	583242	AMERICAN ENGINEERING TESTING,	51,630.00
03/26/2026	583243	AMERICAN WATERWORKS	85.85
03/26/2026	583244	APPLIED BUSINESS COMMUNICATIO	15,948.41
03/26/2026	583245	ASCENTEK, INC	199.86
03/26/2026	583246	BEISSWENGER'S HOMETOWN HARDWA	6.59
03/26/2026	583247	BOLTON & MENK, INC	408.00
03/26/2026	583248	BOSTROM, KENT & LEAH	2,000.00
03/26/2026	583249	CAPRA'S UTILITIES INC	3,120.00
03/26/2026	583250	CHOSEN VALLEY TESTING	920.00
03/26/2026	583251	CINTAS CORPORATION #470	319.23

CHECK REGISTER FOR CITY OF SHOREVIEW

CHECK NUMBER 583113 - 583283

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
03/26/2026	583252	COMPASS PEER GROUPS	1,800.00
03/26/2026	583253	CRYSTEEL TRUCK EQUIPMENT	352.12
03/26/2026	583254	DAVE PERKINS CONTRACTING	11,220.00
03/26/2026	583255	ELECTRO WATCHMAN INC.	125.85
03/26/2026	583256	FERGUSON WATERWORKS 472426	825.15
03/26/2026	583257	FIDELITY SECURITY LIFE	262.26
03/26/2026	583258	GRIT CONTRACTING	177,417.25
03/26/2026	583259	Hanson, Sheri	50.00
03/26/2026	583260	HOMERUN LEADERSHIP LLC	2,500.00
03/26/2026	583261	HUGO EQUIPMENT COMPANY	162.97
03/26/2026	583262	KARL CHEVROLET	49,787.35
03/26/2026	583263	LANDWERX	5,000.00
03/26/2026	583264	LEAGUE OF MINNESOTA CITIES	54,768.00
03/26/2026	583265	MACQUEEN EQUIPMENT, LLC	318,208.00
03/26/2026	583266	MENARDS - FRIDLEY	33.84
03/26/2026	583267	METROPOLITAN COUNCIL ENVIRONM	1,092.63
03/26/2026	583268	MINNESOTA DEPARTMENT OF HEALT	33,605.00
03/26/2026	583269	MINTERWEISMAN CO DBA CORE-MAR	1,233.33
03/26/2026	583270	MJ ELECTRIC, LLC	3,000.00
03/26/2026	583271	NEIGHBORWORKS HOME PARTNERS	49,950.00
03/26/2026	583272	ON SITE SANITATION INC	25.00
03/26/2026	583273	PARSONS ELECTRIC	1,218.84
03/26/2026	583274	POSTMASTER	370.00
03/26/2026	583275	Roman, Rawn	36.16
03/26/2026	583276	RYBAKOV, IGOR	1,904.00
03/26/2026	583277	ST. PAUL, CITY OF	270.00
03/26/2026	583278	Stahn, Nicole	100.00
03/26/2026	583279	SUBURBAN RATE AUTHORITY	1,524.00
03/26/2026	583280	TKK ELECTRONICS, LLC	2,696.49
03/26/2026	583281	VAN PAPER COMPANY	3,213.24
03/26/2026	583282	WATSON COMPANY	1,200.74
03/26/2026	583283	YALE MECHANICAL INC	3,387.00
Total 03/26/2026:			804,715.75
USBNK TOTALS:			
Total of 171 Checks:			1,864,576.81
Less 1 Void Checks:			0.00
Total of 170 Disbursements:			1,864,576.81

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 19 2026 (Mo. Day Yr.) IN THE SUM OF $ 51630.00

CITY OF SHOREVIEW

V #	W #

Payee AMERICAN ENGI

VENDOR # 00905 AMERICAN ENGINEERING TESTING, INC. LOCKBOX #170023 PO BOX 1691	Purchase Order No. Terms Due Date 04/19/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/20/2026	PJI085977	461-4700-45910.000		26-04 STREET REHAB/ARCHITECT/ENGIN	51,630.00

CITY OF SHOREVIEW

Favor Of

AMERICAN ENGINEERING TESTING, INC.

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized theron for which charge is made were ordered and received except

Mo. Day Yr. Signature Officer/Title

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 06 2026 (Mo. Day Yr.) IN THE SUM OF $ 149249.90

CITY OF SHOREVIEW

V #	W #

Payee CONTINUA INTE

VENDOR # 101511
CONTINUA INTERIORS OF MINNESOTA, LLC
9800 8TH AVE N

PLYMOUTH, MN 55441-4407

Purchase Order No.

Terms

Due Date 04/06/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/06/2026	22036	434-4700-45910.000		FIRE STATION #1-ARCHITECT/ENGINEER	91,788.68
03/06/2026	22036	434-4700-45910.201		ARCHITECT/ENGINEER - ARDEN HILLS	36,118.48
03/06/2026	22036	434-4700-45910.202		ARCHITECT/ENGINEER - NORTH OAKS	21,342.74

CITY OF SHOREVIEW

Favor Of

CONTINUA INTERIORS OF MINNESOTA, LLC

Total Amount of Voucher $

Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 31 2026 (Mo. Day Yr.) IN THE SUM OF $ 177417.25

CITY OF SHOREVIEW

V #	W #

Payee GRIT CONTRACT

VENDOR # 101503 GRIT CONTRACTING 8786 EGAN DR SAVAGE, MN 55378-2561	Purchase Order No. Terms Due Date 03/31/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/20/2026	25-04	405-4345-45306.000-TR		GFA REPLACEMENT TRAIL REHAB & EXTE	177,417.25

CITY OF SHOREVIEW

Favor Of

GRIT CONTRACTING

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 15 2026 (Mo. Day Yr.) IN THE SUM OF $ 26306.00

CITY OF SHOREVIEW

V #	W #

Payee HIGH POINT NET

VENDOR # 01992 HIGH POINT NETWORKS, LLC 728 EAST BEATON DRIVE SUITE 200 WEST FARGO, ND 58078	Purchase Order No. Terms Due Date 04/15/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/16/2026	2808376	101-4055-43860.006		FIREWALL & SUBSCRIPTION SERVICES A	26,306.00

CITY OF SHOREVIEW

Favor Of

HIGH POINT NETWORKS, LLC

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 11 30 2025 (Mo. Day Yr.) IN THE SUM OF $ 48797.35

CITY OF SHOREVIEW

V #	W #

Payee KARL CHEVROL

VENDOR # 101081 KARL CHEVROLET 1000 N 3RD AVE MARSHALLTOWN, IA 50158-1833	Purchase Order No. Terms Due Date 11/30/2025

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
10/30/2025	88189	701-4650-45400.000		NEW 304-26 TRUCK	48,797.35

CITY OF SHOREVIEW

Favor Of

KARL CHEVROLET

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 16 2026 (Mo. Day Yr.) IN THE SUM OF $ 49787.35

CITY OF SHOREVIEW

V #	W #

Payee KARL CHEVROL

VENDOR # 101081 KARL CHEVROLET 1000 N 3RD AVE MARSHALLTOWN, IA 50158-1833	Purchase Order No. Terms Due Date 04/16/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/16/2026	STOCK NO 23492	701-4650-45400.000		2026 GMC SIERRA 2500 212 TRUCK PURC	49,787.35

CITY OF SHOREVIEW

Favor Of

KARL CHEVROLET

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 54768.00

CITY OF SHOREVIEW

V #	W #

Payee LEAGUE OF MIN

VENDOR # 00373
LEAGUE OF MINNESOTA CITIES
C/O BERKLEY RISK ADMINISTRATORS LLC
222 S NINTH ST, SUITE 2700
MINNEAPOLIS, MN 55458-1517

Purchase Order No.

Terms

Due Date 04/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/04/2026	40008613 - 3/4/26	101-4050-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	12,155.41
03/04/2026	40008613 - 3/4/26	101-4080-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	1,323.73
03/04/2026	40008613 - 3/4/26	101-4120-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	1,132.75
03/04/2026	40008613 - 3/4/26	101-4205-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	144.00
03/04/2026	40008613 - 3/4/26	101-4345-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	195.25
03/04/2026	40008613 - 3/4/26	101-4371-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	6,691.75
03/04/2026	40008613 - 3/4/26	210-4275-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	888.48
03/04/2026	40008613 - 3/4/26	220-4380-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	9,932.36
03/04/2026	40008613 - 3/4/26	225-4340-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	483.08
03/04/2026	40008613 - 3/4/26	230-4090-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	54.48
03/04/2026	40008613 - 3/4/26	241-4450-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	187.75
03/04/2026	40008613 - 3/4/26	601-4505-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	5,742.21

CITY OF SHOREVIEW

Favor Of

LEAGUE OF MINNESOTA CITIES

Total Amount of Voucher $

Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 54768.00

CITY OF SHOREVIEW

V #	W #

Payee LEAGUE OF MIN

VENDOR # 00373
LEAGUE OF MINNESOTA CITIES
C/O BERKLEY RISK ADMINISTRATORS LLC
222 S NINTH ST, SUITE 2700
MINNEAPOLIS, MN 55458-1517

Purchase Order No.

Terms

Due Date 04/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/04/2026	40008613 - 3/4/26	602-4555-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	3,502.23
03/04/2026	40008613 - 3/4/26	603-4585-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	377.72
03/04/2026	40008613 - 3/4/26	603-4590-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	232.50
03/04/2026	40008613 - 3/4/26	604-4260-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	4,194.30
03/04/2026	40008613 - 3/4/26	701-4650-43410.000		2026 PROPERTY/LIABILITY INS 2ND INSTA	7,530.00

CITY OF SHOREVIEW

Favor Of

LEAGUE OF MINNESOTA CITIES

Total Amount of Voucher $

Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 06 2026 (Mo. Day Yr.) IN THE SUM OF $ 23603.00

CITY OF SHOREVIEW

V #	W #

Payee LEAK LOCATORS

VENDOR # 101555 LEAK LOCATORS OF MONTANA 424 BUCKSKIN RD BELGRADE, MT 59714-9577	Purchase Order No. Terms Due Date 03/06/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
01/05/2026	2006	601-4505-42280.000		LEAK DETECTION EQUIPMENT FOR UTILIT	11,801.50
01/05/2026	2006	602-4555-42280.000		LEAK DETECTION EQUIPMENT FOR UTILIT	11,801.50

CITY OF SHOREVIEW

Favor Of

LEAK LOCATORS OF MONTANA

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 27 2026 (Mo. Day Yr.) IN THE SUM OF $ 318208.00

CITY OF SHOREVIEW

V #	W #

Payee MACQUEEN EQU

VENDOR # 101331 MACQUEEN EQUIPMENT, LLC 1125 7TH ST E ST PAUL, MN 55106	Purchase Order No. Terms Due Date 03/27/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
02/27/2026	E02468	701-4650-45400.000		HEAVY MACHINERY - NEW STREET SWEE	318,208.00

CITY OF SHOREVIEW

Favor Of

MACQUEEN EQUIPMENT, LLC

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 105141.30

CITY OF SHOREVIEW

V #	W #

Payee MEDICA

VENDOR # 20228 MEDICA NW 7958 PO BOX 1450 MINNEAPOLIS, MN 55485-7958	Purchase Order No. Terms Due Date 03/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
02/14/2026	497696100200	101-0000-20410.000		HEALTH INSURANCE MAR 2026	102,709.91
02/14/2026	497696100200	101-0000-20411.000		HEALTH INSURANCE MAR 2026	2,431.39

CITY OF SHOREVIEW

Favor Of

MEDICA

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 04 2026 (Mo. Day Yr.) IN THE SUM OF $ 24695.21

CITY OF SHOREVIEW

V #	W #

Payee MES SERVICE C

VENDOR # 101551
MES SERVICE COMPANY LLC
PO BOX 851792

MINNEAPOLIS, MN 55485-1792

Purchase Order No.

Terms

Due Date 04/04/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/05/2026	IN2455734	434-4700-45800.200		OTHER EQUIPMENT - SHOREIVEW	15,187.55
03/05/2026	IN2455734	434-4700-45800.201		OTHER EQUIPMENT - ARDEN HILLS	5,976.24
03/05/2026	IN2455734	434-4700-45800.202		OTHER EQUIPMENT - NORTH OAKS	3,531.42

CITY OF SHOREVIEW

Favor Of

MES SERVICE COMPANY LLC

Total Amount of Voucher $

Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 09 2026 (Mo. Day Yr.) IN THE SUM OF $ 53500.00

CITY OF SHOREVIEW

V #	W #

Payee MINNESOTA DEP

VENDOR # 00471 MINNESOTA DEPARTMENT OF CORRECTIO PO BOX 4719 SAINT PAUL, MN 55101-6719	Purchase Order No. Terms Due Date 04/09/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/10/2026	00000917192	101-4345-43190.062		DOC WORK CREW SERVICES 6 MONTHS	5,350.00
03/10/2026	00000917192	101-4390-43190.111		DOC WORK CREW SERVICES 6 MONTHS	5,350.00
03/10/2026	00000917192	101-4371-43190.000		DOC WORK CREW SERVICES 6 MONTHS	21,400.00
03/10/2026	00000917192	601-4505-43190.127		DOC WORK CREW SERVICES 6 MONTHS	2,675.00
03/10/2026	00000917192	603-4585-43190.144		DOC WORK CREW SERVICES 6 MONTHS	13,375.00
03/10/2026	00000917192	701-4650-43196.004		DOC WORK CREW SERVICES 6 MONTHS	5,350.00

CITY OF SHOREVIEW

Favor Of

MINNESOTA DEPARTMENT OF CORRECTIONS

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and that the materials or services itemized theron for which charge is made were ordered and received except

Mo. Day Yr. Signature Officer/Title

I hereby certify that the attached invoice(s), or bill(s), is (are) true and correct and I have audited same in accordance with IC 5-11-10-1.6.

Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 31 2026 (Mo. Day Yr.) IN THE SUM OF $ 33605.00

CITY OF SHOREVIEW

V #	W #

Payee MINNESOTA DEP

VENDOR # 00455 MINNESOTA DEPARTMENT OF HEALTH DRINKING WATER PROTECTION SECTION P.O. BOX 64494 ST PAUL, MN 55164-0494	Purchase Order No. Terms Due Date 03/31/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/01/2026	03312026	801-0000-21820.000		STATE WATER PAYABLE - 1/1/26 - 3/31/26	33,605.00

CITY OF SHOREVIEW

Favor Of

MINNESOTA DEPARTMENT OF HEALTH

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 20 2026 (Mo. Day Yr.) IN THE SUM OF $ 29440.00

CITY OF SHOREVIEW

V #	W #

Payee MINNESOTA DEP

VENDOR # 00151
MINNESOTA DEPARTMENT OF REVENUE-T
MN. SALES & USE TAX
MAIL STATION 1110
SAINT PAUL, MN 55146

Purchase Order No.

Terms

Due Date 03/20/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
02/01/2026	FEBRUARY 2026	220-0000-21810.000		SALES USE TAX: FEBRUARY 2026	28,093.09
02/01/2026	FEBRUARY 2026	701-4650-42120.003		SALES USE TAX: FEBRUARY 2026	24.15
02/01/2026	FEBRUARY 2026	601-0000-21810.000		SALES USE TAX: FEBRUARY 2026	1,301.26
02/01/2026	FEBRUARY 2026	220-4380-43610.000		SALES USE TAX: FEBRUARY 2026	14.73
02/01/2026	FEBRUARY 2026	220-4380-42140.000		SALES USE TAX: FEBRUARY 2026	6.77

CITY OF SHOREVIEW

Favor Of

MINNESOTA DEPARTMENT OF REVENUE-TAX

Total Amount of Voucher $

Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 15 2026 (Mo. Day Yr.) IN THE SUM OF $ 21700.00

CITY OF SHOREVIEW

V #	W #

Payee NEIGHBORWOR

VENDOR # 100342
NEIGHBORWORKS HOME PARTNERS
533 DALE STREET NORTH
SAINT PAUL, MN 55103

Purchase Order No.
Terms
Due Date 04/15/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/24/2026	ADMIN SERVICES 2/2	307-4410-44890.000		2026 LOAN CAPITAL FAIRVIEW AVE N	20,000.00
03/24/2026	ADMIN SERVICES 2/2	307-4410-44890.000		2026 LOAN CAPITAL FAIRVIEW AVE N	1,700.00

CITY OF SHOREVIEW

Favor Of

NEIGHBORWORKS HOME PARTNERS

Total Amount of Voucher $
Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 15 2026 (Mo. Day Yr.) IN THE SUM OF $ 27500.00

CITY OF SHOREVIEW

V #	W #

Payee NEIGHBORWOR

VENDOR # 100342
NEIGHBORWORKS HOME PARTNERS
533 DALE STREET NORTH
SAINT PAUL, MN 55103

Purchase Order No.
Terms
Due Date 04/15/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/24/2026	OAKWOOD DRIVE LO	307-4410-44890.000		2026 LOAN CAPITAL OAKWOOD DR	25,000.00
03/24/2026	OAKWOOD DRIVE LO	307-4410-44890.000		2026 LOAN CAPITAL OAKWOOD DR	2,500.00

CITY OF SHOREVIEW

Favor Of

NEIGHBORWORKS HOME PARTNERS

Total Amount of Voucher $
Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 12 12 2025 (Mo. Day Yr.) IN THE SUM OF $ 23848.20

CITY OF SHOREVIEW

V #	W #

Payee NYSTROM PUBLI

VENDOR # 100381 NYSTROM PUBLISHING 9100 COTTONWOOD LN N MAPLE GROVE, MN 55369	Purchase Order No. Terms Due Date 12/12/2025

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
11/12/2025	49518	101-4040-43390.000		2025 WINTER SHOREVIEWS PRINTING AN	19,383.56
11/12/2025	49518	101-4040-43220.000		2025 WINTER SHOREVIEWS PRINTING AN	4,464.64

CITY OF SHOREVIEW

Favor Of

NYSTROM PUBLISHING

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 09 2026 (Mo. Day Yr.) IN THE SUM OF $ 31454.29

CITY OF SHOREVIEW

V #	W #

Payee NYSTROM PUBLI

VENDOR # 100381 NYSTROM PUBLISHING 9100 COTTONWOOD LN N MAPLE GROVE, MN 55369	Purchase Order No. Terms Due Date 03/09/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
02/09/2026	49754	101-4040-43390.000		SPRING AND SUMMER CAMP GUIDE SHO	26,130.09
02/09/2026	49754	101-4040-43220.000		SPRING AND SUMMER CAMP GUIDE SHO	5,324.20

CITY OF SHOREVIEW

Favor Of

NYSTROM PUBLISHING

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 04 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 349328.60

CITY OF SHOREVIEW

V #	W #

Payee RAMSEY COUNT

VENDOR # 01337 RAMSEY COUNTY 121 7TH PLACE EAST, MAIL STOP 5100 SAINT PAUL, MN 55101	Purchase Order No. Terms Due Date 04/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/02/2026	SHRFL-002392	101-4110-43190.000		LAW ENF, PS SVCS; SVC FEES	349,328.60

CITY OF SHOREVIEW

Favor Of

RAMSEY COUNTY

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

APPROVED BY THE STATE BOARD OF ACCOUNTS FOR THE CITY OF SHOREVIEW-2001

City/Town Form 201/39 (Rev. 1995)

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 20 2026 (Mo. Day Yr.) IN THE SUM OF $ 97222.48

CITY OF SHOREVIEW

V #	W #

Payee REPUBLIC SERVI

VENDOR # 01901 REPUBLIC SERVICES INC #899 PO BOX 713502 CHICAGO, IL 60677	Purchase Order No. Terms Due Date 03/20/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
02/28/2026	0899-004944279	210-4275-43190.000		FEBRUARY 2026 RECYCLING SERVICE	97,222.48

CITY OF SHOREVIEW

Favor Of

REPUBLIC SERVICES INC #899

Total Amount of Voucher	$	
Deductions		
Total Amount of Warrant	$	

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 03 25 2026 (Mo. Day Yr.) IN THE SUM OF $ 29271.39

CITY OF SHOREVIEW

V #	W #

Payee XCEL ENERGY

VENDOR # 10206
XCEL ENERGY
PO BOX 4176

CAROL STREAM, IL 60197-4176

Purchase Order No.

Terms

Due Date 03/25/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
03/10/2026	968840706	220-4380-43610.000		ELECTRIC UTILITIES	21,222.54
03/10/2026	968840706	220-4380-42140.000		SUPPLIES-HEATING	8,048.85

CITY OF SHOREVIEW

Favor Of

XCEL ENERGY

Total Amount of Voucher $

Deductions

Total Amount of Warrant $

Month of _____ , _____

VOUCHER RECORD	ACCT #	
Total		

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Mo. Day Yr. Signature Officer/Title

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Mo. Day Yr. Signature Officer/Title

Board/Council Members

Memorandum

TO: City Council

FROM: Brad Martens , City Manager

DATE: April 6, 2026

SUBJECT: 2026 Agreement for Supplemental Law Enforcement Services - Water Patrol

ITEM NUMBER: 8.e

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve the 2026 agreement for supplemental law enforcement services with the Ramsey County Sheriff's Office for water patrol.

INTRODUCTION

The city council is being asked to approve the 2026 supplemental law enforcement services agreement for water patrol.

DISCUSSION

The city annually contracts with the Ramsey County Sheriff's Office for supplemental water patrol services for certain lakes in Shoreview. The supplemental service includes up to 192 hours of lake patrol between Memorial Day and Labor Day, with emphasis on weekends and holidays. The total, not to exceed cost of this additional service is $9,600 which is the same amount as the 2024 and 2025 agreements.

The city has contracted for these supplemental water patrol services for more than 25 years and staff continues to support this service. The adopted budget includes the cost of these supplemental law enforcement services.

RECOMMENDATION

It is recommended that the city council adopt a motion to approve the 2026 agreement for supplemental law enforcement services with the Ramsey County Sheriff's Office for water patrol.

ATTACHMENTS

2026 Supplemental Law Enforcement Services Agreement - City of Shoreview.pdf

AGREEMENT
FOR
SUPPLEMENTAL LAW ENFORCEMENT SERVICES

This is an Agreement between Ramsey County, a political subdivision of the State of Minnesota, on behalf of the Sheriff's Office (hereinafter referred to as the "COUNTY") and the CITY OF SHOREVIEW (hereinafter referred to as the "CITY"), for the period from May 1, 2026, through September 30, 2026 ("Term").

WITNESSETH:

WHEREAS, pursuant to MINN. STAT. Chapter 86B, the Ramsey County Sheriff's Office has the obligation to maintain a program of search, rescue, buoying or marking, patrol, removal of hazards to navigation, and inspection of watercraft relating to lake use ("Program Services"); and

WHEREAS, the COUNTY and the CITY desire to enter into a joint powers agreement pursuant to MINN. STAT. §471.59, to have the Ramsey County Sheriff's Office provide Program Services on the surface and shorelines of Island, Turtle, Snail, Owasso, and Wabasso Lakes;

NOW, THEREFORE, THE COUNTY AND THE CITY AGREE AS FOLLOWS:

The Ramsey County Sheriff's Office shall provide Program Services, as well as enforcement of all applicable CITY ordinances relating to water safety and use (collectively, "Contract Services") to the CITY on the surface and shorelines of Island, Turtle, Snail, Owasso and Wabasso Lakes, to the extent and in the manner hereinafter set forth, in addition to the patrol and police services regularly provided.

2. The rendition of the Contract Services, the standards of performance, the discipline of officers, and other matters incident to the performance of such services and the control of personnel so employed, shall remain with the COUNTY. In the event of a dispute between the parties as to the extent of the duties and functions to be rendered hereunder or the manner of performance of such service, the determination thereof made by the COUNTY shall be final and conclusive between the parties hereto.

3. The COUNTY agrees to provide trained uniformed deputies with proper equipment, identification, and communications on Island, Turtle, Snail, Owasso and Wabasso Lakes during all hours that Contract Services are provided by the Ramsey County Sheriff's Office under this Agreement.

4. The number of hours of Contract Services to be provided during the Term of this Agreement shall be as follows:

Winter Patrol: zero (0) hours
Summer Patrol: up to one hundred ninety-two (192) hours. It is agreed that the schedule

of days and hours of work shall be determined at the discretion of the Ramsey County Sheriff's Office with emphasis being placed on weekends and holidays at the lakes with the highest number of users.

5. All Deputy Sheriffs, clerks, dispatchers and all other personnel performing duties pursuant to this Agreement shall at all times be considered employees of the COUNTY for all purposes. The supervision of said personnel shall remain under the control of the Ramsey County Sheriff's Office or other appropriate County officials and employees.

6. Except as otherwise provided, the CITY shall not be called upon to assume any liability for direct payment of any salaries, wages, tips, or other compensation to any COUNTY personnel performing Contract Services, and the COUNTY hereby assumes said liabilities.

7. Except as otherwise specified, the CITY shall not be liable for compensation or indemnity of any COUNTY employee for any injury or sickness arising out of their employment, and the COUNTY hereby agrees to hold harmless the CITY against any such claim.

8. The CITY, its officials and employees, shall not be deemed to assume any liability for the intentional or negligent acts of the COUNTY or of any official or employee thereof, and the COUNTY shall hold the CITY, its officials, and employees harmless from, and shall defend them, against, any claim for damages arising out of the COUNTY's performance of Contract Services under this Agreement, subject to the limits of liability as set forth in Minn. Stat. Section 466.04.

9. The COUNTY, its officials and employees shall not be deemed to assume any liability for intentional or negligent acts of the CITY or of any official or employee thereof, and the CITY shall hold the COUNTY, its officials, and employees harmless from, and shall defend them against, any claim for damages arising out of the CITY's performance under this Agreement, subject to the limits of liability as set forth in Minn. Stat. Section 466.04.

10. The Ramsey County Sheriff's Office shall bill the CITY at the hourly rate of $50.00 hourly in reimbursement for the cost of providing Contract Services under this Agreement and such billings shall be submitted at the end of the patrol season. Total billings for the 2026 summer Patrol coverage will not exceed $9,600.

11. The CITY may increase the hours of coverage at the $50.00 hourly rate by written amendment to this Agreement, signed by both parties.

12. It is understood that prosecutions for violations of ordinance or state statute, together with the disposition of all fines collected pursuant thereto, shall be in accordance with state laws and local ordinances.

13. The Contract Services identified in this Agreement shall be in addition to existing patrol coverage now provided by the Ramsey County Sheriff's Office.

14. Either party may terminate this Agreement upon fifteen (15) days written notice to the other party at any time during the term of this Agreement. Upon such termination, the Ramsey County Sheriff's Office shall be paid for services actually rendered under this Agreement until the date of termination.

15. The Term of this Agreement will be May 1, 2026, through September 30, 2026.

16. Any alterations, variations, modifications, or waivers of provisions of this Agreement, shall only be made in the form of a written amendment to this Agreement signed by authorized representatives of the COUNTY and the CITY.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the last date written below.

RAMSEY COUNTY

By: _____
Ling Becker

Its: County Manager

Date: _____

CITY OF SHOREVIEW

By:_____

Its:

Date: _____

Approval recommended:

By: _____
Bob Fletcher

Its: Ramsey County Sheriff

Date: _____

Approved as to form:

By: _____
Bradley Cousins

Its: Assistant Ramsey County Attorney

Memorandum

TO: City Council

FROM: Stephanie Smith , City engineer

DATE: April 6, 2026

SUBJECT: Approve grant agreements with the Rice Creek Watershed District to construct the 2026 Stormwater and Target Pond Improvement Projects and approve proposal for professional engineering services for the Target Pond Improvement Project

ITEM NUMBER: 8.f

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve
1. grant agreement with the Rice Creek Watershed District to construct the 2026 Stormwater and Target Pond Improvement Projects, and
2. proposal for professional engineering services for the Target Pond Improvement Project

INTRODUCTION

The City of Shoreview was selected to receive a 2026 stormwater management grant from the Rice Creek Watershed District, and city council action is required to approve the grant agreement. Additionally, council approval is required to approve the proposal for professional engineering services from Kimley-Horn and Associates (KHA) for final design and plan preparation for the Target Pond Improvements.

DISCUSSION

The Rice Creek Watershed District's stormwater management grant program is intended to assist cities and other entities with their stormwater management projects. This funding is for projects that provide stormwater quality treatment, runoff volume reductions, peak runoff rate control and/or reductions in groundwater usage. This winter, city staff identified this grant program for two projects included in the 2026 capital improvement plan and successfully applied. The grant will provide $75,000 for each project.

The 2026 Stormwater Improvement Project, on Milton Street and Randy Avenue, will replace part of the existing asphalt street surface with pervious pavers. These streets both have stormwater systems that flow into Island Lake and infiltrating stormwater runoff into the ground through the pavers will benefit water quality for the lake. Benefits include reducing the pollutant loading and stormwater volume. The project is intended to continue to reduce the phosphorus entering Island Lake, as it currently has a set total maximum daily load for phosphorus. This project will continue water quality protection work which has recently seen Island Lake removed from the impaired waters list.

The Target Pond Improvement Project will construct an iron-enhanced filtration system in the

existing, city-owned pond that is east of Lexington Avenue, near Target. The existing sand filtration system receives runoff from the nearby paved surfaces and flows into Valentine Lake, which has been on the MPCA's Impaired Water list since 2002. The goal of this project is to provide additional water quality treatment before the stormwater gets to Valentine Lake, improving the lake's water quality and working toward removing it from the impaired waters list.

The Rice Creek Watershed District Board reviewed and approved both projects for $75,000 each. Council approval is required for the city to execute the grant agreement with the watershed district.

City staff does not have the expertise to draft the final plans for the Target Pond Improvement Project and KHA was asked to send a proposal for survey, construction plans, and an operations and maintenance plan. KHA assisted with the grant application and is familiar with the project. Staff reviewed the proposal not-to-exceed $34,000 and recommends council approval.

The projects have been budgeted for in the capital improvement plan for 2026 construction. Funding and costs are summarized below:

Project Cost Estimates (30% for Engineering, Administration & Contingency)	
Target Pond	$185,000
2026 Storm Improvements	$651,000
Total	$835,000

Proposed Funding	
Surface Water Fund	$685,000
Rice Creek Watershed District Grant	$150,000
Total	$835,000

RECOMMENDATION

Staff recommends council approve the grant agreements with the Rice Creek Watershed District to construct the 2026 Stormwater Improvement Project and the Target Pond Improvement Project, and approve the KHA proposal for professional engineering services for the Target Pond Improvement Project.

ATTACHMENTS

Grant Agreement for 2026 Stormwater Project
Grant Agreement for Target Pond Improvements
Target Pond Improvement Map
2026 Stormwater Improvements Map
Kimley Horn Agreement

Docusign Envelope ID: 5F5588FA-037A-8F7C-81D4-06235ED2B312

2026 STORMWATER MANAGEMENT
GRANT AGREEMENT

GRANT AGREEMENT between the Rice Creek Watershed District, 4325 Pheasant Ridge Drive NE, Suite 611, Blaine, Minnesota 55449 and the City of Shoreview, 4600 Victoria St N, Shoreview, MN 55126.

RECITALS

WHEREAS, the City of Shoreview (Grantee) intends to construct a project titled "2026 Storm Improvements" (Project); and,

WHEREAS, the Rice Creek Watershed District (District) operates a Stormwater Management Grant Program for the improvement and remediation of stormwater management systems throughout the Rice Creek Watershed; and,

WHEREAS, in accordance with District program guidelines, the District desires to provide the Grantee financial assistance for the Project.

THEREFORE, in consideration of mutual promises set forth herein and other good and valuable consideration, the District and the Grantee agree as follows:

I. GRANTEE RESPONSIBLITIES.

A. *Design Plan, Operation Plan and Maintenance Plan.* Design plans for the project must be signed by a licensed professional engineer or landscape architect. The Grantee will submit (1) final signed plans and specifications for the Project, and (2) an operations and maintenance plan to the District for the Administrator's written approval, not to be unreasonably withheld. The Project plans and specifications must include a public education component. The District, in its discretion, may approve a non-structural public education component.

B. *Construction and Maintenance.* The Grantee, through its own personnel and/or contractors, will construct the Project in accordance with the approved Project plans and specifications and maintain it indefinitely in accordance with the approved maintenance plan. In doing so, the Grantee will comply with all applicable laws and regulations and will be responsible for acquiring all permits, approvals and temporary and permanent rights of access or easement.

C. *Perpetual Access for Maintenance.* The Grantee shall submit to the District, in a form acceptable to the District, legal assurance that the Grantee has perpetual access to the Project's location for construction, operation and maintenance and that the Project will be maintained in perpetuity.

D. *Completion of Construction.* The Grantee's staff or consulting engineer will certify the completion of Project construction in accordance with the approved plans and specifications no later than October 31, 2028. The Grantee will submit to the District documentation of Project expenditures and the certification of completion no later than December 29, 2028.

Docusign Envelope ID: 5F5588FA-037A-8F7C-81D4-06235ED2B312

II. DISTRICT RESPONSIBILITIES.

A. *Grant Funds.* To defray the Project cost to the Grantee, the District will provide the Grantee financial assistance in the amount of fifty (50) percent of the Project's eligible costs, as determined by the District, with the total amount of District assistance not to exceed $75,000.

B. *Payment Schedule.* On District approval of the Project plans, specifications, and operations and maintenance plan, certification by the Grantee that it has obtained all necessary permits and approvals, District approval of the Grantee's perpetual access and maintenance assurance, and receipt of the Grantee's issued notice to proceed, the District may disburse fifty (50) percent of the RCWD Board approved grant amount upon request of the Grantee. On District receipt of the certification of completion and review of such Project documentation as it may require, the District will disburse the remaining RCWD Board approved funds.

C. *Contingencies.* The District's obligation to provide grant funds is contingent on the Grantee's compliance with the terms of this agreement, including but not limited to Project completion in accordance with the District-approved plans and specifications by October 31, 2028, and Project maintenance in accordance with the approved maintenance plan. The Grantee will return to the District any grant funds already received if this condition is not satisfied.

III. MISCELLANEOUS.

A. *Relationship of Parties.* Nothing in this agreement creates or establishes a partnership, joint venture or agency relationship between the parties. District review or approval of design plans and specifications, a maintenance plan and any other Project-related documents is solely for the District's own accounting for funds expended. As between the parties, the Grantee is solely responsible for selection of the Project design and the means, method and manner of construction. Nothing in this agreement creates any right in any third party or affects any immunity, defense or liability limitation enjoyed by either party.

B. *Employees.* The Grantee represents that it has or will secure, at its own expense, all personnel and/or contractors required for the performance of this agreement. No Grantee personnel or contractor will be considered an agent, representative or employee of the District.

C. *Liability.* The Grantee agrees to hold harmless and indemnify the District, and its managers, staff and representatives, up to the maximum liability limits of Minnesota Statutes Section 466.04, against any claim, expense or damage, including attorney fees, arising from the performance of this agreement.

D. *Assignment or Modification.* This agreement binds and inures to the benefit of the Grantee and the District, and their respective successors and assigns. Neither party may assign this agreement without the prior written consent of the other. Any modification of the agreement must be in writing and signed by both parties.

E. *Public Documents.* All submitted information, including application, conceptual design, cost estimates, bid tabulations, final designs and specifications, copies of permits and proof of expenditures will become a part of the public record. Grantee will not claim intellectual property rights in any such information.

Docusign Envelope ID: 5F5588FA-037A-8F7C-81D4-06235ED2B312

F. *Effective Date.* This agreement is effective as of the date all signatures below have been provided.

Dated: _____, 2026

City of Shoreview

By: _____

Its: _____

Dated: 3/12/2026, 2026

RICE CREEK WATERSHED DISTRICT

Signed by:
Nick Tomczik
14C211E794334EF...

By: _____

Nick Tomczik, Administrator

Docusign Envelope ID: 5F5588FA-037A-8F7C-81D4-06235ED2B312

2026 STORMWATER MANAGEMENT
GRANT AGREEMENT

GRANT AGREEMENT between the Rice Creek Watershed District, 4325 Pheasant Ridge Drive NE, Suite 611, Blaine, Minnesota 55449 and the City of Shoreview, 4600 Victoria St N, Shoreview, MN 55126.

RECITALS

WHEREAS, the City of Shoreview (Grantee) intends to construct a project titled "Target Pond Improvements" (Project); and,

WHEREAS, the Rice Creek Watershed District (District) operates a Stormwater Management Grant Program for the improvement and remediation of stormwater management systems throughout the Rice Creek Watershed; and,

WHEREAS, in accordance with District program guidelines, the District desires to provide the Grantee financial assistance for the Project.

THEREFORE, in consideration of mutual promises set forth herein and other good and valuable consideration, the District and the Grantee agree as follows:

I. GRANTEE RESPONSIBLITIES.

A. *Design Plan, Operation Plan and Maintenance Plan.* Design plans for the project must be signed by a licensed professional engineer or landscape architect. The Grantee will submit (1) final signed plans and specifications for the Project, and (2) an operations and maintenance plan to the District for the Administrator's written approval, not to be unreasonably withheld. The Project plans and specifications must include a public education component. The District, in its discretion, may approve a non-structural public education component.

B. *Construction and Maintenance.* The Grantee, through its own personnel and/or contractors, will construct the Project in accordance with the approved Project plans and specifications and maintain it indefinitely in accordance with the approved maintenance plan. In doing so, the Grantee will comply with all applicable laws and regulations and will be responsible for acquiring all permits, approvals and temporary and permanent rights of access or easement.

C. *Perpetual Access for Maintenance.* The Grantee shall submit to the District, in a form acceptable to the District, legal assurance that the Grantee has perpetual access to the Project's location for construction, operation and maintenance and that the Project will be maintained in perpetuity.

D. *Completion of Construction.* The Grantee's staff or consulting engineer will certify the completion of Project construction in accordance with the approved plans and specifications no later than October 31, 2028. The Grantee will submit to the District documentation of Project expenditures and the certification of completion no later than December 29, 2028.

Docusign Envelope ID: 5F5588FA-037A-8F7C-81D4-06235ED2B312

II. DISTRICT RESPONSIBILITIES.

A. *Grant Funds.* To defray the Project cost to the Grantee, the District will provide the Grantee financial assistance in the amount of fifty (50) percent of the Project's eligible costs, as determined by the District, with the total amount of District assistance not to exceed $75,000.

B. *Payment Schedule.* On District approval of the Project plans, specifications, and operations and maintenance plan, certification by the Grantee that it has obtained all necessary permits and approvals, District approval of the Grantee's perpetual access and maintenance assurance, and receipt of the Grantee's issued notice to proceed, the District may disburse fifty (50) percent of the RCWD Board approved grant amount upon request of the Grantee. On District receipt of the certification of completion and review of such Project documentation as it may require, the District will disburse the remaining RCWD Board approved funds.

C. *Contingencies.* The District's obligation to provide grant funds is contingent on the Grantee's compliance with the terms of this agreement, including but not limited to Project completion in accordance with the District-approved plans and specifications by October 31, 2028, and Project maintenance in accordance with the approved maintenance plan. The Grantee will return to the District any grant funds already received if this condition is not satisfied.

III. MISCELLANEOUS.

A. *Relationship of Parties.* Nothing in this agreement creates or establishes a partnership, joint venture or agency relationship between the parties. District review or approval of design plans and specifications, a maintenance plan and any other Project-related documents is solely for the District's own accounting for funds expended. As between the parties, the Grantee is solely responsible for selection of the Project design and the means, method and manner of construction. Nothing in this agreement creates any right in any third party or affects any immunity, defense or liability limitation enjoyed by either party.

B. *Employees.* The Grantee represents that it has or will secure, at its own expense, all personnel and/or contractors required for the performance of this agreement. No Grantee personnel or contractor will be considered an agent, representative or employee of the District.

C. *Liability.* The Grantee agrees to hold harmless and indemnify the District, and its managers, staff and representatives, up to the maximum liability limits of Minnesota Statutes Section 466.04, against any claim, expense or damage, including attorney fees, arising from the performance of this agreement.

D. *Assignment or Modification.* This agreement binds and inures to the benefit of the Grantee and the District, and their respective successors and assigns. Neither party may assign this agreement without the prior written consent of the other. Any modification of the agreement must be in writing and signed by both parties.

E. *Public Documents.* All submitted information, including application, conceptual design, cost estimates, bid tabulations, final designs and specifications, copies of permits and proof of expenditures will become a part of the public record. Grantee will not claim intellectual property rights in any such information.

