CITY OF SHOREVIEW
AGENDA
CITY COUNCIL
Monday July 20, 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 June 15, 2026 city council meeting minutes
8.b June 15, 2026 city council workshop minutes
8.c Monthly reports
8.d Receipt of committee/commission minutes
8.e Claims and purchases
8.f To accept the city's annual comprehensive financial report for the fiscal year ended December 31, 2025
8.g Approve lower-potency hemp edible retail registrations for the remainder of 2026.
8.h Approve application for special event liquor license - Church of St. Odilia
8.i Approve change order 1 and payment 7-final for the County Road I Boardwalk Replacement, city project 25-04
8.j Approve plans and specifications, order the improvement, and order the taking of bids for the Target Pond Improvement Project, CP 26-10A
8.k Adopt resolutions relating to 855 Tanglewood Drive Conditional Use Permits approved on June 15, 2026
8.l Approve change no. 09 for the Bobby Theisen Park improvements project
8.m Accept the quote from Berwald Roofing to remove and replace the roof at the water booster station.
8.n Approve Horizon Commercial Pools quote to re-grout the Tropics Indoor Waterpark pool and hot tub.
8.o Approve community center rate adjustment summary.
8.p Resolution approving collateral assignment of tax increment financing note and development agreement -Â TIF District 13, 4100 Lexington Avenue
8.q Accept the quote from Frontier Precision for the purchase of two GPS collection units
8.r Accept quote for the replacement of city trailhead signs

9. **PUBLIC HEARINGS**

10. **GENERAL BUSINESS**
10.a Nuisance Abatement - 4835 Nottingham Place
10.b Tall Grass and Weed Abatements: 715 Emil Avenue, 1649 Hillview Road, and 292 Oakwood Drive

11. **SPECIAL ORDER OF BUSINESS**

12. **ADJOURNMENT**

Memorandum

TO:	City Council
FROM:	Cinde Morris , Deputy clerk
DATE:	July 20, 2026
SUBJECT:	June 15, 2026 city council meeting minutes
ITEM NUMBER:	8.a
SECTION:	CONSENT AGENDA

REQUESTED MOTION
Approve June 15, 2026 city council meeting minutes.

INTRODUCTION
City council is being asked to approve the June 15, 2026 city council meeting minutes.

DISCUSSION

RECOMMENDATION
It is recommended that the city council approve the minutes of the June 15, 2026 city council meeting as presented.

ATTACHMENTS
6-15-2026

CITY OF SHOREVIEW
MINUTES
REGULAR CITY COUNCIL MEETING
JUNE 15, 2026

CALL TO ORDER

Mayor Denkinger called the regular meeting of the Shoreview City Council to order at 7 pm on June 15, 2026.

PLEDGE OF ALLEGIANCE

The meeting opened with the Pledge of Allegiance.

ROLL CALL

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

Staff: City Manager Brad Martens
Assistant City Manager Renee Eisenbeisz
Assistant Community Development Director Niki Hill
Senior Planner Izaak Peterson
Associate Planner Will Harris

APPROVAL OF AGENDA

MOTION: by Councilmember Springhorn, seconded by Councilmember Myrland to approve the June 15, 2026 meeting agenda as presented.

VOTE: AYES - 5 NAYS - 0

PROCLAMATIONS AND RECOGNITIONS

There were none.

CITIZEN COMMENTS

Tom Lemke, 5577 Schutta Road, said he lives in Edgetown Acres which is bordered by County Road I to the south, open space to the north, Rice Creek Parkway to the west, and Hamline Avenue to the east. Recently 62 acres of Twin Cities Army Ammunition Plant (TCAAP) property has been sold to a developer that borders County Road I. There is discussion about 1 million square feet of warehousing and light manufacturing which will be directly across the street from residential. Although the property to be developed is in Arden Hills, this type of development is not appropriate next to a residential neighborhood. County Road I is the last undeveloped county road in Ramsey County. It is a rural road with no lanes or shoulder. He proposes that the city and Arden Hills work together to hear from

residents. He does not want to stop development, but find a way to address the issues.

Gerard Hinrichs, 3525 Ernal Drive, said that there is a possibility to install trail connections with the Krew development. He grew up in the neighborhood and is now raising his own family there. He offered himself as a resource as to design the path. He is especially interested in the property at 0 Soo Street, the park area, and any walking easements tied to that land to make sure they are preserved. He asked to be involved in any discussions about trail connections.

Logan Gion introduced himself as the new staff writer for Press Publications. He will be leading the coverage for the Shoreview Press and welcomes any story ideas or suggestions.

COUNCIL COMMENTS

Councilmember Doan:

The farmers' market is on Tuesdays from 3 - 7 pm at the lower level parking lot of the community center.

The Shoreview Community Foundation Board is accepting grant applications for activities, events, and investments for the community. Detailed information is on the foundation website. Also, there are four vacancies on the board. Anyone interested can apply through the website.

The twice-a-year mattress recycling event runs all of June with a limit of four items at $15 per item. Bridging, a recycling organization in Roseville, may also take mattresses.

Wished everyone a great and safe summer and to watch out for motorcyclists, bikers, and pedestrians in summer activities.

Councilmember Gardner:

The 2025 drinking water quality report shows no violations to federal or state law drinking water standards.

Councilmember Myrland:

There is a membership special at the community center for $40/month for up to three months.

The bikeways and trails committee have good ideas to increase safety on trails for bikers and pedestrians. A reminder to everyone to be diligent in watching out for young cyclists.

Councilmember Springhorn:

Kudos to city staff who worked hard to clean up after the heavy storm last week. Thanks to Mayor Denkinger and staff for the response to safety concerns received in an email. The situation was addressed over the weekend.

Candidate filing for the fall election opens July 14 - 28. This is his 12th year on the council and will not be running this fall. He plans to endorse someone but would be glad to speak with anyone who is interested.

Slice of Shoreview will be July 24 - 26. A reminder to anyone interested to register for the Tour de Trails or the parade and for everyone to enjoy all the activities.

Mayor Denkinger:
Added that she also would be glad to speak with anyone interested in running for the council.

Acknowledged all the work done by staff to clean up after the storm. There were 12 trees down throughout our parks as well as power outages.

The Shoreview Northern Lights Variety Band opened the season for the concerts in the commons series. The next concert this Wednesday will be by the 34th Infantry Red Bull Band. The Shoreview/Arden Hills Lions will sell Culver's sundaes for $2.

Every year there is a state of the city address. The video is now available through the city website.

The new fire station in Arden Hills will open on budget and on time in July. The old fire station near Island Lake Park will be made secure and will be sold.

The food scrap program begins in July. Separate bags will be distributed for that program.

CONSENT AGENDA
Item 8.a, May 18, 2026 city council workshop minutes was voted on separately, as Councilmember Doan was not in attendance at that meeting.

MOTION: by Councilmember Myrland, seconded by Councilmember Springhorn to approve item 8.a on the Consent Agenda for June 15, 2026

VOTE: AYES - 4 NAYS - 0 ABSTAIN - 1 (Doan)

MOTION: by Councilmember Springhorn, seconded by Councilmember Doan to approve items 8.b through 8.k listed below on the Consent Agenda for June 15, 2026:

8.b June 1, 2026 city council meeting minutes
8.c Receipt of committee/commission minutes:
- Environmental quality committee - April 27, 2026
8.d Monthly Reports:
- Administration
- Community development
- Finance
- Human resources
- Parks and recreation
- Public safety
- Public works
8.e Claims and purchases
8.f Liquor license renewal - Golden Enterprises LLC d/b/a Jim's Liquor
8.g Acceptance of and appreciation for sponsorships for recreation programs
8.h Authorize execution of temporary construction and permanent public trail right of way easements for Ramsey County trails located on city property
8.i Approve Flagship Recreation's quote to refurbish the poured in place and turf on the Shoreview Commons destination playground
8.j Authorize application for Metropolitan Council's active transportation grant funding for Hamline Avenue reconstruction, CP28-01
8.k Authorize execution of professional services agreement for the creation of record drawings for city utilities installed as part of the Hodgson Road Reconstruction, city project 23-02

VOTE: AYES - 5 NAYS - 0

PUBLIC HEARING
855 TANGLEWOOD DRIVE - CONDITIONAL USE PERMITS TO KEEP HORSES AND RELATED ACCESSORY STRUCTURE
City Manager Martens reported that the public hearing notice was published as required.

Presentation by Associate Planner Will Harris

The request is for two conditional use permits: 1) for a new detached accessory structure; and 2) permission to house non-domestic animals: horses.

The property is a substandard riparian lot in the RE20 zoning district and consists of 2.6 acres with a width of 86 feet along the south side of Turtle Lake. The property is developed with a 2,056 square foot single family home with an attached 504 square foot garage, and a 534 square foot detached garage. Neither structure has been significantly altered since construction in 1968. The property has extensive woods with few changes in topography throughout.

The application is for a 1,200 square foot detached garage and barn structure on the western portion of the lot. A conditional use permit is required because the size exceeds the 440 square foot size permitted by code.

A second conditional use permit is required to house two horses. While horses are permitted on properties over two acres, a conditional use permit may be required if the council determines it is needed for public health, safety, and general welfare. Staff has determined a conditional use permit is needed to ensure adequate fencing, space for the animals due to the wooded nature of the lot, and that the manure not become a nuisance to surrounding properties.

Two fencing areas are proposed. The first is a paddock area 120' x 70' south of the barn for the horses to be outside. A second fenced area of 55' x 110' south of the paddock will be used as an arena.

Criteria for approval of the conditional use permits:

- In harmony with purpose and intent of development code
- In harmony with comprehensive plan
- Structure or land use conforms to land use chapter in the comprehensive plan and is compatible with the existing neighborhood.

The size of the property allows an accessory structure 125% of the foundation area of the principle structure. The total square footage allowed is 1,940 square feet; the proposal is for 1,704 square feet. The existing detached shed will be removed to comply with the number of allowed accessory structures. The proposal meets all setback and height requirements. Exterior materials will match the home. Trees will be retained along all sides of the structure. Some trees will be removed on the south side to clear areas for the paddock and arena. The building, arena, and paddocks will not be visible from Tanglewood Drive due to their location and the existing foliage.

The property is in a priority development area (PDA) of the comprehensive plan that identifies the area for low density. This proposal complies with that policy.

Removal of manure and storage of compost is required to be located in a rear yard 30 feet from any adjacent residence and 10 feet from any property line. Runoff must not leak into any streets or lakes. The location of manure and compost in the front yard is away from the lake and meets all setback requirements. Manure and compost will be located furthest from adjacent residences. Staff believes this meets the intent of the code.

Public and agency comment
Notices were sent to property owners within 350 feet. Two comments were received in support. One comment asked about accountability if there are any breaches to the conditional use permits.

Rice Creek Watershed District has no concerns about the proposed location of the compost site.

Public works comments on potential tree removal, grading, exposed soils within the arena/paddock areas will all be addressed with the building permit.

The city engineer would like to maintain existing drainage patterns and possibly require construction of a side yard swale. A grading as-built may be requested after construction.

The planning commission reviewed the application at its May 26, 2026 meeting. Two members of the public spoke in support of the proposal. The planning commission voted to recommend approval of the conditional use permits on a vote of 6 to 1.

Staff recommends approval of the conditional use permits with the conditions outlined in the staff report.

Planning Commissioner Lee Helgen reported a thorough discussion was had by the commission on this application. Conditions of approval are to insure the project is well maintained, the horses well cared for and that this is not a business operation.

Public hearing
Mayor Denkinger opened the public hearing at 7:42 pm.

There were no public comments or questions.

MOTION: by Councilmember Springhorn, seconded by Councilmember Doan to close the public hearing at 7:42 pm.

VOTE: AYES - 5 NAYS - 0

Councilmembers expressed their appreciation for the thorough review of this application by the planning commission and the applicant's experience and detailed explanation of the operation.

MOTION: by Councilmember Doan, seconded by Councilmember Myrland to approve the conditional use permit applications submitted by Pam Larson, 855 Tanglewood Dr, subject to the following conditions:

Detached accessory structure

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city staff, will require review by the planning commission and city council.
2. This approval will expire after one year if a building permit has not been issued and construction commenced.
3. The owners shall apply for a demo permit for the existing detached accessory structure.
4. The existing detached accessory structure shall be demolished before the issuance of a building permit for the new accessory structure
5. The detached accessory structure shall not exceed 1,200 square feet in size.
6. The structure shall be used to house the animals and for the storage of personal property only.
7. The structure shall not be used in any way for commercial purposes.
8. The applicant shall obtain permits as required from the Rice Creek Watershed District, if required.
9. A building permit must be obtained before any construction activity begins.
10. A riparian lot detached accessory structure permit must be obtained before any construction activity begins.
11. A tree protection and replacement plan shall be submitted prior to issuance of a building permit (including a grading permit). Tree protection shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
12. Applicant shall maintain historic drainage patterns.
13. A side-yard swale may be required if needed to keep drainage from new building on the subject property
14. Grading as-built shall be submitted after construction upon request by the city engineer.
15. This approval is subject to a 5-day appeal period.

Non-domestic animal conditional use permit

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city planner, will require review by the planning commission and city council.
2. The building permit and fence permit are required and must be finalized prior to the animals inhabiting the property.
3. A buffer strip enclosing the arena and paddocks shall be installed and established prior to the animals inhabiting the property to ensure runoff is contained to the subject property.