Docusign Envelope ID: 5F5588FA-037A-8F7C-81D4-06235ED2B312

F. *Effective Date.* This agreement is effective as of the date all signatures below have been provided.

Dated: _____, 2026

City of Shoreview

By: _____

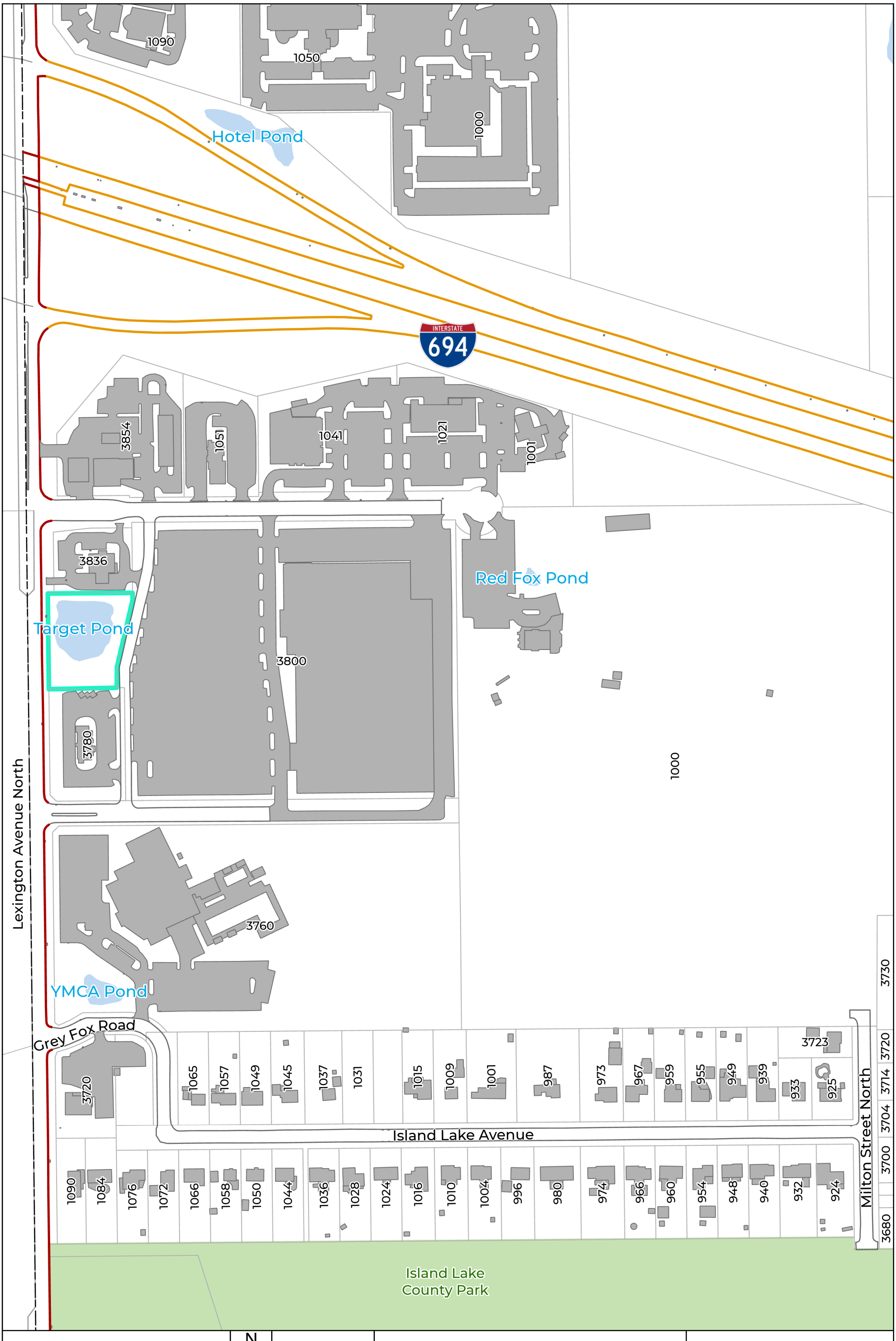
Its: _____

Dated: 3/12/2026, 2026

RICE CREEK WATERSHED DISTRICT

By: Signed by: Nick Tomczik 14C211E794334FF... _____

Nick Tomczik, Administrator



SHOREVIEW

N

1" = 200'

Target Pond Improvements (2026)

City of Shoreview Public Works
3/26/2

Chatsworth Street North

Gramsie Road

Gramsie Pond

Randy Avenue

Island Lake

INTERSTATE 694

Island

Lake

Island Lake Avenue

Milton Street North

Island Lake Park

Lake

Island Lake Park

Victoria Street North

SHOREVIEW

N

1" = 250'

Project Area

26-10: Stormwater Improvements

City of Shoreview Public Works

2/3/2

Kimley»Horn

March 20, 2026

Mr. Tom Wesolowski
Public Works Director
City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126

Re: Professional Services Agreement for Final Design and Implementation Support (Tasks 3–5)

Dear Mr. Wesolowski:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this Letter Agreement (the "Agreement") to the City of Shoreview ("Client") for providing professional services related to the RCWD 2026 Stormwater Management Grant Program for the Target Pond improvements. This Agreement is intended to cover Tasks 3–5 (final design, operations and maintenance plan, and survey verification) as described herein. Tasks 1 and 2 are covered under the Professional Services Agreement dated November 19, 2025.

PROJECT UNDERSTANDING

The City was awarded the Rice Creek Watershed District (RCWD) 2026 Stormwater Management Grant to complete improvements at the Target Pond along Lexington Avenue, south of Red Fox Road, including construction of an iron-enhanced sand filtration basin. This Agreement provides for Tasks 3–5: final plans and specifications, an operations and maintenance plan, and survey verification to support bidding and construction. Tasks 1 and 2 are covered under the Professional Services Agreement dated November 19, 2025.

SCOPE OF SERVICES

Kimley-Horn will provide the services specifically set forth below (Tasks 3–5).

Task 3: Final Plans and Specifications

Kimley-Horn will prepare draft and final construction plans in accordance with City plan standards and prepare review sets at the 60% plan and 90% plan stages for City review. We will provide the City with one PDF set of the plans for each review submittal along with draft specifications at the 90% submittal. This task assumes up to 3 meetings with City staff to review comments and facilitate construction plan development. All electronic files will be provided at the final plan completion stage.

Plans will consist of the following:

- Cover Sheet
- Statement of Estimated Quantities
- General Notes / Standard Details
- MnDOT Standard Plans
- Existing Conditions and Removal Plan
- Construction Plan
- Restoration Plan

The plans may be adjusted to reflect the level of detail needed to support bidding and construction. Any adjustment in the plans must be agreed upon by the City and Kimley-Horn prior to implementation.

Kimley-Horn will prepare project-specific specifications for unique features and compile the specifications into bidding documents in City format. We assume that the City will provide front-end specifications and a recent bidding document format with similar scope as an example.

Kimley-Horn assumes that a wetland replacement plan under the Wetland Conservation Act will not be required based on the proposed improvements. No permanent impacts to the existing stormwater basin are anticipated. We have assumed that temporary construction activities would not include regulated impacts to the stormwater basin, and an application is not needed.

Deliverables:

A. Prepare Plan submittal at the 60%, 90% and Final Plan stages.
B. Prepare Engineer's Estimate submittal at the 60%, 90% and Final Plan stages.
C. Prepare Specifications submittal at the 90% and Final Plan stages
D. Prepare project manual at the Final Plan stage containing the bidding and technical specifications for the project consistent with City standard documents. Kimley-Horn assumes the City will provide their most recent bidding documents as a go-by.

Task 4: Operations and Maintenance Plan

Kimley Horn will complete an operations and maintenance plan for the iron enhanced sand filtration basin. This Task assumes up to 1 round of City review comments on the draft plan to be incorporated into the final plan.

Deliverables:

A. Prepare Draft and Final Operations and Maintenance Plan.

Task 5: Survey Verification

Kimley Horn will subcontract with EFN Survey to complete site survey work to supplement the data provided by the City. Based on our initial review, we have assumed the need for survey of existing grades around the sand filter bench, storm structures, and surface features along Lexington Avenue. EFN will provide Kimley-Horn with a base map showing contours, property lines and site identified features. We have estimated a budget of $5,000 for the supplemental survey verification work including field and office work.

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates.

Information Provided By Client

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

1) Current version of the City's model and corresponding model documentation notes and data (if available/applicable).
2) Storm sewer GIS geodatabase and storm system as-built information, upon request.
3) Provide construction bidding services (City-led) and furnish bid documents/front-end specifications and City bid form requirements as needed for incorporation into the project manual.
4) Provide construction administration and observation (City-led), unless separately authorized in writing as additional services.

SCHEDULE

We will provide our services as expeditiously as practicable. Based on the City's direction, we anticipate completing design in spring 2026, bidding in June–July 2026, and construction in fall 2026. The following preliminary schedule is provided for planning purposes.

Item	Approximate Date
Authorization / Notice to Proceed	April 2026
Kickoff / Project Review Meeting with City Staff	April 2026
Survey Verification	April 2026
Submit 60% Plans and Engineer's Estimate	April 2026
Submit 90% Plans, Engineer's Estimate, and Draft Specifications	May 2026
Submit Final Plans, Engineer's Estimate, and Project Manual	June 2026
Operations and Maintenance Plan – Draft/Final	June 2026
Bidding (City-led)	June–July 2026
Construction (City-led)	Fall 2026

FEE AND EXPENSES

Kimley-Horn will perform the Services in Tasks 3–5 described in this Agreement on a labor fee plus expense basis. Kimley-Horn will perform the services for an estimated maximum fee of $34,000, including reimbursable expenses, based on the task fee amounts shown below. Kimley-Horn will not exceed the total maximum labor fee shown without authorization from the Client. Tasks 1 and 2 are covered under the Professional Services Agreement dated November 19, 2025.

Labor fees will be billed on an hourly basis according to our then-current rates. Individual task amounts are provided for budgeting purposes only. Kimley-Horn reserves the right to reallocate amounts among tasks, as necessary.

Estimated Fee Breakdown of Tasks	
Tasks	**Amount**
Task 3: Final Plans and Specifications	$26,000
Task 4: Operations and Maintenance Plan	$3,000
Task 5: Survey Verification	$5,000
Total Estimated Fee	**$34,000**

Fee Schedule	
Title / Role	**Rate / Range**
Administrative / Clerical	$85-$120
CADD Technician	$90-$130
Staff Engineer	$140-$165
Senior Design	$170-$205
Professional Engineer	$180-$235
Project Manager / Senior Professional	$190-$240

Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to the City of Shoreview.

Kimley-Horn, to help expedite invoices and reduce paper use, submits invoices via email in Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. We will email all invoices to Tom Wesolowski.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute this Agreement in the spaces provided below, retain one copy, and return a copy to us. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By:

	Daniel J. Coyle, P.E.	Adam Tjaden, P.E.
Title:	Vice President	Project Manager

CITY OF SHOREVIEW
A Municipality

_____
(Signature)

_____
(Date)

_____
(Print or Type Name)

Attachment – Standard Provisions

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

2) **Client's Responsibilities**. In addition to other responsibilities herein or imposed by law, the Client shall:
   a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
   b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
   c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
   d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
   e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
   f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
   g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
   h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.

3) **Period of Services**. Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.

4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
   a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
   b. The Client will remit all payments electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.

Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
Account Number: 2073089159554
ABA#: 121000248

c. The Client will send the project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.
d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.
g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.

5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.

6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at https://www.kimley-horn.com/khts-software-license-agreement ("the License Agreement") which terms are incorporated herein by reference.

7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator.

Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.

9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.

10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or $50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.

14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

15) Hazardous Substances and Conditions. Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated

hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.

16) **Construction Phase Services.**
    a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
    b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
    c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.

17) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

18) **Preliminary Notice – Liens.**

(A) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THE CONTRIBUTIONS.

(B) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE.

19) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.

20) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State of Minnesota. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written

document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Memorandum

TO: City Council

FROM: Kevin Knopik , Finance Director

DATE: April 6, 2026

SUBJECT: Approve declaration of intent to bond

ITEM NUMBER: 8.g

SECTION: CONSENT AGENDA

REQUESTED MOTION

To adopt resolution 26-20 financing a certain proposed project to be undertaken by the City of Shoreview, as listed within the resolution on Exhibit A, and establishing compliance with reimbursement bond regulations under the internal revenue code.

INTRODUCTION

Internal Revenue Code requires that the city council adopt a resolution noting its intent to bond for project costs prior to incurring construction costs. Exhibit A of the attached resolution contains an estimate of the total project cost.

DISCUSSION

The projects listed in the attachment are for projects that will occur in 2027 related various street improvements, water, sewer, and surface water projects. These projects have been identified in the city's capital improvement plan to be funded by bond proceeds. The resolution is an expression of intent and does not commit the city to the bonding levels proposed, nor does it commit the city to construct the project listed. Funding levels shown are consistent with the project estimate, including a 20% contingency. The City listed the full project cost plus the 20% to avoid having to approve a revised declaration of intent, as would be required by the Internal Revenue Code.

RECOMMENDATION

It is recommended that the city council approve the attached resolution declaring the city's intend to bond for the proposed project, and to establish compliance with reimbursement bond regulations under the Internal Revenue Code.

ATTACHMENTS

Intent to Bond res 26-20.pdf

EXTRACT OF MINUTES OF MEETING OF THE

CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD APRIL 6, 2026

* * * * * * * * * * * * * *

Pursuant to due call and notice thereof, a meeting of the city council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on April 6, 2026 at 7 pm. The following members were present:

And the following members were absent:

Councilmember _____ introduced the following resolution and moved its adoption.

* * * * * * * * * * * * * *

RESOLUTION NO. 26-20

A RESOLUTION A RESOLUTION RELATING TO FINANCING OF CERTAIN PROPOSED PROJECTS TO BE UNDERTAKEN BY THE CITY OF SHOREVIEW; ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE

WHEREAS, the City of Shoreview is in the practice of constructing certain improvements and in some instances, reimbursing itself for the cost of any portion of the improvements with bond proceeds; and

WHEREAS, the internal revenue service has issued proposed treasury regulations section 1.103-17 (as proposed and/or finally adopted, the "regulations") dealing with the issuance of bonds where all or a portion of the proceeds are to be used to reimburse the city for any project costs paid by the city prior to the time of the issuance of the bonds; and

WHEREAS, the regulations generally require that the city make a prior declaration of its official intent to reimburse itself for such prior expenditures out of the proceeds of a subsequently-issued taxable or tax-exempt borrowing, that such declaration generally be made prior to, but not more than, two years before the time the expenditure is actually paid, that the borrowing occur and the reimbursement allocation be made from the proceeds of such borrowing within one year of the payment of the expenditure or, if longer, within one year of the date the project is placed in service, and the expenditures relate to property having a reasonably expected economic life of at least one year.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Shoreview, County of Ramsey, State of Minnesota, hereby:

1. Official Intent - The city desires to comply with requirements of the regulations with respect to certain projects hereinafter identified.

A. The city proposes to undertake the project(s) described on Exhibit A attached hereto.

B. Other than costs to be paid or reimbursed from sources other than a tax-exempt borrowing or costs permitted to be reimbursed pursuant to the transition provision of Section 1.103-17(1) of the regulations, none of the costs of the foregoing projects as identified on Exhibit A has heretofore been paid by the city and none of the costs will be paid by the city until after the date of this resolution. Each of the projects, and costs related thereto, constitutes property having a useful life of at least one year.

C. The city intends to reimburse itself for the payment of the designated project costs out of the proceeds of a tax-exempt bond issue, debt or similar borrowing (the "bonds") to be issued by the city after the date of payment of all or a portion of the costs. Pending the issuance of the bonds, the city reasonably expects to pay and temporarily finance the costs from the following source or sources of funds identified on Exhibit A.

D. The bonds are proposed to be issued by the city pursuant to the provisions of Minnesota Statutes, Chapter 475, and other applicable statutory authority. The reasonably expected source or sources of funds to be issued by the city to pay the debt service on the bonds are identified on Exhibit A.

2. Budgetary Matters - As of the date hereof, there are no city funds reserved or otherwise allocated pursuant to the city's budget (or expected to be reserved or allocated pursuant to the city's budget) to provide permanent financing for the bonding portion of the project costs, other than pursuant to the issuance of the bonds. Furthermore, there has been no allocation, budgeting, or restriction of monies (or the adoption of a requirement or policy to reimburse a fund) as part of the city's budgetary process, the primary purpose of which is to prevent monies from said sources from being

available for the permanent financing of the costs of the projects. This resolution, therefore, is determined to be consistent with the city's budgetary and financial circumstances as they exist or are foreseeable on the date hereof, all within the meaning and content of the regulations.

3. Filing - This resolution shall be filed in the publicly available official books, records, or proceedings of the city, which shall be continuously available for inspection by the general public. This resolution shall be available for inspection at city hall during normal business hours of the city on every business day during the period beginning on the earlier of 10 days after the adoption hereto or the date of issuance of the reimbursement bonds and ending on the day after the issuance of such bonds.

4. Reimbursement Allocation - The city's finance director shall be responsible for making the "reimbursement allocations" described in the regulations, being generally the transfer of the appropriate amount of proceeds of the bonds to reimburse the source of temporary financing used by the city to make payment of the prior costs of the projects. Each allocation shall be evidenced by an entry on the official books and records of the city maintained for the bonds, shall specifically identify the actual prior expenditure being reimbursed, and shall be effective to relieve the proceeds of the bonds from any restriction under the bond resolution or other relevant legal documents for the bonds, and under any applicable state or federal statute, which would apply to the unspent proceeds of such bond issue.

* * * * * * * * * * * * * *

The motion of the foregoing resolution was duly seconded by Councilmember _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted the 6 day of April, 2026.

* * * * * * * * * * * * * *

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified city manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said city council on the 6 day of April, 2026, with the original thereof on file in my office and the same is full, true and complete transcript therefrom insofar as the same relates to financing of certain projects; establishing compliance with reimbursement bond regulations under the internal revenue code.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 6 day of April, 2026.

_____

Brad Martens, City Manager

SEAL

Exhibit A

Project description	Total cost	Estimated cost to be reimbursed from bond proceeds	Source of interim financing	Source of funds to pay bonds	
				Source	Amount
Water portion of 2027 street rehab	$ 330,000	$ 330,000	Water fund	Water fees	$ 330,000
North water tower rehabilitation	720,000	720,000	Water fund	Water fees	720,000
Water main replacements	960,000	960,000	Water fund	Water fees	960,000
Lift stations (2027)	$ 126,000	$ 126,000	Sewer fund	Sewer fees	$ 126,000
Surface Water portion of 2027 street rehab	$ 264,000	$ 264,000	Surface water fund	Surface water fees	$ 264,000
Street rehabilitation	$ 3,108,000	$ 3,108,000	Street Renewal fund	Tax levy	$ 3,108,000
Total	$ 5,508,000	$ 5,508,000		Total	$ 5,508,000

Memorandum

TO: City Council

FROM: Stephanie Smith , City engineer

DATE: April 6, 2026

SUBJECT: Receive bids and award contract for construction of the 2026 Street Rehabilitation, city project 26-04 to Valley Paving, Inc. in the amount of $2,459,459.00.

ITEM NUMBER: 8.h

SECTION: CONSENT AGENDA

REQUESTED MOTION

To adopt resolution 26-21 accepting the bid from Valley Paving, Inc. for the 2026 Street Rehabilitation, city project 26-04 and authorizing the mayor and city manager to execute a construction contract in the amount of $2,459,459.00.

INTRODUCTION

Electronic bids were received and viewed on March 26, 2026 for the 2026 Street Rehabilitation, city project 26-04. The project areas are shown on the attached map. Council action is required to award the construction contract.

DISCUSSION

The 2026 Street Rehabilitation, city project 26-04, will include rehabilitation of roadways in various neighborhoods, trail improvements, retaining wall replacement, minor storm, water and sanitary sewer repairs, upgrading pedestrian ramps to meet ADA standards and parking lot. The project also includes parking lot, trail and utility improvements at Commons Park.

On February 17, 2026, the city council approved plans and specifications and ordered the taking of bids for the 2026 Street Rehabilitation, city project 26-04. Accordingly, on March 26, 2026, four bids were received and opened. All bids were submitted with proper bid security in the amount of five (5) percent of the total amount bid as required by the project manual. The bid amounts are listed below:

Bidder	Bid Amount
Valley Paving, Inc.	$2,456,456.00
Park Construction Company	$2,656,606.87
Bituminous Roadways, Inc.	$2,699,280.39
Northwest Asphalt, Inc.	$2,791,356.97
Engineer's Opinion of Cost	$2,835,103.72

Valley Paving, Inc. is the lowest responsible bidder at $2,459,459.00, 13% below the engineer's estimate. Valley Paving, Inc. has completed similar projects for the city, and their work has

been acceptable.

The low base bid results in an estimated total cost for the project of $2,830,000 including allowances for engineering and administrative costs, and contingencies.

While the overall project is underbudget, the project funding has a shortfall in the community investment fund and sanitary sewer fund. The overage in the community investment fund is due to the individual bid items being above estimate and additional improvements at Commons Park that are easiest to perform while the lower level parking lot is under construction. The overage in the sanitary sewer fund is due to improvements that are easiest to perform while the street pavement is being replaced and involve relocating the Commons Park lift station. Staff recommend awarding the contract with a budget increase from those funds. Finance staff have confirmed that the needed funds are available in both the community investment fund and the sanitary sewer fund.

Project costs are shown by funding type in the table below:

	Cost (Construction + 15% Design and Construction Admin)	Funding in CIP	Proposed Funding Increases
Streets	$ 1,425,056.48	$ 2,090,000.00	$ -
Water	$ 272,118.75	$ 275,000.00	$ -
Surface Water	$ 136,344.00	$ 220,000.00	$ -
Capital Asset Replacement	$ 447,366.85	$ 525,000.00	$ -
Community Investment	$ 400,022.67	$ 170,000.00	$ 230,000.00
Sanitary Sewer	$ 147,469.10	$ -	$ 150,000.00

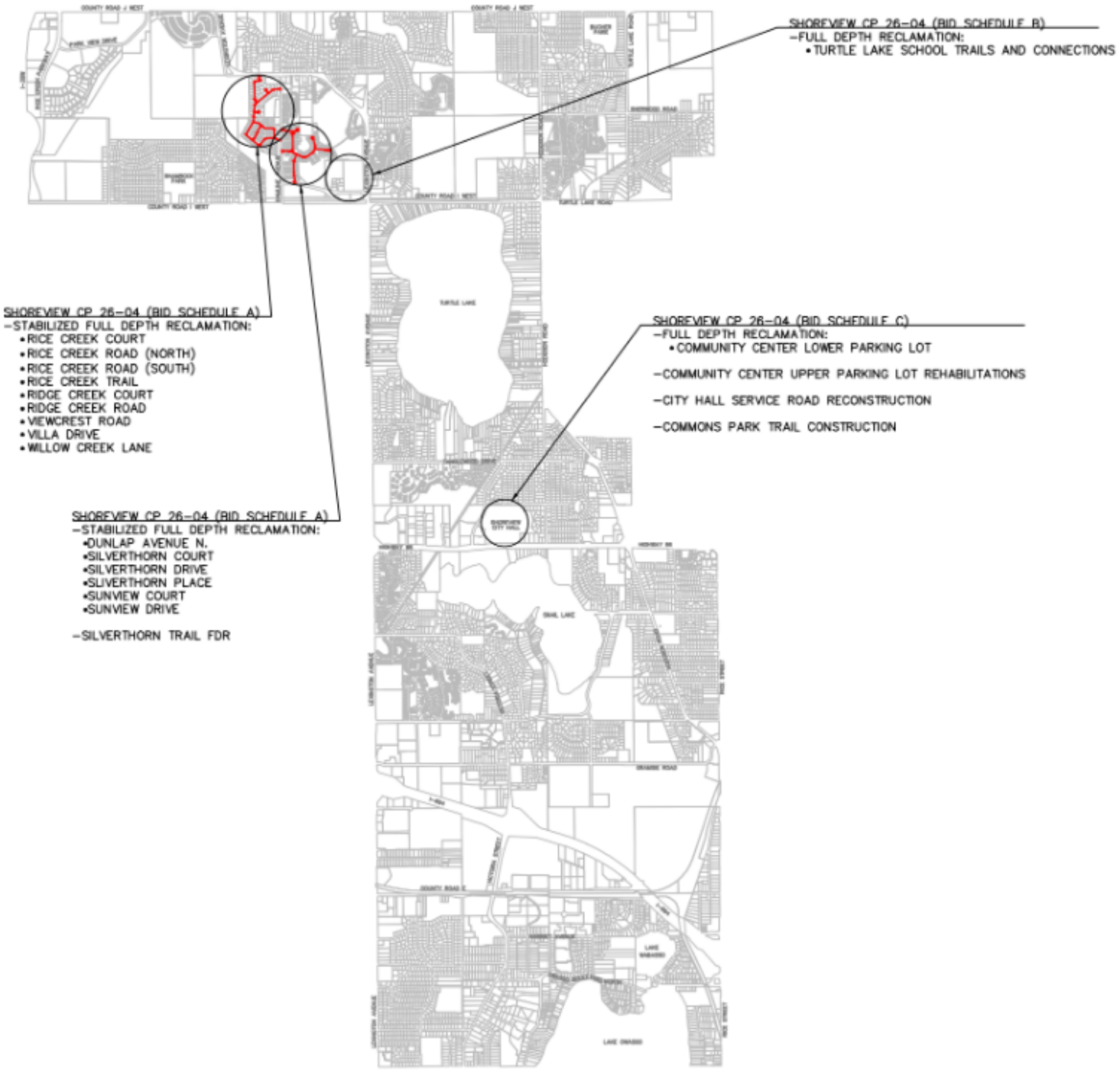
RECOMMENDATION

Staff recommends city council adopt resolution 26-21, accepting the bid from Valley Paving, Inc. for the 2026 Street Rehabilitation, city project 26-04 and authorizing the mayor and city manager to execute a construction contract in the amount of $2,459,459.00.

ATTACHMENTS

Project Map
Resolution 26-21

Map of 2026 Street Rehabilitation Project
CP 26-04



EXTRACT OF MINUTES OF MEETING OF THE

CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD APRIL 6, 2026

Pursuant to due call and notice thereof, a meeting of the city council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on April 6, 2026 at 7 pm. The following members were present:

LIST THE COUNCILMEMBERS THAT WERE PRESENT

And the following members were absent:

Councilmember _____ introduced the following resolution and moved its adoption.

* * * * * * * * * * * * * *

RESOLUTION NO. 26-21

A RESOLUTION ACCEPTING BIDS AND AWARDING THE CONTRACT FOR THE 2026 STREET REHABILITATION, CITY PROJECT 26-04

WHEREAS, the 2026 Street Rehabilitation, city project 26-04, was included in the capital improvement plan; and

WHEREAS, pursuant to an advertisement for bids, bids were received, reviewed and tabulated according to MN Statute, and the following bids were received:

Bidder	**Bid Amount**
Valley Paving, Inc.	$2,459,459.00
Park Construction Company	$2,656,606.87
Bituminous Roadways, Inc.	$2,699,280.39
Northwest Asphalt, Inc.	$2,791,356.97
Engineer's Estimate	*$2,835,103.72*

; and

WHEREAS, city staff recommend awarding the contract to the lowest responsible bidder, Valley Paving, Inc.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHOREVIEW THAT:

1. All bids were received as submitted March 26, 2026.

2. The base bid from Valley Paving, Inc. in the amount of $2,459,459.00 is hereby accepted.

3. The mayor and city manager are hereby authorized and directed to enter into construction contract for the 2026 Street Rehabilitation, city project 26-04, with Valley Paving, Inc.

* * * * * * * * * * * * * *

The motion of the foregoing resolution was duly seconded by Councilmember _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted the 6th day of April, 2026.

_____
Sue Denkinger, Mayor

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified city manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said city council on the 6th day of April, 2026, with the original thereof on file in my office and the same is full, true and complete transcript therefrom insofar as the same relates to receiving bids and awarding contract for the 2026 Street Rehabilitation, city project 26-04.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 7th day of April, 2026.

_____

Brad Martens, City Manager

SEAL

Memorandum

TO: City Council

FROM: Cinde Morris , Deputy clerk

DATE: April 6, 2026

SUBJECT: Approve application for special event liquor license for Arden Hills-Shoreview Rotary Club and Rotary Healthy Youth Foundation

ITEM NUMBER: 8.i

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve the application for a special event liquor license for the Arden Hills-Shoreview Rotary Club/Rotary Healthy Youth Foundation.

INTRODUCTION

The Arden Hills-Shoreview Rotary Club/Rotary Healthy Youth Foundation has submitted an application for a temporary on-sale liquor license for the Taste of the Hops and Vines community event to be held on August 27, 2026 at Snail Lake Park, 4191 Snail Lake Blvd.

DISCUSSION

Arden Hills-Shoreview Rotary Club/Rotary Healthy Youth Foundation will be hosting the Taste of the Hops and Vines event on August 27, 2026 from 5 to 8pm at Snail Lake Park. They have applied for a temporary on-sale liquor license for the event. Their application meets city code requirements regarding special event liquor licenses.

RECOMMENDATION

It is recommended that the city council approve the request from the Arden Hills-Shoreview Rotary Club/Rotary Healthy Youth Foundation for a temporary on-sale intoxicating liquor license for the Taste of the Hops and Vines event to be held at Snail Lake Park on August 27, 2026 from 5 to 8pm.

ATTACHMENTS

Taste of Hops and Vines event.pdf

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

APPLICATION AND PERMIT FOR A 1 DAY TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE

Name of organization	Date of organization	Tax exempt number
Arden Hills-Shoreview Rotary Club/Rotary Healthy Youth Foundation	10-16-1985/March 1999	[redacted]

Organization Address (No PO Boxes)	City	State	Zip Code
3673 Lexington Ave N, Suite H-2 #230	Arden Hills	MN	55126

Name of person making application	Business phone	Home phone
William F. Klumpp, Jr.	[redacted]	[redacted]

Date(s) of event: August 27, 2026

Type of organization: ☐ Microdistillery ☐ Small Brewer ☒ Club ☒ Charitable ☐ Religious ☐ Other non-profit

Organization officer's name	City	State	Zip Code
Matthew Rossetter, president 2025-26	Shoreview	MN	55126
Donald Martin, president-elect	Lino Lakes	MN	55014
William F. Klumpp, Jr., foundation treasurer	Vadnais Heights	MN	55127

Location where permit will be used. If an outdoor area, describe.
The large pavilion at Snail Lake Park. The pavilion will be cordoned off from the rest of the park. ID's will be checked and color-coded wrist bracelets will be issued to differentiate beer and wine tasters from designated drivers.

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.
$2,000,000 general liability, with a $4,000,000 general aggregate limit by Westchester Surplus Lines Insurance Company, policy #G73578917004. Copy attached. Another policy will take effect July 1, 2026 and a copy will be provided.

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license

Date Approved

Fee Amount

Permit Date

Event in conjunction with a community festival ☐ Yes ☐ No

City or County E-mail Address

Current population of city

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event
No Temp Applications faxed or mailed. Only emailed.
ONE SUBMISSION PER EMAIL, APPLICATION ONLY.
PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. ***E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US***

Memorandum

TO: City Council

FROM: Izaak Peterson , Senior Planner

DATE: April 6, 2026

SUBJECT: 3192 West Owasso Boulevard - Conditional Use Permit - Lisa and Felix Ankel

ITEM NUMBER: 8.j

SECTION: CONSENT AGENDA

REQUESTED MOTION

To adopt Resolution No. 26-18, a conditional use permit for the proposed retention of an existing 451 square foot detached accessory building garage, with the proposed establishment of an attached garage on the property located at 3192 West Owasso Boulevard. These approvals are subject to the following conditions:

Conditional Use Permit

1. This project must be completed in accordance with the accessory building plans submitted as part of the Conditional Use Permit application, and conditions set forth in Resolution No. 26-19. Any significant change to these plans, as determined by city staff, will require review and approval by the planning commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the proposed house.
3. The garage shall be used for the storage of personal property and other garage related purposes.
4. The garage shall not be used for livable or habitable space.
5. The garage shall not be enlarged beyond it's current size of 451 square feet.
6. Further expansion of the existing detached garage accessory building is prohibited.

INTRODUCTION

On June 25, 2024 the commission previously reviewed variance and a conditional use permit applications proposing to demolish a 2,006 square foot home on the property located at 3192 West Owasso Blvd, and rebuild the structure with a 2,909 square foot, 2-story walkout home which would contain a two car or larger attached garage. The property contains a 451 square foot detached garage and and a 760 square foot detached second single family dwelling unit (the "existing cottage") that were proposed to be retained through the application.

At that time, variance consideration to code Sec 111-120(a) requesting the enlargement or extension of a nonconformity to occupy a greater area of land and a variance to Sec 107-67 to allow detached dwelling units within the R1 District were considered, and subsequently denied. Variance consideration to allow for reduced front yard setback of 41.9' was approved, with conditions. In addition, the submitted conditional use permit application requesting to retain an existing 451 square foot garage was recommended for approval by the commission,

and approved by the city council on September 3, 2024.

Following the 2024 application review, the property owners submitted modified construction plans to demolish the 2,006 square foot home on the site and construct a 3,051 square foot home as an addition attached to the existing 760 square foot cottage, which would include a 912 square foot attached garage. The proposed plan intended to retain the non-conforming cottage, and bring the building into code conformity as an Accessory Apartment. The applicants also requested to retain the existing 451 square foot detached garage, as previously approved as a conditional use. The proposed plan also required a variance to 107-65(g)(2)(i) requesting a reduced front yard setback of 135.8', less than the average of the adjacent homes (175.1'). The planning commission reviewed the revised plans on May 27, 2025 and unanimously approved the requested variance and conditional use permit, which was ultimately approved by the city council.

The applicants, Lisa and Felix Ankel, have decided to pursue reducing the scope of the proposed project, and remodel the existing house on the site in an effort to maintain the nonconforming presence of two dwellings on the property. The proposed remodel includes the addition of an attached garage, which encroaches within the required minimum front yard setback, an average of the adjacent homes front setback. In order to permit the revised plans, the applicants requested a Variance to Sec 107-65(g)(2)(i), to allow for a minimum front yard setback of 35.4' for the proposed attached accessory building, which was approved by the Planning Commission at their March 24, 2026 meeting.

As the proposed plans have substantially changed from the time of the previous conditional use permit approval, a new conditional use permit application has been submitted requesting the retention of the existing 451 square foot detached garage. The council is being asked to provide to approve submitted conditional use permit application.

DISCUSSION

The subject property is a standard riparian lot in the R1-Detached Residential District. The lot is 45,151 square feet, or 1.02 acres, with an average depth of 349 feet and a lot width of 137.4 feet. The lot's elevation slopes lakeward from a 936 foot elevation at the front lot line down to 886.7 feet at the Ordinary High Water line (OHW) which constitutes a steep slope.

The existing home does not contain an attached garage, is 2,009 square feet in size and is located 58.3 feet from the front property line, and 215.8 feet from the OHW of lake Owasso. The site also contains an existing detached garage that is 451 square feet in size located along Owasso Blvd West.

In addition, the site contains a second detached single family dwelling 760 square feet in size, located between the existing house and lake Owasso. The presence of two detached single-family dwellings on an R-1 property is not otherwise permitted by Section 107-67 of the Shoreview Development Code, therefore the existing condition of the property constitutes a nonconformity.

The site currently contains two driveway curb cuts from West Owasso Boulevard, providing separate access to the existing home and detached garage. The property is surrounded by riparian residential properties to the north and south. The southern property line of the subject property is the border of Shoreview and the City of Roseville.

Project Description
The applicants propose to construct a 678 square foot attached garage, located at the front of the existing house. The application does not propose modification to the existing 451 detached garage, or expand the dwellable space of either dwelling unit located on the property. Grading and retaining wall alteration is proposed in association with the addition, to accommodate the garage construction.

Applicant Statement
The applicants state that the decrease in the front yard setback is necessary as a result of the steep grade and unique topography of the site. The property does not contain an attached garage, which proves challenging given the steepness of the property slope from Owasso Blvd, to the house itself. The applicant indicates that the proposed request will not alter the character of the neighborhood, due to similar setbacks being present along West Owasso Blvd.

Development Code Requirements
Conditional Use Permit
Table 107-67 of the Development Code requires accessory buildings over 440 square feet to receive an approved conditional use permit, if the property contains with 2-car or larger attached garage. This code section also limits the total square feet of accessory building space to 1,500 square feet for lots that are one to two acres in size. The applicants are proposing to construct a 678 square foot attached garage and would like to retain the existing 451 square foot attached garage. The combined size of the garages is 1,129 square feet, which is permissible. In order to permit the colocation of the site, a conditional use permit is required for the detached garage.

The intent of the conditional use permit is to asses the suitability of the proposed use in the zoning district and insure harmony with the Comprehensive Plan. A conditional use permit may be granted provided the proposed use is listed as a conditional use in the zoning district, the standards of the Development Code will be satisfied and the following criteria are met:

1. The use is in harmony with the general purposes and intent of the Development Ordinance.
2. The use is in harmony with the policies of the Comprehensive Plan.
3. Certain conditions as detailed in the Development Ordinance exist.
4. The structure and/or land use conform to the Land Use Chapter of the Comprehensive Plan and are compatible with the existing neighborhood.

The exterior design of the structure must be compatible with the dwelling and be similar in appearance from an aesthetic, building material and architectural standpoint. The proposed design, scale, height and other aspects related to the accessory structure are evaluated to determine the impact on the surrounding area. Building permits may be issued upon the finding that the appearance of the structure is compatible with the structures and properties in the surrounding area and does not detract from the area. The intent of these regulations and the City's Comprehensive Plan's policies is to ensure that the residential character of the property and neighborhood is maintained and that dwelling unit remains the primary feature and use of the property.

Staff Review
Conditional Use Permit
The existing detached garage was constructed in 1951, prior to the cities adoption of bulk and setback standards for detached garages. The existing garage is 9.2 feet from the front property

line, within a required 20 foot front yard setback. In addition the garage is 5.73 feet from the southern side property line, located within a required 10 foot sideyard setback. As a result of the garages age predating the adoption of these standards, it may be maintained in place to it's current dimensions. As the property owner does not propose modification or expansion of the structure through this application, variance consideration to address these encroachments is not required in order to grant the conditional use permit. Staff believe that the maintenance and continuation of the existing garage, in tandem with the newly proposed attached garage is permissible, and is permissible by city code.

SHORELAND MITIGATION

In accordance with the development code, shoreland mitigation is required of property owners who are seeking certain land use approvals through the City. A condition of approval to fulfill this obligation if the application(s) are approved has been included within the recommended conditions of approval. Staff believe the use of neutral colors and materials for the building construction, and restoration of the steep slope grading contained within the previous building site as proposed, appropriately fulfill the shoreland mitigation requirement.

PLANNING COMMISSION

The planning commission reviewed the requested front yard setback variance request, and conditional use permit application at their March 24, 2026 meeting. At the time of the meeting, the commission discussed the proposed revised plans, and found practical difficulty was present necessitating the proposed front yard setback variance and voted unanimously to approve the request. The planning commission held a public hearing for the requested conditional use permit, no members of the public provided comment at the time of the public hearing. The planning commission recommended council approval of the conditional use permit with a 7-0 vote.

PUBLIC COMMENT

Property owners within 350 feet were notified of the applicants' requests. Additionally, notice regarding the proposed conditional use was posted within the March 10th Edition of the Shoreview Press. At the time of this staff report, no public comments have been received.

RECOMMENDATION

Staff recommends the city council adopt Resolution No. 26-18, a conditional use permit for the proposed retention of an existing 451 square foot detached accessory building garage, with the proposed establishment of an attached garage on the property located at 3192 West Owasso Boulevard. These approvals are subject to the following conditions:

Conditional Use Permit

1. This project must be completed in accordance with the accessory building plans submitted as part of the Conditional Use Permit application, and conditions set forth in Resolution No. 26-19. Any significant change to these plans, as determined by city staff, will require review and approval by the planning commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the proposed house.
3. The garage shall be used for the storage of personal property and other garage related purposes.
4. The garage shall not be used for livable or habitable space.
5. The garage shall not be enlarged beyond it's current size of 451 square feet.
6. Further expansion of the existing detached garage accessory building is prohibited.

ATTACHMENTS

Location Map
Applicant Narrative
Proposed Survey
Proposed Building Plans
Resolution No 26-18

3192 W Owasso Blvd



6/20/2024, 5:11:57 PM

1:3,600

0 165 330 660 ft

0 50 100 200 m

Override 1

Personal Property

Tax Parcels

County Offices

2022 Aerial

Red: Band_1

Green: Band_2

Blue: Band_3

February 13, 2026

Izaak Peterson
City of Shoreview

Regarding: Consolidated narrative to variance request for 3192 W Owasso Blvd

This is a request for the following variances for the property located at 3192 W Owasso Blvd:

1. A conditional use permit for the proposed retention of an existing 451 sq foot detached garage, exceeding the maximum allowed size of 440 sq feet, with the proposed establishment of an attached garage on the property.

2. A variance of Code Section 205.082(D)(2). Decrease the minimum front yard setback less than the average of +/- 10' of the adjacent homes, which is 175.1 feet.

The subject property is a standard riparian lot in the Rl-Detached Residential District. The lot is 45,151 sq. feet, or 1.02 acres, with an average depth of 349 feet and an average width of 141.3 feet. The lot's elevation slopes lakeward from a maximum 938 foot elevation at the front lot line down to 886.7 at the OHW line. There is an existing home which is set back 58.3 feet from the road and 215.8 feet from the OHW line, at an elevation of 923.7 feet (measured at the first floor of the existing home). The property also has a detached garage at the road, and a secondary dwelling unit that was the original building on the property, originally a summer cottage.

The property has unique conditions due to the steep grade of the lot between the road and the house. Like most lots along this portion of W Owasso Blvd, the lot slopes downward west-to-east, from the street down towards Lake Owasso. The primary residence does not have an attached garage, which my family would like to add, for safety reasons. It is difficult to traverse the steps down to the house, particularly in the winter.

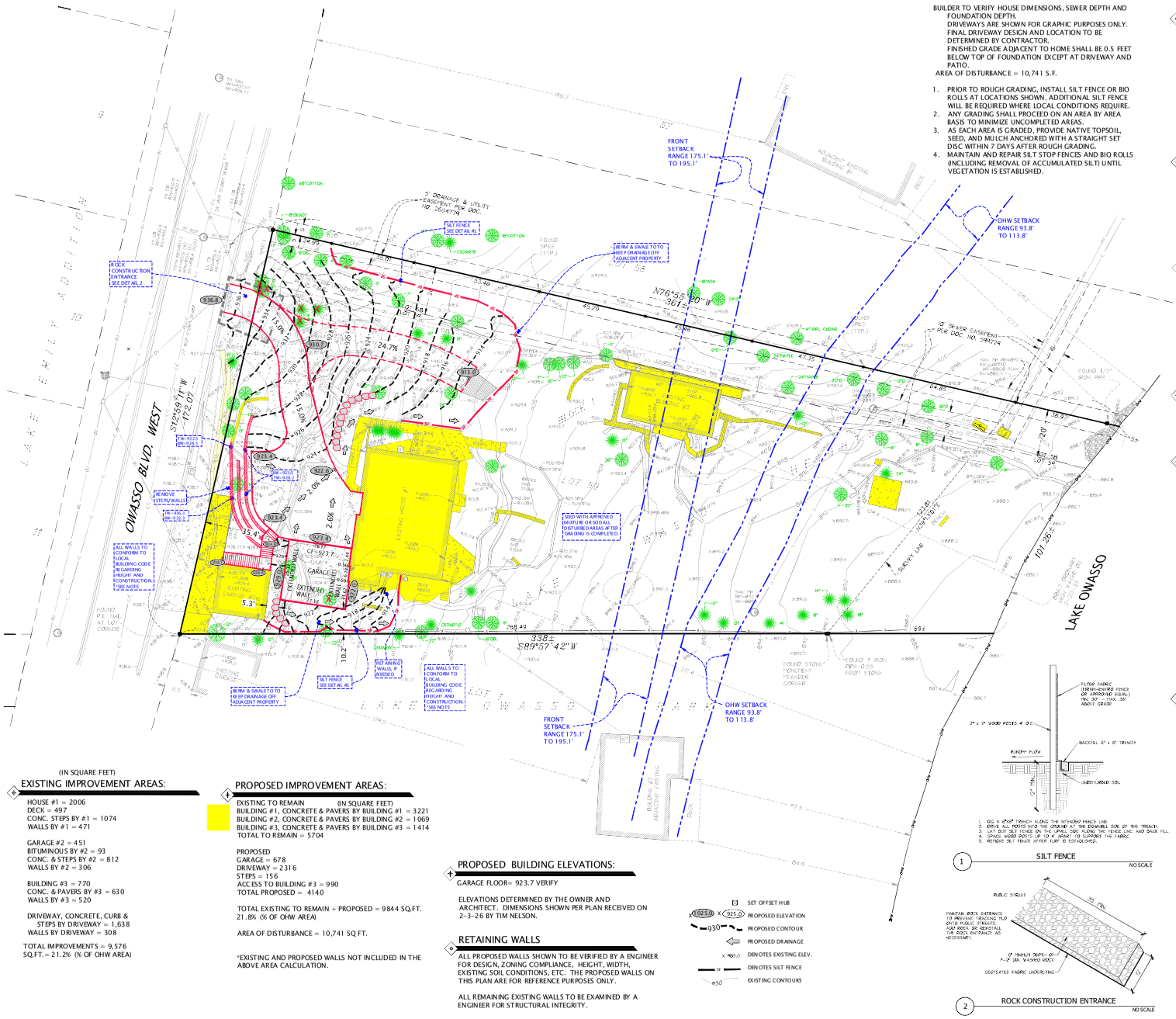
Reasonable Manner: Lot usage for the parcel is consistent with the area and with the City of Shoreview Development Regulations-a single family detached home, which is a permitted use. The City's Comprehensive Plan encourages investment into residential properties. We are doing that by adding an attached garage, which is typical for a home in this neighborhood.

Unique Circumstances: The topography of this lot poses unique challenges. The existing home is outside the setback, and the best place for an attached garage is also outside the setback.

Character of the Neighborhood: The character of the neighborhood will not be altered by the passing of these variances. Throughout this area of W Owasso Boulevard, there are numerous other homes that have similar front yard setbacks as this property - see 3166, 3150, 3102, 3094, and 3088 W Owasso Blvd.

The passing of these variances will not impact the adjoining properties, as the main house currently exists outside the setback.

Thank you for your consideration.
Lisa Holter Ankel and Felix Ankel



BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF FOUNDATION EXCEPT AT DRIVEWAY AND PATIO.
AREA OF DISTURBANCE = 10,741 S.F.

1. PRIOR TO ROUGH GRADING, INSTALL SILT FENCE OR BIO ROLLS AT LOCATIONS SHOWN. ADDITIONAL SILT FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN 7 DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES AND BIO ROLLS (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.

EXISTING LEGAL DESCRIPTION:

(AS SHOWN ON CERTIFICATES OF TITLE NO.'S 621272 & 607894)

Lot 59, LAKE OWASSO HEIGHTS, according to the plat thereof on file in the office of the Registrar of Titles of Ramsey County, Minnesota.

and

The South 20.00 feet of Lot 58, LAKE OWASSO HEIGHTS, according to the plat thereof on file in the office of the Registrar of Titles of Ramsey County, Minnesota.

EASEMENT NOTES:

(AS SHOWN ON CERTIFICATES OF TITLE NO.'S 621272 & 607894)

1. SEWER EASEMENT PER DOC. NO. 599229. (AS SHOWN ON SURVEY)
2. DRAINAGE & UTILITY EASEMENT PER DOC. NO. 2604779. (AS SHOWN ON SURVEY)

SURVEY NOTES:

1. BEARINGS SHOWN ARE ASSUMED.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF SHOREVIEW PUBLIC WORKS DEPARTMENT.
3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. ELEVATIONS BASED ON INFORMATION PROVIDED BY THE CITY OF SHOREVIEW PUBLIC WORKS DEPARTMENT.
5. UPDATE ON 11-17-22. REMOVED BITUMINOUS AND WALL AT THE DIRECTION OF THE OWNER. NO FIELD VERIFICATION WAS DONE.

AREA:

TOTAL AREA AS SHOWN = 45,151 SQ.FT.
TO THE ORDINARY HIGH WATER LINE OF LAKE OWASSO.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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 THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 190952209. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

LEGEND:

- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE
- FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- UNDERGROUND ELECTRIC
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- FENCE
- CURB (TYPICAL)
- CONCRETE SURFACE
- BITUMINOUS SURFACE

(IN SQUARE FEET)

EXISTING IMPROVEMENT AREAS:

HOUSE #1 = 2006
DECK = 497
CONC. STEPS BY #1 = 1074
WALLS BY #1 = 471

GARAGE #2 = 451
BITUMINOUS BY #2 = 93
CONC. & STEPS BY #2 = 812
WALLS BY #2 = 306

BUILDING #3 = 770
CONC. & PAVERS BY #3 = 630
WALLS BY #3 = 520

DRIVEWAY, CONCRETE, CURB & STEPS BY DRIVEWAY = 1,638
WALLS BY DRIVEWAY = 308

TOTAL IMPROVEMENTS = 9,576 SQ.FT. = 21.2% (% OF OHW AREA)

PROPOSED IMPROVEMENT AREAS:

EXISTING TO REMAIN (IN SQUARE FEET)
BUILDING #1, CONCRETE & PAVERS BY BUILDING #1 = 3221
BUILDING #2, CONCRETE & PAVERS BY BUILDING #2 = 1069
BUILDING #3, CONCRETE & PAVERS BY BUILDING #3 = 1414
TOTAL TO REMAIN = 5704

PROPOSED
GARAGE = 678
DRIVEWAY = 2316
STEPS = 156
ACCESS TO BUILDING #3 = 990
TOTAL PROPOSED = 4140

TOTAL EXISTING TO REMAIN + PROPOSED = 9844 SQ.FT.
21.8% (% OF OHW AREA)

AREA OF DISTURBANCE = 10,741 SQ.FT.

*EXISTING AND PROPOSED WALLS NOT INCLUDED IN THE ABOVE AREA CALCULATION.

PROPOSED BUILDING ELEVATIONS:

GARAGE FLOOR= 923.7 VERIFY

ELEVATIONS DETERMINED BY THE OWNER AND ARCHITECT. DIMENSIONS SHOWN PER PLAN RECEIVED ON 2-3-26 BY TIM NELSON.

RETAINING WALLS

ALL PROPOSED WALLS SHOWN TO BE VERIFIED BY A ENGINEER FOR DESIGN, ZONING COMPLIANCE, HEIGHT, WIDTH, EXISTING SOIL CONDITIONS, ETC. THE PROPOSED WALLS ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY.

ALL REMAINING EXISTING WALLS TO BE EXAMINED BY A ENGINEER FOR STRUCTURAL INTEGRITY.

- SET OFFSET HUB
- 923.5 X 925.0 PROPOSED ELEVATION
- 930 PROPOSED CONTOUR
- PROPOSED DRAINAGE
- x 885.0 DENOTES EXISTING ELEV.
- DENOTES SILT FENCE
- 930 EXISTING CONTOURS

CONTACT:

Lisa Holter Ankel
lholterankel@avisenlegal.com
1894 Alta Vista Drive
Roseville MN 55113
Phone is 651-999-9883

COUNTY/CITY:

RAMSEY COUNTY
CITY OF SHOREVIEW

REVISIONS:

DATE	REVISION
4-12-19	TOPOGRAPHY
11-17-22	REMOVE BITUMINOUS & WALL
4-19-24	REVISE
2-11-25	ADJ. HOUSES
3-24-25	SITE/GRADING
5-15-25	OWNER COMMETNS
2-3-26	GARAGE ONLY
2-12-26	REMOVED WALL AREAS

NORTH
0 20 40

CERTIFICATION:

I hereby certify that this plan 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.

Daniel L. Thurmes Registration Number: 25718

Date: 4-12-19

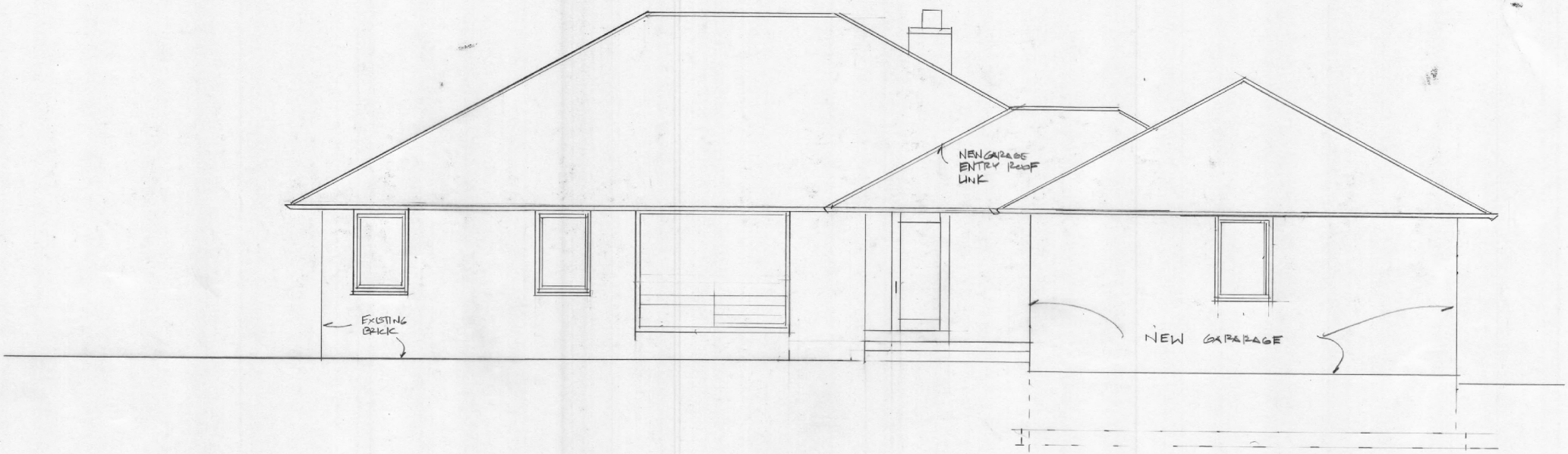
PROJECT LOCATION:

3192
W. OWASSO BLVD.
PID#353023440050

CORNERSTONE
LAND SURVEYING, INC.
Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

FILE NAME SURVZZ542
PROJECT NO. ZZ15542

SITE/GRADING PLAN



HOLTER ANKEL RESIDENCE
3192 WEST OWASSO. BLVD. SHOREVIEW MN

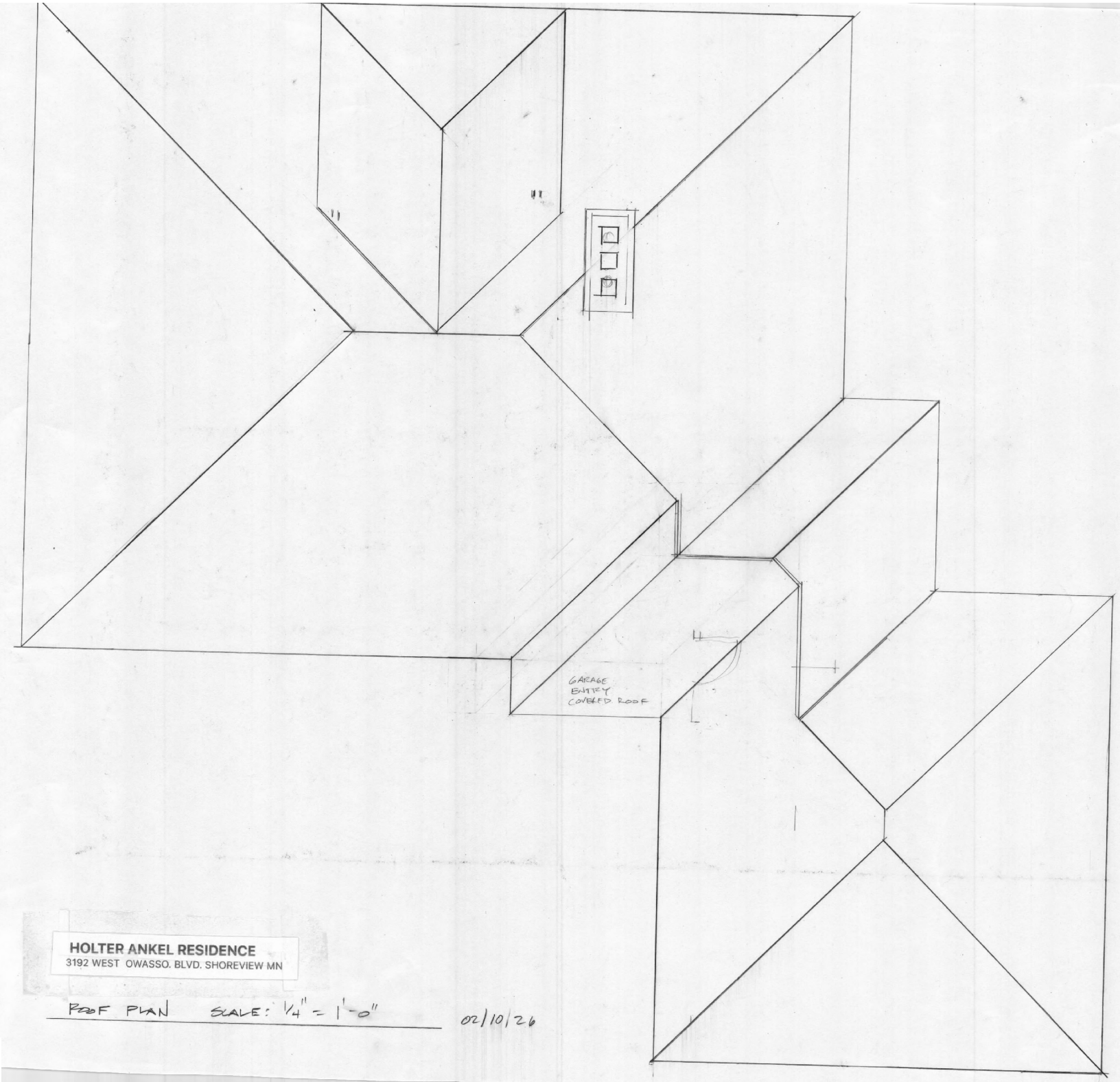
FRONT ELEVATION (STREET SIDE) WEST SCALE: 1/4" = 1'-0" 02/10/26



HOLTER ANKEL RESIDENCE
3192 WEST OWASSO. BLVD. SHOREVIEW MN

REAR (LAKE ELEVATION)

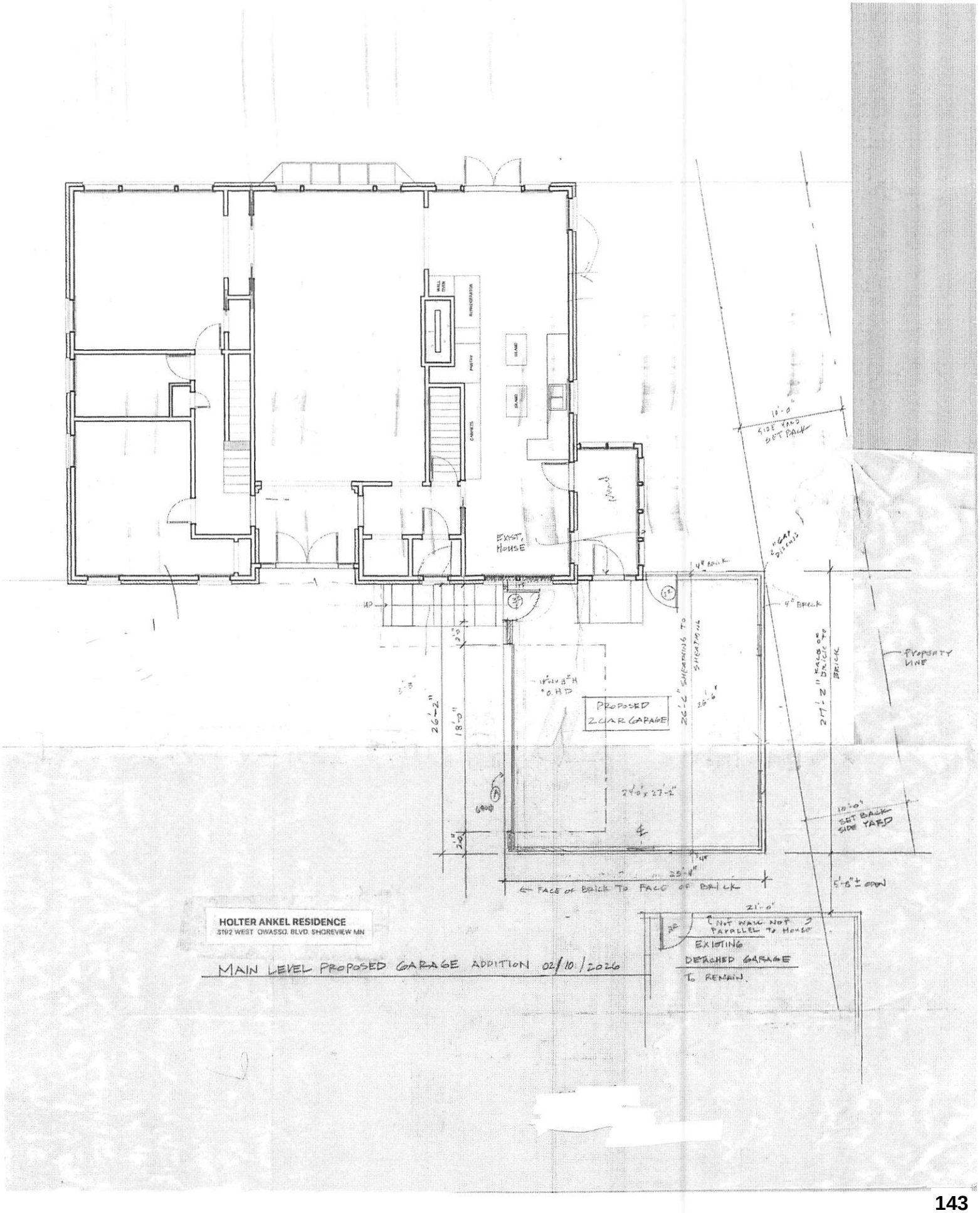
SCALE: 1/4"=1'-0" DATE: 02/10/2026



HOLTER ANKEL RESIDENCE
3192 WEST OWASSO. BLVD. SHOREVIEW MN

ROOF PLAN SCALE: 1/4" = 1'-0"

02/10/26


EXIST. HOUSE
PROPOSED 2 CAR GARAGE
24'-0" x 27'-2"
25'-4"
FACE OF BRICK TO FACE OF BRICK
10'-0" SIDE YARD SET BACK
10'-0" SET BACK SIDE YARD
PROPERTY LINE
4" BRICK
2" GAP DISTANCE
26'-2"
18'-5"
26'-2" SHEATHING TO SHEATHING
27'-2" RAISED DECK TO BRICK
5'-5"± OPEN
21'-0"
NOT WALL NOT PARALLEL TO HOUSE
EXISTING DETACHED GARAGE TO REMAIN
HOLTER ANKEL RESIDENCE
3192 WEST OWASSO BLVD. SHOREVIEW MN
MAIN LEVEL PROPOSED GARAGE ADDITION 02/10/2026

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA
HELD APRIL 6, 2026**

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City on April6, 2026 at 7:00 PM.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption.

* * * * * * * * * * * * *

**RESOLUTION NO. 26-18
CONDITIONAL USE PERMIT**

WHEREAS, Lisa and Felix Ankel submitted a conditional use permit application for the following described property:

Lot 59, LAKE OWASSO HEIGHTS, according the plat thereof on file in the office of the Registrar of Titles of Ramsey County, Minnesota

And

The South 20.00 feet of Lot 58, Lake Owasso Heights, according the plat thereof on file in the office of the Registrar of Titles of Ramsey County, Minnesota

(This property is commonly known as 3192 West Owasso Boulevard)

WHEREAS, in accordance with the Development Code, greater than 1 acre but less than 2 acres, detached accessory structures may exceed the maximum allowable square footage permitted as a Conditional Use Permit provided certain standards are met and,

WHEREAS, detached accessory structures over 440 square feet a conditional use permit is required. The combined area of all accessory structures cannot 1,500 square feet; and,

WHEREAS, the property has a lot area of 1.02 acres and is within the R1, Single Family Detached Zoning District and Shoreland Overlay District of Lake Owasso; and

WHEREAS, the detached structure has a floor area of 451 square feet, increasing the total floor area of accessory buildings to 1,129 square feet, as detailed in the submitted plans; and

WHEREAS, the Planning Commission held a public hearing on the proposal and found that the proposed use was consistent with the Comprehensive Plan and that the proposed use would not have a detrimental effect on the character and development of the neighborhood; and

WHEREAS, the City Council is authorized by state law and the City of Shoreview Development Code to make final decisions on conditional use permit requests.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW CITY COUNCIL, that the above-described conditional use permit be approved on the basis of the following findings of fact:

1. The applicant proposes to use the property in a reasonable manner that is allowed in the Shoreland Overlay District and R1, Detached Residential Zoning District.
2. The proposed structure is a nonconformity and no further modification or expansion is requested through the application.
3. The character of the neighborhood will be not be altered by the continuation of the accessory structure.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE SHOREVIEW CITY COUNCIL that a Conditional Use Permit allowing the retention of the 451 square foot structure is hereby approved, subject to the following conditions:

1. This project must be completed in accordance with the accessory building garage plans submitted as part of the Conditional Use Permit application, and conditions set forth in Resolution No. 26-19. Any significant change to

these plans, as determined by city staff, will require review and approval by the planning commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the attached garage.
3. The garage shall be used for the storage of personal property and other garage related purposes.
4. The garage shall not be used for livable or habitable space.
5. The garage shall not be enlarged beyond its current size of 451 square feet.
6. Further expansion of the existing detached garage accessory building is prohibited.

The motion was duly seconded by Council Member _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 6th day of April, 2026

_____
Sue Denkinger, Mayor

ATTEST:

_____
Brad Martens, City Manager

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 6th day of April, 2026 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 26-18.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 6th day of April, 2026.

Brad Martens
City Manager

SEAL

Drafted by: Izaak Peterson
Senior Planner
4600 Victoria Street N.
Shoreview, MN 55126

Memorandum

TO: City Council

FROM: Tom Simonson , Assistant City Manager and Community Development Director

DATE: April 6, 2026

SUBJECT: Resolution exercising the city's authority to opt-in to the Ramsey County Economic Development Agency

ITEM NUMBER: 8.k

SECTION: CONSENT AGENDA

REQUESTED MOTION

To adopt Resolution 26-22, exercising the city's authority to opt-in to, and support, the Ramsey County Economic Development Agency.

INTRODUCTION

Last year, Ramsey County received legislative approval to expand their housing and redevelopment authority (HRA) for the purpose of supporting economic development authority (EDA) related programs. The county board recently took action to formally establish an EDA so they can begin the process of implementing new business programs. In order for communities to enable their businesses to access these new programs, cities must "opt in" as a participant in the County EDA. A resolution is presented for city council consideration that states the City of Shoreview's support of this initiative and and officially "opt in" to the County EDA program.

DISCUSSION

On December 2, 2025, the Ramsey County Board of Commissioners took an initial step to formally create the Ramsey County Economic Development Authority (EDA). This was a requirement prior to the beginning of this year's legislative session, but it is only the first of a number of steps required to allow enhanced business programming to be funded through the Ramsey County Housing and Redevelopment Authority levy (HRA). While the legislation allowed for the creation of the Ramsey County Economic Development Authority (EDA), it outlined two conditions:

1. The EDA will have no taxing authority. This County EDA will only receive and spend funding from the existing Ramsey County Housing and Redevelopment Authority (HRA) levy. Expansion of the HRA to include EDA powers, as described by state statute, allows the county to utilize a portion of HRA levy funding for purposes of small business support and enhanced business programming.
2. Each city in the county is required to 'opt in' to this enhanced business programming. The 'opt-in' process requires a city by resolution to state their intention to participate in the program by June 1, 2026. Once this deadline passes for cities to elect to 'opt in', the county would then establish the EDA Area of Operation on or by June 15, 2026.

Enhanced business programming is expected to begin as if January 1, 2027. Ramsey County has stated their tentative plan is to allocate $1.5 - $2 million yearly from the existing HRA levy directed towards new business programming.

In February of last year, the Shoreview city council and EDA board heard a presentation from Ramsey County officials outlining their pursuit of legislation to expand business program offerings by having the law changed to all use of their HRA levy for such purposes. The response from the EDA and council members who were present when the county introduced this legislative request was generally very positive. Subsequently, on April 7, 2025, the city council adopted a formal resolution of support in favor of the county's proposed legislation.

Included with this memorandum are the following attachments:

- Resolution 26-22, which if adopted, would exercise the city's authority to opt-in to, and support, the Ramsey County Economic Development Agency.
- A memo from Ramsey County outlining in greater detail the next steps in the process to implement and create new business programming.
- A summary of frequently asked questions prepared by Ramsey County.

RECOMMENDATION

There is no additional tax levy through the County HRA being proposed (the county already sets their HRA levy at the maximum allowed), and there is no impact on Shoreview's economic development and business programs. Staff believes by opting into the program being implemented by Ramsey County through their broader HRA authority to assist and support business and economic development would benefit our businesses by allowing them access to potential additional resources.

Staff is recommending the city council adopt Resolution 26-22, exercising the city's authority to opt-in to, and support, the Ramsey County Economic Development Agency.

ATTACHMENTS

Resolution 26-22, Shoreview Opt-In to Ramsey County Economic Development Agency
Ramsey County EDA Implementation Next Steps MEMO
RC EDA - FAQ v2025-03-14

EXTRACT OF MINUTES OF A MEETING
OF THE CITY COUNCIL OF THE
CITY OF SHOREVIEW, MINNESOTA

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Shoreview, Ramsey County, Minnesota, was duly held at the City Hall in said City on April 6, 2026, at 7:00 P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

* * * * * * * * * * * * * *

RESOLUTION NO. 26-22

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHOREVIEW EXERCISING THE CITY'S AUTHORITY TO OPT-IN TO, AND SUPPORT, THE RAMSEY COUNTY ECONOMIC DEVELOPMENT AGENCY ("EDA")

WHEREAS, the Commissioners of Ramsey County ("County") and the Shoreview City Council ("City") consider small businesses to be the backbone of stability and growth for their respective local government and municipality; and

WHEREAS, the County and the City also consider continued investment in small businesses as critical for sustaining stability and growth in their respective local government and municipality; and

WHEREAS, the County sought special legislation from the State Legislature that expanded the eligible uses of the County's Housing and Redevelopment Authority (HRA); and

WHEREAS, the special legislation, often referred to as the EDA Bill (Bill), expanded the use of HRA Levy funding to include entrepreneurship and business programming and necessitated the creation of the Ramsey County Economic Development Authority (EDA); and

WHEREAS, the EDA Bill was approved by the Legislature in 2025; and

WHEREAS, the EDA Bill contained two provisions, (1) the EDA would not have tax levy authority and (2) Cities within the County's HRA Area of Operation would be required to 'opt in' to business programming by the EDA; and

WHEREAS, pursuant to state statute, projects funded with HRA levy will continue to require consent by the City; and

WHEREAS, pursuant to Ramsey County Board of Commissioners Resolution B2025-229 dated December 2, 2025, and to filing with the Secretary of State a Certificate of Approval of Special Law by Governing Body (pursuant to Minnesota Statutes, 645.02 and 645.021) December 16, 2025, as Document No. 20254239, the County has legally established an EDA through which the above-referenced funds and programs supporting small business in the City may flow; and

WHEREAS, the City supports the County in promoting growth and sustainability for small businesses within its jurisdiction and therefore supports, and wishes to avail itself to, funding and programs made available by the County's EDA and deems it a positive mechanism for doing so; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Shoreview affirmatively "opts-In" as a participant in the County's EDA Area of Operation, and supports the County in its EDA use, funding and programs established, and

BE IT FURTHER RESOLVED that the City commits to the collaboration with the County and the processes necessary for implementing the County's EDA programs as an integral part and shared goal of supporting and sustaining entrepreneurs and local small businesses.

* * * * * * * * * * * * * *

The motion for the adoption of the foregoing resolution was duly seconded by member _____ , and after full discussion thereof and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

_____
Mayor

Attest:

_____
City Manager

STATE OF MINNESOTA

COUNTY OF RAMSEY

CITY OF SHOREVIEW

I, the undersigned, being the duly qualified and acting City Manager of the City of Shoreview, Minnesota, **DO HEREBY CERTIFY** that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly held on the date therein indicated, insofar as such minutes relate to a Resolution Approving the Assignment and Assumption of Tax Increment Financing Documents.

WITNESS my hand this _____ day of _____, 2026.

_____
City Manager

DATE: March 6, 2026

TO: Ramsey County City Administrators and Community Development Directors

FROM: Josh Olson, Director, Community & Economic Development Department

CC: Ling Becker, County Manager
Kari Collins, Deputy County Manager, Economic Growth & Community Investment

RE: Ramsey County EDA Implementation Next Steps

Thank you for your ongoing support of the Ramsey County's housing and redevelopment programming. I look forward to the continued partnership in ensuring all in Ramsey County are valued and thrive.

I am reaching out to provide you with information regarding the next steps to enhancing programming for entrepreneurs and small businesses as result of last year's approved 'EDA Bill.' On December 2nd, 2025, the Ramsey County Board of Commissioners took an initial step to formally create the Ramsey County Economic Development Authority. This was a required first step, prior to the beginning of this year's legislative session, but it is the first of many steps required to allow enhanced business programming to be funded through the Ramsey County Housing and Redevelopment Authority levy.

While the legislation allowed for the creation of the Ramsey County Economic Development Authority (EDA), it outlined two important conditions:

1. **The EDA will have no taxing authority.** This was intentional as the EDA will only receive and spend funding from the existing Ramsey County Housing and Redevelopment Authority (HRA) levy. Expansion of the HRA to include EDA powers, as described by state statute, allows the county to utilize a portion of HRA levy funding for purposes of small business support and enhanced business programming.
2. **Each City is required to 'Opt In' to this enhanced business programming.**

'Opt-In' Process

The process for a City to Opt-in requires a city resolution by June 1, 2026. Receipt of approved resolutions from cities will create a map that shows the EDA's Area of Operation. Ramsey County would then establish the EDA Area of Operation on or by June 15th, 2026. Enhanced business programming will begin January 1, 2027. A draft resolution for city council approval is provided below.

Tentative Programming

Tentative plans continue to plan for an allocation of $1.5 - $2 million yearly from the existing Housing and Redevelopment Authority levy towards business focused programming. Programming and total budget allocation have not yet been formalized as the County awaits

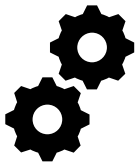
final decisions from cities regarding their intent to opt-in. While the approved EDA's Area of Operation is a critical consideration to determining the scale and scope of final programming, we have identified five core focus areas for enhanced business support and growth programming. These areas include (further details below):

- Improve the capacity of Business Support Organizations
- Expand technical assistance service offerings to businesses
- Create new cohort-based learning opportunities
- Establish data gathering, research & reporting capabilities
- Provide direct support to projects and businesses that deliver business growth

Please note: The County's existing portfolio of business programming (Open to Business, CEO Next, CEO Now, and RamseyCountyMeansBusiness.com) remains unchanged for this year.

Please reach out if you would like to further discuss this process and/or tentative programming, including any additional questions. Lastly, while it is not expected, if you are able to communicate your council's intentions ahead of the June 1st deadline that would be appreciated.

Proposed Core Programmatic Areas for Enhanced Business Programming



Improve the Capacity of Business Support Organizations

Business Support Organizations (BCOs) are important lifelines to entrepreneurs and small businesses. Any many instances BCOs are a first stop of businesses looking to get a business started, navigate regulatory and technical hurdles, and seek financing. As the County, we saw first-hand during recent crises and business interruptions that our BCOs require resources to effectively and proactively respond. The ongoing ***Business Reimagination Center*** initiative is piloting efforts in 2026 that support capacity of BCOs. This piloted effort will inform future programming.

High Level Budget Estimate: $250,000



Expand Technical Assistance Service Offerings to Businesses

Small businesses often seek a myriad of technical assistance services in order for them to growth and prosper. The County currently invests in the Open to Business program that offers no cost direct technical assistance and other forms of support to small business owners and entrepreneurs. Enhanced technical services support general business challenges like accounting, marketing, digital literacy and/or could support business sectors. The ongoing ***Business Reimagination Center*** initiative is also piloting new and enhanced technical services that will inform future programming.

High Level Budget Estimate: $250,000



Create New Cohort-Based Learning Opportunities

Cohort-based learning programs like CEO Next and CEO Now allow business leaders to learn with and alongside their peers. CEO Next and CEO Now are a regional partnership with Hennepin County. Hennepin County currently operates these programs. Ramsey County is exploring possibilities for Ramsey County only cohorts as well as cohorts serving business at different growth stages.

High Level Budget Estimate: $250,000



Establish Data Gathering, Research & Reporting Capabilities

Data is everywhere, and it is increasingly playing a role in business growth and innovation. Decision making driven by robust data can create transformational impacts in assisting businesses in their growth, as well as support more robust and coordinated business retention, expansion and attraction efforts by the county and cities.

High Level Budget Estimate: $250,000



Provide Direct Support to Projects and Businesses That Deliver Business Growth

Accelerate business growth by providing direct, targeted support to projects and businesses with strong economic potential through mechanisms such as grants, low-interest loans, etc.

High Level Budget Estimate: $1,000,000

--VERSION 3/14/2025--

Statutory Change Expanding Use of Ramsey County Housing & Redevelopment Authority (HRA)

SF 2521 (Hawj) HF 2349 (Lee)

Small businesses are the backbone of Ramsey County. It's critical to our region that we continue to invest in our business community in the wake of the pandemic. Ramsey County seeks to amend the HRA statutory language to expand authority to better support diversifying industries, communities, and emerging entrepreneurs as best as possible.

FREQUENTLY ASKED QUESTIONS

Why is Ramsey County not just revising its Housing and Redevelopment Authority to include business programming as an allowable use? Why is establishment of an economic development authority included in this legislation?

A: Ramsey County Housing and Redevelopment Authority is established under state statute. The state statute is narrowly worded to the support and funding of affordable housing and redevelopment projects and programs. Small business programming is defined as allowable uses with economic development authorities. Ramsey County does not currently have an economic development authority. Based on legal guidance, the proposed legislation expands the powers of the Ramsey County Housing and Redevelopment Authority through the establishment of an economic development authority.

Will this legislative change result in a new property tax to Ramsey County property owners?

A: No. This legislative change has no change on property taxes. This legislative change simply expands the list of eligible activities in which Ramsey County's Housing and Redevelopment Authority levy is used. The text change would additionally add programming for entrepreneurs and small businesses as an eligible use for the Ramsey County Housing and Redevelopment Authority levy.

What is the county seeking from Ramsey County cities? If the legislation is successful, what is required from Ramsey County cities?

A: The County does not require approval from Ramsey County cities for this proposed legislation. The County does however seek support from our cities for this legislation.

If the legislation is successful, cities within the existing Ramsey County Housing and Redevelopment Authority area of operation will have the choice whether to:

- Opt-in: A city that chooses to opt-in will receive the greatest flexibility of eligible programming. In addition to the current portfolio of affordable housing and redevelopment programing, business programing will be provided. City Councils will be asked to pass resolutions 'opting-in' by June 2025. With the first year of HRA levy funded business programming occurring in 2026.
- Opt-out: A city that chooses to opt-out will continue to receive the current portfolio of affordable housing and redevelopment programing.

The City of North Saint Paul is not to be a part of the Ramsey County Housing and Redevelopment Authority Area of Operation. There is no change to North Saint Paul as a result of this legislation.

250 Courthouse
15 West Kellogg Blvd.
Saint Paul, MN 55102
651-266-8010
www.ramseycounty

Ramsey County Housing & Redevelopment Authority

What is the current levy of the Ramsey County Housing & Redevelopment Authority (HRA)?
A: The 2024 HRA Levy is $12,595,222. HRA Levy spending maintains a directed parity of 50% of the levy spent within suburban Ramsey County and 50% within the city of Saint Paul.

How is the Ramsey County Housing and Redevelopment Authority levy currently used?
A: The Ramsey County HRA levy is in its third year of operation. Over the last two years, the general breakdown of HRA levy usage was (Avg. of 2022 & 2023):

Housing Programing	Redevelopment Programs	Administration
73%	17%	10%

Current suite of HRA levy programming

Housing Programs	**Redevelopment Programs**
Affordable Housing infrastructure Investments	Critical Corridors – Development + Infrastructure;
FirstHome Down payment assistance	Critical Corridors Suburban Commercial Corridor Initiative **Suburbs only**
Emerging & Diverse Developers Program	Critical Corridors Planning
	Site Assessment Grants

- **HRA 2024 Annual Report –** *Highlights (3rd year of operation)*
  Final Report is currently in production with a final version published in Q1 2025. General highlights to include:
  - Affordable Housing Investments. $6.5M of HRA levy obligated to affordable housing projects in 2024.
  - Emerging & Diverse Developers (EDD). Over 30 developers received technical assistance in 2024. County invested $2.4 million (HRA Levy only) into projects led by EDD.
  - FirstHome Down Payment Assistance. 46 closings in 2024.
  - Critical Corridors. Assisted 9 qualifying applicants/projects with $1.76 million in Housing & Redevelopment Authority levy funding for place-based investments in three core areas: pre-development planning, commercial corridor initiatives (suburban only) and development and infrastructure
  - Site Assessment Grants. Supported 16 projects with site investigation in 2024.

- **HRA 2023 Annual Report –** *Highlights (2nd year of operation)*
  - Affordable Housing Investments. $6.15M of HRA levy obligated to affordable housing projects in 2023. Across all funding streams, County invested in the construction of 1,365 new and 767 preserved rental housing units in 2023. Of the total, 988 were classified as deeply affordable for residents earning at or below 30% Area Median Income.
  - FirstHome Down Payment Assistance. Of the 27 closings, 25 were first-generation homebuyers.
  - Emerging & Diverse Developers (EDD). EDD is a two-part program initiated in second half of 2023.

- Part A is provides technical assistance and cohort group learning to strengthen the pipeline of local emerging and diverse developers in real estate. 48 developers received technical assistance in 2023.
- Part B is a solicitation for projects led by EDD. County invested $3.1 million (across all funding) into projects led by EDD.

- Critical Corridors. Assisted 10 qualifying applicants/projects with $2.1 million in Housing & Redevelopment Authority levy funding for place-based investments in three core areas: pre-development planning, commercial corridor initiatives (suburban only) and development and infrastructure
- Site Assessment Grants. Program initiated in late 2023. Supported one project in 2023.

▶ **HRA 2022 Annual Report –** *Highlights (1st year of operation)*

- Affordable Housing Investments. $7.2M of HRA levy obligated to affordable housing projects in 2022. Across all funding streams, Ramsey County leveraged multiple funding sources in 2022 to bring dozens of affordable housing projects closer to realization and invested in the construction of 1,128 new rental housing units and preserved 1,029. Of the total, 571 are classified as deeply affordable for residents earning at or below 30% Area Median Income.
- FirstHome Down Payment Assistance. In Fall 2022, County relaunched its down payment assistance program to better align with market realities and offer first-time and first-generation homebuyers with down payment assistance. $187,500 in down payment assistance loans disbursed in 2022.
- Critical Corridors. Established in the Fall 2022, 14 grants in its first round of solicitations, totaling roughly $2.3 million in three core areas: pre-development planning, development and infrastructure, and commercial corridor initiatives.

Will this change result in Ramsey County shifting its focus from supporting the preservation and expansion of deeply affordable housing?
A: No. Ramsey County remains focused on the improving affordable housing infrastructure throughout the county. The MN Legislature made unprecedent investments in housing and housing infrastructure as part of the 2023 Legislative session. The Local Affordable Housing Aid (LAHA) or housing sales tax is estimated to bring resources comparable to that of the HRA levy. This additional funding for affordable housing allows for a slight adjustment of funding priorities of the HRA levy without deviating from the County's primary focus on expanding and improving affordable housing infrastructure.

Who decides on funding priorities on HRA Levy?
A: Ramsey County HRA Board is responsible for establishing funding priorities and make final decisions regarding spending of HRA levy. While the County HRA outlines its priorities, it relies on city partners as well as community organizations and developers to ready important projects. Prior to the county's funding in a project, projects are required obtain a municipal resolution in support in accordance with state statute.

EDA and business programming

What type of business activities does the County intend to do with this legislative change?
A: The County is responding to community requests for enhanced business programming. The small business support (EDA eligible activities) realized by this legislative flexibility would be a strong reelection of those local requests and would initially start at $1.5 - $2 million of our yearly HRA levy to ensure the bulk of resources are remain available and prioritized for housing programs and projects. Funding will continue to align with HRA levy spending directives where 50% of HRA levy spending occurs in suburban Ramsey County and 50% with the City

of Saint Paul. Areas of need identified to strengthen the small business ecosystem are informed by the County's involvement and engagement with cities, business support organizations and small businesses that include:

- *Capacity building* of small business support organizations to meet current and future needs
- More *technical assistance/advisory services* to better serve targeted geographies, communities and/or industries
- Additional *flexible capital* to enable greater business retention, expansion and attraction

Did the County attempt to form an EDA previously?
A: During the 2024 Legislative Session, Ramsey County introduced proposed legislation amending HRA statutory language and establishing an EDA to allow for business programming to be an eligible use of Ramsey County HRA levy funding. HF 3784 (Lee) / SF 4655 (Hawj) was later amended based on feedback from cities. A redlined version, including a memo from the County Attorney's office describing the changes is available. The current draft version for the 2025 Legislative session of the bill reflects this city feedback in 2024.

In 2016, the County did submit legislation that would have created a Ramsey County EDA. The legislation was pulled by the County following community concerns around the creation of a new taxing authority. The county's current legislation would not create a new taxing authority as it merely allows for additional eligible uses (i.e. business programming) of the County's existing Housing and Redevelopment Authority.