4. The owner shall submit an additional fence permit before the installation of additional fencing to separate the paddock area if necessary.
5. No horse may be kept on the property if it is being used for commercial purposes, whether or not the commercial use occurs on the residentially-zoned property.
6. No horse shall be permitted to run outside the confines of the proposed paddock, arena, or accessory structure area.
7. No person shall be permitted to ride or drive a horse after the hour of sunset or before the hour of sunrise.
8. The escape of a horse necessitating recovery by agents or employees of the city shall automatically suspend the conditional use permit until the city manager or their designee has re-inspected the premises.
9. Cruel and inhumane treatment of horses shall be grounds for the revocation of the conditional use permit. Adequate care includes, but is not limited to, the following:
    a. Horses must be provided with food of sufficient quantity and quality to allow for normal growth or the maintenance of body weight. Feed standards shall be those recommended by the National Research Council.
    b. Horses must be provided with clean, potable water in sufficient quantity to satisfy the animal's needs or supplied by free choice. Snow or ice is not an adequate water source.
    c. Horses must be provided a minimum of free choice protection of a constructed shelter from direct rays of the sun when temperatures exceed 95 degrees Fahrenheit, from wind, and from freezing precipitation for all horses.
    d. Constructed shelters must be structurally sound, free of injurious matter, maintained in workmanlike repair, and ventilated.
    e. Stalls must be cleaned and kept dry to the extent that the animal is not required to lie or stand in fluids. Bedding must be provided in all stalls, kept reasonably clean, and periodically changed. The nature of the bedding must not pose a health hazard to the animal.
    f. Horses must be provided an opportunity for periodic exercise, either through free choice or through a forced work program, unless exercise is restricted by a licensed veterinarian.
    g. All horses must have their hooves properly trimmed periodically to prevent lameness.
10. All accumulations of manure shall be removed at such periods as will ensure that no leaching or objectionable odors exist, and the premises shall not be allowed to constitute a nuisance.
11. Upon complaint to the city that any provisions are not being met, an authorized animal control officer or city representative shall be permitted upon the premises where livestock are kept for the purpose of making an inspection to determine compliance with this chapter.
12. If at any point the owner subdivides the property so as to reduce the total acres below the allowed 2-acre threshold, this agreement will be nullified.

VOTE: AYES - 5 NAYS - 0

GENERAL BUSINESS

5423 CARLSON ROAD - CONDITIONAL USE AND VARIANCE APPEALS - CHARLES CUDD CO.

Presentation by Senior Planner Izaak Peterson

The property is located on the east side of Turtle Lake and consists of 1.17 acres. It is zoned R1, Detached Residential. There is an existing 1,824 square foot home with no attached garage. The lakeside setback is 52.3 feet, approved by variance in 2020. There are four detached accessory buildings:

- 528 square foot detached garage
- 70 square foot shed
- 167 square foot shed
- 457 square foot nonconforming water-oriented boathouse

The applicant proposes to demolish the existing dwelling and two detached sheds to build a 5,170 square foot house with attached garage, retaining the existing boathouse and detached garage. As a standard riparian lot, the property is subject to the city's shoreland code. The project meets requirements for impervious surface, building height and side setbacks. The items requested includes:

1. Conditional use permit to retain a detached accessory building (garage) greater than 440 square feet and construct an attached accessory building (garage);
2. Conditional use permit to retain a detached accessory building (water-oriented accessory structure/boathouse) greater than 440 square feet and construct an attached accessory structure building (garage);
3. Variance appeal to permit 67.2 foot setback to the Turtle Lake ordinary high-water line; less than the 89.05 foot average of adjacent dwellings (+/- 10 feet);
4. Variance appeal to allow 166.5 feet front yard property line setback; greater than the adjacent dwellings (+/-10 feet);
5. Variance appeal to allow a combined building foundation area of 1,984 square feet; greater than the 1,500 square feet allowed.

Staff review

Staff does not believe a conditional use permit should be granted for the detached garage because the total accessory structure space would exceed the allowed 1,500 square feet. The applicant would be able to retain both the existing boathouse and detached garage if the size of the proposed garage was reduced to less than 515 square feet. The request is a result of personal preference, not unique circumstances. While the building sizes would not adversely impact the character

of the neighborhood, the deviation in garage size is not in keeping with other garages in the neighborhood.

Staff does believe the boathouse can be retained with a conditional use permit. The proposed attached garage and boathouse area would be less than the 1,500 square feet allowed.

Staff does believe practical difficulty exits for the requested setbacks. The house immediately to the north was built in 1991 and is located 107.3 feet from Turtle Lake and 131.4 feet from Carlson Road, which is nonconforming with the average setbacks of properties along that road. This inconsistency uniquely affects the property. Additional grading would be necessary to move the house further back to meet the setback requirement. Also, additional trees would need to be removed including a 30-inch oak tree. The character of the neighborhood will not be altered. The proposed house location is consistent with the historic setback of a home on the property. Visual impacts of the house would be consistent with surrounding houses. The new house complies with building height, exterior design, and construction quality.

The average setback of homes on the block from the lake is 81.56 feet, which allows a setback range of 71.56 to 91.56 feet. The applicant is requesting a setback of 67.2 feet. If the house to the north were located consistent with the average, a variance would not be required.

The planning commission held a public hearing on this application on April 28, 2026. The commission found no practical difficulty to approve the proposed accessory building variance but recommended approval to retain the boathouse. Setback variance requests were tabled and the review period extended 120 days pending requested information as to whether the building location was correct. At the May 26, 2026 planning commission meeting, building location factors were considered, including grading and tree removal. On a vote of 2 to 5, approval of the setback variances failed. The applicant has submitted appeals on the variance denials by the planning commission.

Staff recommendation
Staff recommends denial of the variance appeal request to Table 107-67 as a practical difficulty is not present and denial of the conditional use permit to retain the existing 528 square foot detached garage. Staff recommends approval of the setback variances and conditional use permit to retain the existing 457 square foot detached boathouse.

Council questions
Mayor Denkinger:
- What is the distance of the house to the lake without the deck?

    - The distance is 85 feet from the house to the lake and 62.3 feet from the deck to the lake.
- What is the setback of the house immediately to the south?
    - The setback is 70.8 feet.
- Would grading be easier using the current foundation because the basement is dug?
    - The applicant will discuss grading.
- Will a landmark tree be removed if the house is moved?
    - The root system would be damaged so it would not survive.
- What is the square footage of the current home?
    - The square footage is approximately 1,800 square feet.

Councilmember Gardner:

Clarified that the council would vote on each of the four motions.

- Will choices on the first motion exclude choices on any of the other motions?
    - If the variances are denied, the conditional use permit would have to be denied because the variances are needed to allow the conditional use permit.
- Is it staff's view that what is requested for a setback is allowed, but the planning commission is saying while allowed, it is not preferred. Did the planning commission give their reason for denial?
    - Since it is physically possible to conform to the required setback, they did not believe that the unique circumstances were enough to justify a variance.

Councilmember Doan:

- Why is the house immediately to the north conforming when built in the 1990s but is nonconforming today?
    - Lake ordinances were applied in 1993, when the city adopted its average setbacks in the land code.

Councilmember Myrland:

- Are there other lots around the subject lot that are as large, an acre or more?
    - The lot at 5475 and 5495 are commensurate in size. In relation to immediately adjacent properties, the subject property is double in size.
- Does the existing driveway go to the detached garage?
    - The proposed layout will pull the driveway toward the attached garage and keep the current access to the detached garage.

Planning Commissioner Lee Helgen said the commission did not feel the detached garage was needed with a proposed 1,000 square foot attached garage. The boathouse was felt to be acceptable, even though it is nonconforming. The house is increasing in size from 1,800 square feet to 5,000 square feet. Public testimony expressed particular concern on the visual impact of the covered deck. The applicants then presented the grading and tree removal impacts. The planning commission felt that the setbacks could be met and voted to deny the variance.

Councilmember Gardner asked if there was any concern about water quality and impervious surface near the lake, which is the reason for setbacks. Helgen said there were no concerns. Overall impervious surface is acceptable with the removal of the detached garage and two detached sheds.

Mayor Denkinger said that it is common for the city to grandfather in boathouses near lakes that were built many years ago before city setback ordinances were in place.

Applicant statement
Jason Kruell, applicant representative from Charles Cudd Co., said the applicants have lived in the community 33 years. There is no impact from the size of the detached garage because of the size of the property. There are many similar sized garages on surrounding properties. There is nothing structurally wrong with the garage and it will be used for yard storage. He does not believe it was strongly communicated to the planning commission that if the houses to the immediate north and south were in alignment, no variance would be needed. What is proposed is in the spirit of the city's intent. The house has been moved back to increase distance from the south. Grading where the house sits today will generate 105 cubic yards of fill that will be used for the new home. Losing the oak tree would be a detriment to the lake.

The neighbor to the south expressed a concern about his view to the north, but he negatively impacted views to the south with the placement of his home when he built it. By moving the house five feet further back, the existing view will be maintained. It makes sense for the size of the property to keep the buildings in place and use the existing building pad for the new home.

Mayor Denkinger asked for more detail regarding the grading impact. Kruell said that additional grading will generate more soils. The intent is to do the least amount of work needed by the water. The existing retaining wall has to be extended if the house is pushed further forward toward Carlson Road, and a retaining wall will have to be added on the other side of the house on the driveway.

Councilmember Doan asked the reason not to keep the two smaller sheds and remove the detached garage. If the detached garage is kept, would it be updated to the look of the new home? Kruell said the two sheds are not in good condition, and their size would not provide a lot of storage. The roof and siding of the detached garage will be upgraded to match the new home.

Public testimony
Mayor Denkinger opened the discussion to public comment.

Bob Rink, 5433 Carlson Road, said he lives next door in the house to the north. His family has been in this house for over 90 years. The detached garage is not an eyesore. It is just fine the way it is. The beach house (not the boathouse) is a lovely structure. It means a lot to those who have been on Turtle Lake a long time, and it would be a shame to take it down. When his father built his house, it was moved back because the cabin it replaced had no front yard. When the house was built, the idea was to give the family a large lawn on the lake to enjoy. The people who have lived in this neighborhood have been wonderful, and there is no need to change it too much.

Councilmember Springhorn asked if Herb Brooks built the detached garage. Rink said, yes. A tuck under garage was changed to living space and then the detached garage was built.

Councilmember Myrland asked if there is any concern about his sight line with the new proposed house. Rink said when he heard the existing house would be torn down to build a new one and it would be huge, he did not want to see an issue similar to County Road I where this house would take up the whole property and diminish the houses next to it. He is comfortable with the new house being built on the same footprint.

Brent Nelson, 5415 Carlson Road, said he is the neighbor immediately to the south. He supports the new house and is only opposed to one variance, the lakeside setback of 67.2 feet. The lake setback is to protect water quality. The lake setback maintains a buffer between the development and shoreline to prevent lawn fertilizer and pollutants to run off into the lake causing algae blooms and water quality issues. The planning commission voted 5 to 2 to deny the setback variance because no practical difficulty was presented. Since that meeting, no new information has been presented. The practical difficulty presented by the applicant includes:

- Removal of trees - one big oak tree is shown but approximately eight large oak trees will be taken out for the attached garage. The city has a replacement plan for trees but not water quality.
- No calculation was submitted to show the mass grading that would be required if the setback was changed to 79 feet. The existing house has an at grade walkout. The new house will be twice the size with a lower grade walkout. That will cause a significant amount of digging. Moving the house back will not cause mass grading.
- It's true that the view to the south would be reduced, but 79 feet is better than the 85 feet the house has been at for the last 50 years.
- It is not supported by fact that the 67.2 feet is consistent with surrounding properties. An average was taken of 11 houses, but the two largest setbacks were not used to come up with an average of 66 feet. The average of the 11 houses

with open decks is 74.7 feet. The average using houses with covered porches is 81 feet. The requested 67.2 feet does not match any numbers.

The property can fit the required setbacks so there is no practical difficulty. He is requesting the lake setback of 67.2 feet not be granted, especially if the conditional use permit is granted for the boathouse because they are right in front of each other. That would be a water quality issue, and it would cut off his view looking at the lake.

Denkinger clarified that the view of the lake for the Nelsons would become a narrow slit, (not the full view they have now) if the lake setback is granted.

Beth Nelson, 5415 Carlson Road, said that Turtle Lake is a gem for Shoreview. The boathouse should be removed if the variance is granted so there is more land for water to settle. The compounded variance for the boathouse and setback will impact water quality. The house will be much larger, and the deck is no longer open but enclosed. The city has a mitigation plan for removal of trees. The mass grading is because of the choice for a walkout basement. The plan only fits by moving it back five feet.

Council discussion
Motion numbers 1 and 2
Councilmember Springhorn asked if there is a minimum setback from the lake. Peterson said the DNR shoreland minimum setback is generally 50 feet.

Springhorn said he cannot find practical difficulty to support motion numbers 1 and 2 for increased accessory structure space and keeping the detached garage and would have to support the planning commission's denial.

Councilmember Gardner asked if the detached garage may remain if the boathouse is removed. Peterson said that the total accessory structure with the attached garage and detached garage would exceed the 1,500 square feet allowed. Gardner said he supports the planning commission with regard to accessory structure.

Councilmember Doan verified that the watershed district did not identify any concerns regarding water quality. Peterson said that permit requirements have been outlined for construction. Doan further stated that although the house is large, it could be two stories, which would have more visual impact to the neighbors. Peterson said there is only five feet difference between the proposed height and allowed height. The greatest impact will be to the property to the north. Doan said he leans toward supporting alternative motion numbers 1 and 2, the variance for the detached garage and increased accessory structure space beyond

what is allowed because the neighbors do not care if it remains, and it does not impact water quality.