Does Ramsey County provide business programming? If so, what programs? How much does it spend? And how does it pay for business programs?
A: Ramsey County provides limited business programing. The County funds the programming through the County's general property tax levy. Current business programming totals $345,000.

- Entrepreneur support: Open to Business – Provides no cost direct technical assistance and other forms of support to small business owners and aspiring entrepreneurs. This program was expanded countywide in 2019 in response to direct city requests for this program.
- Small Business Growth: Ramsey County has two cohort-based leadership programs geared for established businesses. Both programs are a partnership with Hennepin County.
    - CEO Next – Group learning leadership program for CEOs/founders of second stage businesses that are growth-minded ($1M-50M in revenues, 10-99 employees, etc.)
    - CEO Now – Group learning leadership program for CEOs/founders of first stage businesses that are growth-minded ($250K-2M in revenues, more than one employee, operating for two years, etc.) Newly established in 2024.
- Marketing & attraction programming: RamseyCountyMeansBusiness.com An online portal providing workforce and economic development resources throughout the county to current and prospective businesses and investors. This online portal went live in 2019 and was refocused during the pandemic as a central repository for covid business relief resources. A redesign of the portal is underway and will be live in early 2025.

How do other metro counties support business programming and how did they obtain authority to provide economic development activities?

A: Hennepin County received special legislation (MN Statute 383B.79) - *A multijurisdictional reinvestment program is authorized involving Hennepin County, the Hennepin County Housing and Redevelopment Authority, and one or more of the following political subdivisions: the cities of Minneapolis, Brooklyn Center, and other interested statutory or home rule charter cities in Hennepin County, the Minneapolis Park Board, the Three Rivers Park District, and any*

watershed district entirely or partially located in Hennepin County. The multijurisdictional program may include plans for housing rehabilitation and removals, industrial polluted land cleanup, water ponding, environmental cleanup, community corridor connections, corridor planning, creation of green space, acquisition of property, development and redevelopment of parks and open space, water quality and lakeshore improvement, development and redevelopment of housing and commercial projects, economic development, and job creation.

- Hennepin County utilizes Housing and Redevelopment Authority funding for a variety of economic development programs including their CEO Next and Elevate Business platform. Due to the broader nature of this statute, this has limited applicability to Ramsey County.

Dakota County has a Community Development Agency. Under MN Statute 383D.41, subdivision 7, *After December 31, 1999, the Dakota County Housing and Redevelopment Authority shall be known as the Dakota County Community Development Agency. In addition to the other powers granted in this section, the Dakota County Community Development Agency shall have the powers of an economic development authority.*

- A core focus of local Community Development Agencies (CDAs) is the ability to own and operate affordable housing. Ramsey County has expressed no interest in owning and operating affordable housing, so this the CDA statute has limited applicability to Ramsey County.

Washington County has a Community Development Agency. In 2016, Washington County successfully sought special legislation to amend their Housing & Redevelopment Authority and created a Community Development Agency. Under MN Statute 383D.41, section 2, subdivision 2a, *Request to handle economic development, housing, or redevelopment duties. The governing body of a statutory or home rule charter city or township with an existing municipal economic development authority may request the Washington County Community Development Agency to handle the economic development, housing, or redevelopment duties of the authority and, in such an event, the Washington County Community Development Agency shall act and have exclusive jurisdiction for economic development, housing, or redevelopment duties in the statutory or home rule charter city or township pursuant to the provisions of the Economic Development Authorities Act, Minnesota Statutes, sections 469.090 to 469.1081.*

- A core focus of local Community Development Agencies (CDAs) is the ability to own and operate affordable housing. Ramsey County has expressed no interest in owning and operating affordable housing, so this the CDA statute has limited applicability to Ramsey County.

Scott County and Carver County each have a Community Development Agency. CDA's provide the most diverse array of eligible programing for housing, redevelopment and economic development uses.

Other questions:	
JENNIFER O'ROURKE	JOSH OLSON
Director of Government Relations	Director of Community & Economic Development
651-366-7276	651-295-0370
jennifer.orourke@ramseycounty.us	josh.olson@ramseycounty.us

Memorandum

TO: City Council

FROM: Izaak Peterson , Senior Planner

DATE: April 6, 2026

SUBJECT: 3570 Lexington Avenue North - Planned Unit Development Concept Stage- Dan Alstatt, Redbrick Commercial

ITEM NUMBER: 10.a

SECTION: GENERAL BUSINESS

REQUESTED MOTION

No formal action is taken on Planned Unit Development - concept stage applications.

INTRODUCTION

Property owner Dan Alstatt, Redbrick Commercial, has submitted a Planned Unit Development Amendment (PUD)- concept stage application for the proposed commercial infill development at the property located at 3570 Lexington Ave N. The proposed development concept seeks to plat an approximately .25 acre portion of the existing property to facilitate the development of a 810 sf drive-through retail building, on a portion of existing parking lot. The applicant has chosen to solicit feedback of development proposal in advance of a formal PUD or rezoning application with a concept stage application in order to receive initial feedback and direction from the planning commission and city council.

The PUD Concept Stage is an informal review process that allows the public, planning commission and city council an early opportunity to provide general feedback, and identify issues and concerns to the developer before more detailed plans are prepared for formal consideration. There is no formal action taken by either the planning commission or city council at this stage.

DISCUSSION

Background & Site Description

The subject property is 2.10 acres in size, containing frontage along Lexington Ave N to the west. The site currently contains a 29,832 sf multi-tenant office building, which was developed in tandem in the early 1980's with the 3550 Lexington office building immediately to the south. The site is zoned within the Office (O) zoning district. The property abuts Office zoning to the south, and commercial zoning to the north, and west across Lexington Ave N within the City of Arden Hills.

Access to the site is currently provided by way of a shared access that serves the 3570 and 3550 Lexington Ave N properties. These properties were developed with formalized shared access and parking agreements at the time of their initial development.

Comprehensive Plan Consistency

Chapter Four of the Comprehensive Plan designates this property for a Commercial land use within the future land use map. This designation is intended for a variety of service, office, restaurant, and retail uses ranging in intensity from those that serve the immediate neighborhood to those whose patrons come from outside of the community. The concept commercial retail drive-through facility would be consistent with the comprehensive plans future land use guidance, and would otherwise support a potential Office to Commercial rezoning of the property to accommodate the use.

Development Analysis
Generally, at the time of concept stage to determine the extent of flexibility that will be needed from the Development Code until detailed plans are developed, and direction is given for the viability of the proposed commercial land use. For the purposes of comparative review, the project has been reviewed in accordance with the intent of C-2 General Commercial zoning district standards which may be pursued with a future rezoning or PUD application, and most closely reflect the proposed commercial drive-through use. Uses with drive-up facilities are permitted as a conditional use within the C2 district.

Subdivision & Lot Orientation
The application proposes to subdivide a .25 acre portion of the existing site to serve the drive-through facility. Within the C2 district, no minimum lot size is established. The proposed lot contains 85 feet of frontage along Lexington Ave N (west), and 146.75 feet of depth. The proposed lot appears to be compliant with the dimensional standards set forth within Sec 107-60, as it applies to the C2 district.

Although the proposal contemplates the creation of less than three properties, consideration of Preliminary and Final Plat applications would be required, as specified by Sec. 105-36. - Minor subdivision exemptions and exceptions.

Building Setbacks
The proposal appears generally to meet or exceed of typical commercial zoning setback standards. The following table compares the proposed building setbacks with the Development Code Requirements for the C2 District:

	C2 District	Proposed Building
Front (Lexington)	50 feet	72 feet
Side (North)	10 feet	17 feet
Side (South)	10 feet	11 feet
Rear (East)	30 feet	30 feet

Parking & Access
Separate access is proposed to be served to the development site, with no internal circulation or access to the existing office buildings to the south. Lexington Ave N is a divided roadway in the location of the proposed access point. As a result, the proposed access would have to be restricted to a right-in/right-out access that would only allow for site access from northbound Lexington traffic. Ramsey County is the agency that administers access rights and restrictions to Lexington Ave N.

The site proposes 3 onsite parking spaces to serve the facility. Development code Sec 109-93(2)(i) specifies minimum parking requirements for commercial and drive-up facilities

facilities. For commercial districts, parking spaces are required at a ratio of 5.5 spaces per 1,000 sf of net floor area. In addition, drive up facilities require one space per employee, plus one per 25 square feet of floor area in addition to the number of required spaces. The code required parking depends largely on the internal layout and use of the drive-up facility, but would generally require 30-45 parking spaces to serve the concept.

Generally, staff is concerned that adequate parking is not proposed to serve the site to accommodate employees, or the potential reuse of the facility if it is not solely a drive through facility. That said, the city may provide deviation to base parking standards through the PUD review and approval process, and/or the application of shared parking with adjacent land uses. If the application advances, staff would anticipate the applicant submit a parking study or demonstrate proof of parking, to ensure that the site is adequately parked.

Development code Sec 109-92(g) also specifies minimum stacking spaces required of drive-through facilities. A minimum of six spaces per lane for stacking is required in addition to the number of required parking spaces. The stacking lane shall be a minimum of 12 feet wide. The vehicle stacking area must not exceed beyond the street right-of-way line and shall be delineated so that the vehicles waiting in line will not interfere with the primary driving and parking facilities on site.

The concept does demonstrate code minimum compliance with stacked drive-up parking, however, there is limited internal alternative stacking available on the site if the drive-up queue exceed capacity. This may would potentially result in queuing into Lexington Ave N, which is a concern that requires further study and evaluation in advance of formal development applications.

Architectural Design
The applicant has provided precedent generative images of the desired architectural quality and style of the proposed building. The applicant has expressed interest in using high quality brick/stone facade materials, which would meet development code design standards.

Planning Commission
The Planning Commission reviewed the submitted concept plan at their regularly scheduled meeting on February 24, 2026. The planning commission discussed the prospective traffic operation and function of the site, and inquired to the applicant about prospective businesses that may operate in the space. The commission was generally supportive of commercial concept, but expressed concern about the function of traffic, and prospective queueing and parking issues that may be generated if the site is successful.

Public Comments
Public notice was distributed to property owners within 350' of the subject property. At the time of this report, staff has received one comment from a member of the public regarding the concept plan, which is attached to this report. The comment questioned the need for a new coffee shop in the area, and potential traffic concerns.

Agency Comments
Notice of the proposed concept plan has been distributed to partner agencies for initial review and comment. The Rice Creek Watershed District has provided feedback regarding the anticipated permitting requirements of the district. Ramsey County has provided initial comments regarding site access constraints, and anticipating traffic/queuing study needed at

the time of a formal application submittal.

RECOMMENDATION

The PUD Concept Stage is the first step in the City's review process. While optional to the developer, the concept level provides an early opportunity for the public and City to review, identify issues and concerns, and provide guidance to the applicant on possible plan revisions and additional analysis that may be required. Formal applications and approvals would be needed from the city, including Preliminary and Final Plat, Rezoning or PUD applications.

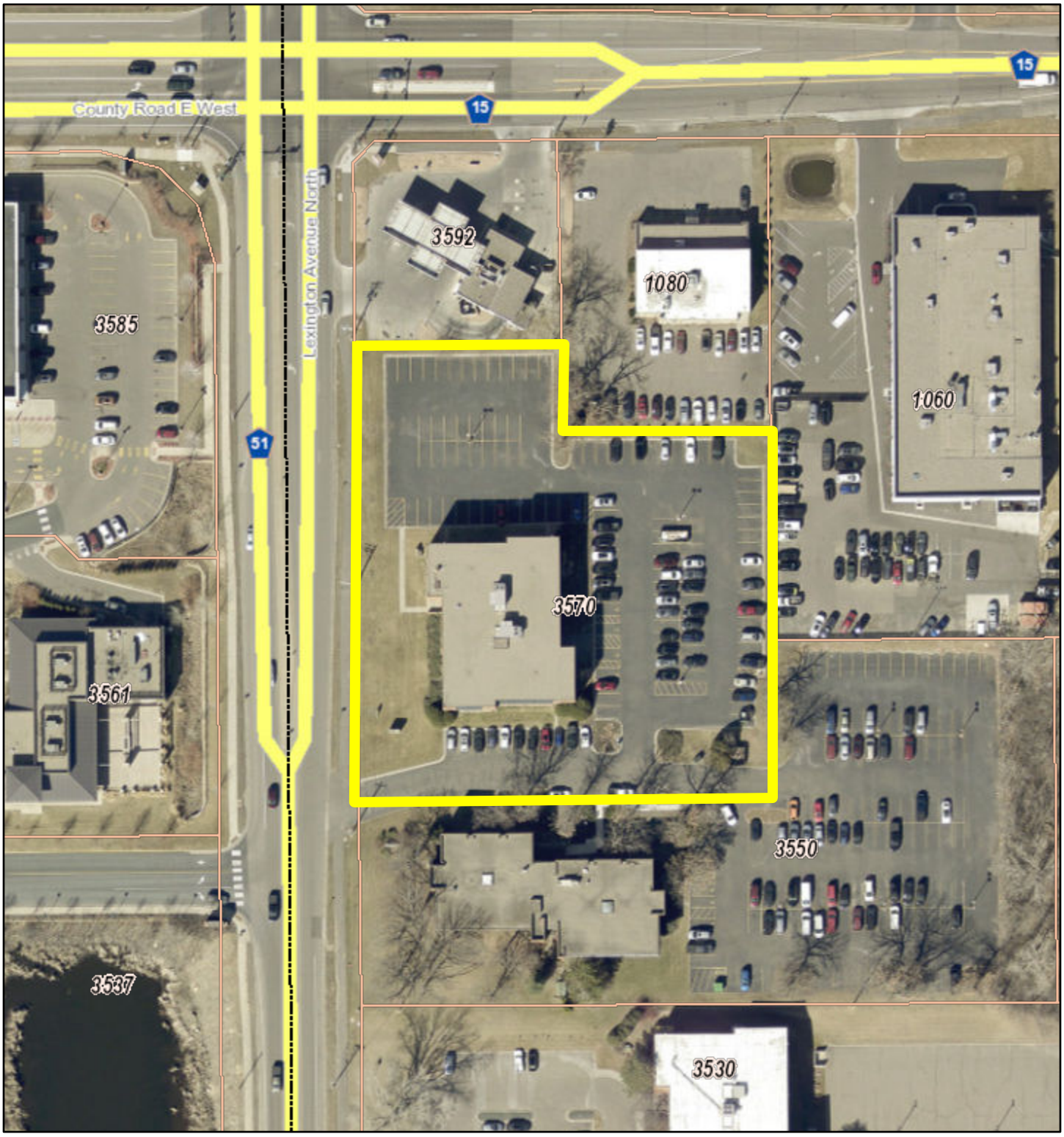
The city council is being asked to review the concept plans, provide general feedback, and identify any issues or concerns regarding the proposed uses and the site and building design that should be considered by the developer as they move forward with preliminary plat, site plan, and rezoning applications.

Comments from the public should also be taken during the review, although an official public hearing would be held at the next review stage. No formal action is taken on concept application.

ATTACHMENTS

Location Map.pdf
Proposed Concept Plan
Engineering Comment
Ramsey County Comment
RCWD Comment
Public Comment- Holmstrom

3570 Lexington



2/19/2026, 5:28:53 PM

1:1,200

0 55 110 220 ft

0 15 30 60 m

Override 1

Personal Property

Tax Parcels

Cities

County Offices

January 30th, 2026

Planning & Zoning Department
City of Shoreview
4600 Victoria Street North
Shoreview MN 55126

R.E. Concept Review; Planned Development at 3570 Lexington (Future Address 3580 Lexington – TBD)

Dear Planning Commission & City Staff,

I'm writing to express my intent to seek approvals and develop a small commercial building on excess land that resides on the north side of 3570 Lexington Avenue, Shoreview, MN 55126 (see images and exhibits below).

Background.

We (Lex Center LLC) purchased 3570 Lexington, a 1980 office building situated on 2.1 acres in August of 2023 and have been improving the property ever since. My business partner and I realize our excess north parking lot is not being used, and we seek to construct a unique additional building within our property boundary. This will be a value-add for our site and for the community, as the intent is to construct a small, stand-alone, quaint and attractive property, then to secure a long-term local or national retail tenant to operate and lease the property.

The existing office building, which will remain unchanged, is a 3-story structure and a hair under 30,000 gross building area total. Uses and the current zoning are all office related, with various administrative uses and some medical/wellness tenants. Occupancy today is up to 87%. We are certain, even at 100% occupancy we will have excess parking available given today's work-from-home schedules and the makeup of the tenants, and we feel this new building would maximize the site use and positively impact the local business district.

Site Overview & Development Concepts.

The proposed land area is roughly 0.3 to 0.35 acres, pending design, building size and final parking determination. We believe a drive through focused retailer with limited parking needs will be the best and highest use. We hired an architect to review the site and he penciled in a one-story structure up to around 1,000 sq. ft., pending city parking and landscaping requirements (see exhibits). The access point for this retail building would be just after the fire hydrant, as cars drive north on Lexington. It would be a 'right-in,' then 'right-out' entrance/egress which will allow us to keep the entrance to 3570 and 3550 Lexington (on the south side of 3570) as it currently operates, and not bring retail traffic by the office buildings. The intent is to allow 3580 Lexington to be a true stand-alone operation. Last year I had a lengthy phone call site review with Ramsey County's traffic department, and they felt this curb cut addition would be no problem, subject to review of traffic flow and the exact curb cut location.

The building would be designed to meet the demands of most drive-through retailers, with intent to create a size and exterior shell that could attract both a national and local tenant. Once a user is secure with a lease signed, we will complete a build-to-suit interior and agreed tenant improvement package.

The aesthetic of the building would be modern with the potential to incorporate reclaimed or higher quality building materials and design features, such as brick or wood to make the building look and feel more attractive and warmer. The building construction and final layout design is meant to blend nicely with the existing 3570 building look and design.

Potential Uses.

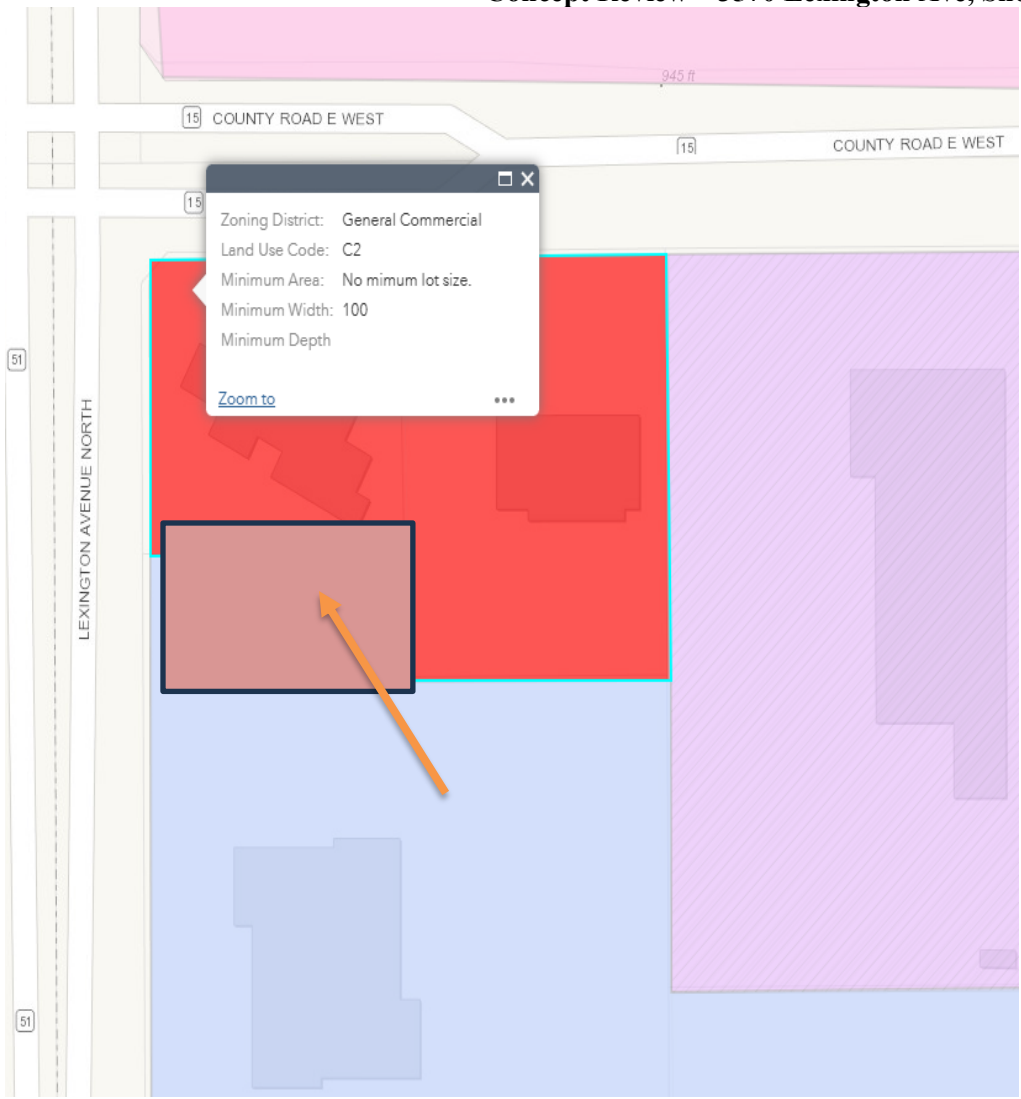
We are open to any drive-through retailer with a good business history and plan, positive community impact with a value-add use, and a user that meets city zoning codes for the Commercial District (C2) or otherwise.

Exhibits and Plans. See the site layout and sketches of the potential structure to be built.

1. Zoning Plan showing orange box, rough area to become C2 or otherwise.

REDBRICK COMMERCIAL

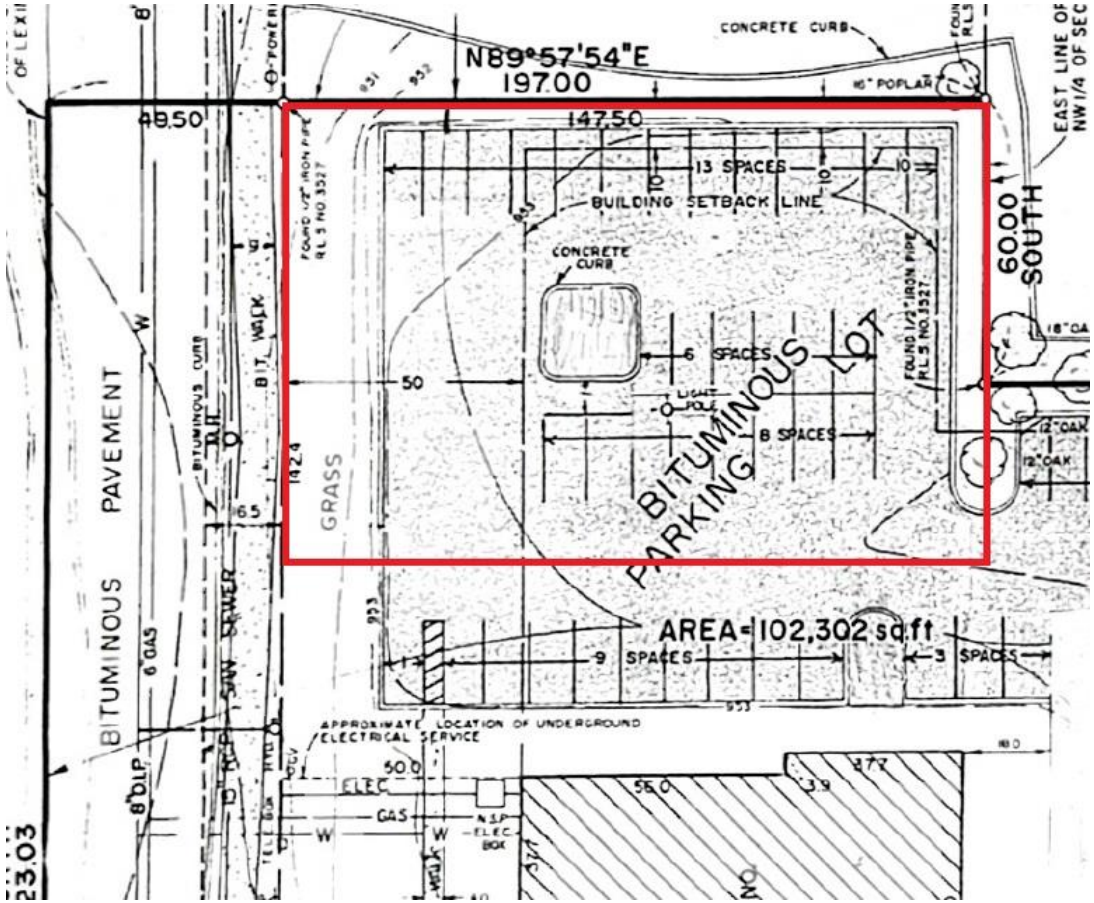
Concept Review – 3570 Lexington Ave, Shoreview



2. Existing image of lot from the office building:

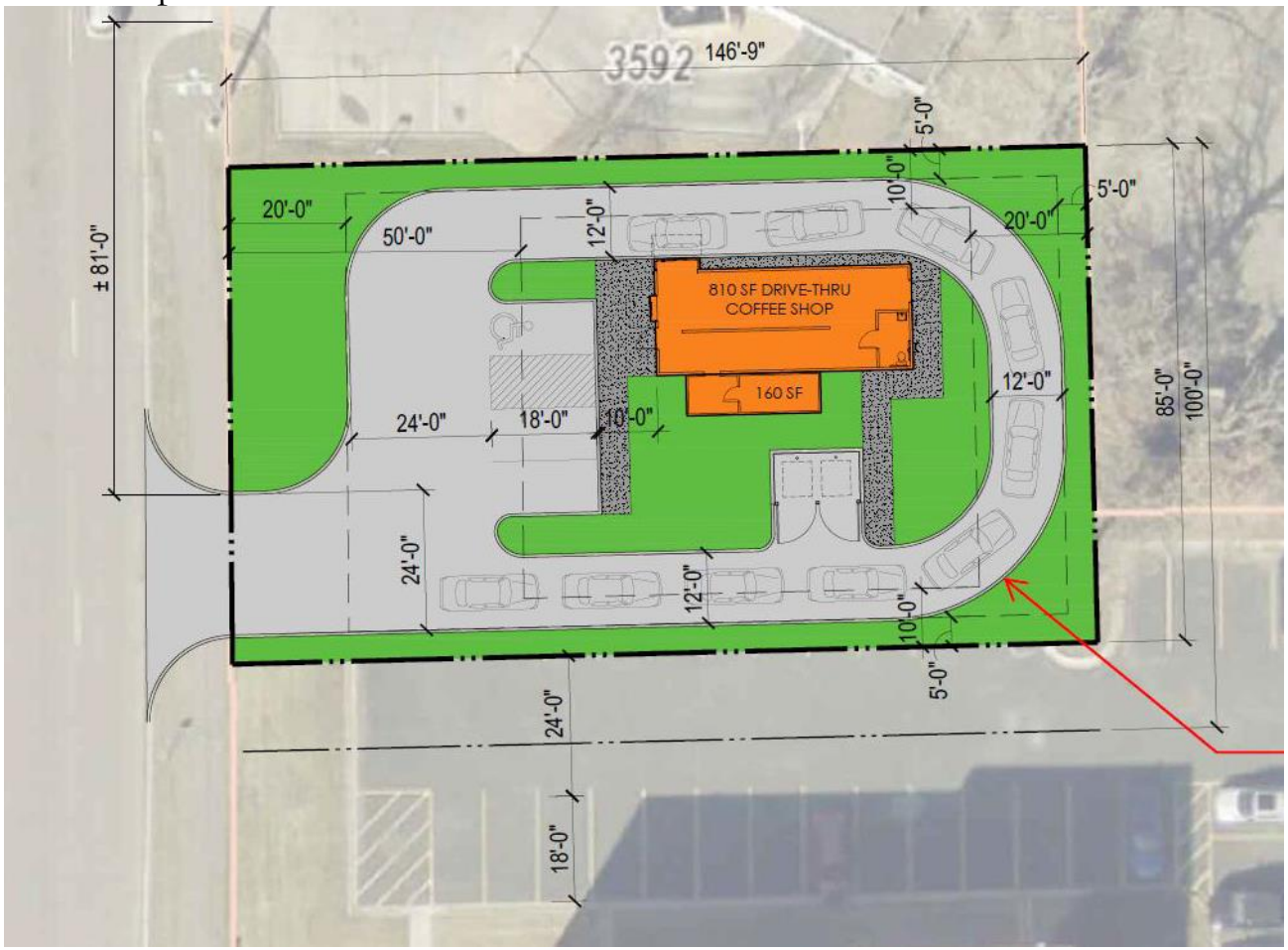


3. Survey snapshot of approximate desired location (survey needs updating):



Concept Review – 3570 Lexington Ave, Shoreview

4. Concept Site Construction Plan:



Concept Review – 3570 Lexington Ave, Shoreview

5. Total Site Aerial (Development area outlined in red):



6. Renderings:





Concept Review – 3570 Lexington Ave, Shoreview



I appreciate your consideration and look forward to advancing the discussion and seeking formal development approvals. We hope to start construction in the summer to fall of 2026.

Best regards,

Dan Altstatt

Dan Altstatt, CCIM
Redbrick Commercial
3570 Lexington Ave., Suite 150
Shoreview, MN 55126
Voice/Text: 612-404-0157 | Cell: 612-802-8825
www.redbrickcommercial.com

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request for Comment- 3570 Lexington Ave N - Concept Plan

Stephanie Smith <ssmith@shoreviewmn.gov> Tue, Feb 17, 2026 at 3:45 PM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>
Cc: Tom Wesolowski <twesolowski@shoreviewmn.gov>

Engineering comments are as follows:

- As the property is adjacent to Lexington Avenue and is relatively near an intersection, staff recommends early coordination with what Ramsey County on proposals for this site.
- Staff is concerned that a drive-thru may queue onto the right-of-way or Lexington Avenue, and would recommend an engineering study for a drive-thru use.
- Water and sewer services are available on Lexington Avenue.

Thank you,
Stephanie

Stephanie Smith MN P.E. (she/her) | City Engineer
4600 Victoria Street North, Shoreview, MN 55126
651-490-4651 | ssmith@shoreviewmn.gov

On Fri, Feb 6, 2026 at 5:18 PM Izaak Peterson <ipeterson@shoreviewmn.gov> wrote:
[Quoted text hidden]

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request for Comment- 3570 Lexington Ave N - Concept Plan

PW Plan Review <PWPlanreview@co.ramsey.mn.us> Thu, Feb 19, 2026 at 4:04 PM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>

Izaak,

Getting back to you about the applicant's request for feedback on a concept plan that would locate a coffee drive-through business near 3570 Lexington Ave. Here are some comments or questions you can expect in a formal review from Ramsey County.

- The developer is requesting access to Lexington Ave. in area where there is a curbed center median. Developer acknowledges RIRO access, and this condition will not change.
- Expect Ramsey County to require a traffic study to ensure that the traffic has enough room to circulate internally and not spill out onto Lexington Ave. The County Traffic Engineer will contact the city about that.
- Expect comments from Maintenance about making curb cuts only at joints and about restoring roadway pavement to county standards.
- Our permits person will want to know if the development will request any utility connections under Lexington.

Thanks Izaak,

Kevin

Kevin Roggenbuck
(he, him)
Senior Transportation Planner
Public Works | *Economic Growth and Community Investment*

Office: 651-266-2798 Cell: 612-518-0138

15 West Kellogg Blvd., Suite 210, St. Paul, MN 55102

RAMSEY COUNTY

RamseyCountyMN.gov | Facebook | Twitter | LinkedIn | e-Updates | Privacy notice

From: Izaak Peterson <ipeterson@shoreviewmn.gov>
Sent: Friday, February 6, 2026 5:18 PM
Subject: Request for Comment- 3570 Lexington Ave N - Concept Plan

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Report Suspicious

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SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request for Comment- 3570 Lexington Ave N - Concept Plan

Anna Grace <AGrace@ricecreek.org> Wed, Feb 18, 2026 at 2:10 PM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>

Izaak,

Thank you for sharing!

Rule C, Stormwater Management permit will be required for the subdivision.

- Rule C, 2(a) A permit is required for subdivision of an area exceeding one acre. This includes subdivision for single-family residential, multi-unit residential, commercial, industrial, or institutional development.
- This is a simple administrative review if just subdividing with no land disturbance or impervious surface.

If they create or reconstructed 10,000 sq. ft or more of impervious surface they will trigger

- Rule C, 2 (b), “A permit is required for development, other than Public Linear Projects, that creates or reconstructs 10,000 square feet or more of impervious surface. This threshold is cumulative of all impervious surface created or reconstructed as a part of a Common Plan of Development. 10,000 sq. ft of new and/or reconstructed impervious surface.”
- With this they will need to create a stormwater management plan and also subsequently trigger the erosion control Rule D RCWD permit.

If it works for you, I can reach out to the project to further discuss. Is Dan the correct contact person?

Dan Altstatt

Dan Altstatt, CCIM
Redbrick Commercial
3570 Lexington Ave., Suite 150
Shoreview, MN 55126
Voice/Text: 612-404-0157 | Cell: 612-802-8825
www.redbrickcommercial.com

Thanks again,

Anna Grace

Regulatory Technician

Rice Creek Watershed District

4325 Pheasant Ridge Dr. NE, #611

Blaine, MN 55449-4539

Direct: (763) 398-3071

agrace@ricecreek.org

Please note that RCWD has an updated rule set as of January 1, 2025. More information available here.

From: Izaak Peterson <ipeterson@shoreviewmn.gov>
Sent: Friday, February 6, 2026 5:18 PM
Subject: Request for Comment- 3570 Lexington Ave N - Concept Plan

Good Afternoon,

For your review and comment, please see the attached concept plan material regarding a potential infill development at 3570 Lexington Ave N (location).

The applicant is requesting concept plan feedback regarding the prospective development of an approximately 800 sf commercial shell building within the northern parking lot of the existing site.

No formal action is requested at this time, the applicant is requesting initial feedback on the high level concept. Pending concept plan feedback, site plan, rezoning, and subdivision applications would be required in order for the applicant to pursue the development.

If possible, please let me know if you have any initial thoughts or comments by Thursday February 19th.

Thank you,

Izaak Peterson | Senior Planner

4600 Victoria Street North, Shoreview MN 55126

651.490.4681 | ipeterson@shoreviewmn.gov



Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Proposed Coffee Shop

Debbie Holmstrom <dmhomer@icloud.com> Thu, Mar 26, 2026 at 6:51 PM
To: ipeterson@shoreviewmn.gov

Hello Again, Thank you for the phone call on Wednesday regarding the proposed coffee shop. I shared with you some of my concerns/comments. You suggested I also send them to you.

To begin with, there are already several coffee shops nearby, although I realize three are actually in Arden Hills. I believe one is still located in the Shoreview Target store - though not a drive thru. I am concerned about the amount of traffic on Lexington particularly the intersection of Lexington and County Rd. E. If a drive thru were to be located as proposed, would that lead to people making left turns out of that location in order to go south on Lexington? If a right turn only would be planned, would drivers decide to make u turns at the corner also adding a problem at the busy intersection? I would guess most of the coffee shop traffic would be in the morning adding to the morning congestion. What plans are being considered for parking? Traffic often backs up on both Lexington and County Rd. E. when the train comes through also adding to the congestion. How would the access to the shopping center by The Tavern be affected ? Would it be difficult for cars to pull out there to go either north or south with added traffic coming in and out of the coffee shop area? There are a few driveways in the area on that east side of Lexington somewhat close together. How is the visibility of traffic coming from the south? The gas station on the corner has cars entering and exiting throughout the day.

Thank you for your time. I will be curious as to what happens next.
Debbie Holmstrom.

Memorandum

TO: City Council

FROM: Izaak Peterson , Senior Planner

DATE: April 6, 2026

SUBJECT: 1090 Gramsie Road - PUD Development Stage, Preliminary Plat and Comprehensive Plan Amendment - Christian Brothers Automotive

ITEM NUMBER: 10.b

SECTION: GENERAL BUSINESS

REQUESTED MOTION

To approve the proposed Preliminary Plat, PUD- Development Stage, and adopt Resolution 26-16 for the proposed comprehensive plan amendment, submitted by Christian Brothers Automotive, for the property at 1090 Gramsie Road. The adoption and approvals are subject to the following conditions:

Comprehensive Plan Amendment

1. The amendment changes the future land use designation from Office to Commercial within the Shoreview 2040 Future Land Use Map (Map 4.3) for the property located at 1090 Gramsie Road, Lot 1 Block 1 of the Reiling Second Addition.
2. The amendment is not finalized until review and approval by the Metropolitan Council.
3. The amendment will not be finalized until the city grants approval of the Final Plat and PUD - Final Stage request and the Development Agreements are executed.

Preliminary Plat

1. A public use dedication fee shall be submitted for Lot 2 as required in the Shoreview Municipal Code. This will be paid prior to the release of the final plat by the city.
2. A cross-access and maintenance agreement is required for Lot 1 and Lot 2, Block 1 to have a shared access. The agreement shall be subject to the City Attorneys review, and be submitted prior to the approval of the Final Plat.
3. A shared parking agreement is required for Lot 1 and Lot 2, Block 1 to address shared parking. The agreement shall be subject to the City Attorneys review, and be submitted prior to the approval of the Final Plat. The agreement will be recorded against both properties.
4. Drainage and utility easements shall be provided as required by City Engineer.
5. The development shall secure any and all permits regarding stormwater, grading, and erosion control plans from the Rice Creek Watershed District prior to commencing any grading work on this site.
6. The developer is required to enter into a subdivision agreement with the city related to the site development and maintenance. The agreement shall be executed prior to the issuance of any permits for this project.
7. The final plat shall be submitted to the city for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. This approval permits the development of a 6,557 sf Automotive Service and Repair Facility within the Reiling Planned Unit Development.
2. The Automotive Service and Repair Facility shall maintain compliance with the noise standards specified in Article III of the Municipal code at all times. All storage of vehicles, materials, supplies, shall be stored wholly within the proposed Automotive Service and Repair Facility building. Long term outdoor parking or storage of customer vehicles for a period of time greater than 48 hours is prohibited.
3. The development shall secure any and all permits regarding stormwater, grading, and erosion control plans from the Rice Creek Watershed District prior to commencing any grading work on this site.
4. The development shall secure any and all permits required by Ramsey County and MnDOT prior to commencing construction work on this site.
5. A Tree Removal and Replacement plan is required. For any trees that cannot be accommodated on the development site, a financial contribution to the City's Forestry fund is required.
6. The applicant is required to enter into an amended Master PUD agreement related to the subdivision of the site as proposed. The amended Master PUD agreement shall be executed prior to release of the final plat for recording.
7. Approval of the final grading, drainage and utility plans by the director of public works is required, prior to the submittal to the City of applications for Final Plat and PUD - Final Stage.
8. The developer shall submit a parking study memo written by a licensed engineer which demonstrates adequate shared proof of parking availability on the proposed development site prior to PUD - Final Stage submittal.
9. The developer shall submit revised plans which identifies the installation and construction of two Level 2 Electric Vehicle Charging Stations or the construction of two Electric Vehicle charging spaces with readily available electrical conduit in place to adequately serve the future construction Level 2 Charging Stations on the site. Revised plans shall be submitted subject to staff review prior to PUD - Final Stage submittal.
10. The Final Stage - PUD application shall be submitted consistent with the plans and conditions of approval specified through this approval.
11. This approval shall expire after 60 days if the Planned Unit Development - Final Stage application has not been submitted for city review and approval.

INTRODUCTION

In September and October of 2025, the planning commission and council evaluated concept plans for the proposed development of a Christian Brothers automotive service and repair facility at the property located at 1090 Gramsie Road. At that time, the commission and council expressed general support for the proposed concept development of the site.

Christian Brothers Automotive have submitted development applications for the proposed infill development of a Christian Brothers auto repair services facility at the property located at 1090 Gramsie Road. The development applications seek to plat a .97 acre portion of the existing property to facilitate the development of a 6,557 sf, 10 bay auto repair facility. The underlying property which currently contains a Red Robin Restaurant is located within a Planned Unit Development (PUD). Proposed development and subdivision of a PUD necessitates approval of a PUD Amendment to allow for the proposed use, and create the proposed property parcel. In addition, the site is currently guided Office within the 2040

Comprehensive Plan, which must be amended to Commercial to allow for the proposed development.

In order to proceed with the proposed development plans, the applicant has submitted the following applications for consideration:

1. Development Stage - PUD Application: To allow for the proposed Auto Service and Repair land use within the underlying Planned Unit Development District.
2. Comprehensive Plan Amendment: To re-guide the future land use designation from Office to Commercial.
3. Preliminary Plat: To subdivide a .97 acre portion of the the existing 2.28 acre site to serve the proposed development.

DISCUSSION

Background & Site Description

The subject property is 2.28 acres in size, containing frontage along Lexington Ave N to the west, Gramsie Road to the north, and I-694 to the south. The site is zoned within a Planned Unit Development (PUD) and immediately abutted by PUD properties to the north and east, which include the 4000 Office Building, Loden SV apartment building, and Hilton Garden Inn hotel. In addition, the Land O'Lakes corporate campus is located across Lexington Ave N, within the City of Arden Hills. The property currently contains the Red Robin restaurant and associated parking facilities on the western portion of the property. Access to the site is served from a single curb cut on Gramsie Road.

The Red Robin site was initially approved by way of a PUD zoning approval "The Reiling PUD", from the UND district in 2004. At that time, subsequent future subdivision of the eastern portion of the site was anticipated. Permitted and prohibited land uses allowed through the PUD approval include the following:

- Office and Professional Services
    - Adult and continuing education centers
    - Financial Institutions
    - Public or quasi public facilities
    - Medical and dental offices and clinics
    - Licensed day care facilities
    - Restaurants which: qualify for a on-sale liquor license; do not have drive up facilities; food sales constitute 60% of gross sales; accommodate gatherings of 20 or more people; and do not accept food orders after 11 pm
- Limited Retail and Service
    - Salon and/or Spas
    - Photocopying service
    - Restaurants that are fast-serve, provide a sit down eating experience and do not have drive-through facilities.
- Prohibited Uses
    - Automobile sales accessories and parts
    - Bars

The associated PUD Agreement specified that automotive sales accessories and parts are prohibited. A PUD amendment was necessary in order to develop the remaining undeveloped portion of the site.