Mayor Denkinger noted that if there were water quality concerns on the part of the watershed district, the city and applicant would receive notice early in the application process. She said the detached garage could be kept if the proposed attached garage was less than 515 square feet, which is the applicant's decision. In similar situations the detached garage was not allowed. There needs to be consistency. The size of the attached garage is the applicant's choice. To allow the variance for the detached garage introduces inconsistency where it does not need to be.

Motion number 3
All councilmembers stated support for motion number 3 to keep the boathouse because it is a grandfathered in structure by code.

Motion number 4
The majority of the planning commission felt the amount of grading did not override the need for the setback and denied the variance.

Councilmember Myrland said because the watershed district has already reviewed this with no concerns, she would support staff's recommendation to approve the variance in the alternate motion. If the detached garage is removed, there is no need for the driveway access to it, and would that change the applicant's perspective on where the house should be located? Kruell said he does not believe that would have an impact on the location of the house.

Springhorn said he is leaning toward supporting approval of the variance because the state setback is 50 feet. Yet he acknowledged that the Nelsons made compelling arguments.

Denkinger asked staff to review the analysis for supporting the variance. Peterson said the required setback is 89.05 feet. When staff administers the shoreline code, measurement is taken from the ordinary high-water mark of Turtle Lake to the nearest attached element of the principal structure, which is usually an unenclosed deck. The average setback of the surrounding 10 homes comes to 76 feet providing a range of 66 to 86 feet. Staff is not prescribing any set number but asking if the proposed setback generally falls within the same range that would otherwise be applied in keeping with the spirit and intent of the ordinance. The proposed house is in general alignment with the surrounding neighbors on Carlson Road and lakeside. Nelson said if the city is measuring from an enclosed element that generally would be further away from the lake. That average would be 81.56 feet or a range of 71.5 to 91.5 feet. Mayor Denkinger clarified the objection to the setback is not the enclosed deck but the view for the neighbor to the north.

Doan asked if the average setback includes or excludes the two outlier properties with the larger setbacks. Peterson said the average for an enclosed structure includes all properties. The surveyor who provided an average analysis to the applicant did exclude the two outlier properties with large setbacks.

Doan asked if the detached garage is removed, what would be the allowable size of a different accessory structure that could be built? Peterson said 44 square feet. Kruell said a new accessory structure would be built in the same location but may not justify the cost. He added that it is his understanding that a sight line is not a reason to deny.

Councilmember Gardner expressed his appreciation for staff's work and good judgment based on the constraints of the questions asked. If an 1,824 square foot house is replaced with a 5,170 square foot house closer to the lake, there will be another tear down of a lake place in the future that will claim practical difficulty and push the house closer to the lake. Martens said the requested setback is further from the lake than the current setback. Peterson said that inherently variance requests are unique to one property. No action on a variance creates a precedent. Councilmember Gardner said he would uphold the planning commission decision.

Mayor Denkinger called a five-minute recess and reconvened the meeting at 10 pm.

Denkinger requested further clarification on Peterson's statement regarding variances being unique to one property. Peterson clarified that variance approvals do not create precedents for other approvals; however, variance requests of a similar nature may rely on similar unique circumstances when granting approval. This may be viewed as a perceived precedent, but it does not create a legal precedent in itself.

MOTION 1: by Councilmember Springhorn, seconded by Councilmember Myrland to uphold the planning commission's decision and deny the variance request to increase the allowed combined accessory building square footage from 1,500 square feet to 1,984 square feet lot located at 5423 Carlson Road. This action is based on the finding that unique circumstances are not present necessitating the variance request, therefore a practical difficulty is not present.

ROLL CALL VOTE
AYES: Gardner, Myrland, Springhorn, Doan, Denkinger
NAYS: None

MOTION 2: by Councilmember Doan, seconded by Councilmember Springhorn to deny a conditional use permit request to retain a 528 square foot detached accessory structure (“existing garage”) and construct a two car or larger attached garage. This action is based on the finding that the proposed area of the existing garage, and proposed 999 square foot attached garage exceeds the maximum permitted combined accessory building area of 1,500 square feet for properties between one and two acres in size, specified within development code table 107-67.

ROLL CALL VOTE
AYES: Gardner, Myrland, Springhorn, Doan, Denkinger
NAYS: None

MOTION 3: by Councilmember Myrland, seconded by Councilmember Springhorn to adopt resolution 26-29, a conditional use permit for the proposed retention of an existing 457 square foot detached accessory building ("existing boathouse"), with the proposed establishment of a 999 square foot attached garage on the property located at 5423 Carlson Road. These approvals are subject to the following conditions:

Water-oriented accessory structure 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. Any significant change to these plans, as determined by the community development department, will require review and approval by the city council.
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 528 square foot detached garage, 167 square foot shed, and 70 square foot shed present on the property shall be removed from the property prior to any building permit issuance for the construction of an attached accessory building on the property.
4. The accessory building shall be used for the storage of personal property and other garage related purposes.
5. The accessory building shall not be used for livable or habitable space.
6. The accessory building shall not be enlarged beyond it's current size of 457 square feet.
7. Further expansion of the existing water-oriented accessory structure is prohibited.

These actions are based on 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 constructed prior to the city's 1993 adoption of the shoreland code 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.

ROLL CALL VOTE
AYES: Myrland, Springhorn, Doan, Gardner, Denkinger
NAYS: None

MOTION 4: by Councilmember Gardner, seconded by Councilmember Doan to uphold the planning commission's decision and deny the requested decrease to the minimum the ordinary high waterline setback requirement from 79.05 feet to 67.2 feet and increase the required front yard setback to 166.5 feet for a new home construction at 5423 Carlson Road, because a practical difficulty is not present.

ROLL CALL VOTE
AYES: Doan, Gardner, Myrland, Denkinger
NAYS: Springhorn

Planning Commissioner Helgen thanked the city council on behalf of the planning commission for their thoughtful and deliberative decision and the hard work of staff.

SPECIAL ORDER OF BUSINESS
There was none.

ADJOURNMENT

MOTION: by Councilmember Doan, seconded by Councilmember Myrland at 10:13 pm.

VOTE: AYES - 5 NAYS – 0

Mayor Denkinger declared the meeting adjourned at 10:13 pm.

These minutes approved by council on the 20th day of July, 2026.

_____
Brad Martens
City Manager

Memorandum

TO:	City Council
FROM:	Cinde Morris , Deputy clerk
DATE:	July 20, 2026
SUBJECT:	June 15, 2026 city council workshop minutes
ITEM NUMBER:	8.b
SECTION:	CONSENT AGENDA

REQUESTED MOTION
Approve June 15, 2026 city council workshop minutes.

INTRODUCTION
City council is being asked to approve the June 15, 2026 city council workshop minutes.

DISCUSSION

RECOMMENDATION
It is recommended that the city council approve the minutes of the June 15, 2026 city council workshop as presented.

ATTACHMENTS
6-15-2026 workshop

CITY OF SHOREVIEW
MINUTES
CITY COUNCIL WORKSHOP MEETING
JUNE 15, 2026

CALL TO ORDER

Mayor Denkinger called the workshop meeting of the Shoreview City Council to order at 5 pm on June 15, 2026.

ROLL CALL

The following attended the meeting:

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

Staff: City Manager Brad Martens
Assistant City Manager Renee Eisenbeisz
Public Works Director Tom Wesolowski
City Engineer Stephanie Smith
Senior Staff Engineer David Yang

Bikeways and trails committee:

Rodolfo Batres
Mark Stange
Bob Johnson
Neil Cavanaugh, chairperson
Gina Lloyd
Amar Subramanian
Kelli Damlo
Nick Lardinois

GENERAL BUSINESS

DISCUSSION WITH BIKEWAYS AND TRAILS COMMITTEE

The city council and the bikeways and trails committee discussed ways to make the city safer and more connected for walkers and bikers, especially with the rise in popularity of e-bikes. In the past few months the committee has been working to develop a holistic vision for a safer bicycling community. As city infrastructure turns over, the committee would like to see safety improvements that would encourage more people to walk and bike.

Chair Cavanaugh said the committee worked on grants in 2025 and 2026. The first was a partnership with Chippewa Middle School to install bike racks.

Unfortunately, that project was not funded. Another one is a partnership with Gallery 96 to complete a mural in the Highway 96 tunnel. Grants were provided by the Shoreview Community Foundation and Ramsey Washington Metro Watershed District. The project is moving forward as planned.

The committee also has informational booths at the Slice of Shoreview and other various city events. Frequent questions are regarding general safety and the city's plan to deal with the increase in e-bikes.

The city has a great system of trails, and the committee tries to identify issues, like how can conflicting different modes of travel safely interact with each other. One possible solution would be to create a way for these different modes of travel to share certain roads by adopting a lower speed limit. The first proposal is a citywide speed limit of 20 miles per hour. Besides reducing noise pollution from cars and reducing safety hazards from car crime, a side benefit is that 20-mph is the speed limit for most e-bikes. For roads deemed to be best served with a 30-mph speed limit, a separate trail would be needed for e-bikes at 20-mph that is separate from the walking trail. Speed is better dealt with through the road's design and not through signage.

Other suggestions relate to a number of issues, such as sign overload. If there are too many signs, people don't read them. A well-designed city does not need speed limit signs because the road is designed to dictate the speed to the driver. The committee requests that staff incorporate design elements that reduce the speed of vehicles as roads are redesigned. This can be done with curves in the road, speed bumps and humps, and road narrowing. Narrowing the road at crosswalks slows drivers and helps them see pedestrians. It will take less time for pedestrians to cross the road. At intersections, sidewalks and bike trails slope down into the intersection and then back up onto the sidewalk or trail on the other side. Drivers get angry that people are crossing and pedestrians and bikers feel they are a guest in that space. Elevated crosswalks are shown to be much safer. There are examples at the Rosedale Mall. Different colors for different types of roads are another idea.

Mayor Denkinger said that the Ramsey County Sheriff's Office has reported to the city that their biggest concern is distracted drivers, not speeders. The problem with lowering speeds is enforceability. A different color and raised intersection make a lot of sense to help increase visibility. The road suggestions to physically que drivers are good ideas.

Councilmember Springhorn said that when speed lowering was previously discussed, he thought it was premature because it had not been done in any

other suburbs. Arden Hills and New Brighton have now changed to 25-mph. He would not be open to 20-mph, but would consider 25-mph.

Denkinger said there is a need for youth who ride e-bikes or scooters to understand rules of where to ride. Recently a child rode a scooter into a playground where toddlers were playing. Cavanaugh suggested making such a path out of cobblestone, a material not likely to be used by bikes and scooters.

Councilmember Doan commended the committee for their thoughtful and professional approach to this conversation. He supports a lot of these concepts. He would like to have a work session to analyze each idea and decide which ones the city can support. Not adopting a lower speed limit because it is not enforceable may be the wrong approach. As he reads the recommendation, the idea is to set the lower speed limit and then work it into the design of the road work in the CIP.

Cavanaugh said that when the county designs roads in the city, they do not set the speed limit. The design of the road sets the speed. The design speed of Hodgson Road is 40-mph.

Councilmember Gardner thanked the committee for their work. The comprehensive plan will lay out a vision for the city between now and 2050. He heard three things: 1) safety; 2) continuity, which he is most interested in; and 3) parity with other vehicles. There are ways to go from County Road J to County Road D and Lexington Avenue without having to cross a four-lane highway. The Shoreview Mall development will offer opportunities to at least see what it looks like to bike across traffic going in different directions. County Roads E and F may bring opportunities to do things over time. He envisions an overpass from Chatsworth Street to the Green Mill and behind Target to the golf course near Island Lake. That would avoid the whole commercial corridor where there are a ton of places one has to cross. He noted the county has received funding available from the parks and trails portion of the clean water legacy act to put in a boardwalk in Wetland A between Grass Lake and Snail Lake. He does not know if cities can apply for this funding, but their website talks about continuity in major urban and suburban areas. Creating a plan that the city truly buys into would be the most helpful to send a signal to public works and parks and recreation about what the city is looking for without micromanaging the details. He would like to know what has worked in other similar sized cities. Turning a four-lane road into a three-lane like Rice Street in St. Paul with bump outs means cars only have to cross the width of the actual lane, not 50 feet, but he is not sure the city has a street for which that design would apply. One suggestion in the report is to charge for parking at the community center as a source of funding. While he can think

of many objections, there are many people in the area who come here and sometimes all at once so that it is difficult to park. A grant through the parks and trails fund might be a source of funding, even for planning and putting something in the comprehensive plan with examples of models that work to persuade taxpayers in the community to support the vision. Corridors for continuity need to be identified to make sure projects are data driven.

Cavanaugh said the city is at an interesting inflection point of having run out of land and cannot sprawl. The only way to grow is up. There is at least as much square footage dedicated to parking as to anything else. To continue to grow means more cars on the street, more needed parking, wider lanes if people remain fully dependent on cars. At some point there needs to be a transition to biking, scooters, or something else.

Councilmember Myrland asked if the committee had contacted the PTA at Chippewa Middle School for a fundraiser for bike racks. She particularly liked the suggestion of changing the sidewalk to a path between Hodgson Road and Lexington Avenue on Tanglewood Drive. There are a lot of walkers and bikers on that sidewalk and a path might be a nice consideration in the future. She would like to see bikers take more responsibility and add STOP or YIELD signs for bikes. The path on Highway 96 is really rough and needs work. Making changes when there is a road project makes sense.

Denkinger suggested the committee work with parks and recreation to sponsor a family safety day around biking to talk about rules. There are young people riding vehicles with no knowledge of the road.

Doan said there are few signs for bikers. Road signs are not only for cars and signs for bikers could emphasize that. This is the first year that the Metropolitan Council, through their regional association, has $17 to $20 million from a new sales tax for transportation projects. The deadline is June 25, so too late this year. In two years, the same opportunity will be available. This is 100% funding with no local share needed. There are a lot of model cities right in Minnesota—Edina, St. Louis Park, Richfield, and Roseville. The comprehensive plan will include a transportation chapter in which he would like to see this memo from the committee or at least reference to it so these principles can be codified for the future.

Councilmember Springhorn asked how much it would increase project bids to include an elevated crossing. Smith said that an elevated crossing would increase the cost of concrete; bump outs typically require some changes to storm water drainage. These features need to be put in places where the city is assured they will be used.

Mayor Denkinger thanked the committee for their thoughtful and creative work. There will be more discussion.

DISCUSSION ON LOCAL SALES TAX AUTHORITY

Presentation by City Manager Brad Martens

The council discussed whether to pursue a local half-cent sales tax to help fund city projects. Cities have the authority to adopt a sales tax as long as there is a specific road map. Special legislation needs to be approved. In the last legislative session, 27 cities presented bills to be approved but none were. Once special legislation is approved, there must be a city referendum. Cities cannot market the idea but can educate and respond to misinformation.

It is important for the council to have a strong understanding of what a local sales tax is and is not, as well as the impacts to the community and those who visit the community. There is a feeling of high taxes that is already out there so the decision needs to be made whether the benefit of the additional funds would be worth it.

The University of Minnesota Extension for Community Vitality did a study to show the impact of a half-cent sales tax. The most thorough data is from 2023. Conservatively, the study showed that a half-cent sales tax in Shoreview would generate just over $800,000 a year. It is estimated that Shoreview residents would pay 52% of this total; non-residents would pay 48%. On average, it would be approximately $35 per family per year.

The money would have to be used for projects that are regional. The easiest for Shoreview would be recreation amenities because people come from all over to use them. This could include a splash pad for McCullough Park and trail connections to connect larger areas. It would be significant work for staff to finalize a proposed project list and cost estimate. Some of the work can be done in house because of the comprehensive infrastructure plan (CIP) and park system master plan, but some of the work would mean getting cost estimates and possibly hire a consultant for cost estimates and polling work to see if there's community support. There would also have to be meetings with legislators to gain their support. The project list would have to be finalized and a resolution adopted to move forward in the 2027 legislative session. After the legislative session, the city has two years to hold a referendum vote.

Councilmember Doan said the big picture for him is the potential headwinds with regard to law enforcement costs, first responder costs, fire department

moving to a full-time staff, and all the other things that continue to grow in cost. The question is whether to solely rely on the property tax for these increased costs. He is interested in the sales tax because it diversifies revenue sources for the city which makes the city stronger with more flexibility. On principle, this is a tool the city needs to look at because there are not many other tools.

Mayor Denkinger asked how much complexity and cost this will be to businesses like Fairview or smaller businesses. Martens said the Minnesota Department of Revenue types in the amount and those businesses are required to pay that amount. Businesses set up their systems appropriately and the math is done. St. Paul and Roseville are the only cities in Ramsey County that have a sales tax. At some point the state will get to the point that every time someone buys something it is 10% more due to taxes in different cities. The question is whether Shoreview is the straw that breaks the camel's back so people don't shop here anymore.

Councilmember Gardner said the question for him is what would this tax do that cannot be done on our own? The community survey regularly rates the city at 96% excellent or good. He is not sure this tax would be worth it to get to 97%. The two statistical differences between the last report and the one previous had to do with the cost of living. All data aside there is need to be in touch with what people are feeling. The biggest increases are in public safety in which he believes residents want to see the city invest. If the goal is to figure out a way to avoid putting the burden on residents, there may be other options, including the property tax. It has to be looked at as a whole. There are always needs, but the marginal cost of seeking a sales tax is very high. Sometimes it is how people feel and he believes now is not the time to send this kind of message.

Councilmember Springhorn said he does not believe people waiting in line at Raising Cane's will go across the street to Chick-fil-A where they don' have to pay an extra five cents. The council has seen projections for the next four years which are higher than anytime previously, and people are feeling burdened by that. Property taxes will continue to increase unless there would be a sales tax, but a sales tax is more regressive than a property tax and may not be the way to go.

Councilmember Myrland said she does not believe it is the number. It is about there being another tax. People are feeling a heavy weight of rising property taxes. The one thing that is not in Shoreview are car dealerships. If there was that extra tax, that could be significant.

Mayor Denkinger said the sales tax should be considered, but now is not the time. If at some time it were used for parks, that would be the easiest sell. Data from the survey on the cost of living shows it is not always a matter of not wanting to pay. The last housing study showed that some people are barely above water and being able to stay in their homes. It could be said it is only .05%, but if it were on the ballot now or next year, it would be a very hard sell. As much as she would like to continue improving the parks, now is not the time. It sounds like the sheriff's office salaries are going up again next year and not just based on last year's market rate adjustment but potentially by the fact that they didn't hire some full-time positions and now plan to ask for them. The city will struggle with that and the fire department. She likes this idea, but she would not want to put a sales tax burden on anyone. People will ask if anyone is listening when they are having trouble paying the property tax. She likes the idea but cannot think of anything palatable for the community to vote for a sales tax.

Myrland said she is glad the community is required to vote on having a sales tax. The best time for it to be on the ballot would be a presidential election year when there is high turnout. Residents vote over and over for school referenda. One was just passed for $100 million for 10 years for technology safety. Residents may vote for it.

Doan said that for every $2 that comes to Shoreview as a city government, only $1 would be paid by residents. That is the difference that makes it important. It will take at least two to three years for this issue to even go on the ballot. This is the council being thoughtful, forward thinking leaders. He does not want to discount the big issue of affordability. The key is to think long term about the viability and sustainability of the city. The question is whether a new revenue source is needed where residents pay $1 and get matched by another $1 by non-residents.

Gardner said diversification is good, but when he brought up the subject with people, the response was "What's it for?" And that is in communities that have a vision of something they want but do not have the money. When it is a way to get non-residents to pay into it, there is more success than just saying it is a good deal. The council has to lead with the desired outcome.

Martens said there needs to be "but for" test. Neighboring cities have relied on the city for recreation. Cities around Shoreview are not investing in recreation. Because of the increases to public safety, the city is starting to not be able to afford these things. There is quite a bit of deferred maintenance. The capital asset replacement fund is filled with items he would love to do quicker. He would love to fill the list with boilers, an elevator, security systems, and solar panels, but these items are not necessarily seen as having regional

significance. He would argue anything in this building has regional significance. The reason for the McCullough Park renovation is to that exact question of what we are getting. The message is we maintain these amazing facilities without raising property taxes as much. The city has given the same $300,000 to the community center year after year and that does not go as far anymore. He is fine with whatever the council decides but it is important to recognize there is a significant amount of deferred maintenance that could be talked about with the community. The city is not in dire circumstances, but items do get delayed due to cost.

Doan said that $300,000 is one-third of what could be generated from a sales tax. Even if staff is directed to begin the process now, the city won't see a penny of that potential revenue for another three or four years. That is the urgency. The council has worked hard every year to keep the property tax levy increase at a single digit while neighboring cities are going up in double digits. He believes the council should take the sales tax seriously as a tool for the city because revenue options are needed.

Denkinger said if the decision is to begin the process now, she would want to know specifically what the money would be for.

It was the consensus for staff to prepare an intent impact statement with a list of deferred items that need funding. The statement needs to include what happens if there is no sales tax revenue.

STRATEGIC PRIORITIES UPDATE

Martens referred the council to the status report that shows items completed marked in green, items in progress marked yellow, and items marked in red have not had significant progress. If there are any concerns, he would like to know so some resources can be redirected before the end of the year.

Councilmember Gardner asked if there is anything staff believes will not be possible. Martens said, no. The one item in red is a scholarship program which needs a funding source. He plans to make a request to the Shoreview Community Foundation for starting money to see what the need is for the first couple of years.

Councilmember Doan said that the Shoreview Community Foundation moved from a one or two grant cycle per year to a rolling process, whereby grant requests come in and are being processed within 60 to 90 days. This year the foundation has approximately $50,000, $20,000 of which has been distributed.

OTHER ISSUES & LIAISON UPDATES
Councilmember Doan said the Ramsey County League of Local Governments was adopted into a program by MN/DOT that provides services for community conversations around the impact of connected autonomous vehicles—self-driving cars. The cities included are Roseville, Arden Hills, Vadnais Heights, and Shoreview.

ADJOURNMENT
Mayor Denkinger declared the meeting adjourned at 6:42 pm.

Memorandum

TO: City Council

FROM: Cinde Morris , Deputy clerk

DATE: July 20, 2026

SUBJECT: Monthly reports

ITEM NUMBER: 8.c

SECTION: CONSENT AGENDA

REQUESTED MOTION

INTRODUCTION

The city council is being asked to accept the below department reports.

- Administration
- Community development
- Finance
- Human resources
- Parks and recreation
- Public safety
- Public works

DISCUSSION

RECOMMENDATION

It is recommended that the city council accept the attached monthly reports.

ATTACHMENTS

Administration 7.20.26
Community development 7.20.26
Finance 7.20.26
Human Resources 7.20.26
Parks and recreation 7.20.26
Public safety 7.20.26
Public works 7.20.26

Monthly administration report

To: Mayor and City Councilmembers

From: Renee Eisenbeisz, Assistant City Manager

Date: July 20, 2026

Elections update

Absentee voting

Absentee voting for the August primary election is underway. Residents may vote before election day as outlined below.

In person – residents can vote at any Ramsey County voting location listed below:

- Ramsey County Elections - Plato Building, June 26 - August 10
  - Weekdays: 8 am - 4:30 pm
  - Saturday, August 8, 9 am - 3 pm
  - Monday, August 10, 8 am - 5 pm
- Ramsey County Library – Roseville or Ramsey County Library – Shoreview, July 24 - August 10
  - Weekdays: 10 am - 4 pm
  - Saturday, August 8, 9 am - 3 pm
  - Monday, August 10, 10 am - 4 pm

By mail – residents can apply online and get a ballot mailed to them. Once completed, they can mail the ballot or drop it off at the Ramsey County Elections Office.

Candidate filing

There are three city council seats up for election this year, the mayor and two councilmembers. Candidate filing opened July 14 and will close July 28. Candidates may also withdraw their filing July 29 – 30. The following individuals have filed as of July 15:

- Mayor – Paul Gardner
- Councilmembers – John Doan

Primary election

The primary election will take place on Tuesday, August 11. Residents will need to go to their assigned polling place to vote on election day. Residents can find their polling place at mnvotes.org.

Polling place	Building and address
1	Lutheran Church of the Resurrection 3115 Victoria Street North, Roseville
2	Shepherd of the Hills Lutheran Church 3920 Victoria Street N
3	Shoreview City Hall 4600 Victoria Street N
4	Shoreview Community Center 4580 Victoria Street N
5	Shoreview Community Center 4580 Victoria Street N
6	Incarnation Lutheran Church 4880 Hodgson Road, North Oaks
7	Lake Johanna Fire Department 5545 Lexington Avenue

Public engagement update

Multi-family dwelling engagement



Staff from the multi-family dwelling engagement task force attended a Hot Dog with a Deputy event at Shoreview Hills in June. It had a great turnout despite the very warm weather. Staff used this event to try out the city's new tabling kit that includes a wheel game, prizes, handouts, and more. Staff are going to make some slight improvements to the kit ahead of the Slice of Shoreview where several staff will be in attendance on Saturday afternoon.

Community stakeholders

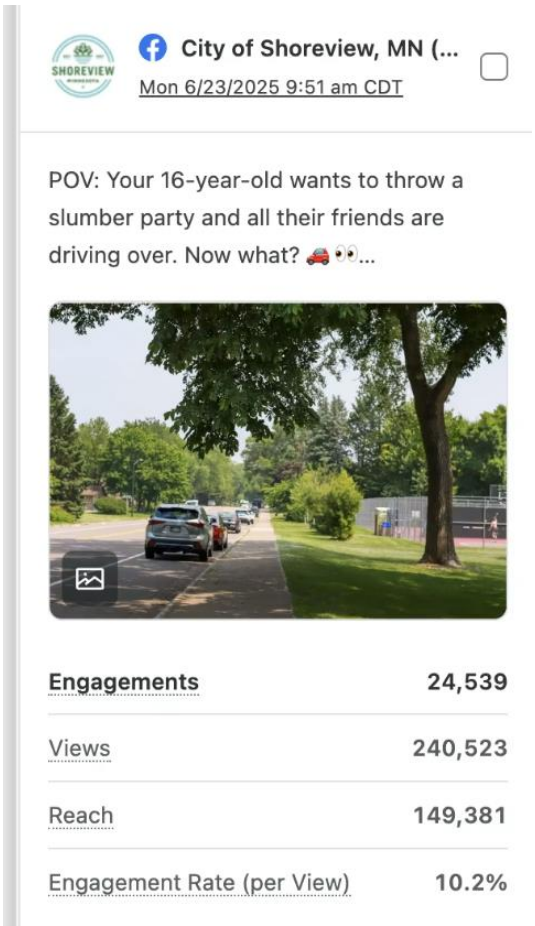
Staff recently created a list of community stakeholders that includes community groups, faith organizations, and more. We will soon send a survey to them to gather feedback to help create an e-newsletter. This is being done based on the city's strategic priorities for communications and engagement. One of the goals is to provide a variety of outreach and engagement opportunities. This e-newsletter will be a way for the city to share information with a large group of stakeholders.