Planned Unit Development
The Planned Unit Development process is used to encourage or provide flexibility, creativity, and innovation in the planning and design to achieve a variety of objectives related to the Development Code and the city's land use goals. At the Development Stage, the detailed site development and subdivision plans are presented to the city for public review at both the planning commission and city council. The Final Stage of the PUD is reviewed only by the city council and provides the city with the opportunity to review the plans for consistency with the Development Stage approval. Development Agreements are also drafted and approved during the Final Stage.

While the development code establishes minimum standards for all new development, the PUD process allows the City to grant flexibility from these standards. Sec 107-73 prescribes that the proposed development would need to satisfy certain objectives in order to be approved through the PUD process. Proposals that do not comply with the minimum standards of the ordinance need to provide a benefit to the city by meeting certain objectives including but not limited to life-cycle housing, sustainable and high quality building design, innovative stormwater management, and transportation demand management.

Based on the plans submitted, deviation from the City's previously approved PUD for the site would be needed to address and permit the proposed auto repair and service facility land use. An automobile service facility was not identified as a permitted land use within the approved Reiling PUD, and generally prohibited for future development under the automobile sales, accessories and parts land use contemplated with the 2004 PUD approval. In addition, the application proposes deviation to the city's minimum parking requirement for an automobile service station.

Comprehensive Plan Amendment
Chapter Four of the Comprehensive Plan designates this property for an Office land use within the future land use map. This designation is intended for property located adjacent to land planned for residential use but may also be located in areas surrounded by nonresidential uses. Professional offices, daycare centers, medical and dental clinics and similar uses are intended for these locations.

The proposed auto service facility conflicts with the 2040 future land use guidance of the site, and would most appropriately fall under a commercial future land use category. This designation is intended for a variety of service, office, restaurant, and retail uses ranging in intensity from those that serve the immediate neighborhood to those whose patrons come from outside of the community. The comprehensive plan instructs that the intensity of commercial use chosen for a particular site, through the adoption of a zoning designation, must be compatible with the uses planned for the adjoining property.

As the sites Office future land use designation conflicts with the proposed commercial use of the property, a comprehensive plan amendment would be required in order to consider future development of the site as proposed. The comprehensive plan identifies the following areas of consideration when contemplating revision of a future land use designation:

1. Land use decisions should be influenced by the availability of urban services, the transportation network, existing development pattern, nearby land uses, natural characteristics of land and community needs.
2. Revision of a land use plan map designation shall require the City Council to find that the

proposed designation will not facilitate development which would have a significant, adverse impact on the planned land use of surrounding property. The City may require documentation to support said findings. The existing planned land use of the property shall be the basis for comparison from which to judge the impact of the proposed designation.

3. When a land use plan amendment is proposed, the following elements shall be considered relative to the site and the characteristics of adjoining planned land uses:
    1. probable building mass differences;
    2. traffic generation;
    3. separation to dissimilar land uses;
    4. carrying capacity of the site (sewer, water, access, topography, etc.);
    5. buffering potential of dissimilar but adjoining land uses

As guided by the policies and goals of the Comprehensive Plan, the planning commission and council must make a determination as to whether the commercial auto service and repair land use would meet a community service need, not lead to adverse impacts to surrounding properties, and be cohesive with the surrounding office, restaurant, and hotel land uses.

Development Analysis
For the purposes of dimensional and setback standard review within the underlying PUD, the project has been reviewed in accordance with the intent of C-2 General Commercial zoning district standards which most closely reflect the proposed commercial land use, and is the zoning district in which Automobile repair stations are permitted.

Subdivision & Lot Orientation
The application proposes to subdivide a .97 acre portion of the existing 2.28 acre site to serve the automobile service facility. Although the proposal contemplates the creation of less than three properties, consideration of Preliminary and Final Plat applications is required, as specified by Sec. 105-36. - Minor subdivision exemptions and exceptions.

The submitted preliminary plat proposes a lot which contains 140 feet of frontage along Gramsie Road (north), and 184 feet of frontage adjacent I-694 (south). The proposed lot appears to be compliant with the dimensional standards set forth within Sec 107-60, as it applies to the C2 district.

Building Setbacks
The proposal appears generally to meet or exceed of typical commercial zoning standards. The following table compares the proposed building setbacks with the Development Code Requirements for the C2 District:

	C2 District	Proposed Auto Service Building
Front (Gramsie Road)	50 feet	51.9 feet
Side (West)	10 feet	78.9 feet
Side (East)	10 feet	11 feet
Rear (I-694)	30 feet	66.7 feet

Parking & Access

Access to the site is proposed as a consolidated shared access at the location of the existing Red Robin curb cut. Shared access with zero setbacks may be permitted, with the submittal of a shared access agreement between the affected parties.

Development code Sec 109-93(2)(i) specifies minimum parking requirements for auto service station facilities. Auto service stations require one parking space per employee plus five per service stall. Ten service bays are proposed within the facility, a requirement of 50 parking spaces. The applicant has indicated that the facility will employ 8-11 individuals. The Development Code would require 61 parking spaces to achieve parking code compliance. The plan proposes a total of 41 parking spaces on the site, with parking utilization of the 10 proposed service bays to serve as parking on the site. The parking on site has been increased by 11 stalls from the time of concept plan review.

The city may provide deviation to base parking standards through the PUD amendment process. Staff is generally comfortable with the proposed parking 51 parking spaces proposed to serve the site. However, due to the proposed shared access and proximity of parking shared between the existing Red Robin site and proposed development, staff recommends a condition of approval requiring the applicants submittal of a site parking memo from a licensed engineer which demonstrates adequate shared proof of parking availability on the site.

In addition, due to the nature of the proposed automotive land use, and the sites proximity to the I-694 corridor, staff recommends that the development plans incorporate a minimum of two Level 2 EV Charging Spaces, or the installation of conduit to prepare two EV charger ready spaces. Staff believe that the incorporation of EV charging spaces on the site would provide an element of a higher standard of site design, as outlined within the PUD District standards noted in Sec 107-73.

Architectural Design
The applicant has provided exterior elevations of the proposed facility to demonstrate intended design of the sought building. The proposed use of brick, stone, of varying colors and materials appears to be consistent with the standards set forth by the development code. In addition, code compliant screening of a dumpster enclosure is proposed within the plans.

Landscaping
The applicant has provided an updated landscaping plan of the proposed development. The landscaping plan shows the planting of 9 overstory trees, 3 coniferous trees and three ornamental trees, dozens of shrubs as well as several areas of ornamental grasses. The proposed landscaping plan meets and exceeds city landscaping standards. Following city direction from the time of concept plan review, the applicants landscaping plan has increased the quantity of overstory trees and screening ornamentals in available greenspace preserved on the site. Staff believes that the proposed increased landscaping is a component of sustainable and high quality site design, above and beyond typical development code requirements, which addresses PUD amendment approval criteria.

Comprehensive Plan Amendment
Staff has evaluated the proposed comprehensive plan amendment using the review criteria provided within the 2040 Shoreview Comprehensive Plan. Generally staff is supportive of the designation of the site as a commercially guided property based on the following:

Land use decisions should be influenced by the availability of urban services, the

transportation network, existing development pattern, nearby land uses, natural characteristics of land and community needs.

The subject property currently contains a commercial restaurant land use, and is surrounded by commercial and office land uses. With the expected closure of the Amoco Station auto shop, the city will contain one automotive repair facility. The amendment of the comprehensive plan to support the commercial use would aid in addressing this community need.

Revision of a land use plan map designation shall require the City Council to find that the proposed designation will not facilitate development which would have a significant, adverse impact on the planned land use of surrounding property. The City may require documentation to support said findings. The existing planned land use of the property shall be the basis for comparison from which to judge the impact of the proposed designation.

The proposed development does not appear to pose a a significant adverse impact on the surrounding properties. City staff recommends a condition of approval requiring a parking study, to verify that adverse parking impacts will not occur. The planned Office land use of the property is commensurate with the proposed commercial land use of the property, given the site is surrounded by both commercial and office land uses.

When a land use plan amendment is proposed, the following elements shall be considered relative to the site and the characteristics of adjoining planned land uses: probable building mass differences; traffic generation; separation to dissimilar land uses; carrying capacity of the site (sewer, water, access, topography, etc.); and buffering potential of dissimilar but adjoining land uses.

The proposed building mass is smaller, or commensurate with surrounding land uses. The site development as proposed will result in modest traffic generation, and is surrounded by a mix of commercial and office land uses. The proposed site development incorporates a heavily planted landscaping plan to adequately buffer and screen the site.

Planning Commission

At their February 24, 2026 meeting, the planning commission reviewed the proposed applications. The planning commission held a public hearing regarding the proposed applications, at which time no members of the public wished to speak on the items. The planning commission discussed whether the development met the criteria for comprehensive plan amendment and met a community need. The commission deliberated on prospective noise and traffic impacts that may be generated by the automotive use. The commission was generally supportive of the applications, with one member not feeling that the proposed use met a community need. A requested condition of approval was poised by a commissioner to restrict overnight, outdoor parking on the site, which was not seconded. Ultimately, the commission recommended approval of the proposed comprehensive plan amendment, planned unit development- development stage, preliminary plan with a 6-1 vote.

Public Comments

Public notice was distributed to property owners within 350' of the subject property, and noticed within the February 10th edition of the Shoreview Press. At the time of this report, no public comment has been received by staff.

Agency Comments

Notice of the proposed applications have been distributed to partner agencies for review and comment, and were published within the February 10th edition of the Shoreview Press. The Rice Creek Watershed District has provided feedback regarding the anticipated permitting requirements of the district. The Development Plans are still under review by Ramsey County, whose feedback is expected prior to council consideration of the applications.

The City Engineer has provided comment regarding the proposed development plan. The City Engineers comments, and requested revisions are incorporated within the recommended conditions of approval.

RECOMMENDATION

The submitted plans were reviewed in accordance with the city's criteria for platting and planned unit development. Overall, staff is supportive of the development as it is consistent with Shoreview's land use policies in the comprehensive plan, underlying PUD district and the regulations in the development code.

Staff is recommending that the city council approve the proposed comprehensive plan amendment, preliminary plat of the property located at 1090 Gramsie Road, and the Reiling PUD Amendment- Development Stage, to subdivide the existing parcel site into two individual property parcels. These recommended approvals are subject to the following conditions:

Comprehensive Plan Amendment

1. The amendment changes the future land use designation from Office to Commercial within the Shoreview 2040 Future Land Use Map (Map 4.3) for the property located at 1090 Gramsie Road, Lot 1 Block 1 of the Reiling Second Addition.
2. The amendment is not finalized until review and approval by the Metropolitan Council.
3. The amendment will not be finalized until the city grants approval of the Final Plat and PUD - Final Stage request and the Development Agreements are executed.

Preliminary Plat

1. A public use dedication fee shall be submitted for Lot 2 as required in the Shoreview Municipal Code. This will be paid prior to the release of the final plat by the city.
2. A cross-access and maintenance agreement is required for Lot 1 and Lot 2, Block 1 to have a shared access. The agreement shall be subject to the City Attorneys review, and be submitted prior to the approval of the Final Plat.
3. A shared parking agreement is required for Lot 1 and Lot 2, Block 1 to address shared parking. The agreement shall be subject to the City Attorneys review, and be submitted prior to the approval of the Final Plat. The agreement will be recorded against both properties.
4. Drainage and utility easements shall be provided as required by City Engineer.
5. The development shall secure any and all permits regarding stormwater, grading, and erosion control plans from the Rice Creek Watershed District prior to commencing any grading work on this site.
6. The developer is required to enter into a subdivision agreement with the city related to the site development and maintenance. The agreement shall be executed prior to the issuance of any permits for this project.
7. The final plat shall be submitted to the city for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. This approval permits the development of a 6,557 sf Automotive Service and Repair Facility within the Reiling Planned Unit Development.
2. The Automotive Service and Repair Facility shall maintain compliance with the noise standards specified in Article III of the Municipal code at all times. All storage of vehicles, materials, supplies, shall be stored wholly within the proposed Automotive Service and Repair Facility building. Long term outdoor parking or storage of customer vehicles for a period of time greater than 48 hours is prohibited.
3. The development shall secure any and all permits regarding stormwater, grading, and erosion control plans from the Rice Creek Watershed District prior to commencing any grading work on this site.
4. The development shall secure any and all permits required by Ramsey County and MnDOT prior to commencing construction work on this site.
5. A Tree Removal and Replacement plan is required. For any trees that cannot be accommodated on the development site, a financial contribution to the City's Forestry fund is required.
6. The applicant is required to enter into an amended Master PUD agreement related to the subdivision of the site as proposed. The amended Master PUD agreement shall be executed prior to release of the final plat for recording.
7. Approval of the final grading, drainage and utility plans by the director of public works is required, prior to the submittal to the City of applications for Final Plat and PUD - Final Stage.
8. The developer shall submit a parking study memo written by a licensed engineer which demonstrates adequate shared proof of parking availability on the proposed development site prior to PUD - Final Stage submittal.
9. The developer shall submit revised plans which identifies the installation and construction of two Level 2 Electric Vehicle Charging Stations or the construction of two Electric Vehicle charging spaces with readily available electrical conduit in place to adequately serve the future construction Level 2 Charging Stations on the site. Revised plans shall be submitted subject to staff review prior to PUD - Final Stage submittal.
10. The Final Stage - PUD application shall be submitted consistent with the plans and conditions of approval specified through this approval.
11. This approval shall expire after 60 days if the Planned Unit Development - Final Stage application has not been submitted for city review and approval.

ATTACHMENTS

Location Map
Applicant Narrative
Preliminary Plat
Civil and Landscaping Plans
Building Elevations
Reiling PUD Agreement
City Engineer Comment
RCWD Comment
Resolution No. 26-16

1090 Gramsie Road



9/19/2025, 1:05:20 PM

1:2,400

0 112.5 225 450 ft

0 30 60 120 m

Override 1

Personal Property

Tax Parcels

Cities

County Offices

Christian Brothers

AUTOMOTIVE®

CBAC Shoreview, MN (PUD) Development Plan Submittal

All MN. Store Locations:

1. Andover, MN Store 114
2. Lakeville, MN Store 172
3. Savage, MN Store 267
4. Maple Grove, MN Store 216
5. Inner Grove Heights, MN Store 247
6. Otsego, MN Store 306
7. Chanhassen, MN Store 268

Christian Brothers Automotive Narrative

CBA AUTOMOTIVE REPAIR AND MAINTENANCE SCOPE

Christian Brothers Automotive (CBA) is the highest rated after-market full-service automotive repair and maintenance company across the country. CBA is a reputable provider of specialized automotive repair and maintenance services that focuses on services commonly required after a vehicle's warranty period has expired. Our highly skilled technicians excel in performing a wide array of services, including but not limited to, advanced diagnostics, electrical system repairs, flushes, suspension and steering adjustments, routine oil changes, and brake servicing, to name a few. Our goal is to ensure that every vehicle we work on is kept in top-notch condition for the safety and satisfaction of our customers. Our portfolio of services deliberately excludes loud and disruptive activities such as auto body repairs, painting, or tire recapping. By excluding these services, we can focus solely on mechanical repairs which are less intrusive to the neighborhoods we seek to serve. Although our locations are capable of performing engine repairs, our operations do not extend to the full rebuilding of engines or transmissions. We do, on occasion pull an engine or transmission to swap it for a new one. We replace them by sending them out as sub-let work to a local company and it is usually completed within a day. This happens to be a rather small part of our business, but it is something that is included in our services. By excluding heavy-line engine work our specialization remains within the quieter, yet essential, automotive service.

Background

CBA first opened our doors in 1982 - over 42 years ago.

Today we have over 318 stores and pride ourselves on never closing a location.

Shops are owner-operated, meaning that the franchisee will be in the shop on a day-to-day basis, ensuring quality service and maintaining the facility.

With the owners being local to the area served, community involvement is big for Christian Brothers. The franchisees are encouraged to take active roles in the community with sponsorships, donations and actively giving back time to the community.

CBA site selection:

Our business model is to integrate into the community and make a “nice difference” in the automotive repair experience. When searching for locations, CBA selected this site because of its proximity to existing and proposed residential. Our target customer is typically located within 5 miles of the shop. We aim to be a convenient, neighborly service provider. Other factors can be found in the attached

Operations

Our hours of operation are from 7:00 AM to 6:00 PM Monday -Friday. Our model is to provide the dealership experience with the convenience of being located within your community without added cost or wait time. We DO NOT perform any bodywork, painting, or tire recapping (which are typically large noise generators). We do not store any materials outdoors. Most vehicles are in and out within a day; however, we store most overnight vehicles within our bays. Overnight outside parking is typically limited to owners’ early drop-off or late pick-up or other scheduling issues. We offer a shuttle service to each customer. They can drop off their vehicle for service and we can drop them off at home and pick them up when the service is complete. To and from wherever they need to go.

CBA Scope:

When it comes to our service, our model is to provide customers with the dealership experience while having the convenience of being located within your community without added cost or wait time. We are not a lube or quick service shop. The bulk of our work involves the general maintenance of vehicles. We handle most post-warranty work, including diagnostics, brakes, shocks, tune-ups, electrical systems, AC service, alignments, AND some oil changes, which are less than 10% of our total shop revenue systemwide. We DO NOT perform any bodywork, painting, tire recapping, or other huge noise generators. We do NOT rebuild engines or transmissions in our shops. We DO, on occasion, pull an engine or transmission to swap it for a new one. We replace them by sending them out as sublet work to a local company, and it is usually completed within a day. This happens to be a rather small part of our business, about less than 2%, but it is something that is included in our services. Please see the attached CBA Scope document for more information. We do not store any tires, equipment, or materials outdoors. We have several CBA locations near businesses that appear to offer similar services; however, this has not been an issue. In fact, we often refer work to those other businesses if a customer is requesting work that falls outside of our scope of services offered, or our schedule is booked.

Vehicle storage:

We typically complete work on the same day. However, if a vehicle has to stay overnight for some reason, such as the owner can't make it back in time to retrieve the vehicle before closing, we utilize our bays to store the vehicle. Overnight outside parking is typically limited to owners' early drop-off, late pick-up, or other scheduling issues. We offer a shuttle service to each customer. They can drop off their vehicle for service, and we can drop them off at home, work, or wherever they need to be, and then pick them up when the service is complete.

Shop cleanliness:

Shops utilize a Zamboni-style floor cleaner to keep the shop clean and avoid run-off of any materials. Automotive fluids are stored in double-walled containers and recycled to avoid contaminant release. Each shop also utilizes an oil-water separator as a fail-safe for any materials that may get into the floor drains.

Noise concerns:

The building is masonry, and the air compressor is located within a completely encased room to manage sound. The average noise levels are 50 to 55 dBA. For reference, this is comparable to the sound of an air conditioner. We have existing locations adjacent to residential, early childcare, and elementary schools without receiving noise complaints.

Neighborhood benefit:

The proposed development will provide additional automotive repair services to the citizens of Shoreview and the greater Area. The proposed CBA development will also provide desirable employment and enlarge the tax base by encouraging economic development activities. Our average ticket is mid-$600s based on 2023 numbers. In the same year, the average location generated $2.9MM in revenue.

We pride ourselves on customer service, and Christian Brothers Automotive was ranked #1 in

Customer Satisfaction Among Aftermarket Maintenance and Repair Providers by J.D. Power for the 6th time.

Traffic/Parking:

In total, an average store will see 18 to 22 cars in a day. Below are some numbers that might help this all make sense and justify our anticipated car count of thirty vehicles serviced per day. This project will have thirty spaces after accommodating all other engineering and zoning constraints. We believe this will be sufficient.

A typical CBA location will see an average repair cost of approximately $600.00. CBA locations are open 240 working days per year. CBA businesses are open only Monday - Friday at 7 am and close no later than 6pm.

A CBA location will average approximately $2,900,000.00 in revenue after two years of opening. Because of the volume of cars we service during our operating hours, we will need all thirty spaces shown to service our customers and to provide an excellent and safe guest experience.

The project site proposes 41 parking spaces where 60 parking spaces are required (5 per service stall and 1 per employee). In addition to the 41 parking spaces proposed, the services bays would provide vehicle storage for when customers vehicles are being worked on which would help the parking space county. The proposed parking spaces

facing the existing Red Robin building will be noted as shared and could be utilized after CBA hours to help alleviate the overflow parking for the existing Red Robin.

Shared Access Drive:

The proposed site will have a shared access drive with the adjacent Red Robin to the west. The maintenance and repair of this drive will most likely be a shared responsibility between the two entities. The current contract specifications have not been negotiated yet, however upon coordination the agreement will be shared with the City.

Comprehensive Plan Amendment:

CBA is proposing an amendment to the City Comprehensive Plan to revise the existing future land use guidance from Office to Commercial use. The amendment will be for the full site and will include the existing Red Robin site and the proposed CBA site. CBA is requesting this amendment as the Office use would not allow for vehicle repair service use and the Commercial use would permit the use. The existing Red Robin site already falls under the Commercial guidelines and the proposed CBA will meet the Commercial guidelines as well.

Additional Development Improvements:

CBA is proposing to provide additional landscaping for the site that helps go above and beyond the City minimum code landscape requirements. The site will bring forth additional shrubs, trees and plantings that will help bolster the site and bring increase aesthetics to the project area.

An underground stormwater basin is proposed for the site to help mitigate adverse stormwater impacts to the site and the overall stormwater system. The proposed stormwater basin will provide water quality treatment in addition to reducing the volume and rate of stormwater entering the public systems.

The architectural style of the building provide high quality material, decorative features and accents to match the design intent of the City in the project area.

Should you have any questions or require any additional information, please feel free to contact our project team.

Thanks so much!

Docusign Envelope ID: 11CCFF8D-1742-46C6-B591-0A158BAB219D

Shoreview Community Development
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4600 | shoreviewmn.gov

Major Subdivision Application

I am applying for a:

Preliminary plat [X] Final plat [ ]

Site information

Existing zoning: Planned Unit Development

Number of lots proposed: 2

Plat name: GEORGE REILING,SECOND ADDITION

Address: 1090 Gramsie Rd, Shoreview, MN 55126

Property identification number: 263023230014

Applicant information

Name: Billy Green Jr - Christian Brothers Automotive Corporation

Address: 17725 Katy Freeway, Suite 200, Houston, TX 77094

Phone number: 281-675-6192 Email: billy.green@cbac.com

Property owner information (if different from applicant)

Name: Bear Cobblestone LLC

Address: 800 LaSalle Avenue, Minneapolis, MN 55402

Terrell Chase

Digitally signed by Terrell Chase
DN: OU=Land Acquisition and Permitting, O=Christian Brothers Automotive, CN=Terrell Chase, E=terrell.chase@cbac.com
Reason: I am approving this document
Location: CBAC
Date: 2026.01.26 16:38:26-06'00'
Foxit PDF Editor Version: 2025.1.0

Applicant signature

1/26/2026

Date

Signed by:
BE0C49DC01174AD...

Property owner signature

1/26/2026 | 1:45 PM PST

Date

For office use

Date received: _____

By: _____

SITE DEVELOPMENT PLANS
FOR
CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN
1090 GRAMSIE RD
S 26, T30 NORTH, R23 WEST
SHOREVIEW, RAMSEY COUNTY, MN

PROJECT TEAM:

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED BY: CHRISTIAN J. JONES P.E.
& RYAN A. HYLLESTED, P.L.A.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

GEOTECHNICAL ENGINEER
CHOSEN VALLEY TESTING, INC.
245 E. ROSELAWN AVE, SUITE 29
ST. PAUL, MN 55117
TELEPHONE: (651) 756-7384
CONTACT: COLBY T. VERDEGAN, P.E.

OWNER / DEVELOPER
CHRISTIAN BROTHERS AUTOMOTIVE

17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
CONTACT: BILLY GREEN, (281) 675-6192

SURVEYOR
EGAN, FIELD & NOWAKM INC.
475 OLD HIGHWAY 8 NW, SUITE 200
NEW BRIGHTON, MN 55112
TELEPHONE: (612) 466-3300
CONTACT: CHRISTOPHER A. TERWEDO, L.S.



VICINITY
N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
2. IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 22x34 SHEET.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	GENERAL NOTES
C101	ALTA SURVEY
C200	DEMO AND EROSION AND SEDIMENT CONTROL PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN - PHASE 2
C301	EROSION AND SEDIMENT CONTROL DETAILS
C400	SITE DIMENSION PLAN
C401	SITE DETAILS
C402	SITE DETAILS
C500	GRADING AND DRAINAGE PLAN
C501	GRADING DETAILS
C600	UTILITY PLAN
C601	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE DETAILS

Know what's **below.**
Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN. SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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

CHRISTIAN J. JONES P.E.
DATE: 01/26/2026 MN LIC. NO. 58868

KHA PROJECT	160684013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	ARF
CHECKED BY	MTL

COVER SHEET

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

SHOREVIEW MN

SHEET NUMBER
C000

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\TCW_LDEV\CBA\shoreview, mn\3 Design\CAD\plansheets\C1-GENERAL NOTES.dwg January 26, 2026 - 12:52pm
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE LOCAL JURISDICTION AND STATE DEPARTMENT OF TRANSPORTATION AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
3. PERFORM ALL WORK IN COMPLIANCE WITH APPLICABLE CITY REGULATIONS, STATE CODES, AND O.S.H.A. STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS & LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS, AND IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE APPROPRIATE APPROVING AUTHORITIES.
4. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
5. THE EXISTING SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS QUALITY LEVEL "D" UNLESS OTHERWISE NOTED. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ACSE 38/02, ENTITLED STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF SUBSURFACE QUALITY DATA BY THE FHA. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
9. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
10. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER DIRECTLY FROM THE TESTING AGENCY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
12. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
13. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
15. SHOULD CONTRACTOR ENCOUNTER ANY DEBRIS LADEN SOIL, STRUCTURES NOT IDENTIFIED IN THE DOCUMENTS, OR OTHER SOURCE OF POTENTIAL CONTAMINATION, THEY SHALL IMMEDIATELY CONTACT THE ENGINEER AND OWNER.
16. CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES: PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION, ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES.

THIRD PARTY SUPPLEMENTAL INFORMATION

KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED WITHIN SUPPLEMENTAL INFORMATION PROVIDED BY THIRD PARTY CONSULTANTS.

1. **BOUNDARY & TOPOGRAPHIC SURVEY**
   PERFORMED BY: EGAN, FIELD & NOWAKM INC.
   ADDRESS: 475 OLD HIGHWAY 8 NW SUITE 200, NEW BRIGHTON, MN 55112
   PHONE: (612) 466-3300
   DATED: 11/12/2025
2. **GEOTECHNICAL EVALUATION REPORT**
   PREFORMED BY: CHOSEN VALLEY TESTING, INC.
   ADDRESS: 245 E. ROSELAWN AVE, SUITE 29 ST. PAUL, MN 55117
   TELEPHONE: (651) 756-7384
   DATED: DECEMBER 11, 2025
3. **CONSTRUCTION TESTING**
   TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
   - DENSITY TEST REPORTS
   - BACTERIOLOGICAL TESTS OF WATER SYSTEM
   - PRESSURE TEST OF WATER/SEWER
   - LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
   - ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.
6. BMPS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A CERTIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5-INCH OR GREATER RAINFALL EVENT.
7. EROSION & SEDIMENT CONTROL BMPS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING:
   7.1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
   7.2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO VERIFY THAT A HEALTHY STAND OF VEGETATION IS MAINTAINED. SEEDED AREAS SHOULD BE FERTILIZED, WATERED AND RE-SEEDED AS NEEDED. REFER TO THE LANDSCAPE PLAN AND PROJECT SPECIFICATIONS.
   7.3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
   7.4. THE ROCK CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC ADDITIONS OF ROCK TOP DRESSING AS CONDITIONS DEMAND.
   7.5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC ADDITIONS OF TOP DRESSING IF THE TEMPORARY PARKING CONDITIONS DEMAND.
   7.6. PERFORM ALL MAINTENANCE OPERATIONS IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

PAVING AND STRIPING NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE LOCAL CITY OR COUNTY SPECIFICATIONS AND STANDARDS, OR THE STATE DOT SPECIFICATIONS AND STANDARDS IF NOT COVERED BY LOCAL CITY OR COUNTY REGULATIONS.
2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS.
4. ALL EXPANSION JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
6. ALL JOINTS, INCLUDING EXPANSION JOINTS WITH REMOVABLE TACK STRIPS, SHALL BE SEALED WITH JOINT SEALANT.
7. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE.
8. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER FOLLOWED BY A COAT OF GLASS BEADS AS APPLICABLE PER THE PROJECT DOCUMENTS.
9. ANY EXISTING PAVEMENT, CURBS AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
10. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO CURRENT ADA STATE/NATIONAL STANDARDS. IN NO CASE SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2% . IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. IN NO CASE SHALL ACCESSIBLE PARKING STALLS OR AISLES EXCEED 2% (1.5% TARGET) IN ALL DIRECTIONS. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVING. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A COMPLIANCE ISSUES.
11. MAXIMUM JOINT SPACING IS TWICE THE DEPTH OF THE CONCRETE PAVEMENT IN FEET.

GRADING AND DRAINAGE NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL ADJUST BMP'S AS NECESSARY AND REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS SO THAT SURFACE RUNOFF WILL DRAIN BY GRAVITY TO NEW OR EXISTING DRAINAGE OUTLETS. CONTRACTOR SHALL ENSURE NO PONDING OCCURS IN PAVED AREAS AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. EXISTING CASTINGS AND STRUCTURES TO REMAIN SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES.
5. BACKFILL FOR UTILITY LINES SHALL BE PLACED PER DETAILS, STANDARDS, AND SPECIFICATIONS SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6 INCHES SHALL BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHALL BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
6. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF 4" OF TOPSOIL AT COMPLETION OF WORK. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
7. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
8. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
9. THE CONTRACTOR SHALL INSTALL PROTECTION OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO MNDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL GROWTH IS ESTABLISHED TO MINIMUM COVERAGE OF 70% IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
14. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
15. THE CONTRACTOR SHALL ENSURE THAT LANDSCAPE ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS AND MNDOT SPECIFICATIONS.
17. PAVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATION OF THE SITE SPECIFIC GEOTECHNICAL EVALUATION REPORT AND CITY & MNDOT SPECIFICATIONS.
18. SPOT ELEVATIONS REPRESENT THE FINISHED SURFACE GRADE OR FLOWLINE OF CURB UNLESS OTHERWISE NOTED.
19. LIMITS OF CONSTRUCTION ARE TO THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED ON THE PLAN.
20. IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS.
21. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION WITHOUT COMPENSATION.
22. BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
23. ALL PROPOSED GRADES ONSITE SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS. ANY SLOPES STEEPER THAN 4:1 REQUIRE EROSION AND SEDIMENT CONTROL BLANKET.
24. ADHERE TO ALL TERMS AND CONDITIONS AS NECESSARY IN THE GENERAL N.P.D.E.S. PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
25. ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.

WATER STORM SEWER & SANITARY SEWER NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE MADE AVAILABLE FOR USE BY THE CONTRACTOR PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND UTILITY LINES SHALL BE SURVEYED BY A STATE LICENSED PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT THEIR OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. BETWEEN WATER AND SEWER MANHOLES AND PIPES, CONTRACTOR SHALL PROVIDE FOR A MINIMUM HORIZONTAL CLEARANCE OF 10-FEET AND A MINIMUM VERTICAL SEPARATION OF 18-INCHES.
11. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GASKETED AND/OR GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS.
13. UNLESS OTHERWISE STATED IN CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS, ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER". EXISTING CASTINGS AND STRUCTURES WITHIN PROJECT LIMITS SHALL BE ADJUSTED TO MEET THESE CONDITIONS AND THE PROPOSED FINISHED GRADE.
14. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
15. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
16. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR FROM INVERT IN TO INVERT OUT.
17. ROOF DRAINS SHALL BE CONNECTED TO STORM SEWER BY PREFABRICATED WYES OR AT STORM STRUCTURES. ROOF DRAINS AND TRUCK WELL DRAIN SHALL RUN AT A MINIMUM 2.0% SLOPE, UNLESS NOTED OTHERWISE, AND TIE IN AT THE CENTERLINE OF THE STORM MAIN.
18. PROVIDE INSULATION OF UNDERGROUND ROOF DRAINS AND SANITARY SEWER SERVICES IF ADEQUATE FROST DEPTH CANNOT BE PROVIDED.
19. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
20. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF EACH PRIOR TO THE START OF CONSTRUCTION.
21. A MINIMUM SEPARATION OF 5-FEET IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES UNLESS A ROOT BARRIER IS UTILIZED.
22. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW. CONTRACTOR TO COORDINATE FINAL DESIGN AND INSTALLATION WITH UTILITY COMPANIES.
23. COORDINATE UTILITY INSTALLATION WITH IRRIGATION DESIGN AND INSTALLATION.
24. ALL DIMENSIONS ARE TO FLOW LINE OF CURB UNLESS OTHERWISE NOTED. PERIMETER WALL DIMENSIONS ARE TO INSIDE WALL FACE. REFERENCE ARCHITECTURAL PLANS FOR EXACT WALL WIDTH AND SPECIFICATIONS.
25. REFERENCE ARCHITECTURAL PLANS (BY OTHERS) FOR EXACT BUILDING DIMENSIONS, MATERIALS SPECIFICATIONS.
26. REFERENCE M.E.P. PLANS (BY OTHERS) FOR MECHANICAL EQUIPMENT DIMENSIONS AND SPECIFICATIONS.
27. CONTRACTOR SHALL REFERENCE STRUCTURAL PLANS (BY OTHERS) FOR FOOTING AND FOUNDATION PAD PREPARATION SPECIFICATIONS.
28. CONTRACTOR SHALL REFERENCE M.E.P PLANS (BY OTHERS) FOR ROUTING OF PROPOSED ELECTRICAL & COMMUNICATIONS SERVICES AND SITE LIGHTING LAYOUT.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN. SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley Horn & Associates, Inc.

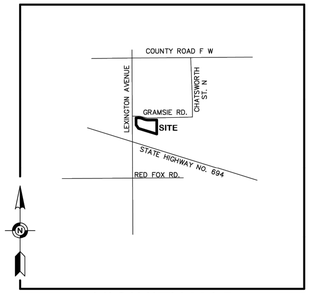
GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 252934171.

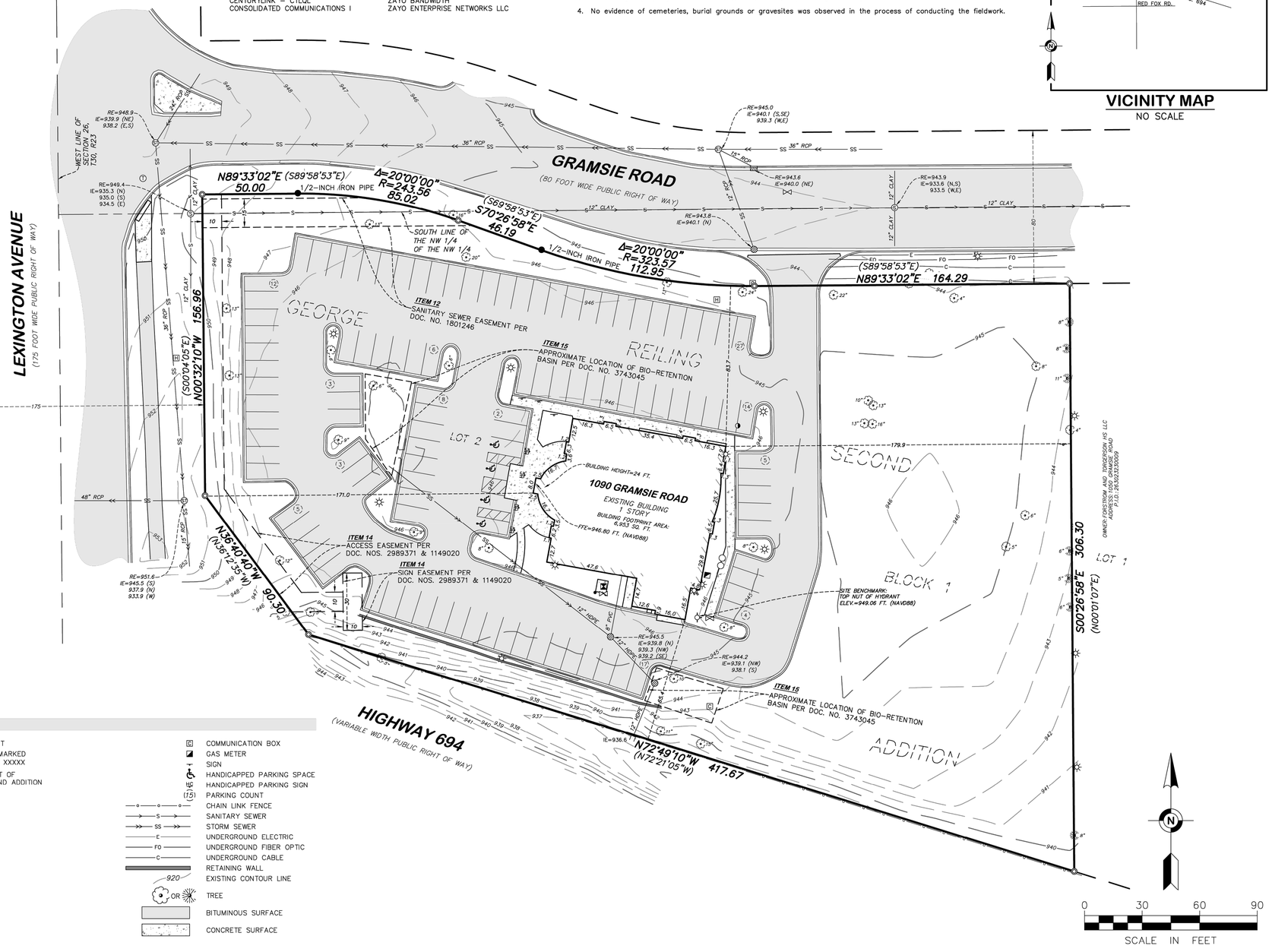
ARVIG
AT&T TRANSMISSION
CITY OF ARDEN HILLS
COMCAST
CITY OF SHOREVIEW
CENTURYLINK – CTLQL
CONSOLIDATED COMMUNICATIONS I
MCI
MNDOT
RAMSET COUNTY PUBLIC WORKS
LEVEL 3 NOW LUMEN
XCEL ENERGY
ZAYO BANDWIDTH
ZAYO ENTERPRISE NETWORKS LLC

GENERAL SURVEY NOTES:

1. The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83–2011 Adj.).
2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS–1270955–HOUT dated July 14, 2025 at 7:30 AM.
3. The surveyed property has direct access to Gramsie, a public right of way.
4. No evidence of cemeteries, burial grounds or gravesites was observed in the process of conducting the fieldwork.



VICINITY MAP
NO SCALE



LEGEND:

- FOUND IRON MONUMENT
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER XXXXX
- (NXX°XX'XX"E) RECORD PER THE PLAT OF GEORGE REILING SECOND ADDITION
- SANITARY MANHOLE
- MANHOLE
- STORM MANHOLE
- CATCH BASIN
- CULVERT
- AUTO SPRINKLER
- GATE VALVE
- HYDRANT
- STOP BOX
- ELECTRIC BOX
- HANDHOLE
- LIGHT
- TELEPHONE MANHOLE
- COMMUNICATION BOX
- GAS METER
- SIGN
- HANDICAPPED PARKING SPACE
- HANDICAPPED PARKING SIGN
- (151) PARKING COUNT
- CHAIN LINK FENCE
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND CABLE
- RETAINING WALL
- 920 EXISTING CONTOUR LINE
- TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

OPTIONAL TABLE A ITEMS:

1. Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. The address of the property described hereon is 1090 Gramsie Road, Shoreview, Minnesota 55126.
3. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123 0020 , dated June 4, 2020.

3. The total area of the property described hereon is 112,570 square feet or 2.58425 acres.

4. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

   PROJECT BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "OLAKES" Elevation = 946.48 feet. (NAVD88)

   SITE BENCHMARK: Top nut of hydrant located near the southeast corner of the building on the surveyed site Elevation = 949.06 feet. (NAVD88)

6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a), as set forth in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.

7a. Exterior building dimensions are depicted hereon.

7b1. The exterior building footprint area at ground level is depicted hereon.

7c. The measured building height is depicted hereon.

8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.

9. As of the date of this survey the property described hereon contains a total of 110 parking spaces of which 106 are standard parking spaces and 4 are handicapped parking spaces.

11a. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 252934171. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

13. The names of adjoining owners according to current tax records are depicted hereon.

14. The intersection of Lexington Avenue North & Gramsie Road is located at the Northwest corner of the surveyed property.

16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

18. No plottable offsite easements or servitudes were disclosed in documents provided to the surveyor.

SURVEY ITEMS PER SCHEDULE B:

ITEM 12: Easement for sanitary sewer purposes in favor of the Village of Shoreview as contained in Final Certificate dated June 17, 1971, recorded June 18, 1971, as Document No. 1801246 in the office of the County Recorder, and as Document No. 558456 in the office of the Registrar of Titles.

Said easement affects the surveyed property and is depicted hereon.

ITEM 13: Terms of Restrictive Use Covenants dated July 28, 1994, recorded December 29, 1994, as Document No. 2847318 in the office of the County Recorder, and recorded December 27, 1994, as Document No. 1078740 in the office of the Registrar of Titles.

Said covenants affect the surveyed property. No plottable items to depict.

ITEM 14: Terms, conditions and easements for sign purposes and incidental rights as contained in the following:

(a) Easement for Maintenance of Sign dated July 28, 1994, recorded December 29, 1994, as Document No. 2847319 in the office of the County Recorder, and recorded December 27, 1994, as Document No. 1078741 in the office of the Registrar of Titles.

(b) Easement for Construction and Maintenance of Freestanding Sign dated February 6, 1997, recorded April 25, 1997, as Document No. 2989371 in the office of the County Recorder, and recorded March 11, 1997, as Document No. 1149020 in the office of the Registrar of Titles.

Said item a easement affects the surveyed property and is not mathematically defined and not depicted hereon.

Said item b easement affects the surveyed property and is depicted hereon.

ITEM 15: Declaration for Maintenance of Stormwater Facilities in favor of the Rice Creek Watershed District dated April 2, 2004, recorded April 5, 2004, as Document No. 3743045 in the office of the County Recorder, and as Document No. 1811871 in the office of the Registrar of Titles.

Said declaration affects the surveyed property. Said storm water facilities are not mathematically defined and are depicted hereon for reference.

CERTIFICATION:

To Christian Brothers Automotive Corporation; Bear Cobblestone LLC, a Minnesota limited liability company; and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on November 7, 2025.

Date of Plat or Map: November 12, 2025.

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

FIELD BOOK	PAGE

DRAWING NAME: 43022.dwg
JOB NO. 43022
FILE NO.

FIELDWORK CHIEF: AV
DRAWN BY: DAV
CHECKED BY: CAT

REVISIONS

NO.	DATE	DESCRIPTION

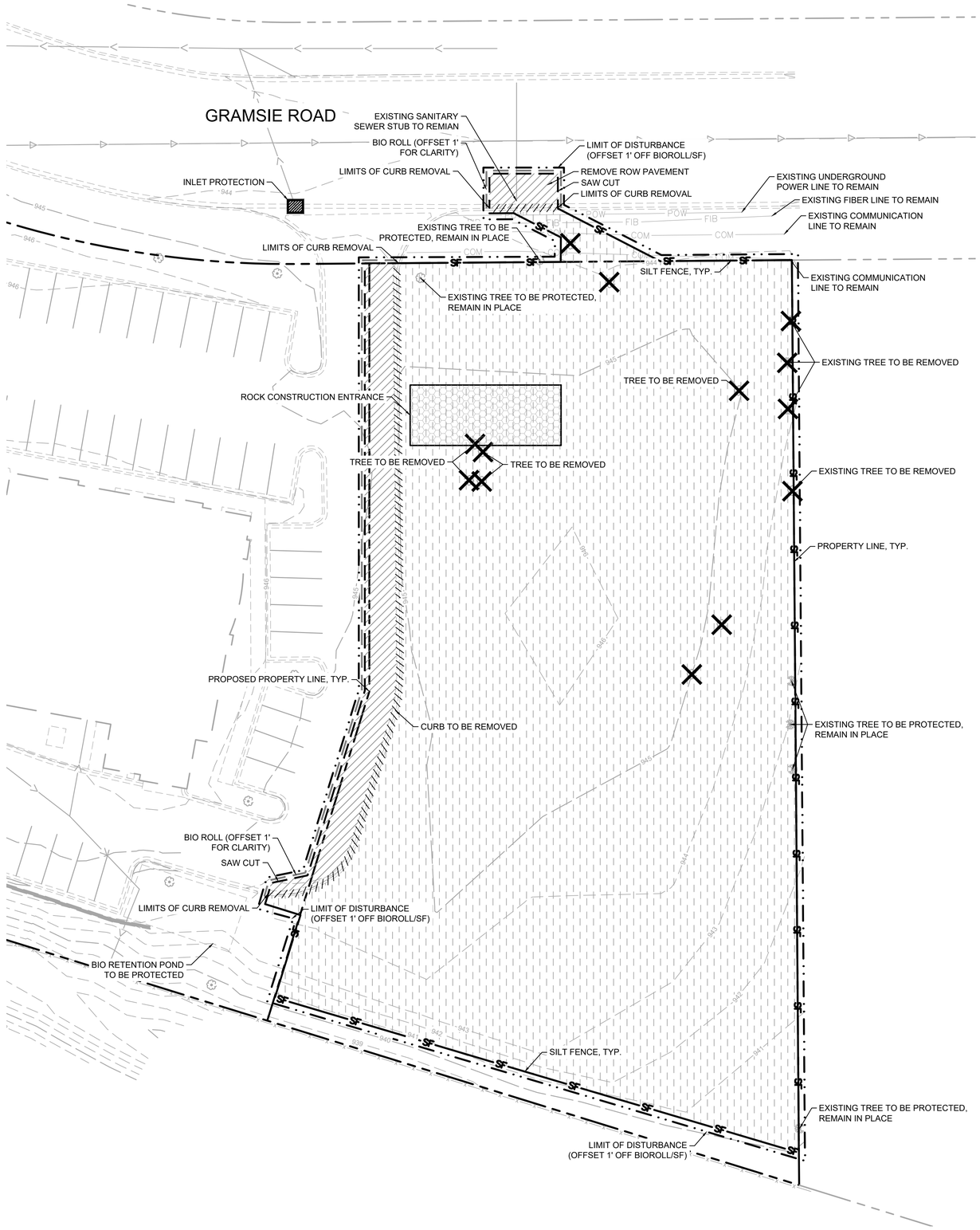
ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:
Kimley Horn & Associates, Inc.

PROPERTY ADDRESS:
1090 Gramsie Road
Shoreview, Minnesota 55126
Ramsey County Tax PID 263023230014

Egan, Field & Nowak, Inc.
land surveyors since 1872
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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AREA SUMMARY	
TOTAL PROPERTY AREA	0.96 AC / 42,055 SF
EXISTING IMPERVIOUS AREA	0.05 AC / 2,173 SF / 5.0%
EXISTING PERVIOUS AREA	0.91 AC / 39,848 SF / 95.0%
PROPOSED IMPERVIOUS AREA	0.61 AC / 26,153 SF / 62.9%
PROPOSED PERVIOUS AREA	0.36 AC / 15,868 SF / 37.1%
TOTAL DISTURBED AREA	0.95 AC / 41,466 SF

PHASE I BMP QUANTITIES	
SILT FENCE	±752 LF
BIO ROLL	±266 LF
INLET PROTECTION	1 EA
ROCK CONSTRUCTION ENTRANCE	1 EA

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

LEGEND

- ROCK ENTRANCE
- INLET PROTECTION
- SF — SILT FENCE
- PROPERTY LINE
- REMOVE AND REPLACE PAVEMENT
- CLEARING & GRUBBING
- FULL DEPTH SAWCUT
- REMOVE TREE
- REMOVE CONCRETE CURB & GUTTER
- LIMITS OF CONSTRUCTION
- O—ELC — EXISTING OVERHEAD POWER LINE
- EXISTING CHAINLINK FENCE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- I — EXISTING WATERMAIN
- GAS — EXISTING GAS MAIN
- TEL — EXISTING UNDERGROUND TELEPHONE
- CTV — EXISTING UNDERGROUND CABLE
- 928 — EXISTING CONTOUR
- EXISTING CURB & GUTTER
- EXISTING SIGN
- EXISTING STORM MANHOLE
- EXISTING STORM CATCHBASIN
- EXISTING HYDRANT
- EXISTING GUY WIRE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING TREE

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

PHASE 1 SEQUENCE OF CONSTRUCTION

1. INSTALL PERIMETER EROSION CONTROL (I.E. SILT FENCE) AND INLET PROTECTION AT EXISTING STORMWATER INLETS.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT
3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
4. CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT BASINS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN MASS SITE GRADING AND ROUGH GRADE SITE SUFFICIENTLY TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY THE NPDES AND/OR CITY GRADING PERMIT(S).

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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

CHRISTIAN J. JONES P.E. DATE: 01/26/2026 MN LIC. NO. 58868

KHA PROJECT 160684013
DATE 01/26/2026
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY ARF
CHECKED BY MTL

DEMO AND EROSION AND SEDIMENT CONTROL PLAN

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

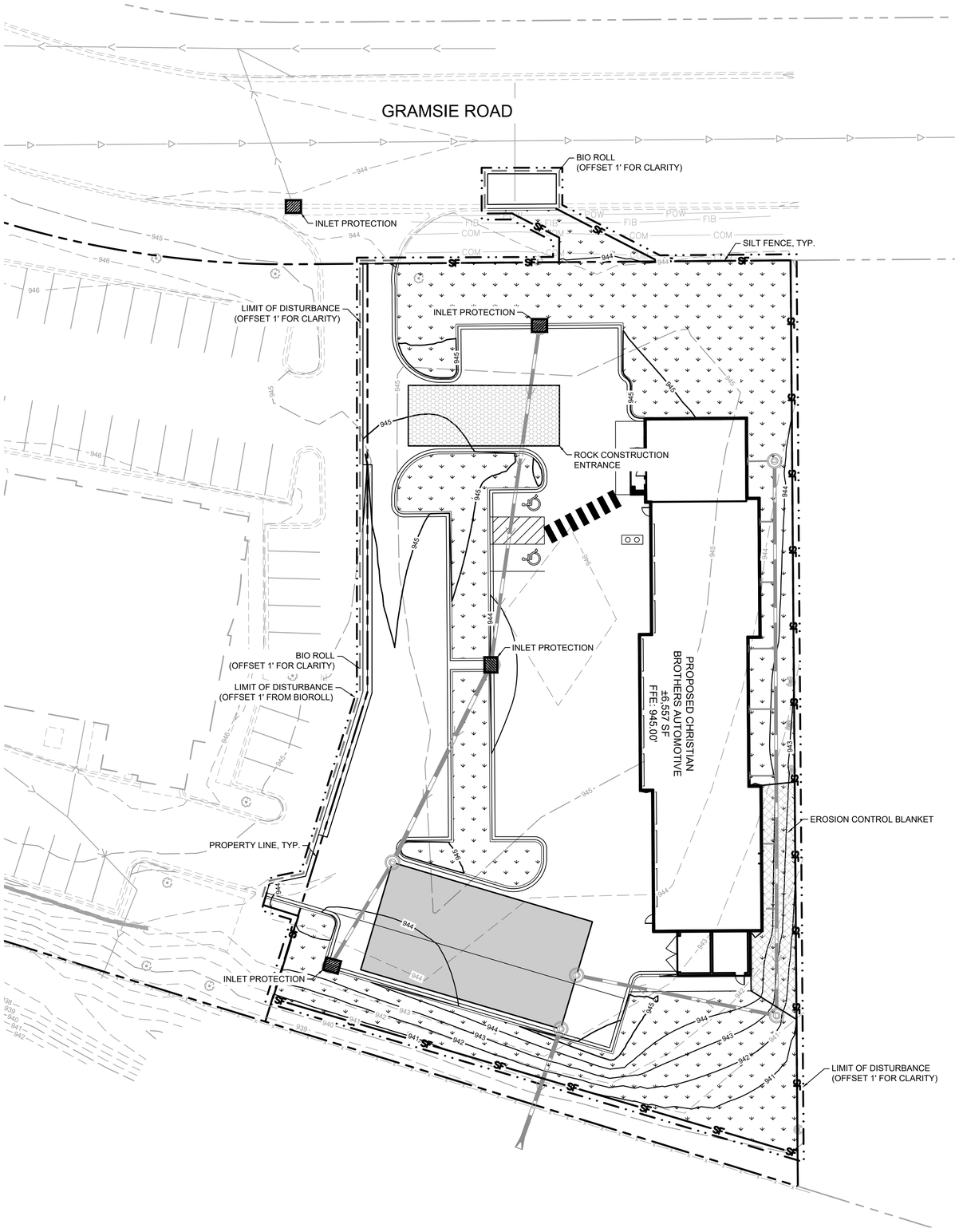
PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE SHOREVIEW MN

SHEET NUMBER
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AREA SUMMARY	
TOTAL PROPERTY AREA	0.96 AC / 42,055 SF
EXISTING IMPERVIOUS AREA	0.05 AC / 2,173 SF / 5.0%
EXISTING PERVIOUS AREA	0.91 AC / 39,848 SF / 95.0%
PROPOSED IMPERVIOUS AREA	0.61 AC / 26,153 SF / 62.9%
PROPOSED PERVIOUS AREA	0.36 AC / 15,868 SF / 37.1%
TOTAL DISTURBED AREA	0.95 AC / 41,466 SF

PHASE 2 BMP QUANTITIES	
SILT FENCE	±752 LF
BIO ROLL	±266 LF
INLET PROTECTION	3 EA
ROCK CONSTRUCTION ENTRANCE	1 EA
EROSION CONTROL BLANKET	±898 SF

SWPPP UPDATES & AMENDMENTS

THE CONTRACTOR MUST UPDATE THE SWPPP BY NOTING ON THE SITE MAPS IN THE JOB SITE BINDER TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE FOR THE DURATION OF LAND DISTURBING ACTIVITIES. AT A MINIMUM, UPDATES SHALL BE MADE DAILY TO TRACK CONSTRUCTION PROGRESS DESCRIBED IN THE SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTING THE LOCATION OF THE JOB SITE TRAILER, TEMPORARY PARKING & LAYDOWN AREAS, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL & MATERIAL STORAGE, SOLID WASTE CONTAINERS, AND OTHER CONSTRUCTION RELATED FACILITIES THAT MAY IMPACT STORMWATER RUNOFF.

LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE (SF)
- LIMITS OF DISTURBANCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH LAND DISTURBING ACTIVITIES SHALL OBTAIN A COPY OF THE SWPPP AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT, AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE AND LOCAL REQUIREMENTS, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY, ENGINEER OR OWNER.
4. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROADWAY FROM THE CONSTRUCTION SITE MUST BE REMOVED AS SOON AS PRACTICABLE. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ANY FINES IMPOSED FOR DISCHARGING SEDIMENT ONTO A PUBLIC RIGHT OF WAY SHALL BE PAID BY THE CONTRACTOR.
5. TEMPORARY SEEDING OR OTHER APPROVED METHODS OF STABILIZATION SHALL BE INITIATED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE.
6. THE CONTRACTOR SHALL MINIMIZE LAND DISTURBANCE AND CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON THE PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER FROM THE CONSTRUCTION SITE (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED BEFORE DISPOSAL.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED OUTSIDE OF DRAINAGE WAYS SUCH THAT STORM WATER RUNOFF WILL NOT BE ADVERSELY AFFECTED. PROVIDE STABILIZATION MEASURES SUCH AS PERIMETER EROSION CONTROL BMP'S, SEEDING, OR OTHER COVERING AS NECESSARY TO PREVENT EROSION.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL BMP DISTURBED DURING CONSTRUCTION OPERATIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES THAT MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE (BUT ARE NOT LIMITED TO) EXCESS CONCRETE DUMPING, CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUELS, LUBRICANT OILS, PESTICIDES, AND SOLID WASTE MATERIALS.
14. EROSION CONTROL BMP'S SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO THE START OF LAND-DISTURBING ACTIVITIES ON THE PROJECT, AND INITIATED AS SOON AS PRACTICABLE.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION, AND SHALL MAINTAIN COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS FOR THE DURATION OF CONSTRUCTION.
16. THE CONTRACTOR SHALL FIELD ADJUST AND/OR PROVIDE ADDITIONAL EROSION CONTROL BMP'S AS NEEDED TO PREVENT EROSION AND OFF-SITE SEDIMENT DISCHARGE FROM THE CONSTRUCTION SITE. LOG AND RECORD ANY ADJUSTMENTS AND DEVIATIONS FROM THE APPROVED EROSION CONTROL PLANS WITHIN THE SWPPP DOCUMENTS STORED IN THE JOB SITE TRAILER.

PHASE 2 SEQUENCE OF CONSTRUCTION

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
2. CONSTRUCT UNDERGROUND SITE UTILITIES AND STORM SEWER, INCLUDING UNDERGROUND STORMWATER MANAGEMENT SYSTEM.
3. INSTALL APPROPRIATE INLET PROTECTION AT ANY NEW STORM SEWER STRUCTURES AS EACH STRUCTURE IS CONSTRUCTED.
4. COMPLETE SITE GRADING AND PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PLACE PAVEMENT BASE MATERIAL AND INSTALL SUBDRAINAGE SYSTEM.
6. CONSTRUCT PAVEMENTS, CURB & GUTTER, AND SIDEWALKS.
7. AS APPROPRIATE, REPLACE & MAINTAIN INLET PROTECTION DEVICES WITHIN PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE FINAL GRADING AND INSTALL OF PERMANENT STABILIZATION (SEEDING, SODDING, ETC.) WITHIN LANDSCAPED AREAS.
9. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION AS DEFINED BY THE APPLICABLE EROSION CONTROL PERMITS, REMOVE ALL REMAINING TEMPORARY EROSION & SEDIMENT CONTROL BMP'S AND RE-STABILIZE ANY AREAS DISTURBED BY THE REMOVAL.

NOTE: THE SEQUENCE OF CONSTRUCTION IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY.

NORTH

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No.	REVISIONS	DATE	BY

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CHRISTIAN J. JONES P.E. | MN | LIC. NO. 56868 | DATE: 01/26/2026

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160684013	AS SHOWN	BSK	ARF	MTL
DATE 01/26/2026				

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

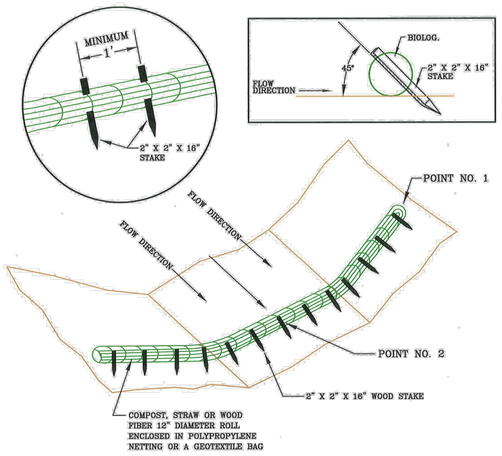
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EROSION CONTROL BIOLOG DITCH CHECK

NOTES:
1. POINT NO. 1 MUST BE A MINIMUM OF 6" HIGHER THAN POINT NO. 2 TO ENSURE THAT WATER FLOWS OVER THE DIKE AND NOT AROUND THE ENDS OF THE BIOLOG.
2. EACH 2" X 2" X 16" LONG WOODEN STAKE WITH A MINIMUM OF 1.0' SPACING BETWEEN STAKES SHALL BE DRIVEN THROUGH THE BACK HALF OF THE COMPOST LOG AT AN ANGLE OF 45° WITH THE TOP OF THE STAKE POINTING UP STREAM.
3. CONTRACTOR IS RESPONSIBLE FOR THE MAINTANCE OF EROSION CONTROL PER THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

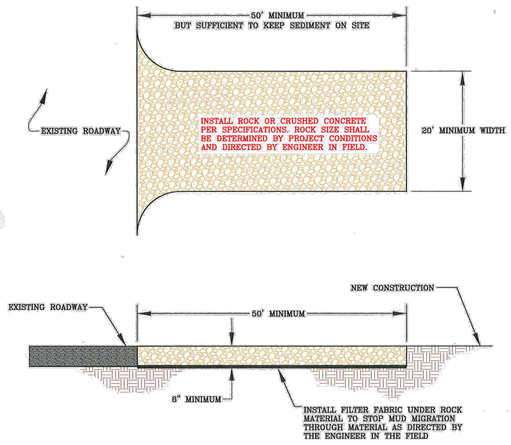


SHOREVIEW PUBLIC WORKS

TYPICAL EROSION BIOLOG DITCH CHECK INSTALLATION

STANDARD PLATE NO. ERO-1 | REVISED JANUARY 2020

CONSTRUCTION ENTRANCE



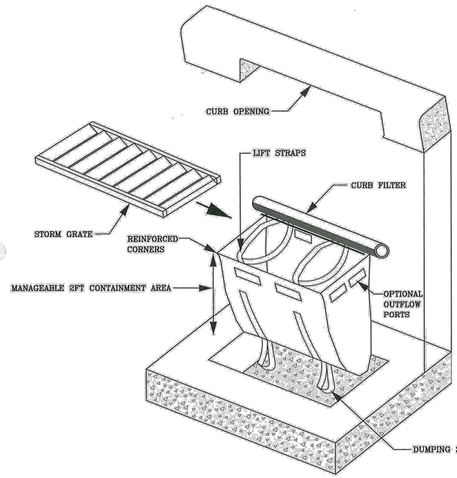
SHOREVIEW PUBLIC WORKS

TYPICAL CONSTRUCTION ENTRANCE INSTALLATION

STANDARD PLATE NO. STR-4 | REVISED JANUARY 2024

STORM SEWER STRUCTURE INLET PROTECTION

NOTES: 1. ALL EXISTING AND NEWLY INSTALLED STORM SEWER STRUCTURES SHALL HAVE A DANDY CURB SACK INSTALLED (OR APPROVED EQUAL) FOR EROSION CONTROL PROTECTION.



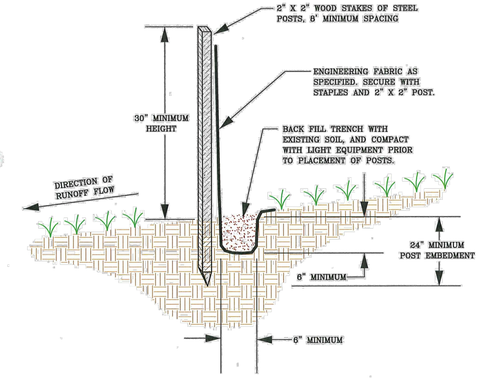
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TYPICAL STORM SEWER INLET PROTECTION INSTALLATION

STANDARD PLATE NO. STO-6 | REVISED JANUARY 2020

SILT FENCE

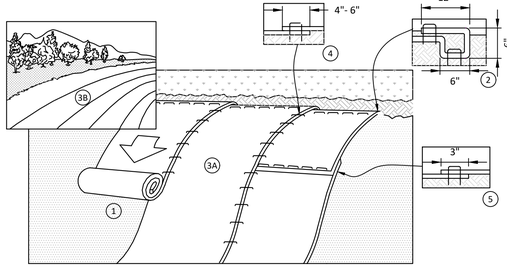
NOTES: 1. CONTRACTOR IS RESPONSIBLE FOR THE MAINTANCE OF EROSION CONTROL PER REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).



SHOREVIEW PUBLIC WORKS

TYPICAL SLIT FENCE INSTALLATION

STANDARD PLATE NO. ERO-2 | REVISED JANUARY 2020



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 4"-6" OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3"OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12"APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURE RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:

1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION

1 EROSION CONTROL BLANKET
SCALE: NTS

No.	REVISIONS	DATE	BY

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CHRISTIAN J. JONES P.E. | MN | DATE: 01/26/2026 | LIC. NO. 58868

KHA PROJECT	160684013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	ARF
CHECKED BY	MTL

EROSION AND SEDIMENT CONTROL DETAILS

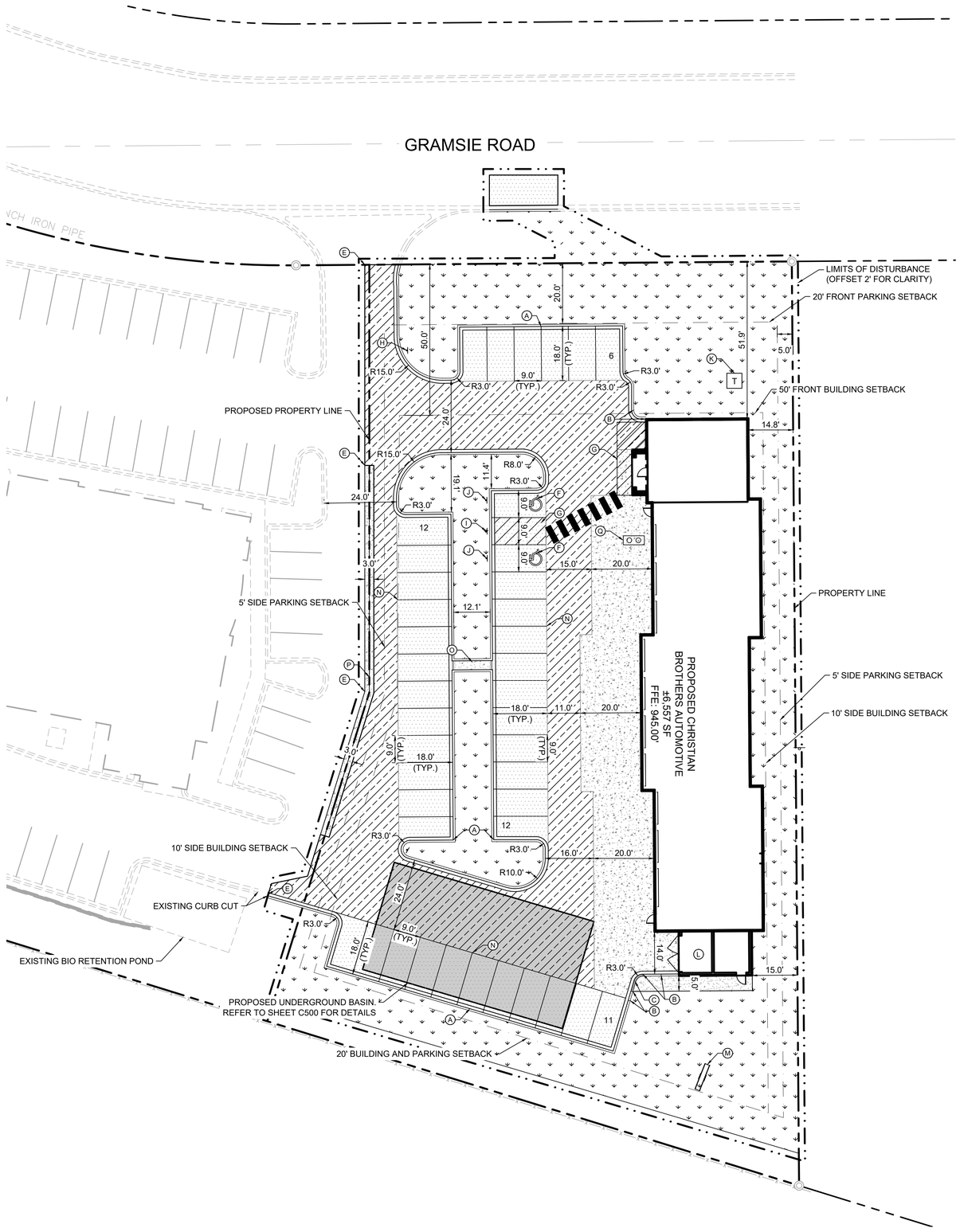
CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

SHOREVIEW MN

SHEET NUMBER
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KEYNOTE LEGEND

A	B612 CURB & GUTTER (TYP.)
B	TRANSITION CURB (FLAT CURB TO 6" CURB)
C	FLAT CURB (SEE DETAIL)
D	6" CONCRETE FILLED PIPE BOLLARD, SEE DETAIL
E	MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
F	ACCESSIBLE PARKING AREA, SEE DETAIL
G	AREA STRIPED WITH 4" SYSL @ 45°, 2' O.C.
H	30" x 30" STOP SIGN
I	NO PARKING SIGN
J	ACCESSIBLE PARKING SIGNAGE, SEE DETAIL
K	PROPOSED TRANSFORMER PAD
L	TRASH ENCLOSURE CONTAINER (SEE ARCH PLANS FOR DETAILS)
M	PROPOSED PYLON SIGN, SEE SIGNAGE PLAN FOR DETAILS
N	4" THERMOPLASTIC WHITE PAINT STRIPE
O	CONCRETE FLUME - SEE DETAIL
P	CONCRETE VALLEY GUTTER - SEE DETAIL
Q	SAND-OIL INTERCEPTOR - REFER TO MEP PLANS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CURB AND GUTTER
- STANDARD DUTY ASPHALT PAVMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE DETAILS FOR SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE DETAILS FOR SECTION
- CONCRETE SIDEWALK — SEE DETAILS FOR SECTION
- PROPOSED LANDSCAPING AREA

PROPERTY SUMMARY	
TOTAL PROPERTY AREA	0.96 AC / 42,055 SF
DISTURBED AREA	0.95 AC / 41,466 SF
EXISTING IMPERVIOUS AREA	0.05 AC / 2,173 SF / 5%
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PROPOSED IMPERVIOUS AREA	0.61 AC / 26,153 SF / 62.9%
PROPOSED PERVIOUS AREA	0.36 AC / 15,868 SF / 37.1%
NET INCREASE IN IMPERVIOUS AREA	0.56 AC / 23,980 SF

SITE DATA	
EXISTING ZONING	PUD - PLANNED UNIT DEVELOPMENT (OFFICE USE)
PROPOSED LAND USE	AUTO SERVICE STATION (NOT PERMITTED)
PARKING SETBACKS	SIDE = 5' RIGHT OF WAY = 20'
BUILDING SETBACKS	FRONT = 50' SIDE = 10' REAR = 20'

BUILDING DATA	
TOTAL BUILDING AREA	6,557 SF
PERCENT OF TOTAL PROPERTY AREA	15.60%

PARKING SUMMARY	
REQUIRED PARKING	ONE PARKING SPACE PER EMPLOYEE PLUS FIVE PER SERVICE STALL 5*10 BAYS + 10 EMPLOYEES= 60 SPACES
TOTAL PROPOSED PARKING	41 SPACES
REQUIRED ACCESSIBLE PARKING	2 VAN ACCESSIBLE
PROPOSED ACCESSIBLE PARKING	2 VAN ACCESSIBLE

SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STOOPS, TRUCK DOCKS, TRASH ENCLOSURES & PRECISE BUILDING DIMENSIONS. REFER TO THE SITE ELECTRICAL PLAN FOR LOCATIONS OF PROPOSED LIGHT POLES, CONDUITS, AND ELECTRICAL EQUIPMENT.
2. REFER TO CERTIFIED SITE SURVEY OR PLAT FOR EXACT LOCATION OF EXISTING EASEMENTS, PROPERTY BOUNDARY DIMENSIONS, AND ADJACENT RIGHT-OF-WAY & PARCEL INFORMATION.
3. DIMENSIONS AND RADII ARE DRAWN TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT, AND AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
4. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING EXISTING SITE IMPROVEMENTS THAT CONFLICT WITH THE PROPOSED WORK, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNS, LIGHT POLES, ABOVEGROUND UTILITIES, ETC. PERFORM WORK IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS. COST SHALL BE INCLUDED IN BASE BID.
5. TYPICAL PARKING STALL DIMENSIONS SHALL BE 9.0-FEET IN WIDTH AND 18-FEET IN LENGTH UNLESS OTHERWISE INDICATED.
6. MONUMENT SIGN(S) ARE DETAILED ON THE ARCHITECTURAL PLANS AND ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIGN DIMENSIONS, LOCATION AND REQUIRED PERMITS WITH THE OWNER.

NORTH

GRAPHIC SCALE IN FEET
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CHRISTIAN J. JONES P.E.
DATE: 01/26/2026 LIC. NO. 58868 MN

KHA PROJECT 160684013
DATE 01/26/2026
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY ARF
CHECKED BY MTL

SITE DIMENSION PLAN

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

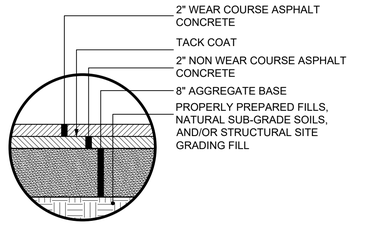
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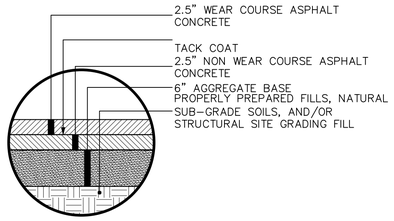
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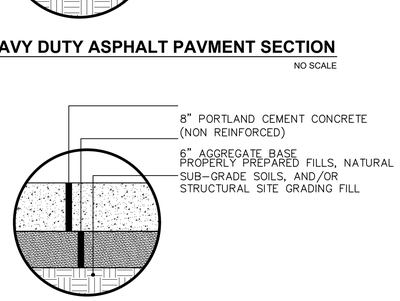
PAVEMENT SECTIONS SHOWN ARE PROVIDED AS A REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT FOR ALL PAVEMENT, SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS.



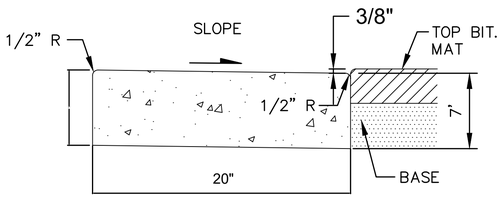
1 STANDARD DUTY ASPHALT PAVMENT SECTION
NO SCALE



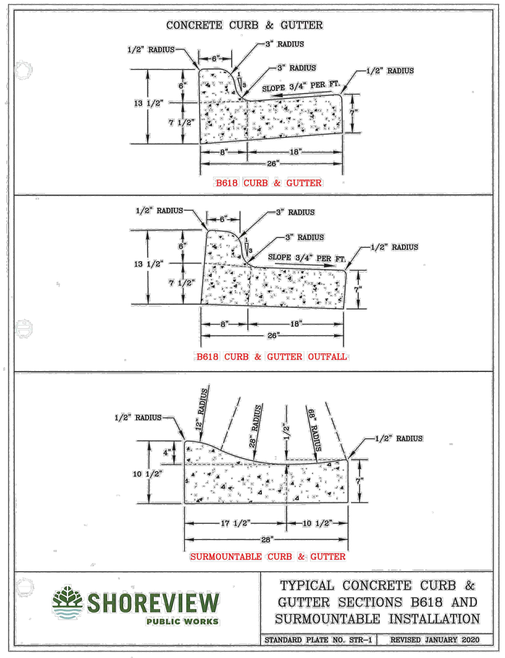
2 HEAVY DUTY ASPHALT PAVMENT SECTION
NO SCALE

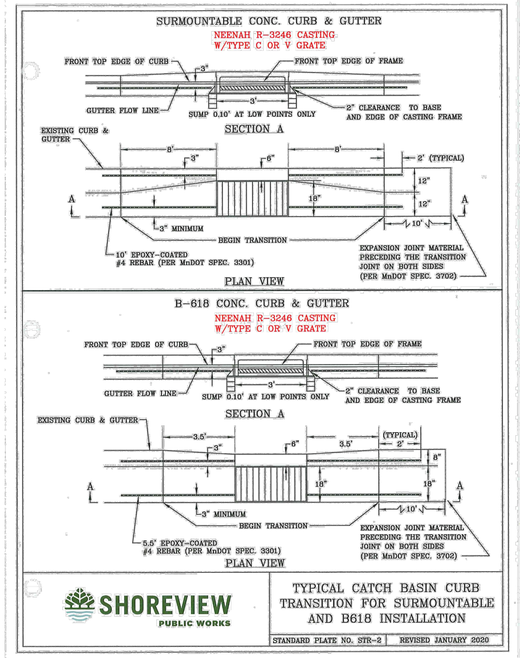


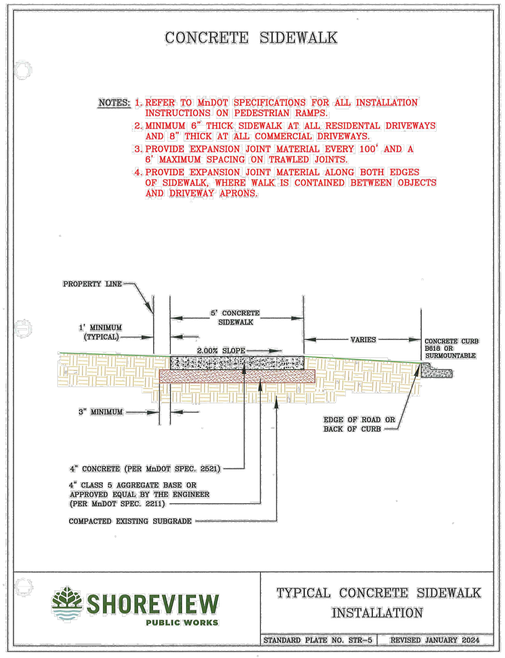
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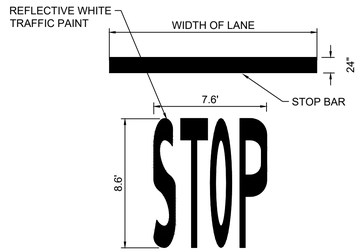


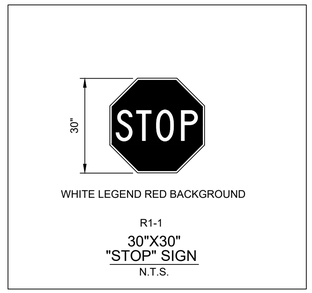
4 FLUSH CURB
SCALE: NTS



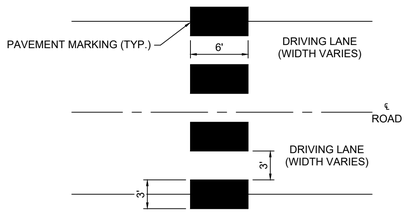






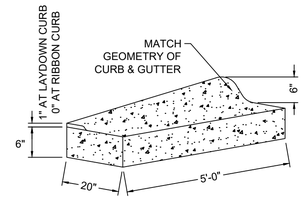


5 STOP SIGNAGE & MARKING
SCALE: NTS



NOTE:
1. TAPED AREAS TO BE CENTERED AND ALIGNED ON CENTER LINE AND LANE LINES. MAKE ADJUSTMENTS IN CENTER MEDIAN AREA.
2. ZEBRA CROSSWALKS SHALL BE WHITE POLYMER-PREFORMED TAPE OR AN ACCEPTABLE EQUALIVANT APPROVED BY THE ENGINEER.
3. A MINIMUM OF 1.5 FT. CLEAR DISTANCE MUST BE LEFT ADJACENT TO CURB. IF LAST STRIPED AREA FALLS INTO THIS DISTANCE, IT MUST BE OMITTED.
4. REMOVE ALL CONFLICTING PAVEMENT MARKINGS AS DIRECTED BY THE ENGINEER.
5. AT SKEWED CROSSWALKS, THE TAPED AREAS ARE TO REMAIN PARALLEL TO THE LANE LINES.
6. WHERE PAVEMENT MARKINGS CAN NOT BE INLAYED INTO THE HOT MAT, PAVEMENT SHALL BE GROOVED FOR THE INSTALLATION OF THE POLYMER-PREFORMED MARKINGS. SEE Mn/DOT STANDARD SPECIFICATION 2564.

6 CROSSWALK STRIPING
NO SCALE



NOTES:
1. REFER TO CONCRETE CURB & GUTTER DETAIL FOR SPECIFICATIONS AND AGGREGATE BASE COURSE DIMENSIONS

7 CONCRETE CURB TAPER
NO SCALE

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN. SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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

CHRISTIAN J. JONES P.E.
DATE: 01/26/2026 LIC. NO. 56858 MN

KHA PROJECT	160684013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	ARF
CHECKED BY	MTL

SITE DETAILS

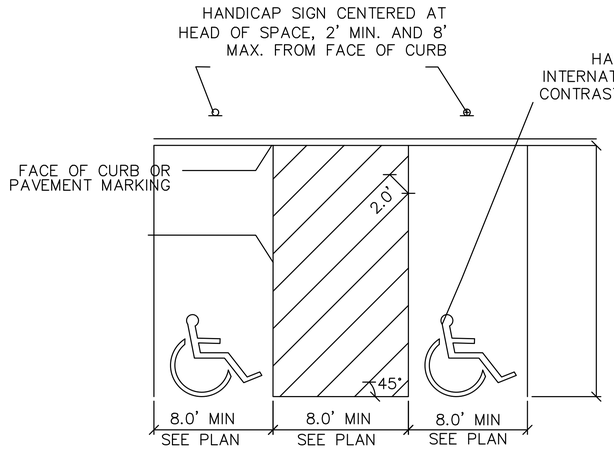
CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE SHOREVIEW MN

SHEET NUMBER
C401

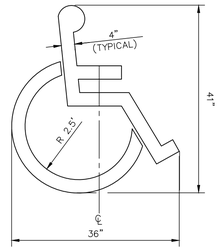
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ACCESSIBLE PARKING STALL LAYOUT

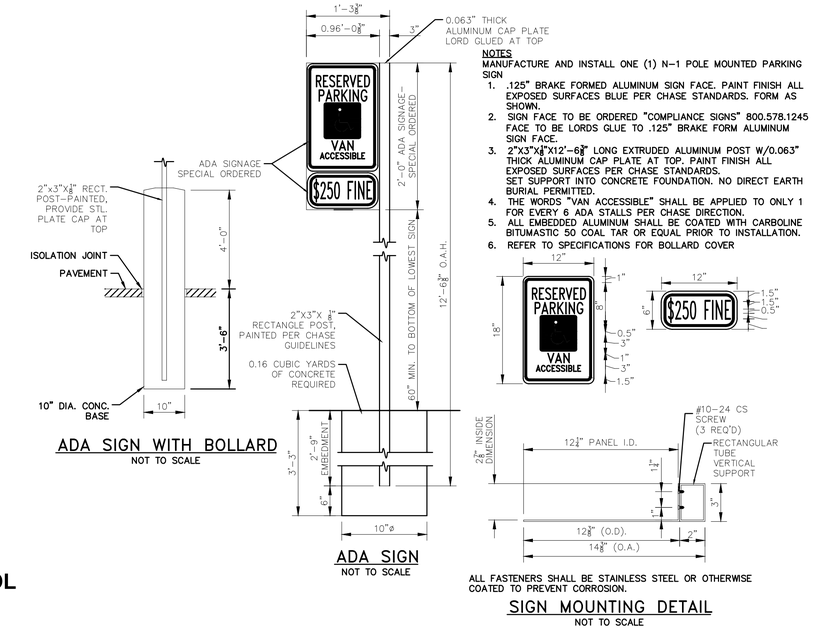
NOT TO SCALE

1 ADA PARKING STALL LAYOUT
SCALE: NTS



ACCESSIBLE PARKING SYMBOL
N.T.S.