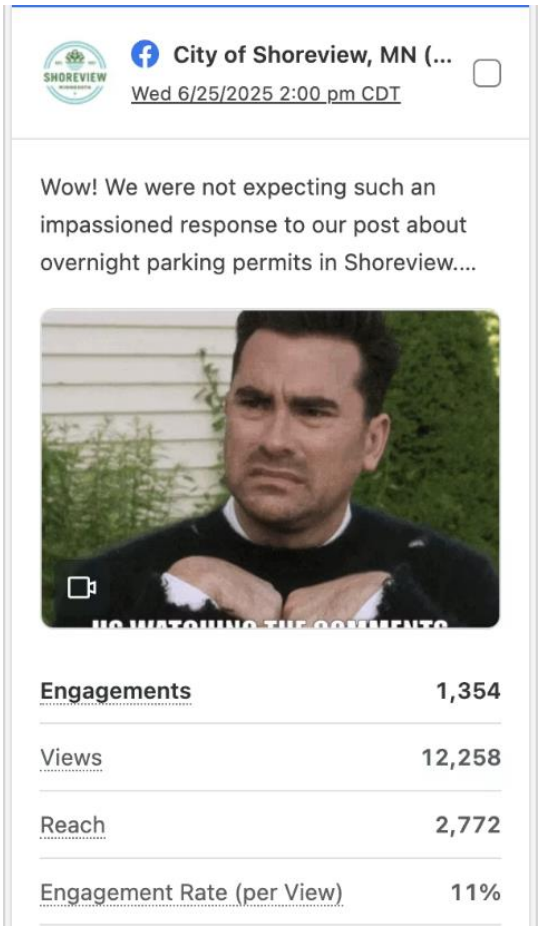
Communications

MAGC Northern Lights Award

The City of Shoreview was awarded the Silver Northern Lights award in the Community Engagement category at the 2026 MAGC Awards. The award recognized our engaging post and follow-up communication from our June 2025 post on overnight parking. The original post reached over 149,000 people with a 10% engagement rate. The response post from the city reached 2,700 (almost all followers of the City of Shoreview and likely, our residents) with an 11% engagement rate.



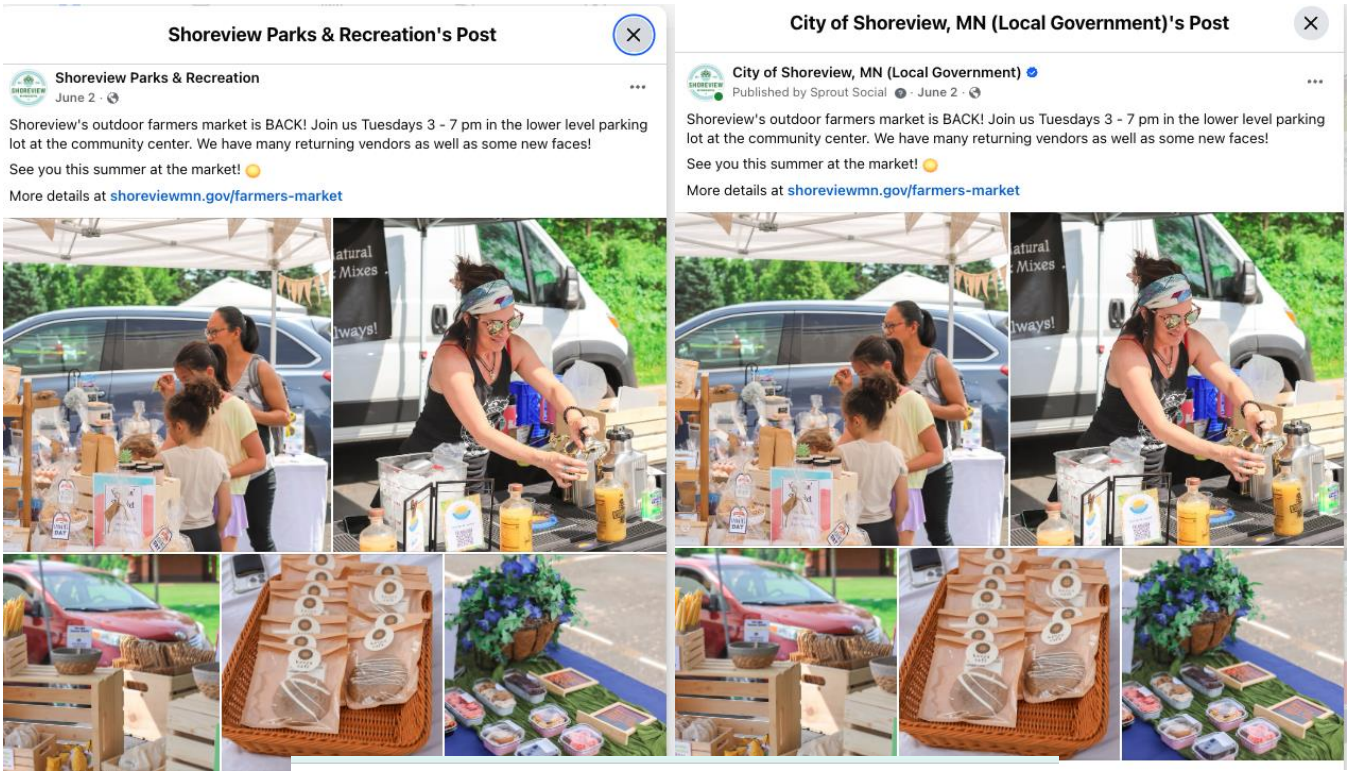


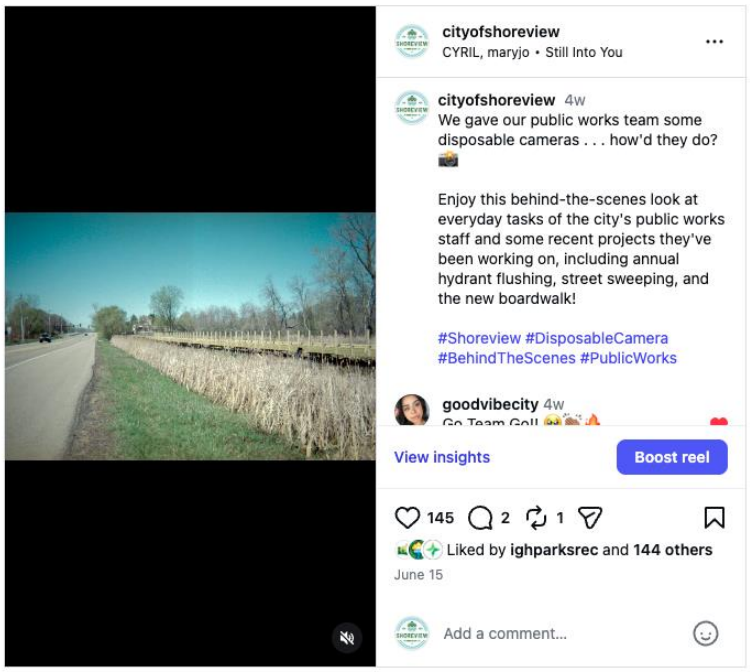


Social media

Below are the top-reaching posts for Facebook and Instagram in June.

- Reach on Facebook city page: 14K Farmers Market post
- Reach on Facebook Parks page: 7K Farmers Market post
- Reach on Instagram: 3K - Public Works reel





Engagement

The communications team is taking on more and more opportunities to engage with residents and visitors this summer. Catch the team at their Farmers Market table, asking questions and looking for participation in social media videos. They'll also be at Night to Unite in August.

Photo shoots

Photo shoots continue in June and July. The team has already covered a multi-hour photo shoot at the water parks as well as a photo shoot at the new fire station. Coming up in July there will be further photo shoots at classes in the community center, a ground breaking at the Krew apartment complex, the Slice of Shoreview.

IT update

IT continues to work on patching, security (hardening), and updates or upgrades on servers, firewalls, and the city's virtual infrastructure. Below are some updates on other projects.

Wi-Fi solution

IT continues to install new access points throughout the community center. The goal is to have this completed by the end of the month, which the exception of the outdoor areas. These access points are mounted on poles and require specialized equipment for installation.

Security projects

IT will be working with representatives from Cybersecurity and Infrastructure Security Agency (CISA) to conduct vulnerability scanning services for the city's SCADA environment. This is a recommendation by the Minnesota Department of Health.

Staff are also working with a vendor to install the following:

- A security camera and card reader at well #7
- A replacement card reader on the maintenance center gate
- Five card readers throughout the community center
- Security cameras at Lake Johanna Fire Department's station 140

Miscellaneous projects

In addition to the above, staff also continue work on the following projects:

- Creating new virtual servers, which should be completed by the end of summer.
- Updating our network documentation.
- Recabling all of the new switches and data closets.
- Online training to build networking skills.

Community development monthly report

To: Mayor and City Council members

From: Tom Simonson
Community Development Director/Assistant City Manager

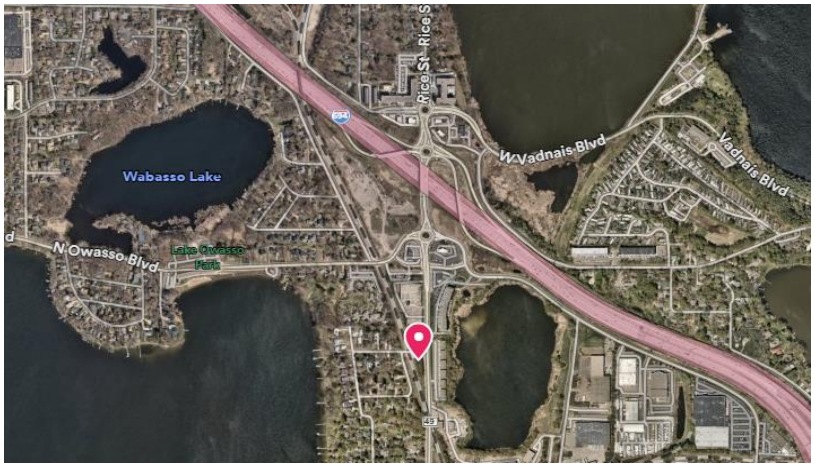
Date: July 20, 2026

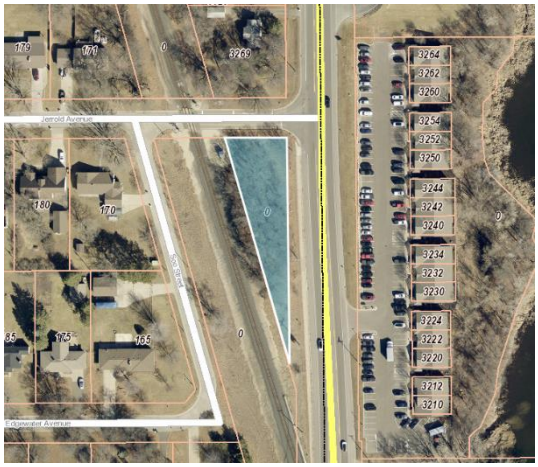
Planning & zoning

Planning commission

The planning commission will be meeting on July 28, with the following agenda items scheduled for consideration:

- 3333 Rice Street, comprehensive sign plan for new Chipotle
- 3215 Park Overlook Drive, variance request for a driveway parking pad/sport court
- 0 Rice Street (south corner at Jerrold Avenue and Rice Street), cafe concept plan on .34-acre vacant parcel (see below)





Development code open house

Planning staff is hosting an open house this Thursday, July 16 from 5 to 7 pm at city hall to begin the public engagement stage for the complete update of the city's development regulations. Residents will have an opportunity to review the draft, ask

questions, and provide feedback before the formal public hearing process begins. In advance of the open house, the draft development code has been released for public review.

The city is updating its zoning and subdivision codes in order to:

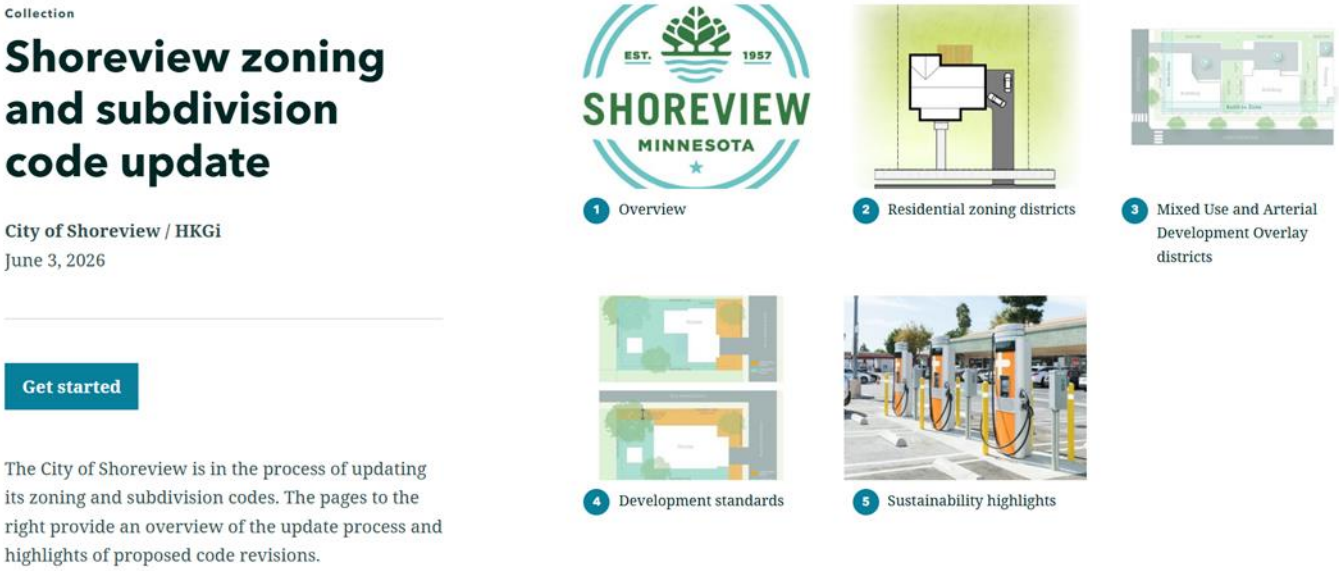
- Ensure codes are consistent with the goals, policies, and maps in the city's comprehensive plan
- Improve the usability of the codes, including reorganizing some sections to make the code easier to navigate and understand
- Craft code language that reflects current practices
- Ensure consistency with state statutes and case law
- Support city sustainability efforts

The draft code is available online at:

https://hkgi.konveio.com/shoreview-zoning-code-update

A summary of the major proposed changes, along with additional project background, is also available online at:

https://storymaps.arcgis.com/collections/e2d5379cb99d4627a5dd3c50e0bd67d9



Comprehensive plan 2050

Planning staff have begun preparing for the city's update of our comprehensive plan for 2050, which is required by law to be approved by the Metropolitan Council every ten years. This is a lengthy and detailed project that involves staff from all city

departments, the city council and planning commission, and other advisory committees/commissions.