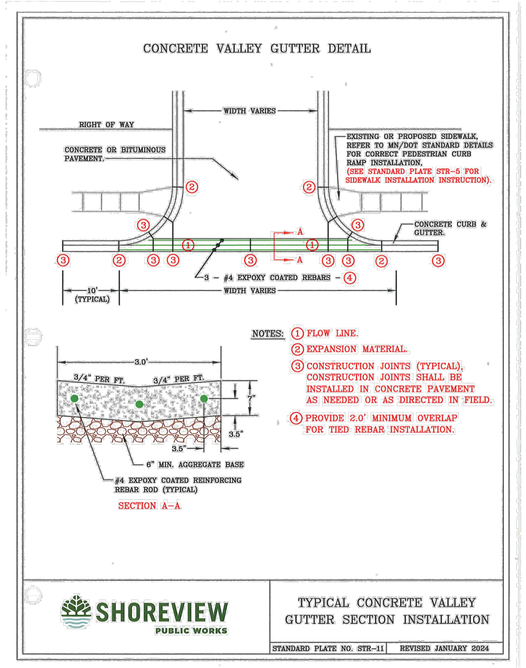
2 ADA PARKING SYMBOL
SCALE: NTS

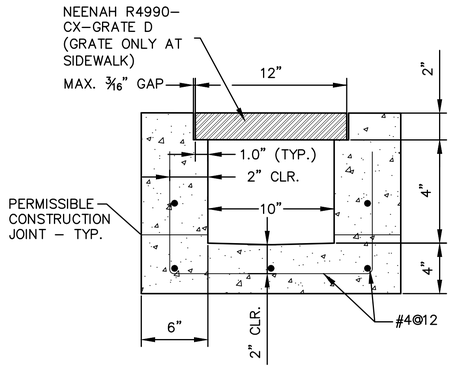


*NOTE: ACCESSIBLE PARKING SIGN SHALL BE SOURCED FROM AND PROVIDED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE BOLLARD AND BLUE IDEAL SHIELD BOLLARD COVER

ACCESSIBLE PARKING SIGN

3 ADA SIGNAGE
SCALE: NTS





CONCRETE FLUME

4 CONCRETE FLUME
SCALE: NTS

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No.	REVISIONS	DATE	BY

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CHRISTIAN J. JONES, P.E.
DATE: 01/26/2026 LIC. NO. 58868 MN

KHA PROJECT	160684013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	ARF
CHECKED BY	MTL

SITE DETAILS

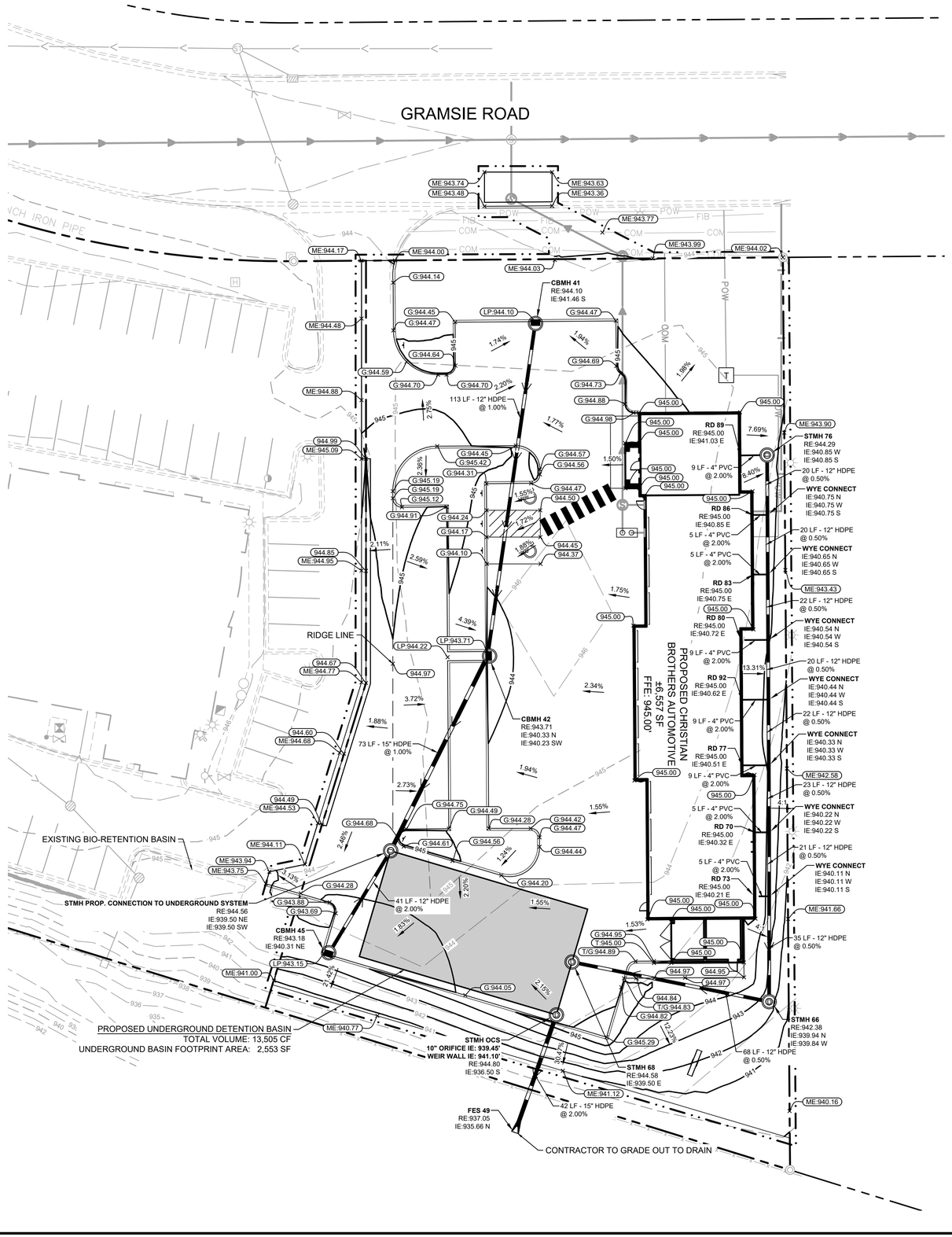
CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

SHOREVIEW MN

SHEET NUMBER
C402



INFILTRATION BMP NOTES

1. TO THE EXTENT PRACTICABLE, LIMIT USE OF HEAVY CONSTRUCTION EQUIPMENT WITHIN THE BOUNDARIES OF THE PROPOSED INFILTRATION BMP. UTILIZE AN EXCAVATOR WITH A TOOTHED BUCKET TO AVOID COMPACTING OR SMEARING OF SOILS.
2. AFTER INITIAL EXCAVATION AND ROUGH GRADING, PROVIDE A MINIMUM OF TWO (2) DOUBLE RING INFILTROMETER TESTS WITHIN THE INFILTRATION AREA AT THE ELEVATION OF THE BASIN BOTTOM. PROVIDE THE RESULTS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO COMPLETING INSTALLATION OF THE BASIN OR UNDERGROUND SYSTEM.
3. IF CLAY SOILS ARE ENCOUNTERED, OVER-EXCAVATE AS NECESSARY TO REACH NATIVE SANDY/SILTY SOIL. BACKFILL THE ADDITIONAL EXCAVATION WITH SUITABLE ENGINEERED FILL MATERIAL.
4. IF NATIVE SUBGRADE SOILS AT THE BOTTOM OF THE PROPOSED INFILTRATION AREA ARE DETERMINED TO NOT BE CONDUCIVE TO THE DESIGN INFILTRATION REQUIREMENTS, REMOVE AND REPLACE THE POORLY INFILTRATION SOILS TO A DEPTH WHERE THE EXISTING NATIVE SUBGRADE SOILS MEET OR EXCEED THE DESIGN INFILTRATION REQUIREMENTS AS REVIEWED BY THE ENGINEER.
5. FINAL EXCAVATION OF THE INFILTRATION AREA AND INSTALLATION OF ANY ENGINEERED SOIL MUST OCCUR IN DRY CONDITIONS TO PREVENT SMEARING AND COMPACTION.
6. REMOVE ANY EXCESS SOILS THAT ENTER THE INFILTRATION BASIN PRIOR TO FINAL STABILIZATION.
7. UPON COMPLETION OF THE INFILTRATION/FILTRATION SYSTEM INSTALLATION AND FINAL STABILIZATION OF THE TRIBUTARY AREA, PROVIDE DOCUMENTATION THAT THE BMP DRAINS DOWN WITHIN 48 HOURS.

STORM SEWER NOTES

1. INSTALL STORM SEWER IN ACCORDANCE WITH APPLICABLE CITY OR STATE SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE AS FOLLOWS:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   FITTINGS SHALL BE AS FOLLOWS:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
4. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
6. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
7. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
8. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
9. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
10. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
11. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
12. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR (928)
- PROPOSED CONTOUR (925)
- PROPOSED RIDGE LINE
- PROPOSED SWALE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- 100.00 PROPOSED SPOT ELEVATION
- HP:0.0 PROPOSED HIGH POINT ELEVATION
- LP:0.0 PROPOSED LOW POINT ELEVATION
- G:0.00 PROPOSED GUTTER ELEVATION
- T:0.00 PROPOSED TOP OF CURB ELEVATION
- T/G:0.0 PROPOSED FLUSH PAVEMENT ELEVATION
- ME:0.0 MATCH EXISTING ELEVATION
- EOF:0.0 PROPOSED EMERGENCY OVERFLOW ELEVATION
- TW:0.0 / BW:0.0 PROPOSED TOP/BOTTOM OF WALL ELEVATION
- 0.0% PROPOSED DRAINAGE DIRECTION
- 0.00% PROPOSED GRADE BETWEEN POINTS

GRADING PLAN NOTES

1. PERFORM GRADING WORK IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
5. IN PAVED AREAS, ROUGH GRADE TO SUBGRADE ELEVATION AND LEAVE THE SITE READY FOR SUB-BASE.
6. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF EXISTING PAVEMENT.
7. ELEVATIONS SHOWN REPRESENT FINISHED SURFACE GRADES. SPOT ELEVATIONS ALONG CURB & GUTTER REPRESENT THE FLOW LINE UNLESS OTHERWISE NOTED
8. EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
9. CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION OF PAVEMENTS AND CURB AND GUTTER WITH SMOOTH UNIFORM SLOPES THAT PROVIDE POSITIVE DRAINAGE TO COLLECTION POINTS. MAINTAIN A MINIMUM SLOPE OF 1.25% IN ASPHALT PAVEMENT AREAS AND A MINIMUM SLOPE OF 0.50% IN CONCRETE PAVEMENT AREAS.
10. MAINTAIN A MINIMUM SLOPE OF 0.50% ALONG CURB & GUTTER. REVIEW PAVEMENT GRADIENT AND CONSTRUCT "INFALL" CURB WHERE PAVEMENT DRAINS TOWARD THE GUTTER, AND "OUTFALL" CURB WHERE PAVEMENT DRAINS AWAY FROM THE GUTTER.
11. INSTALL A MINIMUM OF 4-INCHES OF AGGREGATE BASE MATERIAL UNDER PROPOSED CONCRETE CURB & GUTTER, SIDEWALKS, AND TRAILS UNLESS OTHERWISE DETAILED.
12. GRADING FOR SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING CROSSING DRIVEWAYS, SHALL CONFORM TO CURRENT STATE & NATIONAL ADA STANDARDS:

    ACCESSIBLE RAMP SLOPES SHALL NOT EXCEED 8.3% (1:12).
    SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2.0%.
    LONGITUDINAL SIDEWALK SLOPES SHALL NOT EXCEED 5.0%.
    ACCESSIBLE PARKING STALLS AND ACCESS AISLES SHALL NOT EXCEED 2.0% IN ANY DIRECTION. A MAXIMUM SLOPE OF 1.50% IS PREFERRED.

    SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS AND GATES SHALL BE ADA COMPLIANT. NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET IN ANY LOCATION PRIOR TO PAVEMENT INSTALLATION. CHANGE ORDERS WILL NOT BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
13. UPON COMPLETION OF LAND DISTURBING ACTIVITIES, RESTORE ADJACENT OFFSITE AREAS DISTURBED BY CONSTRUCTION TO MATCH OR EXCEED THE ORIGINAL CONDITION. LANDSCAPE AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 4-INCHES OF TOPSOIL.
14. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 612-315-1272
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CHRISTIAN J. JONES P.E.
DATE: 01/26/2026
MN
LIC. NO. 56868

KHA PROJECT 160684013
DATE 01/26/2026
SCALE AS SHOWN
DESIGNED BY BSK
DRAWN BY ARF
CHECKED BY MTL

GRADING AND DRAINAGE PLAN

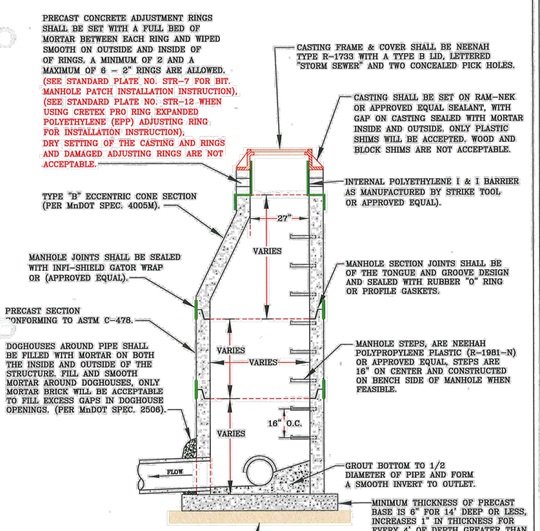
CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN
PREPARED FOR
CHRISTIAN BROTHERS AUTOMOTIVE
SHOREVIEW MN

SHEET NUMBER
C500

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STORM SEWER MANHOLE

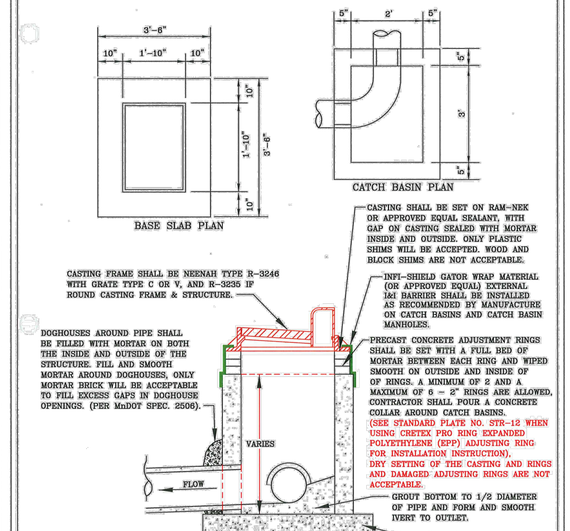


SHOREVIEW PUBLIC WORKS

TYPICAL STORM SEWER MANHOLE INSTALLATION

STANDARD PLATE NO. STO–4 | REVISED MARCH 2023

2' X 3' CATCH BASIN

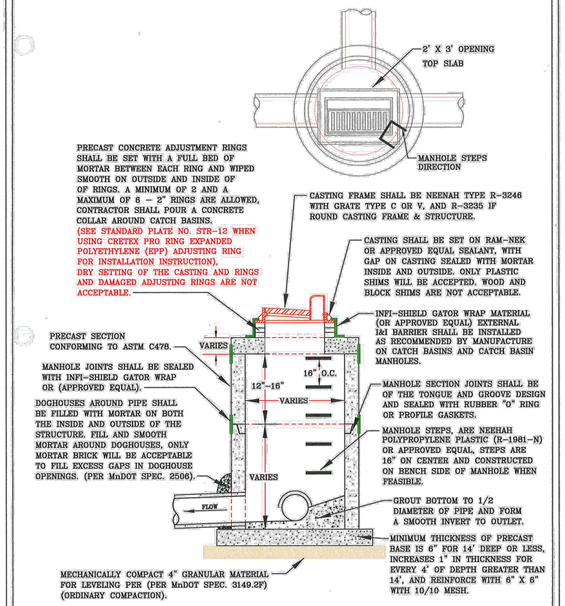


SHOREVIEW PUBLIC WORKS

TYPICAL 2' X 3' CATCH BASIN INSTALLATION

STANDARD PLATE NO. STO–1 | REVISED JANUARY 2024

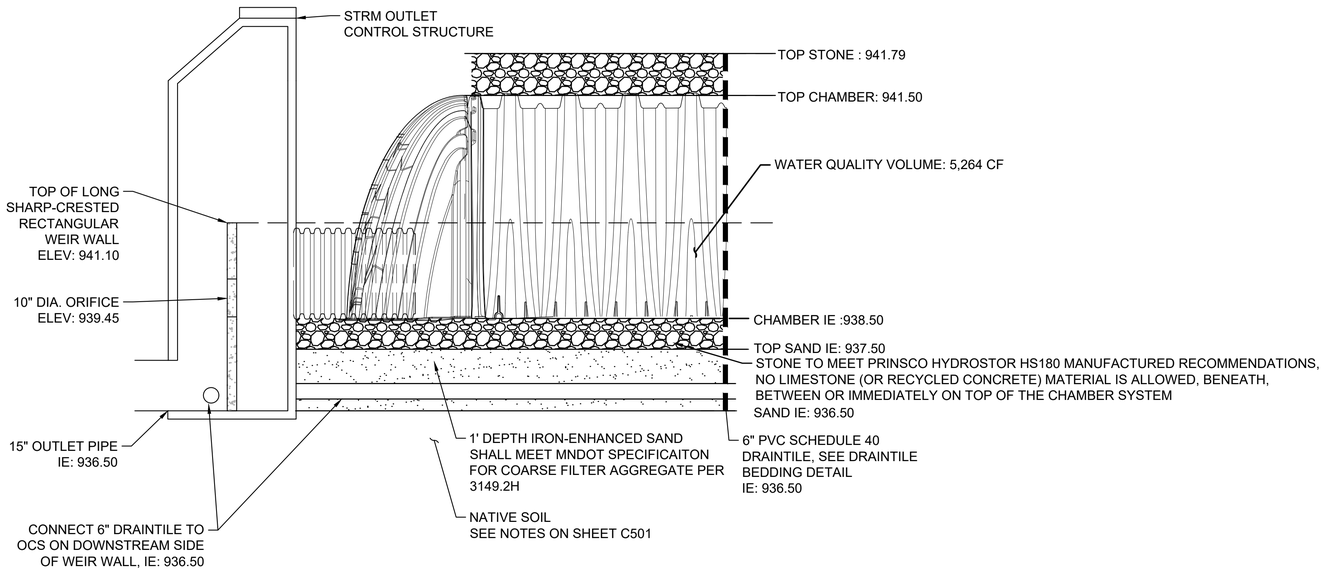
CATCH BASIN MANHOLE



SHOREVIEW PUBLIC WORKS

TYPICAL CATCH BASIN MANHOLE INSTALLATION

STANDARD PLATE NO. STO–2 | REVISED JANUARY 2024



TYPICAL SECTION - PRINSCO HYDROSTOR HS180

No.	REVISIONS	DATE	BY

Kimley»Horn
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CHRISTIAN J. JONES P.E.

DATE: 01/26/2026 | LIC. NO. 56858 | MN

KHA PROJECT 160684013

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
01/26/2026	AS SHOWN	BSK	ARF	MTL

GRADING DETAILS

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

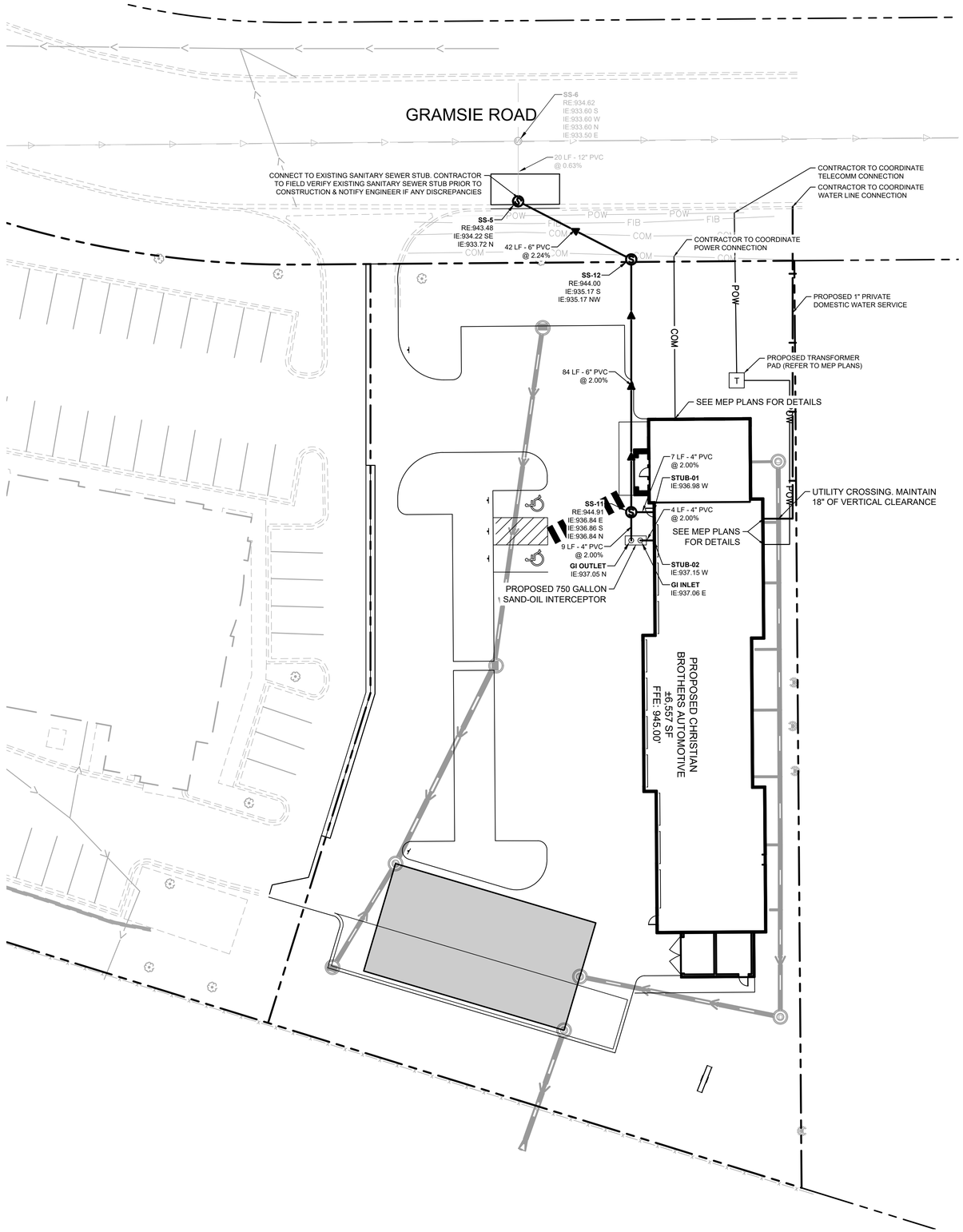
PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

SHOREVIEW MN

SHEET NUMBER

C501



UTILITY PLAN NOTES

1. INSTALL UTILITIES IN ACCORDANCE WITH APPLICABLE CITY SPECIFICATIONS, STATE PLUMBING CODE, AND BUILDING PERMIT REQUIREMENTS.
2. CONTACT STATE 811 CALL-BEFORE-YOU-DIG LOCATING SERVICE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION FOR UNDERGROUND UTILITY LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
4. SANITARY SEWER PIPE SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH 40: ASTM D-1785, F-714, F-894
   SANITARY SEWER FITTINGS SHALL BE:
   PVC: ASTM D-2729, D-3034
   PVC SCH40: ASTM D-2665, F-2794, F-1866
5. WATER MAIN PIPE SHALL BE:
   PVC: ASTM D-1785, D-2241, AWWA C-900
   DUCTILE IRON: AWWA C115
   WATER MAIN FITTINGS SHALL BE:
   PVC: ASTM D-2464, D-2466, D-2467, F-1970, AWWA C-907
   DUCTILE IRON: AWWA C-153, C-110, ASME 316.4
6. STORM SEWER PIPE SHALL BE:
   RCP: ASTM C-76
   HDPE: ASTM F-714, F-894
   PVC: ASTM D-2729
   PVC SCH40: ASTM D-1785, D-2665, F-794
   DRAIN TILE SHALL BE:
   PE: ASTM F-6667
   PVC: ASTM D-2729
   STORM SEWER FITTINGS SHALL BE:
   RCP: ASTM C-76, JOINTS PER ASTM C-361, C-990, AND C-443
   HDPE: ASTM D-3212
   PVC: ASTM D-2729, JOINTS PER ASTM D-3212
   PVC SCH40: ASTM D-2665, F-794, F-1866
7. WHEN CONNECTING TO AN EXISTING UTILITY LINE, FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF THE EXISTING PIPE(S) PRIOR TO INSTALLATION OF THE NEW LINES. NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS IMPACTING THE PROPOSED DESIGN OF THE PROJECT.
8. PLACE AND COMPACT ALL FILL MATERIAL PRIOR TO INSTALLATION OF PROPOSED UNDERGROUND UTILITIES. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. MAINTAIN A MINIMUM OF 7'-6" COVER ON ALL WATER LINES.
10. FOR WATER LINES AND STUB-OUTS UTILIZE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
11. MAINTAIN 18-INCH MINIMUM VERTICAL SEPARATION WHERE SEWER PIPE CROSSES WATER LINES (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE). PROVIDE 10-FOOT HORIZONTAL SEPARATION BETWEEN SEWER PIPE AND WATER LINES.
12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (OR ANY OBSTRUCTION EXISTING AND PROPOSED), THE SANITARY PIPE MATERIAL SHALL BE PVC SCHEDULE 40 OR PVC C900 AND HAVE MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18-INCH VERTICAL SEPARATION MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
13. ALL PVC & HDPE SEWER AND WATER PIPE SHALL HAVE A TRACER WIRE INSTALLED IN THE TRENCH AND TERMINATED PER THE DETAILS.
14. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED PRIOR TO PLACING BACKFILL.
15. IN PAVEMENT AREAS, RAISE MANHOLE CASTINGS TO BE FLUSH WITH PROPOSED FINISHED SURFACE GRADE. IN GREEN AREAS, RAISE MANHOLE CASTINGS TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATION & INSTALL A WATERTIGHT LID.
16. REFER TO PLUMBING PLANS FOR LOCATION, SIZE AND ELEVATION OF UTILITY SERVICE CONNECTIONS AND ROOF DRAINS TO THE INTERIOR BUILDING SYSTEMS. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) & METERS ARE LOCATED INSIDE THE BUILDING.
17. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
18. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO THE SITE ELECTRICAL PLANS FOR SPECIFICATIONS OF THE PROPOSED SITE LIGHTING AND ELECTRICAL EQUIPMENT.
20. EXCAVATE DRAINAGE TRENCHES TO FOLLOW PROPOSED STORM SEWER ALIGNMENTS. REFER TO THE UTILITY PLANS FOR LAYOUT AND ELEVATIONS FOR PROPOSED SANITARY SEWER, WATER MAIN, AND OTHER BUILDING UTILITY SERVICE CONNECTIONS. REFER TO THE GRADING PLAN FOR DETAILED SURFACE ELEVATIONS.
21. EXCESS MATERIAL, ABANDONED UTILITY ITEMS, AND OTHER UNUSABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE CONSTRUCTION SITE.
22. COORDINATE WITH THE PLUMBING PLANS FOR THE LOCATION, SIZE AND ELEVATION OF THE PROPOSED UNDERGROUND ROOF DRAIN CONNECTIONS.
23. WHERE STORM SEWER ROOF DRAINS HAVE LESS THAN 4-FEET OF COVER IN PAVED AREAS OR 3-FEET OF COVER IN LANDSCAPE AREAS, PROVIDE 3-INCH THICK INSULATION A MINIMUM OF 5-FEET IN WIDTH, CENTERED ON THE PIPE.
24. ALL STORM SEWER PIPE JOINTS SHALL BE WATER-TIGHT CONNECTIONS.
25. ALL STORM SEWER PIPE CONNECTIONS TO MANHOLES SHALL BE GASKETED AND WATER TIGHT. BOOTED COUPLERS AT THE STRUCTURE OR A WATER STOP WITH NON-SHRINK GROUT MAY BE USED IN ACCORDANCE WITH LOCAL CODES.
26. CONTRACTOR SHALL AIR TEST ALL STORM SEWER PIPE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.

LEGEND

EXISTING	PROPOSED	
⋈	⋈	GATE VALVE
○	●	HYDRANT
◁	◀	REDUCER
T	T	TEE
Ⓢ	Ⓢ	SANITARY SEWER MANHOLE
Ⓒ	Ⓒ	SANITARY CLEANOUT
W	W	WATERMAIN
SAN	SAN	SANITARY SEWER
STM	STM	STORM SEWER
POW	POW	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN

NORTH

GRAPHIC SCALE IN FEET
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CHRISTIAN J. JONES P.E.
MN LIC. NO. 58898
DATE: 01/26/2026

KHA PROJECT	160684013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	ARF
CHECKED BY	MTL

UTILITY PLAN

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

SHOREVIEW MN

SHEET NUMBER
C600

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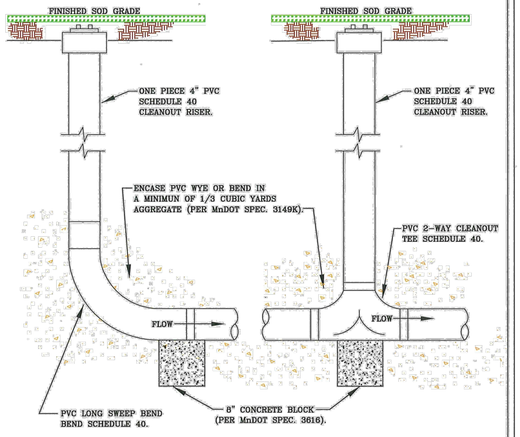
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SANITARY SEWER 4" SERVICE CLEANOUT

NOTES: 1. 4" HUB WITH THREADED METAL CAP (BAR STYLE CAP FROM MALLEABLE FITTINGS OR APPROVED EQUAL). (BAR STYLE CAP)

2. ENCLOSE LONG SWEEP BEND OR COMBINATION WYE IN AGGREGATE AS SHOWN.
3. CLEANOUT CAPS TO BE BELOW FINISHED SOD GRADE.

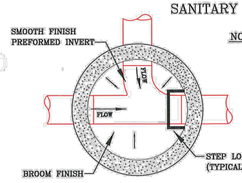


SHOREVIEW PUBLIC WORKS

TYPICAL SANITARY SEWER SERVICE CLEANOUT INSTALLATION

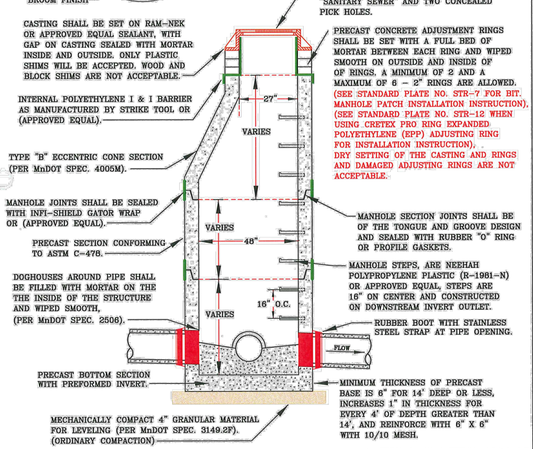
STANDARD PLATE NO. SAN-1 | REVISED JANUARY 2024

SANITARY SEWER MANHOLE



NOTES: 1. ALL CONNECTIONS MADE TO EXISTING MANHOLE STRUCTURES SHALL BE CORE DRILLED.

2. SEE STANDARD PLATE NO. STR-7 FOR PREPERATION AND PATCHING OF ROAD AROUND MANHOLE AFTER CONCRETE ADJUSTING RINGS AND CASTING HAVE BEEN ADJUSTED TO CORRECT ELEVATION.
3. SEE STANDARD PLATE NO. STR-12 WHEN USING CRETEX PRO RING EXPANDED POLYETHYLENE (EPP) ADJUSTING RING FOR INSTALLATION INSTRUCTION).



SHOREVIEW PUBLIC WORKS

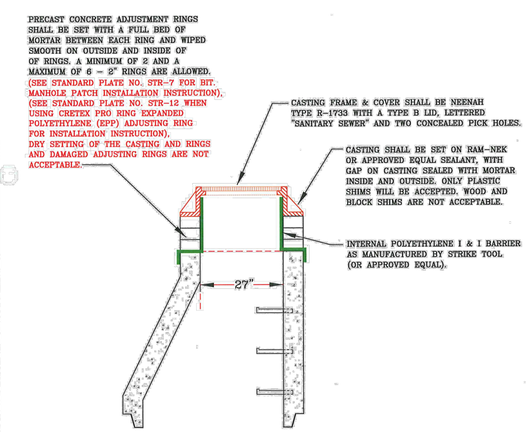
TYPICAL SANITARY SEWER MANHOLE INSTALLATION

STANDARD PLATE NO. SAN-3 | REVISED MARCH 2023

SANITARY SEWER MANHOLE CASTING INSTALLATION

NOTES: 1. SEE STANDARD PLATE NO. STR-7 FOR PREPERATION AND PATCHING OF ROAD AROUND MANHOLE AFTER CONCRETE ADJUSTING RINGS AND CASTING HAVE BEEN ADJUSTED TO CORRECT ELEVATION.

2. SEE STANDARD PLATE NO. STR-12 WHEN USING CRETEX PRO RING EXPANDED POLYETHYLENE (EPP) ADJUSTING RING FOR INSTALLATION INSTRUCTION).



SHOREVIEW PUBLIC WORKS

TYPICAL SANITARY SEWER MANHOLE CASTING INSTALLATION

STANDARD PLATE NO. SAN-4 | REVISED MARCH 2023

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CHRISTIAN J. JONES P.E.
DATE: 01/26/2026 | MN LIC. NO. 56898

KHA PROJECT	160684013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	BSK
DRAWN BY	ARF
CHECKED BY	MTL

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

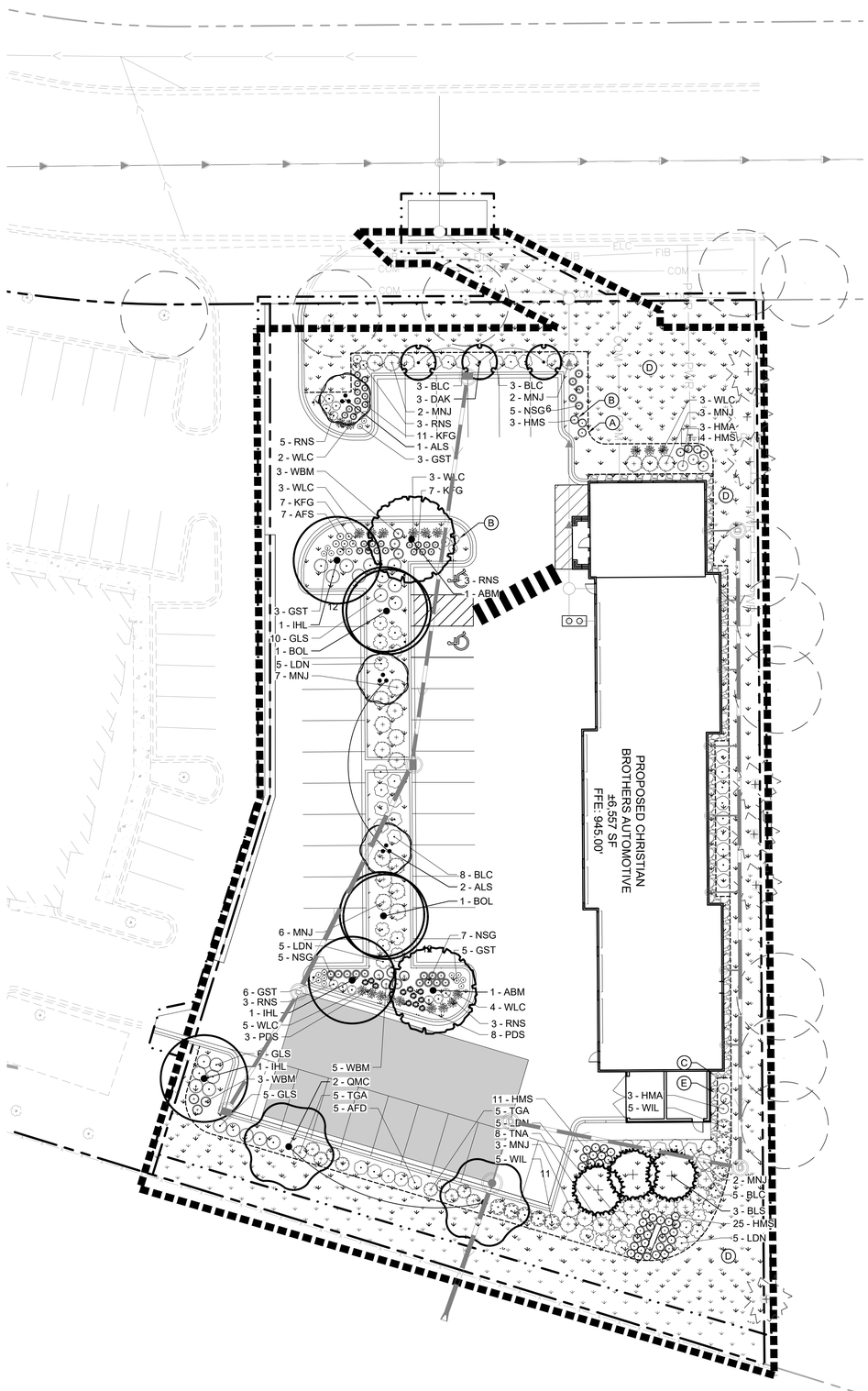
CHRISTIAN BROTHERS AUTOMOTIVE

SHOREVIEW MN

UTILITY DETAILS

SHEET NUMBER

C601



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL
CONIFEROUS TREE						
	BLS	3	BALSAM FIR	ABIES BALSAMEA	B & B	
ORNAMENTAL TREE						
	ALS	3	AUTUMN BRILLANCE SERVICEBERRY CLUMP	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLANCE`	B & B	
	DAK	3	DAKOTA PINNACLE BIRCH	BETULA PLATYPHYLLA `FARGO`	B & B	1.5" CAL
OVERSTORY TREE						
	ABM	2	AUTUMN BLAZE MAPLE	ACER X FREEMANII `AUTUMN BLAZE`	B & B	2.5" CAL.
	BOL	2	BOULEVARD LINDEN	TILIA AMERICANA `BOULEVARD`	B & B	2.5" CAL.
	IHL	3	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS `IMPERIAL`	B & B	2.5" CAL.
	QMC	2	HERITAGE® OAK	QUERCUS X MACDANIELII 'CLEMONS'	B & B	2.5" CAL.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING
CONIFEROUS SHRUBS						
	HMA	6	HOLMSTRUP ARBORVITAE	THUJA OCCIDENTALIS `HOLMSTRUP`	#5 CONT.	3` O.C.
	MNJ	26	MANEY JUNIPER	JUNIPERUS CHINENSIS 'MANEYI'	#5 CONT.	5` O.C.
	TGA	10	TECHNY GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY GLOBE'	#5 CONT.	4` O.C.
	TNA	8	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY"	#5 CONT.	6` O.C.
	WBM	11	MUGO WHITE BUD PINE	PINUS MUGO `WHITE BUD`	#5 CONT.	3` O.C.
DECIDUOUS SHRUBS						
	AFD	14	ARTIC FIRE DOGWOOD	CORNUS SERICEA `ARTIC FIRE`	#5 CONT.	4.5' O.C.
	BLC	19	IROQUOIS BEAUTY BLACK CHOKEBERRY	ARONIA MELANOCARPA `IROQUOIS BEAUTY` TM	#5 CONT.	4.5' O.C.
	GLS	21	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA `GRO-LOW`	#5 CONT.	4` O.C.
	LDN	20	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` TM	#5 CONT.	4` O.C.
	WIL	10	ARTIC BLUE LEAF WILLOW	SALIX PURPUREA 'NANA'	#3 CONT.	4.5' O.C.
ORNAMENTAL GRASSES						
	HMS	43	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT	30" O.C.
	KFG	26	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	#1 CONT	18" O.C.
	NSG	17	NORTHWIND SWITCH GRASS	PANICUM VIRGATUM 'NORTHWIND'	#1 CONT.	3` O.C.
	PDS	11	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	18" O.C.
PERENNIALS						
	AFS	7	AUTUMN FIRE SEDUM	SEDUM X 'AUTUMN FIRE'	#1 CONT.	24" O.C.
	GST	17	SOLANNA™ GOLDEN SPHERE TICKSEED	COREOPSIS GRANDIFLORA 'DCOREO16'	#1 CONT	2` O.C.
	RNS	17	RUSSIAN SAGE	SALVIA YANGII	#1 CONT	3` O.C.
	WLC	20	WALKER'S LOW CATMINT	NEPETA X FAASSENII 'WALKER'S LOW'	#1 CONT	30" O.C.

NOTE:
QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

ABBREVIATIONS:
B&B = BALLED AND BURLAPPED CAL. = CALIPER HT. = HEIGHT MIN. = MINIMUM O.C. = ON CENTER
SP. = SPECIES QTY. = QUANTITY

LANDSCAPE SUMMARY

SCREENING REQUIREMENTS

REQUIRED:	LOADING DOCKS, PARKING AREAS, AND OUTDOOR STORAGE SHALL BE SCREENED TO A HEIGHT AND DEPTH CONSISTENT WITH THE SIZE AND EXTENT OF THE VISUAL DEGRADATION.
PROVIDED:	SEE PLAN

MINIMUM REQUIREMENTS

REQUIREMENT:	SITE SHALL PROVIDE NOT LESS THAN 15% OF THE LOT AS OPEN SPACE.
OPEN SPACE REQUIRED:	6,303 S.F. = 42,021 S.F. * .15
OPEN SPACE PROVIDED:	15,868 S.F. / 38%
REQUIREMENT:	SHRUBBERY SHALL BE AT LEAST 2.5' TALL WHEN PLANTED, UNLESS NUMEROUS SHRUBS ARE PROPOSED IN PLANTING BED, IN WHICH CASE, THE AVERAGE PLANT HEIGHT SHALL BE AT LEAST 1.5' TALL.