For technical assistance, the city is contracting with the planning firm HKGi to provide guidance throughout the project. The project will include significant public engagement through informational meetings, surveys, social media, and the city's website. Additionally, staff will be conducting outreach seeking public comments at community events such as the Farmer's Market, Concerts in the Commons, and the Slice of Shoreview.

The process in updating the comprehensive plan will be done over the next three years, and the completed plan must be submitted to the Metropolitan Council by December 31, 2028.

The comprehensive plan is the city's long-range policy document that outlines our community's vision for land use, housing, transportation, parks, natural systems, and overall development over a 20-year horizon.

Economic development

Recent business

- **Housing study** – consultant Tom Leighton from Stantec attended the most recent meeting of the economic development authority (EDA) to present the second level of data as part of the housing study update. The discussion focused on the following:
    - Research update:
        - Housing gap analysis
        - Developer interviews
    - Summary of housing needs

    The next steps now that demographic and housing data has been collected, is to assess the effectiveness of the current housing program, and develop strategies to best meet our housing goals and financial resources. The final report is expected to be presented to the EDA at the August or September meeting. The original housing study was completed in 2021, and it was determined that the city would benefit from updated data and strategies.

- **BR&E strategy plan** – staff and the economic development commission (EDC) continue to work with the Golden Shovel Agency on implementation of the

recently completed business retention and expansion (BR&E) strategic plan to enhance our connections to the business community.

Staff provided the EDA board and city council an update on the project and received strong support of the core recommendations of the strategy plan, including the purchase of a CRM (customer relationship management) software program designed for business and economic development that would assist with tracking and reporting on BR&E actions and issues.

This BR&E project involves Golden Shovel providing assistance to the city to enhance our outreach and improve communications with the local business community, including:

- Creating a new BR&E outreach strategy (completed)
- Developing a business engagement campaign
- Providing special software for tracking and follow-up actions
- Creating marketing collateral materials

Staff is also considering options for obtaining staffing resources needed to implement the start-up of the BR&E program in the first 12-18 months. This is a critical next step before moving into the implementation and will be discussed with both the EDC and EDA.

Welcome new intern Branch

We are pleased to introduce our new community development intern, Branch Johnson-Roets, who has joined the team this past week. He will be assisting with planning and zoning permit applications, business and economic development, and special projects. We asked Branch to share some background so we can get to know him.

Hello, my name is Branch. Currently, I am heading into my second year at the Humphrey School of Public Affairs for a Masters in Urban and Regional Planning. Urban planning has always been an interest of mine; I just did not know there was a field for until recently. What pushed me to go to grad school and kick start my career was the birth of my twins. When I am not in school or working, I prioritize family time at the park or in our backyard. What keeps me sane through all of this is swimming, coaching swimming, and playing guitar at the local open mic night. A fun fact about me is that no one ever pronounces my name wrong, they just add a question mark at the end. Branch? My career goals are to serve my community as best I can and make a positive impact to those around me, residents and coworkers alike. I aspire to be in city government somewhere in Minnesota and raise a family that cares for their neighbors, because when times get tough, family and community is all we have.

Development updates

- **Krew Apartments**: a groundbreaking ceremony is being held on July 16 for the long-awaited Krew Apartments redevelopment project. Contractor equipment has mobilized to the property and site clean-up work has already begun. The 11-acre property is located at the southwest quadrant of I-694 and Rice Street at the freeway interchange.









The Krew project being developed by Enclave Companies, will have 293 apartment units in a four-story building including eight live/work units, and a restaurant/retail space. The project will have 20% of the apartments (59 units) dedicated to residents at or below 50% of the area median income, which will be the most deeply affordable housing the city has financially supported. The project is expected to begin in the next several weeks and completed in 2028.





- **Chipotle:** construction of the new Chipotle on the former Burger King property located at 3333 Rice Street has started. Site work is well underway with footings and foundation work. The site is located off of North Owasso Boulevard, and sits just south of where the new Krew Apartments will be built, which will make the area much more visually appealing than the current conditions.



- **Fire station:** things are moving along well with the search for a buyer of what is now the former fire station 140 property at Victoria Street and County Road E. Lake

Johanna Fire Department has vacated the property and moved into their new headquarters station in Arden Hills.



Since the property was listed for sale a few weeks ago, our real estate broker reports very strong interest from potential buyers of this unique property. The city council has expressed a preference to sell the building rather than leasing and continue to own and then manage the property. While the city is open to considering offers from a range of potential uses, the strong preference is to secure a buyer that would bring a use that would be exciting for the community. The plan is to receive purchase offers in the next couple of weeks, and then review with the economic development authority and city council.

- **YMCA vacant land:** the YMCA in Shoreview is marketing for sale the back portion of their property for development. The YMCA is located at 3760 Lexington Avenue, immediately south of the Shoreview Target. The YMCA will continue to operate their facility, but decided to sell a 4.35-acre piece of the property. Planning staff have received numerous inquiries from developers interested in the property. A development proposal will require city land use and zoning approvals, and is expected to be submitted soon.



Code enforcement

Cases open and types

There were 20 new code enforcement cases opened in June of this year. Of these new cases, 11 have been investigated and are closed, while nine remain open. There have been 83 code enforcement cases opened in the first six months of this year.

The following table summarizes year-to-date code enforcement activity:

June cases by type:

- Tall grass/weeds - 7
- Property maintenance - 3
- Composting - 1
- Refuse - 2
- Parking/vehicle storage - 2
- Outside storage – 3
- Recreational facilities – 1
- Miscellaneous - 1

Housing

Rental licensing

General Dwellings Year to Date	
Month	**Total**
January	607
February	612
March	617
April	622
May	626
June	**628**
July	
August	
September	
October	
November	
December	

General Dwellings Year by Year Comparison					
2021	**2022**	**2023**	**2024**	**2025**	**2026**
513	509	535	589	574	**628**
N/A	-0.78%	5.11%	10.09%	-2.54%	9.06%

Inspections: staff will be inspecting approximately 313 properties this year. As of the end of June, staff inspected 235 properties. No properties have had violations that are out of the ordinary nor have there been any serious issues with property managers to date.

Renting without a license properties: the city currently has one active property "renting without a license" cases. We are attempting to make contact with the owner. If not resolved, formal action will be taken.

Multi-family: The city currently has 16 multi-family dwelling complexes, which contain approximately 2,700 rental dwelling units in total. This year, approximately one-third of the dwelling units within each of the complexes will be inspected for compliance with the city's housing and property maintenance code. These inspections are coordinated with the Lake Johanna Fire Department fire marshal, who inspects the interior common areas to ensure fire code standards are being met. Multi-family inspections will begin in October.

Hoarding/clutter properties

There are currently three active cases of hoarding/clutter/sanitary conditions in houses that are in the enforcement process, with another seven prior cases requiring follow-up inspections to make sure the properties remain in compliance with housing maintenance regulations.

Building permit activity

Below is the summary of building permit activity for June, 2026.

	June 2026 Permits	June 2026 Valuation	2026 YTD Permits	2026 YTD Valuation	June 2025 Permits	June 2025 Valuation	2025 YTD Permits	2025 YTD Valuation
Dwellings			6	$9,368,783	1	$458,859	6	$4,995,859
Townhomes			0	$0			0	$0
Additions	1	$25,000	7	$842,000	4	$727,615	11	$1,779,615
Garages			1	$50,000			1	$31,200
Miscellaneous	92	$2,242,446	420	$9,114,732	89	$1,507,609	447	$8,558,925
Apartments	1	$59,215,000	1	$59,215,000			0	$0
Offices			0	$0			0	$0
Retail	1	$385,000	1	$385,000			0	$0
Industrial/Warehouse			0	$0			0	$0
Public buildings			0	$0			0	$0
Commercial Additions			0	$0			0	$0
Commercial Alter	5	$516,266	17	$8,756,946	4	$291,768	12	$8,309,110
HVAC	89		353	$0	63		346	$0
Plumbing	65		352	$0	49		314	$0
TOTAL	254	$62,383,712	1158	$87,732,461	210	$2,985,851	1137	$23,674,709

Monthly finance report

To: Mayor and City Councilmembers

From: Kevin Knopik, Finance Director

Date: July 20, 2026

Operating Fund Analysis

Below is analysis of the operating funds as of June 30, 2026. Details and analysis of the utility funds will be provided later in the year as a significant portion of the operating revenue fluctuates with summer water usage and will line up with the city's rate analysis later in the year.

General Fund

The city recently received the first half payment of property taxes from the county. With timing of reports received from the county, property taxes have yet to be allocated to the appropriate funds. Non-business licenses and permits have increased from 2025 due to increases in building permit related revenue. Total general fund revenues are approximately 58% of the total revenue budget, which meets expectations and consistent with the prior year. Expenditures are consistent with prior years as a percentage of budget used, with being under 50% mostly due to timing of payments related to police and fire service contracts.

Recycling Fund

The Recycling fund receives the majority of its revenue from the special assessments received with the property tax settlement. Expenditures are on track with expectations and prior years.

Community Center Fund

Revenue for the community center fund is approximately 56% of the 2026 budget and is consistent with prior years. Total revenue in the fund are higher by roughly $118,000 from 2025. Expenditures are about 47% of the 2026 budget, which is consistent with prior years.

Recreation Programs Fund

Revenue for the recreation programs fund is approximately 61% of the 2026 budget and is consistent with prior years. Expenditures are about 41% of the 2026 budget, which is consistent with prior years.

Cable Television Fund

The Cable Television fund receives quarterly payments for franchise fee and PEG fees related to the number of subscribers. Subscribers have decreased over the past years, which the city has taken into account year-over-year in our budgeting process. Revenues and expenditures are on pace with budget.

Economic Development Authority (EDA) Fund

The EDA fund receives the majority of its revenue from the property tax levy. The sale of the old Ramsey County public works site and subsequent payment to the Metropolitan Council for repayment of the RAF loan are accounted for in the EDA fund.

Housing Redevelopment Authority (HRA) Fund

The HRA fund receives the majority of its revenue from the property tax levy and rental licensing. Expenditures are on track with expectations and prior years.

Slice of Shoreview Fund

The Slice of Shoreview funds accounts for the annual Slice of Shoreview Days. As the event happens in late July, a more formal update will be provided after the event.

Monthly Report

Attached is the monthly report for June of 2026.

COUNCIL FOR CITY OF SHOREVIEW

Balance As Of 06/30/2026
% Fiscal Year Completed: 49.59

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 101 GENERAL FUND							
Account Category: Revenues							
3110	Current taxes	13,808,257.00	7,146,591.10	7,146,591.10	6,661,665.90	51.76	51.57
3120	Delinquent taxes	0.00	37,518.33	37,518.33	(37,518.33)	100.00	100.00
3140	Other taxes	0.00	1,417.64	1,417.64	(1,417.64)	100.00	100.00
3310	Bus. License & Perm	50,550.00	41,160.00	875.00	9,390.00	81.42	100.72
3320	Non-Bus Lic & Permit	746,300.00	737,397.85	377,581.77	8,902.15	98.81	84.13
3420	State	768,767.00	184,761.00		584,006.00	24.03	27.35
3430	Other	43,550.00			43,550.00	0.00	99.30
3510	General Government	600.00	304.03	59.12	295.97	50.67	82.59
3520	Public Works	415,000.00	187,111.33	52,127.72	227,888.67	45.09	49.45
3530	Parks and Recreation	45,000.00	18,466.00	4,155.00	26,534.00	41.04	21.29
3540	Community Develop.	154,200.00	285,600.90	192,341.01	(131,400.90)	185.21	13.36
3550	Admin Charges	1,265,210.00	1,156,210.00	1,156,210.00	109,000.00	91.38	93.44
3600	Fines & Forfeits	33,500.00	14,470.24	1,197.66	19,029.76	43.19	48.79
3800	Interest Earnings	80,000.00			80,000.00	0.00	0.00
3910	Miscellaneous	36,420.00	23,970.11	9,667.26	12,449.89	65.82	128.21
3930	Transfers In	1,202,000.00	1,117,000.02	1,046,166.67	84,999.98	92.93	92.28
Revenues		18,649,354.00	10,951,978.55	10,025,908.28	7,697,375.45	58.73	56.98
Account Category: Expenditures							
4010	COUNCIL & COMMISS	198,527.00	138,857.52	4,133.71	59,669.48	69.94	69.88
4020	ADMINISTRATION	761,761.00	347,170.03	71,174.73	414,590.97	45.57	46.54
4021	HUMAN RESOURCES	430,659.00	186,805.88	30,260.51	243,853.12	43.38	44.99
4030	ELECTIONS	117,000.00	61,757.00	10,549.00	55,243.00	52.78	53.45
4040	COMMUNICATIONS	493,710.00	238,825.22	28,388.93	254,884.78	48.37	46.07
4050	FINANCE/ACCOUNTING	864,999.00	436,408.53	66,327.94	428,590.47	50.45	46.96
4055	INFORMATION SYSTEMS	873,921.00	390,342.74	44,982.54	483,578.26	44.67	37.26
4060	LEGAL	127,000.00	39,356.28	8,739.48	87,643.72	30.99	41.61
4080	MUNICIPAL BUILDINGS	190,533.00	151,396.84	122,596.16	39,136.16	79.46	78.76
4110	POLICE	4,217,831.00	1,475,566.44	368,313.08	2,742,264.56	34.98	51.23
4120	FIRE	3,108,373.00	1,349,255.25	1,132.75	1,759,117.75	43.41	84.79
4205	PUB WORKS ADM/ENGIN	578,924.00	228,369.74	50,004.49	350,554.26	39.45	48.00
4220	STREETS	1,195,717.00	706,485.41	436,506.10	489,231.59	59.08	54.88
4340	PARK/RECREATION ADM	795,118.00	357,117.41	61,537.67	438,000.59	44.91	48.44
4345	TRAIL MGMT	232,977.00	163,288.98	126,234.05	69,688.02	70.09	79.69
4371	PARK MAINTENANCE	2,356,507.00	1,314,096.84	663,560.17	1,042,410.16	55.76	48.54
4390	FORESTRY/NURSERY	482,896.00	221,244.37	106,567.36	261,651.63	45.82	27.18
4410	PLANNING/ZONING ADM	511,187.00	209,607.73	49,547.42	301,579.27	41.00	57.89
4430	BUILDING INSPECTION	481,714.00	225,683.82	58,673.33	256,030.18	46.85	40.94
4990	TRANSFERS OUT	630,000.00	477,499.96	350,416.66	152,500.04	75.79	75.79
Expenditures		18,649,354.00	8,719,135.99	2,659,646.08	9,930,218.01	46.75	55.68
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		18,649,354.00	10,951,978.55	10,025,908.28	7,697,375.45	58.73	56.98
TOTAL EXPENDITURES		18,649,354.00	8,719,135.99	2,659,646.08	9,930,218.01	46.75	55.68
NET OF REVENUES & EXPENDITURES:		0.00	2,232,842.56	7,366,262.20	(2,232,842.56)		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 210 RECYCLING							
Account Category: Revenues							
3430	Other	65,000.00			65,000.00	0.00	0.00
3520	Public Works	1,398,310.00	6,220.00		1,392,090.00	0.44	1.19
Revenues		1,463,310.00	6,220.00	0.00	1,457,090.00	0.43	1.11
Account Category: Expenditures							
4275	RECYCLING	1,474,189.00	716,790.43	289,923.21	757,398.57	48.62	46.37
Expenditures		1,474,189.00	716,790.43	289,923.21	757,398.57	48.62	46.37
Fund 210 - RECYCLING:							
TOTAL REVENUES		1,463,310.00	6,220.00	0.00	1,457,090.00	0.43	1.11
TOTAL EXPENDITURES		1,474,189.00	716,790.43	289,923.21	757,398.57	48.62	46.37
NET OF REVENUES & EXPENDITURES:		(10,879.00)	(710,570.43)	(289,923.21)	699,691.43		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 220 COMMUNITY CENTER							
Account Category: Revenues							
3510	General Government	1,180.00	310.09	45.75	869.91	26.28	22.06
3530	Parks and Recreation	4,295,050.00	2,426,515.53	476,467.85	1,868,534.47	56.50	55.35
3800	Interest Earnings	25,000.00	36.10		24,963.90	0.14	0.77
3910	Miscellaneous	21,100.00	11,326.02		9,773.98	53.68	0.12
3930	Transfers In	305,000.00	152,499.96	25,416.66	152,500.04	50.00	50.00
Revenues		4,647,330.00	2,590,687.70	501,930.26	2,056,642.30	55.75	54.62
Account Category: Expenditures							
4380	COMMUNITY CENTER	4,674,964.00	2,178,953.13	361,351.88	2,496,010.87	46.61	47.65
Expenditures		4,674,964.00	2,178,953.13	361,351.88	2,496,010.87	46.61	47.65
Fund 220 - COMMUNITY CENTER:							
TOTAL REVENUES		4,647,330.00	2,590,687.70	501,930.26	2,056,642.30	55.75	54.62
TOTAL EXPENDITURES		4,674,964.00	2,178,953.13	361,351.88	2,496,010.87	46.61	47.65
NET OF REVENUES & EXPENDITURES:		(27,634.00)	411,734.57	140,578.38	(439,368.57)		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 225 RECREATION PROGRAMS							
Account Category: Revenues							
3530	Parks and Recreation	2,083,500.00	1,161,065.39	379,420.81	922,434.61	55.73	55.45
3800	Interest Earnings	10,000.00			10,000.00	0.00	0.00
3910	Miscellaneous	450.00	2,750.00	250.00	(2,300.00)	611.11	100.00
3930	Transfers In	300,000.00	300,000.00	300,000.00	0.00	100.00	100.00
Revenues		2,393,950.00	1,463,815.39	679,670.81	930,134.61	61.15	61.46
Account Category: Expenditures							
4340	PARK/RECREATION ADM	822,366.00	368,676.82	61,801.26	453,689.18	44.83	51.83
4351	ADULT & YOUTH SPORTS	157,705.00	44,559.88	12,541.65	113,145.12	28.26	31.76
4352	AQUATICS	137,764.00	68,224.69	10,547.50	69,539.31	49.52	40.04
4353	FITNESS PROGRAMS	159,921.00	88,104.76	16,902.19	71,816.24	55.09	52.87
4354	SUMMER DISCOVERY	416,725.00	99,607.54	79,293.86	317,117.46	23.90	25.88
4355	PRESCHOOL PROGRAMS	265,389.00	138,954.73	3,219.60	126,434.27	52.36	50.75
4356	DROP-IN CHILD CARE	71,243.00	41,395.83	6,562.57	29,847.17	58.11	40.40
4357	SPECIAL EVENTS	40,913.00	9,253.40	1,179.29	31,659.60	22.62	0.00
4358	YOUTH/TEEN	80,396.00	31,703.74		48,692.26	39.43	36.35
4359	COMMUNITY PROGRAMS	79,443.00	51,605.46	27,454.36	27,837.54	64.96	46.18
4360	ADVENTURE QUEST PLAYGROUND PROGRAM	89,232.00	5,904.31	5,123.64	83,327.69	6.62	0.00
4361	ADULT & SENIOR PROGRAMS	48,000.00	19,330.93	1,395.50	28,669.07	40.27	0.00
Expenditures		2,369,097.00	967,322.09	226,021.42	1,401,774.91	40.83	43.20
Fund 225 - RECREATION PROGRAMS:							
TOTAL REVENUES		2,393,950.00	1,463,815.39	679,670.81	930,134.61	61.15	61.46
TOTAL EXPENDITURES		2,369,097.00	967,322.09	226,021.42	1,401,774.91	40.83	43.20
NET OF REVENUES & EXPENDITURES:		24,853.00	496,493.30	453,649.39	(471,640.30)		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 230 CABLE TELEVISION							
Account Category: Revenues							
3510	General Government	297,463.00	79,260.03		218,202.97	26.65	24.05
3800	Interest Earnings	2,000.00			2,000.00	0.00	0.00
3910	Miscellaneous	1,200.00			1,200.00	0.00	0.00
Revenues		300,663.00	79,260.03	0.00	221,402.97	26.36	23.83
Account Category: Expenditures							
4090	CABLE TELEVISION	103,917.00	53,306.20	3,148.93	50,610.80	51.30	72.79
4990	TRANSFERS OUT	170,000.00	85,000.02	14,166.67	84,999.98	50.00	50.00
Expenditures		273,917.00	138,306.22	17,315.60	135,610.78	50.49	59.64
Fund 230 - CABLE TELEVISION:							
TOTAL REVENUES		300,663.00	79,260.03	0.00	221,402.97	26.36	23.83
TOTAL EXPENDITURES		273,917.00	138,306.22	17,315.60	135,610.78	50.49	59.64
NET OF REVENUES & EXPENDITURES:		26,746.00	(59,046.19)	(17,315.60)	85,792.19		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 240 ECON DEVEL AUTH/EDA							
Account Category: Revenues							
3110	Current taxes	265,000.00	137,153.20	137,153.20	127,846.80	51.76	51.57
3120	Delinquent taxes	0.00	782.73	782.73	(782.73)	100.00	100.00
3140	Other taxes	0.00	29.58	29.58	(29.58)	100.00	100.00
3540	Community Develop.	0.00	4,000.00		(4,000.00)	100.00	100.00
3920	Sale of Asset	0.00	4,873,841.25		(4,873,841.25)	100.00	0.00
Revenues		265,000.00	5,015,806.76	137,965.51	(4,750,806.76)	1,892.76	51.71
Account Category: Expenditures							
4440	ECON DEVELOPMENT-EDA	232,919.00	4,947,030.40	30,870.71	(4,714,111.40)	2,123.93	42.14
Expenditures		232,919.00	4,947,030.40	30,870.71	(4,714,111.40)	2,123.93	42.14
Fund 240 - ECON DEVEL AUTH/EDA:							
TOTAL REVENUES		265,000.00	5,015,806.76	137,965.51	(4,750,806.76)	1,892.76	51.71
TOTAL EXPENDITURES		232,919.00	4,947,030.40	30,870.71	(4,714,111.40)	2,123.93	42.14
NET OF REVENUES & EXPENDITURES:		32,081.00	68,776.36	107,094.80	(36,695.36)		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 241 HRA PROGRAMS OF EDA							
Account Category: Revenues							
3110	Current taxes	325,000.00			325,000.00	0.00	0.00
3320	Non-Bus Lic & Permit	150,000.00	17,480.00	900.00	132,520.00	11.65	15.11
3420	State	240,000.00			240,000.00	0.00	0.00
Revenues		715,000.00	17,480.00	900.00	697,520.00	2.44	2.65
Account Category: Expenditures							
4450	HOUSING PROGRAMS-HRA	416,592.00	159,630.55	35,722.24	256,961.45	38.32	41.65
Expenditures		416,592.00	159,630.55	35,722.24	256,961.45	38.32	41.65
Fund 241 - HRA PROGRAMS OF EDA:							
TOTAL REVENUES		715,000.00	17,480.00	900.00	697,520.00	2.44	2.65
TOTAL EXPENDITURES		416,592.00	159,630.55	35,722.24	256,961.45	38.32	41.65
NET OF REVENUES & EXPENDITURES:		298,408.00	(142,150.55)	(34,822.24)	440,558.55		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 270 SLICE SV EVENT							
Account Category: Revenues							
3510	General Government	27,950.00	28,050.00	8,400.00	(100.00)	100.36	85.00
3910	Miscellaneous	34,500.00	10,100.00	5,000.00	24,400.00	29.28	53.60
3930	Transfers In	25,000.00	25,000.00	25,000.00	0.00	100.00	100.00
Revenues		87,450.00	63,150.00	38,400.00	24,300.00	72.21	76.67
Account Category: Expenditures							
4025	SLICE OF SHOREVIEW	87,002.00	11,717.09	4,350.00	75,284.91	13.47	18.54
Expenditures		87,002.00	11,717.09	4,350.00	75,284.91	13.47	18.54
Fund 270 - SLICE SV EVENT:							
TOTAL REVENUES		87,450.00	63,150.00	38,400.00	24,300.00	72.21	76.67
TOTAL EXPENDITURES		87,002.00	11,717.09	4,350.00	75,284.91	13.47	18.54
NET OF REVENUES & EXPENDITURES:		448.00	51,432.91	34,050.00	(50,984.91)		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 601 WATER FUND							
Account Category: Revenues							
3420	State	0.00	72,000.00		(72,000.00)	100.00	0.00
3710	Utility Charges	5,006,500.00	2,096,582.84	516,098.60	2,909,917.16	41.88	39.05
3720	Late fees	0.00	39,549.65	10,127.85	(39,549.65)	100.00	100.00
3760	Water meters	7,000.00	13,876.00	10,342.00	(6,876.00)	198.23	51.60
3790	Other prop charges	20,000.00	1,482.00	446.00	18,518.00	7.41	4.29
3800	Interest Earnings	30,000.00			30,000.00	0.00	0.00
3910	Miscellaneous	0.00			0.00	0.00	100.00
3960	Contributed Assets	0.00	1,449.72	1,449.72	(1,449.72)	100.00	100.00
Revenues		5,063,500.00	2,224,940.21	538,464.17	2,838,559.79	43.94	39.36
Account Category: Expenditures							
4505	WATER OPERATIONS	2,601,333.00	1,592,147.95	719,205.96	1,009,185.05	61.21	56.15
4830	GO REVENUE BONDS	472,459.00	272,562.20		199,896.80	57.69	60.56
4970	DEPRECIATION	1,043,344.00	521,671.98	86,945.33	521,672.02	50.00	50.00
4990	TRANSFERS OUT	555,000.00	555,000.00	555,000.00	0.00	100.00	100.00
Expenditures		4,672,136.00	2,941,382.13	1,361,151.29	1,730,753.87	62.96	60.32
Fund 601 - WATER FUND:							
TOTAL REVENUES		5,063,500.00	2,224,940.21	538,464.17	2,838,559.79	43.94	39.36
TOTAL EXPENDITURES		4,672,136.00	2,941,382.13	1,361,151.29	1,730,753.87	62.96	60.32
NET OF REVENUES & EXPENDITURES:		391,364.00	(716,441.92)	(822,687.12)	1,107,805.92		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 602 SEWER FUND							
Account Category: Revenues							
3510	General Government	1,600.00	546.70	49.70	1,053.30	34.17	0.00
3710	Utility Charges	5,470,000.00	2,772,701.41	567,687.86	2,697,298.59	50.69	51.11
3720	Late fees	0.00	50,157.96	12,520.51	(50,157.96)	100.00	100.00
3730	Facility/area chgs	5,000.00	86,013.00	82,098.00	(81,013.00)	1,720.26	94.32
3790	Other prop charges	2,500.00	15,825.00		(13,325.00)	633.00	1,093.40
3800	Interest Earnings	35,000.00			35,000.00	0.00	0.00
Revenues		5,514,100.00	2,925,244.07	662,356.07	2,588,855.93	53.05	52.07
Account Category: Expenditures							
4555	SEWER OPERATIONS	4,750,571.00	3,150,168.29	1,374,517.26	1,600,402.71	66.31	59.50
4830	GO REVENUE BONDS	116,234.00	82,639.87		33,594.13	71.10	83.35
4970	DEPRECIATION	386,614.00	193,306.98	32,217.83	193,307.02	50.00	50.00
4990	TRANSFERS OUT	279,000.00	279,000.00	279,000.00	0.00	100.00	100.00
Expenditures		5,532,419.00	3,705,115.14	1,685,735.09	1,827,303.86	66.97	61.27
Fund 602 - SEWER FUND:							
TOTAL REVENUES		5,514,100.00	2,925,244.07	662,356.07	2,588,855.93	53.05	52.07
TOTAL EXPENDITURES		5,532,419.00	3,705,115.14	1,685,735.09	1,827,303.86	66.97	61.27
NET OF REVENUES & EXPENDITURES:		(18,319.00)	(779,871.07)	(1,023,379.02)	761,552.07		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 603 SURFACE WATER MGMT							
Account Category: Revenues							
3420	State	0.00			0.00	0.00	100.00
3540	Community Develop.	0.00	9,150.00	5,200.00	(9,150.00)	100.00	100.00
3710	Utility Charges	2,454,000.00	1,195,380.08	251,417.76	1,258,619.92	48.71	49.70
3720	Late fees	0.00	21,235.36	4,919.79	(21,235.36)	100.00	100.00
3740	Lake Impr Dist chgs	38,000.00	10,292.88	2,309.30	27,707.12	27.09	40.22
3790	Other prop charges	8,000.00			8,000.00	0.00	0.00
3800	Interest Earnings	15,000.00			15,000.00	0.00	0.00
Revenues		2,515,000.00	1,236,058.32	263,846.85	1,278,941.68	49.15	51.80
Account Category: Expenditures							
4585	SURFACE WATER OPER	1,732,416.00	897,430.99	611,610.16	834,985.01	51.80	52.63
4590	SNAIL LAKE AUG.	62,881.00	9,418.63	3,407.67	53,462.37	14.98	11.27
4830	GO REVENUE BONDS	143,127.00	72,049.60		71,077.40	50.34	55.27
4970	DEPRECIATION	462,137.00	231,068.52	38,511.42	231,068.48	50.00	50.00
4990	TRANSFERS OUT	257,000.00	257,000.00	257,000.00	0.00	100.00	100.00
Expenditures		2,657,561.00	1,466,967.74	910,529.25	1,190,593.26	55.20	55.87
Fund 603 - SURFACE WATER MGMT:							
TOTAL REVENUES		2,515,000.00	1,236,058.32	263,846.85	1,278,941.68	49.15	51.80
TOTAL EXPENDITURES		2,657,561.00	1,466,967.74	910,529.25	1,190,593.26	55.20	55.87
NET OF REVENUES & EXPENDITURES:		(142,561.00)	(230,909.42)	(646,682.40)	88,348.42		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 604 STREET LIGHT UTILITY							
Account Category: Revenues							
3710	Utility Charges	938,000.00	473,149.09	99,749.80	464,850.91	50.44	49.18
3720	Late fees	0.00	8,652.34	2,069.11	(8,652.34)	100.00	100.00
3800	Interest Earnings	10,000.00			10,000.00	0.00	0.00
Revenues		948,000.00	481,801.43	101,818.91	466,198.57	50.82	49.41
Account Category: Expenditures							
4260	STREET LIGHTING	441,789.00	229,942.97	99,742.78	211,846.03	52.05	66.81
4700	CAPITAL PROJECTS	0.00	3,514.00		(3,514.00)	100.00	100.00
4970	DEPRECIATION	205,076.00	102,538.02	17,089.67	102,537.98	50.00	50.00
4990	TRANSFERS OUT	60,400.00	60,400.00	60,400.00	0.00	100.00	100.00
Expenditures		707,265.00	396,394.99	177,232.45	310,870.01	56.05	65.25
Fund 604 - STREET LIGHT UTILITY:							
TOTAL REVENUES		948,000.00	481,801.43	101,818.91	466,198.57	50.82	49.41
TOTAL EXPENDITURES		707,265.00	396,394.99	177,232.45	310,870.01	56.05	65.25
NET OF REVENUES & EXPENDITURES:		240,735.00	85,406.44	(75,413.54)	155,328.56		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 701 CENTRAL GARAGE FUND							
Account Category: Revenues							
3110	Current taxes	184,000.00			184,000.00	0.00	0.00
3770	Cent Garage chgs	2,004,951.00	1,999,346.96	1,998,952.00	5,604.04	99.72	81.14
3800	Interest Earnings	20,000.00			20,000.00	0.00	0.00
3910	Miscellaneous	0.00			0.00	0.00	100.00
3920	Sale of Asset	50,000.00	31,483.50		18,516.50	62.97	121.61
3930	Transfers In	119,400.00	119,400.00	119,400.00	0.00	100.00	100.00
Revenues		2,378,351.00	2,150,230.46	2,118,352.00	228,120.54	90.41	74.72
Account Category: Expenditures							
4650	CENTRAL GARAGE OPER	947,437.00	1,478,744.65	439,641.08	(531,307.65)	156.08	158.38
4813	GO CIP BONDS	32,257.00	30,673.85		1,583.15	95.09	73.66
4970	DEPRECIATION	817,561.00	408,780.48	68,130.08	408,780.52	50.00	50.00
4990	TRANSFERS OUT	0.00			0.00	0.00	0.00
Expenditures		1,797,255.00	1,918,198.98	507,771.16	(120,943.98)	106.73	103.86
Fund 701 - CENTRAL GARAGE FUND:							
TOTAL REVENUES		2,378,351.00	2,150,230.46	2,118,352.00	228,120.54	90.41	74.72
TOTAL EXPENDITURES		1,797,255.00	1,918,198.98	507,771.16	(120,943.98)	106.73	103.86
NET OF REVENUES & EXPENDITURES:		581,096.00	232,031.48	1,610,580.84	349,064.52		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 702 STD SELF INSURANCE							
Account Category: Revenues							
3510	General Government	14,652.00	7,026.00	1,164.00	7,626.00	47.95	59.19
3800	Interest Earnings	600.00			600.00	0.00	0.00
Revenues		15,252.00	7,026.00	1,164.00	8,226.00	46.07	55.01
Account Category: Expenditures							
4755	SHORT-TERM DISAB	12,500.00	32,360.97	1,046.79	(19,860.97)	258.89	40.86
Expenditures		12,500.00	32,360.97	1,046.79	(19,860.97)	258.89	40.86
Fund 702 - STD SELF INSURANCE:							
TOTAL REVENUES		15,252.00	7,026.00	1,164.00	8,226.00	46.07	55.01
TOTAL EXPENDITURES		12,500.00	32,360.97	1,046.79	(19,860.97)	258.89	40.86
NET OF REVENUES & EXPENDITURES:		2,752.00	(25,334.97)	117.21	28,086.97		