PARKING LOT REQUIREMENTS

REQUIREMENT:	A MINIMUM AREA EQUAL TO 20% OF THE PARKING AND DRIVEWAY SURFACE AREA SHALL BE DESIGNED WITH LANDSCAPE ISLANDS. ISLANDS SHALL NOT BE LESS THAN 324 S.F. IN AREA.
ISLAND AREA REQUIRED:	3,607 S.F. = 18,037 S.F. * .2
ISLAND AREA PROVIDED:	3,620 S.F. / 20%
REQUIREMENT:	SHADE TREES SHALL BE USED FOR THE PERIMETER OF THE PARKING AREA AND ISLAND LANDSCAPING AT A MINIMUM RATE OF 1 SHADE TREE PER TEN PARKING SPACES. SHADE TREES SHALL BE SETBACK A MINIMUM OF EIGHT FEET FROM CURBS AND/OR PAVEMENT.
SHADE TREES REQUIRED:	5 TREES = 41 PARKING SPACES / 10
SHADE TREES PROVIDED:	9 TREES

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- ROCK MULCH (TYP.)
- SOD (TYP.)

LANDSCAPE KEYNOTES

(A) EDGER (TYP.)
(B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
(C) ROCK MULCH (TYP.)
(D) SOD (TYP.)
(E) MAINTENANCE STRIP (TYP.)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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RYAN A. RYLLESTED, PLA
DATE: 01/26/2026 MN LIC. NO. 53828

KHA PROJECT	160684013
DATE	01/26/2026
SCALE	AS SHOWN
DESIGNED BY	CPK
DRAWN BY	CPK
CHECKED BY	RAH

LANDSCAPE PLAN

CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

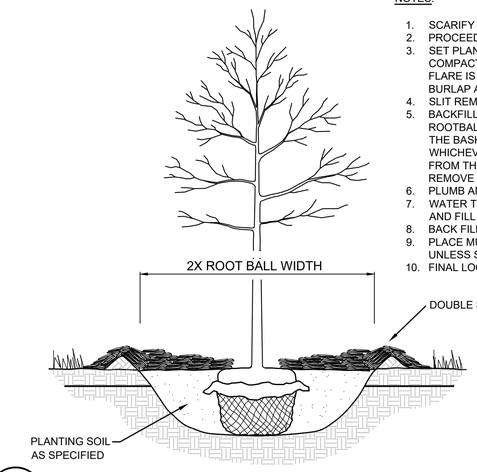
PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE

SHOREVIEW MN

SHEET NUMBER
L100

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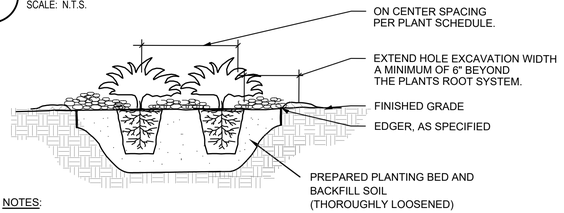


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
10. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING DETAIL

SCALE: N.T.S. L101

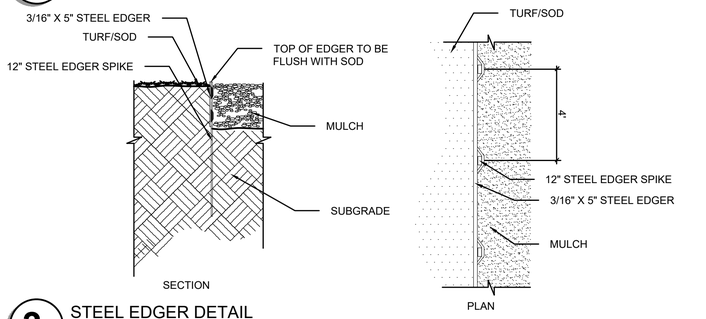


NOTES:

1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING OF TOP AND ROOT.
3. REMOVE CONTAINER AND SCORE OUTSIDE OF SOIL MASS TO REDIRECT AND PREVENT CIRCLING FIBROUS ROOTS. REMOVE OR CORRECT STEM GIRDLING ROOTS.
4. PLUMB AND BACKFILL WITH PLANTING SOIL.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACK FILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.
8. MIX IN 3-4" OF ORGANIC COMPOST.

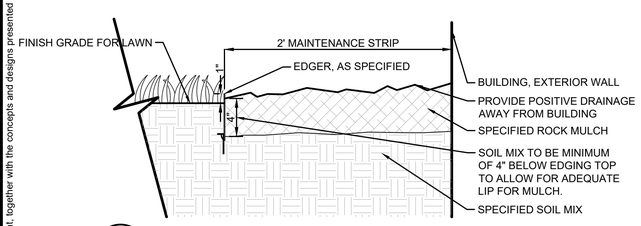
2 SHRUB / PERENNIAL PLANTING DETAIL

SCALE: N.T.S. L101



3 STEEL EDGER DETAIL

SCALE: N.T.S. L101



4 MAINTENANCE STRIP DETAIL

SCALE: 1-1/2"=1' L101

LANDSCAPE NOTES

PLANTING

1. CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. INSTALL PLANTS BY PLANT INSTALLATION PERIOD INFORMATION IN THE LATEST STANDARD PLANTING DETAILS FROM MNDOT. PLANTINGS BEFORE OR AFTER THESE DATES ARE DONE AT RISK.
10. PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
11. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLARE IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLARE. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLARE SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
12. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
13. PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
14. WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
15. STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.

SOIL

16. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
17. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MNDOT STANDARD SPECIFICATION 3877 (LOAM TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.

MULCH

18. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH. DOUBLE SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 2" DEPTH DOUBLE SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL IN COLOR (DYE-FREE), OR APPROVED EQUAL. ROCK MULCH TO BE RIVER ROCK, 1 1/2" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. APPLY PREMENEGRENT HERBICIDE PRIOR TO MULCH PLACEMENT PER MANUFACTURER RECOMMENDATIONS, USE PREEN OR PRE-APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

EDGER

19. EDGING TO BE COMMERCIAL GRADE COL-MET (OR EQUAL) STEEL EDGING; 3/16" THICK x 5" TALL, COLOR BLACK, OR SPADED EDGE, AS INDICATED. STEEL EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH TOP OF EDGER AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARD. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).

SEED/SOD

20. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED, PER MNDOT SPECIFICATIONS AND SUPPLIER/MANUFACTURER RECOMMENDATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.

IRRIGATION

23. PROVIDE IRRIGATION / PROVIDE NEW SYSTEM, OR MODIFY EXISTING IRRIGATION PER OWNERS DIRECTION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR. SYSTEM SHALL INCLUDE A RAIN SENSOR AND APPROPRIATE TECHNOLOGY. CONTROLLER TO BE COMMERCIAL GRADE, EPA WATERSENSE APPROVED, CAPABLE OF FLOW SENSING AND OPERATING A MASTER VALVE ON / OFF BY STATION. IRRIGATION SYSTEM TO INCLUDE FLOW SENSOR AND WIRED RAIN / FREEZE SENSOR. PROVIDE MASTER VALVE. THE IRRIGATION SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. ZONE PARAMETERS: HEAD-TO-HEAD COVERAGE AND NO SPRAYING OVER WALKS. SEPARATE LAWN ZONES BY MICROCLIMATE- LAWN ON NORTH SIDE OF BUILDING VS LAWN ON SOUTH SIDE OF BUILDING, LAWN ON SLOPE VS LAWN ON LEVEL GRADE. LAWN AREAS TO HAVE MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. SHRUB AND PERENNIAL BED AREAS TO HAVE DRIP. TREES IN LAWN AREA TO BE COVERED BY MULTI-STREAM ROTARY SPRINKLERS/ SPRAYS/ ROTORS. TREES IN SHRUBS / PERENNIAL BED AREA TO BE WATERED WITH DRIP IRRIGATION. ALL IRRIGATION HEADS TO BE PRESSURE REGULATED.

ESTABLISHMENT

24. PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
25. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.

WARRANTY

26. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
27. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD; 1 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, SEED AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWNS FOR 60 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD RECITES 4" IN HEIGHT. WEED PLANTING BEDS AND MULCH SAUCERS AT MINIMUM ONCE A MONTH DURING THE GROWING SEASON. PROVIDE A MONTHLY REPORT TO THE OWNER ON WEEDING AND OTHER MAINTENANCE RESPONSIBILITIES.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LN, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: 612-315-1272
WWW.KIMLEY-HORN.COM

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

RYAN A. RYLLESTED, PLA
MN LIC. NO. 53828
DATE: 01/26/2026

KHA PROJECT	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160684013	AS SHOWN	KHA	CFK	RAH
DATE 01/26/2026				

LANDSCAPE DETAILS

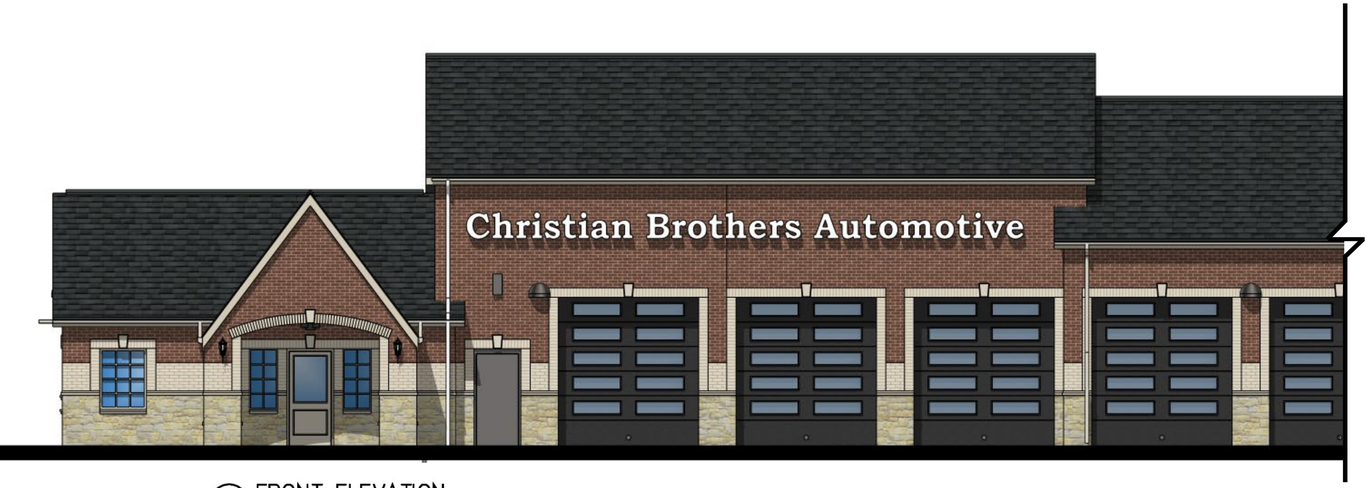
CHRISTIAN BROTHERS AUTOMOTIVE - SHOREVIEW, MN

PREPARED FOR

CHRISTIAN BROTHERS AUTOMOTIVE SHOREVIEW MN

SHEET NUMBER
L101

K:\TCW_LDEV\CBA\shoreview, mn\3 Design\CAD\plansheets\L1-LANDSCAPE DETAILS.DWG January 26, 2026 - 12:59pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





5 FRONT ELEVATION
SCALE: 3/16" = 1'- 0"



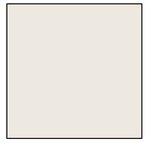
4 BACK ELEVATION
SCALE: 3/16" = 1'- 0"



3 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'- 0"



2 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'- 0"



PC-5
SHERWIN-WILLIAMS PAINT
SW 7001 MARSHMALLOW



PC-6
SHERWIN-WILLIAMS PAINT
SW 6258 TRICORN BLACK



M- 6
ROOF SHINGLES
CERTAINTEED LANDMARK 30 AR
COLOR: MOIRE BLACK



M- 5
ACME BRICK CO.
8" X 2 ¼" MODULAR BRICK
COLOR: BURGANDY
MORTAR: WHITE



M- 8
ACME BRICK CO.
8" X 2 ¼" MODULAR BRICK
COLOR: GLACIER WHITE
MORTAR: WHITE



M- 10
4" NATURAL LIMESTONE
SALADO QUARRY
MORTAR: WHITE

DEVELOPMENT AGREEMENT
PUD

HENNEPIN COUNTY ROBINS, INC.
GEORGE REILING

1.0 **PARTIES**. This Agreement is made and entered into by and between the **CITY OF SHOREVIEW**, a Minnesota statutory city (hereinafter the "**City**"); **HENNEPIN COUNTY ROBINS, INC.**, a Wisconsin corporation (hereinafter the "**Developer**") and **GEORGE J. and MARY JANE REILING** (hereinafter "**Reiling**"), their successors and assigns.

2.0 **RECITALS**.

A. Reiling is the record fee owner of the following described property situated in Shoreview, Minnesota:

Lot 2, Block 1, Reiling Second Addition ("**Reiling Property**").

B. The Reiling Property is zoned Urban Underdeveloped (UND) and is designated for future office use on the City's Comprehensive Plan.

C. The City's Development Regulations would allow the Reiling Property to be rezoned to an office or to a PUD (PUD) use.

D. Reiling wishes to convey a long-term leasehold interest in the westerin 1.61 acres of the Reiling Property to Developer legally described in **Exhibit C.**

E. Reiling will retain fee title absolute of the eastern .98 acres of the Reiling Property for future development legally described in **Exhibit C**. ("**Remainder Site**").

F. On the 14th day of January, 2004 Developer applied to the City for approval of a rezoning, a PUD (concept and development stage) and a comprehensive sign plan which would allow the Robins Site to be developed as a restaurant ("**Development Application**").

G. On the 27th day of January, 2004, the Planning Commission for the City reviewed the Development Application and recommended approval to the City Council subject to various conditions.

H. On the 17th day of February, 2004, the City's Council reviewed the Development Application and approved the Development Application subject to the following conditions:

3

1. Rezoning.

   (a) The ***property*** is rezoned from UND to PUD.

   (b) The Developer and ***property owner*** shall enter into a development and/or use agreement prior to the City Council's approval of the PUD final stage.

   (c) The rezoning shall not be effective until approval is granted by the City for the PUD final stage.

2. PUD (Concept Stage).

   (a) Approval is for a full-service 6,200 square foot restaurant facility. The underlying zoning district of this PUD is OFC (Office).

   (b) Future development of the **Remainder Site** will require City approvals for a subdivision and an amendment to the PUD.

   (c) Future use of the **Remainder Site** shall be restricted to those uses identified in the development and/or use agreement.

3. PUD (Development Stage)

   (a) The ***property*** shall be development in accordance with the plans submitted as part of ***this application***.

   (b) Revisions to the grading, drainage and erosion control plan may be permitted provided approval is received from the Public Works Director. Prior to the submittal of the PUD final stage, the ***applicant*** shall receive the necessary permits and approvals from Rice Creek Watershed District and the Minnesota Department of Transportation. Comments identified in the Assistant City Engineer's memorandum dated January 21, 2004 must also be addressed.

   (c) Additional plantings (shrubs) are required along Gramsie Road in the area where the proposed parking area does not comply with the required 20 foot setback. Revisions to the landscape plan may be permitted provided approval is received from the City Planner.

(d) Lighting on site shall comply with Section 204.030, Glare of the Development Code. Prior to the submittal of the PUD final stage, the ***applicant*** shall provide details on the exterior light fixtures and pole heights.

(e) The ***applicant*** and ***property owner*** shall enter into a development that includes use restrictions with the City. The development and/or use agreement shall be executed prior to the City Council's approval of the PUD final stage. The ***applicant*** shall also enter into an erosion control agreement with the City prior to the issuance of a grading or building permit.

(f) Prior to issuance of building permits, approval must be granted for the rezoning and the PUD final stage.

(g) Exterior materials used for the building shall be consistent with the revised plans submitted on January 20, 2004. Said materials must consist of brick, EIFS and glass.

(h) Easements are required over the biorentention/infiltration areas. The ***applicant*** shall enter into a maintenance agreement if needed with the appropriate authority for these areas.

(i) A detail of the proposed retaining wall shall be provided on the plans for the City staff's review prior to the submittal of the PUD final stage.

4. Comprehensive Sign Plan.

(a) The City approves the pylon sign and three (3) wall signs. Said signs may use exposed neon tubing as identified in the submitted plans.

(b) Signage on the north building wall shall not exceed the area and width requirement as stated in the City's Sign Code.

(c) The City prohibits utilizing a neon light banding on the building that is not part of a sign face.

(d) Sign permits shall be obtained before the installation of any new signage on the ***property***.

I. On the 1st day of March 2004, the City Council approved the PUD final stage subject to the terms and conditions of this Agreement.

3.0. **TERMS AND CONDITIONS**. Now, Therefore, in consideration of the approvals granted by the City; and in compliance with the City's Development Regulations; the parties agree:

A. Developer Obligations.

1. Grading and Erosion Control. Developer shall construct all grading and erosion control improvements pursuant to the approved Grading and Erosion Control Plan for the **Reiling Property**.

2. Erosion Control Agreement. Developer shall comply with the terms of the Erosion Control Agreement for the **Reiling Property**. Developer shall submit a cash deposit insuring completion of the erosion control obligations. The amount of the security shall be equal to 125% of the City Public Works Director's estimated cost of compliance. The agreement and security shall be provided to the City prior to the issuance of a grading permit. The deposit shall be in the amount of $4,860.00.

3. Landscaping. Developer shall install landscaping for the **Reiling Property** as illustrated on approved Landscape plan. All minor revisions to the landscape plan shall be submitted to the City Planner for review and approval prior to the issuance of building permits. All landscape materials placed on the **Reiling Property**, as part of the approved landscape plan, shall be replaced with like material if they should die within twelve (12) months of planting.

   The **Remainder Property** shall be seeded and maintained as a lawn area or planted with Native Vegetation by Developer until the **Remainder Property** is developed by the property owner.

   The Developer shall estimate the cost of the landscape improvements. Prior to issuance of building permits, the Developer shall provide the City with a form of security, approved by the City Planner, in the amount of 125% of the estimated cost of the landscape improvements.

4. Stormwater Infrastructure. Developer shall construct and maintain biorentention/infiltration and storm sewer piping pursuant to plans approved by the Rice Creek Watershed District,the Minnesota Department of Transportation and the **City**.

   All stormwater infrastructure located on the **Reiling Property** are private. Prior to the issuance of building permits, the Developer shall provide the City with a form security, approved by the City

Planner, in the amount of 125% of the estimated cost of the stormwater ponding and drainage improvements.

5. Other Agency Approvals. It is the Developer's responsibility to apply for and to acquire all other required agency permits prior to commencing construction including but not limited to a NPDES permit.

6. As-Builts. The Developer shall provide the City with as-builts of the all stormwater infrastructure which also includes the MNDOT pond excavation area.

7. Construction Management. During the period of construction, Developer and its contractors and subcontractors, shall work to reasonably minimize impacts from construction on the surrounding neighborhood and shall comply with the following practices:

   (a) Definition of Construction Area. The limits of the construction area on the Reiling Property shall be defined with heavy-duty erosion control fencing of a design approved by the Public Works Director. Any grading, construction or other work outside this area requires approval of the City's Public Works Director.

   (b) Parking. No parking of construction vehicles or employee vehicles shall accrue on Lexington Avenue.

   (c) Storage of Materials. No fill, excavated material or construction materials shall be stored in the public right-of-way.

   (d) Hours of Construction. Hours of construction, including moving of equipment shall be limited to the hours between 7:00 a.m. and 9:00 p.m. on weekdays and 8:00 a.m. and 9:00 p.m. on any weekend or holiday.

   (e) Site Maintenance. Commercially reasonable efforts shall be used to ensure the contractor maintains a clean work site. Reasonable measures shall be taken to prevent debris, refuse and other materials from leaving the site. Construction debris and other refuse generated from the project shall be removed from the site in a timely fashion. Developer shall sweep Gramsie Road and Lexington Avenue on a weekly basis or more frequently as directed by the City Engineer until the site is established. The City does not sweep streets for private development projects.

8. Public Use Dedication. Developer shall pay the City a public use dedication fee in the amount of **$9,346.23** prior to the issuance of building permits.

9. Sidewalk. Developer shall submit a **$7,200.00** cash payment in lieu of the construction of a sidewalk in the Gramsie Road right-of-way along the **Robins Site**. The City is responsible for the construction of this sidewalk when Gramsie Road is reconstructed.

10. Source and Supply Charge. The City established this Charge to help pay for the trunk water facilities, and it is collected in two parts, consistent with City Ordinance. Prior to the commencing construction activity on-site, the Developer will be required to pay the first part, which is an equal amount to $7.75 per front foot for the Gramsie Road within or abutting the plat, as computed by the Public Works Director and consistent with City regulations. **The cost for this development is $2,464.50.**

11. Administrative Fee. In addition to filing and application fees, the Developer agrees to pay to the City an Engineering Overhead Fee, which shall be as set forth in the City Overhead Charge Table attached as **Exhibit B**. The total project cost for improvements in the public right-of-way shall be estimated by the City Engineer. The administrative fee shall be paid upon execution of this development agreement. **The fee for this project is $283.60.**

12. Other Costs. In addition to the other fees required by the City regulations for this agreement, the Developer agrees to reimburse the City at a rate of $55.00 per hour for each hour or fraction thereof used by a City employee, for all costs of whatever kind or nature, incurred by the City in reviewing or processing the Developer's application or administration of the installation of public infrastructure, including but not limited to costs incurred for legal or other consultants.

13. All Costs Responsibility of Developer. The Developer agrees to pay for all costs incurred of whatever kind of nature in order to construct the improvements required by the City's regulations. The City shall not be obligated to pay the Developer or any of its agents or contractors for any costs incurred in connection with the construction of the improvements, or the development of the property. The Developer agrees to hold the City harmless from any and all claims of whatever kind or nature which may arise as a result of the construction of the improvements, the development of the property or the acts of the Developer, its agents or contractors in relationship thereto.

14. Surety Calculation. The **City** shall prepare a Statement of Required Improvements and Security identifying and estimating the cost at one hundred and twenty five percent (125%) of the improvements and repairs to be completed within the right-of-way specifying a completion date for said improvements and repairs. The Statement of Required Improvements and Security shall be signed and dated by the Developer and shall be attached to the Development Contract as **Exhibit A. This surety is in the amount of $17,725.00**.

15. Provision of Surety. The Developer agrees to provide the City with a self-renewing Letter of Credit or cash escrow insuring completion of those improvements. The Letter of Credit shall be approved by the City Attorney and shall reference the Development Agreement, shall describe the procedures to be followed by the City for obtaining funds to construct improvements where necessary, and shall contain other provisions necessary to protect the City's interests.

16. Conveyance of Interest. If the Developer conveys its interest in the subject property or any part thereof, or if the Developer assigns its right to construct improvements or otherwise develop the subject property, it shall first notify the City. In the event of a conveyance or assignment prior to completion of the improvements and the development of the subject property, the Letter of Credit shall not be released unless it is replaced by a new Letter of Credit agreement satisfactory to the City.

17. Release of Surety. The City will consider the release of sureties upon the written request of the Developer. Sureties will not be released until the Developer has demonstated that the development complies with the approved plans and applicable City Ordinances and standards. Prior to the completion of a project, the Developer may request a partial release of said surety, howevever, the City will retain a minimum of ten percent (10%) of the surety until the development is completed and the Developer demonstrates that the development complies with the approved plans and applicable City Ordinances and standards.

B. Developer/Reiling Obligations.

1. Restrictive Covenants. The use of the **Reiling Property** shall be restricted to office and limited retail in accordance with the uses listed on **Exhibit D** attached. Uses other than those identified on **Exhibit D** shall require review by the Planning Commission and approval by the City Council. Restrictive covenants shall be in a form approved by the City Attorney and shall include language which does not allow the restrictive covenants to be amended or

rescinded without consent of the City. The restrictive covenants shall be recorded before the issuance of any building permits.

2. Access. The Developer shall be provide the appropriate authority with access to the infiltration/bioretention area.

3. Shared Access Drive. A shared access driveway easement shall be executed between Reiling and the Developer, and shall be recorded prior to the issuance of building permits.

C. Reiling Obligations.

(1) Remainder Site. Future development of the Remainder Site shall be in compliance with the terms of this Agreement, the restrictive covenants, and the then current Development Regulations of the City.

(2) Common Access. Reiling shall develop the Remainder Site in a manner that utilizes the common driveway access provided herein.

(3) Amendment PUD. If necessary in order to facilitate the development of the Remainder Site, Reiling shall follow the City's procedures to amend all or a portion of this development permit.

(4) Public Use Dedication. At the time of the development of the Remainder Site, Reiling shall pay the City a public use dedication fee calculated at that time in a manner consistent with the City's regulations.

D. Default. The occurrence of any of the following after written notice from the City and thirty (30) days to cure (or such longer period as may be reasonable) shall be considered an "Event of Default" in the terms and conditions contained in this Agreement:

(1) The failure of the Developer or property owner, as applicable, to comply with any of the terms and conditions contained in this agreement;

(2) The failure of the Developer or property owner, as applicable, to comply with any applicable ordinance or statutes with respect to the development and operation of the subject property.

E. Remedies. Upon the occurrence of an Event of Default, the City, in addition to any other remedy, which may be available to it, shall be permitted to do the following:

(1) City may make advances or take other steps to cure the default, and where necessary, enter the subject property for that purpose. The defaulting party shall pay all sums so advanced or expenses incurred by the City upon demand, with interest from the dates of such advances or expenses at the rate of 10% per annum until paid. No action taken by the City pursuant to this section shall be deemed to relieve the defaulting party from curing any such default to the extent that it is not cured by the City or from any other default hereunder. The City shall not be obligated, by virtue of the existence or exercise of this right, to perform any such act or cure any such default. The defaulting party shall save, indemnify, and hold harmless, including reasonable attorneys fees, the City from any liability or other damages, which may be incurred as a result of the exercise of the City's rights pursuant to this section.

(2) Obtain an order from a court of competent jurisdiction requiring the defaulting party to specifically perform its obligations pursuant to the terms and provisions of this Agreement.

(3) Exercise any other remedies, which may be available to it, including an action for damages.

(4) Withhold the issuance of a building permit and/or prohibit the occupancy of any building(s) for which permits have been issued.

In addition to the remedies and amounts payable set forth or permitted above, upon the occurrence of an Event of Default, the defaulting party shall pay to the City all fees and expenses, including reasonable attorneys fees, incurred by the City as a result of the Event of Default, whether or not a lawsuit or other action is formally taken.

F. Notices. All notices given pursuant to this agreement shall be in writing and shall be given by personal delivery, or by United States mail (certified, return receipt requested), or by United States express mail or other established express delivery service (such as Federal Express, DHL and United Parcel Service) postage or delivery charges prepaid, addressed to the person and address shown on the then current real property tax rolls in the county in which the parcels are located. Each party may change the address to which notices are to be given, upon written notice to the other party. All notices given pursuant to this agreement shall be deemed given upon receipt.

G. Entire Agreement. This agreement contains the entire agreement, and supersedes all prior agreements (either oral or written), with respect to the subject matter contained herein.

H. Binding Agreement. This Agreement shall be binding upon the heirs and assigns of the parties and shall survive the conveyance or transfer of any real property interests involving the Reiling Property.

Exhibit D

Permitted Uses:

Office and Professional Services

Office uses are defined as those uses that conduct the affairs of a business, profession, service, industry or government. These activities do not include the production, sale or repair of goods on site. Professional Service uses provide services (work done for others) as opposed to products sold or repaired to the general public. These uses include but are not limited to:

1. Adult and continuing education; and secondary-level learning centers
2. Financial institutions
3. Public or quasi-public facilities
4. Medical and dental offices and clinics.
5. Licensed day care facilities
6. Restaurants that also satisfy the following requirements:
   a. Qualify for the issuance of an intoxicating on-sale liquor license within the City;
   b. Do not have drive-up order facilities;
   c. Food sales constitute at least 60% of the establishment's gross sales;
   d. Are able to accommodate, by reservation, gatherings of 20 or more people; and
   e. Except for special occasions, do not accept orders for food after 11:00 p.m.
7. Utilities.

Limited Retail and Service

Limited Retail includes those uses that offer products for sale and or repair and are intended to serve personal service needs of nearby residents and employers. These uses include but are not limited to:

1. Salon and/or spa
2. Photocopying service
3. Restaurants that are fast-serve, provide a sit-down eating area for 20 or more people and do not have drive-through facilities.

Prohibited Uses

Prohibited uses are those uses that are not allowed in this development. These uses include but are not restricted to the following:

1. Automobile Sales Accessories and Parts
2. Bar

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request for Comment- 1090 Gramsie Road - Christian Brothers Automotive Infill Development

Stephanie Smith <ssmith@shoreviewmn.gov> Tue, Feb 17, 2026 at 3:26 PM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>
Cc: Tom Wesolowski <twesolowski@shoreviewmn.gov>

Izaak,

Please see below for engineering comments on the 1090 Gramsie Road preliminary plat :

- Applicant shall obtain required permitting from Rice Creek Watershed District.
- Applicant shall verify with the watershed district whether infiltration will be allowed at an vehicle repair site.
- Applicant shall submit the hydroCAD report for their site.
- Applicant shall obtain MnDOT permit to construct storm outfall on MnDOT property.
- Show EOF location, direction and elevation for the site.
- The city has funding and intends to construct a sidewalk along Gramsie Road. The applicant shall include in their construction a pedestrian connection from their building to the future public walk.
- A cross-access and maintenance agreement is required for Lot 1 and Lot 2, Block 1 to have a shared access. It must be executed and recorded with the plat.
- Perimeter public D&U easements shall be granted on Lot 1 and Lot 2, Block 1.
- Public D&U easement shall be granted over the stormwater system on Lot 2, Block 1, dimensions to be approved by the city engineer.
- New sanitary sewer manhole may be installed on Lot 2, not in the street or curbline of Gramsie Road.
- Applicant shall obtain permissions from 1050 Gramsie Road if water service connection requires entry or construction on that property.
- The street patch for the service connections shall be curb-to-curb or curb-to-centerline as determined by the city engineer.
- Public infrastructure work, including but not limited to street patch, curb and gutter, sanitary service, water service, curb stop, shall follow the city's standard detail plate and meet city code requirements.
- City WAC and SAC fees will be required for Lot 2, and shall be collected with the building permit.
- The applicant shall request a SAC determination from the Metropolitan Council Environmental Services. MCES SAC fees will be due with building permit.

Thank you,
Stephanie

Stephanie Smith MN P.E. (she/her) | City Engineer
4600 Victoria Street North, Shoreview, MN 55126
651-490-4651 | ssmith@shoreviewmn.gov

On Fri, Feb 6, 2026 at 4:10 PM Izaak Peterson <ipeterson@shoreviewmn.gov> wrote:
[Quoted text hidden]

SHOREVIEW

Izaak Peterson <ipeterson@shoreviewmn.gov>

Request for Comment- 1090 Gramsie Road - Christian Brothers Automotive Infill Development

Anna Grace <AGrace@ricecreek.org> Wed, Feb 18, 2026 at 3:19 PM
To: Izaak Peterson <ipeterson@shoreviewmn.gov>

Izzak,

Thank you for also sharing this development proposal.

Rule C, Stormwater Management and Rule D, Erosion and Sediment Control Plans RCWD permit will be required.

- Rule C, 2(a), A permit is required for subdivision of an area exceeding one acre. This includes subdivision for single-family residential, multi-unit residential, commercial, industrial, or institutional development.
- Rule C, 2 (b), A permit is required for development, other than Public Linear Projects, that creates or reconstructs 10,000 square feet or more of impervious surface. This threshold is cumulative of all impervious surface created or reconstructed as a part of a Common Plan of Development. 10,000 sq. ft of new and/or reconstructed impervious surface.
- Rule D, 2(a) (2)&(3) Surface soil disturbance or removal of vegetative cover on 10,000 square feet or more of land, if any part of the disturbed area is within 300 feet of and drains to a lake, stream, wetland or public drainage system; or Any land-disturbing activity that requires a District permit under a rule other than Rule D.

They will need to create a stormwater management plan and erosion control plan.

Do you have a project contact you could please share?

Thanks again,

Anna Grace

Regulatory Technician

Rice Creek Watershed District

4325 Pheasant Ridge Dr. NE, #611

Blaine, MN 55449-4539

Direct: (763) 398-3071

agrace@ricecreek.org

RCWD
RICE CREEK WATERSHED DISTRICT

Please note that RCWD has an updated rule set as of January 1, 2025. More information available here.

From: Izaak Peterson <ipeterson@shoreviewmn.gov>
Sent: Friday, February 6, 2026 4:11 PM
Subject: Request for Comment- 1090 Gramsie Road - Christian Brothers Automotive Infill Development

Good Afternoon,

For your review and comment, please see the linked application material regarding a proposed Christian Brothers Automotive Repair infill development at 1090 Gramsie Road (location).

Plan Submittal Link

The development submittal includes the following applications:

1. Preliminary Plat- to subdivide a .97 acre portion of the existing property for the proposed facility
2. Comprehensive Plan Amendment- to reguide the future land use designation of the property from Office to Commercial.
3. PUD Development Stage- to amend the underlying planned unit development, to allow for the proposed auto service land use.

If possible, please let me know if you have any comments by Thursday February 19th.

Thank you,

Izaak Peterson | Associate Planner

4600 Victoria Street North, Shoreview MN 55126

651.490.4681 | ipeterson@shoreviewmn.gov

[Quoted text hidden]

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF SHOREVIEW, MINNESOTA HELD APRIL 6, 2026

* * * * * * * * * * * * *

Pursuant to due call and notice thereof, a meeting of the City Council of the City of Shoreview, Minnesota was duly called and held at Shoreview City Hall, at 7:00 P.M. The following members were present:

And the following members were absent:

Councilmember _____ introduced the following resolution and moved its adoption.

*** * * * * * * * * * * * ***

RESOLUTION NO. 26-16
A RESOLUTION OF THE SHOREVIEW CITY COUNCIL FOR A COMPREHENSIVE PLAN AMENDMENT

WHEREAS, Christian Brothers Automotive Corperation, on behalf of Bear Cobblestone LLC, initiated a Comprehensive Plan Amendment for the following property:

THAT PART OF LOT 2, BLOCK 1, GEORGE REILING SECOND ADDITION, LYING NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 30, RANGE 23, RAMSEY COUNTY, MINNESOTA

.

(This property is commonly known as 1090 Gramsie Road)

WHEREAS, the Comprehensive Plan Amendment changes the future land use designation from Office to Commercial for the property; and

WHEREAS, the Planning Commission acting in accordance with the provisions of the Shoreview Development Regulations, reviewed the amendment at a duly noticed public hearing on February 24, 2026 ; and

WHEREAS, the Planning Commission the planning commission and council found that the commercial land use would meet a community service need, not lead to adverse impacts to surrounding properties, and be cohesive with the surrounding land uses; and

WHEREAS, the Planning Commission recommended the City Council approve the amendment; and

WHEREAS, the City Council acting in accordance with the provisions of Section of the Shoreview Development Regulations, considered the proposal at their regular meeting on April 6, 2026 and approved the amendment based on the following findings:

1. The amendment changes the future land use designation from Office to Commercial within the Shoreview 2040 Future Land Use Map (Map 4.3) for the property located at 1090 Gramsie Road.
2. The amendment is not finalized until review and approval by the Metropolitan Council.
3. The amendment will not be finalized until the city grants approval of the Final Plat and PUD - Final Stage request and the Development Agreements are executed.

WHEREAS, the Comprehensive Plan Amendment is not effective until:

1. City Council review and approval of the Final Plat and Final Stage of the Planned Unit Development for the project.
2. Review and approval of the amendment by the Metropolitan Council.
3. The amendment will not be effective until the Master Plat/PUD agreement is executed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHOREVIEW THAT:

1. The Comprehensive Plan is amended to change the land use designation of the property from Office to Commercial; and

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHOREVIEW THAT:

1. This amendment shall not become effective until review and approval by the Metropolitan Council.

The motion was duly seconded by Councilmember _____ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

WHEREUPON, said resolution was declared duly passed and adopted this 6th day of April 2026.

_____
Sue Denkinger, Mayor

STATE OF MINNESOTA)

COUNTY OF RAMSEY)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview City Council held on the 6th day of April 2026 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution No. 26-16.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 6th day of April 2026.

Brad Martens
City Manager

SEAL

Drafted by: Izaak Peterson
Senior Planner
City of Shoreview
4600 Victoria Street N.,
Shoreview, MN 55126

Docusign Envelope ID: 11CCFF8D-1742-46C6-B591-0A158BAB219D

Shoreview Community Development
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4600 | shoreviewmn.gov

Major Subdivision Application

I am applying for a:

Preliminary plat [X] Final plat [ ]

Site information

Existing zoning: Planned Unit Development

Number of lots proposed: 2

Plat name: GEORGE REILING,SECOND ADDITION

Address: 1090 Gramsie Rd, Shoreview, MN 55126

Property identification number: 263023230014

Applicant information

Name: Billy Green Jr - Christian Brothers Automotive Corporation

Address: 17725 Katy Freeway, Suite 200, Houston, TX 77094

Phone number: 281-675-6192 Email: billy.green@cbac.com

Property owner information (if different from applicant)

Name: Bear Cobblestone LLC

Address: 800 LaSalle Avenue, Minneapolis, MN 55402

Terrell Chase

Digitally signed by Terrell Chase
DN: OU=Land Acquisition and Permitting, O=Christian Brothers Automotive, CN=Terrell Chase, E=terrell.chase@cbac.com
Reason: I am approving this document
Location: CBAC
Date: 2026.01.26 16:38:26-06'00'
Foxit PDF Editor Version: 2025.1.0

Applicant signature

1/26/2026

Date

Signed by:
BE0C49DC01174AD...

Property owner signature

1/26/2026 | 1:45 PM PST

Date

For office use

Date received: _____

By: _____

Docusign Envelope ID: 5F5588FA-037A-8F7C-81D4-06235ED2B312

2026 STORMWATER MANAGEMENT
GRANT AGREEMENT

GRANT AGREEMENT between the Rice Creek Watershed District, 4325 Pheasant Ridge Drive NE, Suite 611, Blaine, Minnesota 55449 and the City of Shoreview, 4600 Victoria St N, Shoreview, MN 55126.

RECITALS

WHEREAS, the City of Shoreview (Grantee) intends to construct a project titled "Target Pond Improvements" (Project); and,

WHEREAS, the Rice Creek Watershed District (District) operates a Stormwater Management Grant Program for the improvement and remediation of stormwater management systems throughout the Rice Creek Watershed; and,

WHEREAS, in accordance with District program guidelines, the District desires to provide the Grantee financial assistance for the Project.

THEREFORE, in consideration of mutual promises set forth herein and other good and valuable consideration, the District and the Grantee agree as follows:

I. GRANTEE RESPONSIBLITIES.

A. *Design Plan, Operation Plan and Maintenance Plan.* Design plans for the project must be signed by a licensed professional engineer or landscape architect. The Grantee will submit (1) final signed plans and specifications for the Project, and (2) an operations and maintenance plan to the District for the Administrator's written approval, not to be unreasonably withheld. The Project plans and specifications must include a public education component. The District, in its discretion, may approve a non-structural public education component.

B. *Construction and Maintenance.* The Grantee, through its own personnel and/or contractors, will construct the Project in accordance with the approved Project plans and specifications and maintain it indefinitely in accordance with the approved maintenance plan. In doing so, the Grantee will comply with all applicable laws and regulations and will be responsible for acquiring all permits, approvals and temporary and permanent rights of access or easement.

C. *Perpetual Access for Maintenance.* The Grantee shall submit to the District, in a form acceptable to the District, legal assurance that the Grantee has perpetual access to the Project's location for construction, operation and maintenance and that the Project will be maintained in perpetuity.

D. *Completion of Construction.* The Grantee's staff or consulting engineer will certify the completion of Project construction in accordance with the approved plans and specifications no later than October 31, 2028. The Grantee will submit to the District documentation of Project expenditures and the certification of completion no later than December 29, 2028.

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II. DISTRICT RESPONSIBILITIES.

A. *Grant Funds.* To defray the Project cost to the Grantee, the District will provide the Grantee financial assistance in the amount of fifty (50) percent of the Project's eligible costs, as determined by the District, with the total amount of District assistance not to exceed $75,000.

B. *Payment Schedule.* On District approval of the Project plans, specifications, and operations and maintenance plan, certification by the Grantee that it has obtained all necessary permits and approvals, District approval of the Grantee's perpetual access and maintenance assurance, and receipt of the Grantee's issued notice to proceed, the District may disburse fifty (50) percent of the RCWD Board approved grant amount upon request of the Grantee. On District receipt of the certification of completion and review of such Project documentation as it may require, the District will disburse the remaining RCWD Board approved funds.

C. *Contingencies.* The District's obligation to provide grant funds is contingent on the Grantee's compliance with the terms of this agreement, including but not limited to Project completion in accordance with the District-approved plans and specifications by October 31, 2028, and Project maintenance in accordance with the approved maintenance plan. The Grantee will return to the District any grant funds already received if this condition is not satisfied.

III. MISCELLANEOUS.

A. *Relationship of Parties.* Nothing in this agreement creates or establishes a partnership, joint venture or agency relationship between the parties. District review or approval of design plans and specifications, a maintenance plan and any other Project-related documents is solely for the District's own accounting for funds expended. As between the parties, the Grantee is solely responsible for selection of the Project design and the means, method and manner of construction. Nothing in this agreement creates any right in any third party or affects any immunity, defense or liability limitation enjoyed by either party.

B. *Employees.* The Grantee represents that it has or will secure, at its own expense, all personnel and/or contractors required for the performance of this agreement. No Grantee personnel or contractor will be considered an agent, representative or employee of the District.

C. *Liability.* The Grantee agrees to hold harmless and indemnify the District, and its managers, staff and representatives, up to the maximum liability limits of Minnesota Statutes Section 466.04, against any claim, expense or damage, including attorney fees, arising from the performance of this agreement.

D. *Assignment or Modification.* This agreement binds and inures to the benefit of the Grantee and the District, and their respective successors and assigns. Neither party may assign this agreement without the prior written consent of the other. Any modification of the agreement must be in writing and signed by both parties.

E. *Public Documents.* All submitted information, including application, conceptual design, cost estimates, bid tabulations, final designs and specifications, copies of permits and proof of expenditures will become a part of the public record. Grantee will not claim intellectual property rights in any such information.

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F. *Effective Date.* This agreement is effective as of the date all signatures below have been provided.

Dated: _____, 2026

City of Shoreview

By: _____

Its: _____

Dated: 3/12/2026, 2026

RICE CREEK WATERSHED DISTRICT

By: Signed by: Nick Tomczik 14C211E794334FF... _____

Nick Tomczik, Administrator