GL Number	Description	2026 Amended Budget	YTD Balance 06/30/2026 Norm (Abnorm)	Activity For 06/30/2026 Incr (Decr)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used	2025 % Bdgt Used
Fund: 703 LIABILITY CLAIMS							
Account Category: Revenues							
3800	Interest Earnings	2,500.00			2,500.00	0.00	0.00
3910	Miscellaneous	15,000.00	3,209.94		11,790.06	21.40	48.45
Revenues		17,500.00	3,209.94	0.00	14,290.06	18.34	41.53
Account Category: Expenditures							
4740	INSURANCE CLAIMS	32,000.00	11,769.61	3,946.14	20,230.39	36.78	113.47
Expenditures		32,000.00	11,769.61	3,946.14	20,230.39	36.78	113.47
Fund 703 - LIABILITY CLAIMS:							
TOTAL REVENUES		17,500.00	3,209.94	0.00	14,290.06	18.34	41.53
TOTAL EXPENDITURES		32,000.00	11,769.61	3,946.14	20,230.39	36.78	113.47
NET OF REVENUES & EXPENDITURES:		(14,500.00)	(8,559.67)	(3,946.14)	(5,940.33)		
Report Totals:							
TOTAL REVENUES - ALL FUNDS		44,973,760.00	29,216,908.86	15,070,776.86	15,756,851.14	64.96	51.56
TOTAL EXPENDITURES - ALL FUNDS		43,589,170.00	28,311,075.46	8,272,613.31	15,278,094.54	64.95	56.94
NET OF REVENUES & EXPENDITURES:		1,384,590.00	905,833.40	6,798,163.55	478,756.60		

City of Shoreview
Portfolio Management
Portfolio Summary
June 30, 2026

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 360 Equiv.	YTM 365 Equiv.
Negotiable CDs Monthly	1,930,000.00	1,873,048.09	1,909,549.94	3.97	2,041	574	2.056	2.084
Negotiable CDs SA	986,000.00	981,625.68	981,107.52	2.04	1,817	270	2.048	2.077
Federal Farm Credit Bank	1,243,000.00	1,162,074.69	1,172,739.60	2.44	1,945	995	2.882	2.922
Federal Home Loan Bank	900,000.00	869,513.85	882,710.00	1.83	2,127	1,252	3.481	3.529
Tax Exempt Municipal Bonds	2,030,000.00	1,980,196.01	2,049,994.75	4.26	2,579	682	3.229	3.274
Taxable Municipal Bonds	25,540,000.00	24,697,518.60	24,386,374.90	50.66	1,678	946	3.847	3.901
Taxable Municipal Bonds disc cost	2,015,000.00	1,712,084.43	1,658,127.70	3.44	2,115	1,270	3.343	3.389
Treasury Coupon Securities	1,500,000.00	1,470,801.00	1,478,105.47	3.07	896	659	3.512	3.561
Certificates of Deposit - Bank	2,880,000.00	2,881,801.94	2,880,000.00	5.98	1,599	888	4.245	4.304
Money Market Account	2,302,007.31	2,302,007.31	2,302,007.31	4.78	1	1	1.340	1.358
4M/RBC	8,276,842.64	8,276,842.64	8,276,842.64	17.19	1	1	0.000	0.000
Pass Through Securities (GNMA/CMO)	180,335.02	170,715.41	159,596.49	0.33	1,337	609	8.029	8.140
Investments	**49,783,184.97**	**48,378,229.65**	**48,137,156.32**	**100.00%**	**1,365**	**703**	**2.911**	**2.952**
Cash and Accrued Interest								
Accrued Interest at Purchase		3,388.84	3,388.84					
Subtotal		3,388.84	3,388.84					
Total Cash and Investments	**49,783,184.97**	**48,381,618.49**	**48,140,545.16**		**1,365**	**703**	**2.911**	**2.952**

Total Earnings	June 30 Month Ending
Current Year	95,332.03
Average Daily Balance	**48,940,682.59**
Effective Rate of Return	**2.37%**

Travis Byrne, Assistant Finance Director

Reporting period 06/01/2026-06/30/2026

City of Shoreview
Portfolio Management
Portfolio Details - Investments
June 30, 2026

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Negotiable CDs Monthly												
32022RSG3	1439	1st Financial Bank USA		08/01/2022	249,000.00	246,947.00	249,000.00	3.300	3.209	3.254	397	08/02/2027
15118RWN3	1404	Celtic Bank		09/30/2021	249,000.00	240,034.01	249,000.00	1.050	1.036	1.050	456	09/30/2027
15964EAB7	1389	Charis Bank		02/24/2021	249,000.00	243,075.29	249,000.00	0.700	0.691	0.700	238	02/24/2027
335857CM8	1407	First Oklahoma Bank		11/17/2021	200,000.00	195,744.40	193,986.00	0.550	1.135	1.151	198	01/15/2027
44329M5N9	1576	HSBC Bank NA		12/02/2025	249,000.00	233,796.56	240,299.94	3.000	3.600	3.650	1,976	11/28/2031
538036NR1	1390	Live Oak Banking Co		02/26/2021	245,000.00	232,328.11	245,000.00	1.000	0.987	1.001	604	02/25/2028
66736ABW8	1415	Northwest Bank		12/20/2021	240,000.00	232,122.72	234,264.00	0.850	1.283	1.300	355	06/21/2027
84338CQ1	1455	SOUTHERN BK POPLAR BLUFF MO		05/17/2023	249,000.00	249,000.00	249,000.00	4.350	4.294	4.354	320	05/17/2027
		Subtotal and Average	**2,273,863.19**		**1,930,000.00**	**1,873,048.09**	**1,909,549.94**		**2.056**	**2.084**	**574**	
Negotiable CDs SA												
14042RWD9	1460	CAPITAL ONE NATL ASSN VA		06/07/2023	244,000.00	248,392.00	244,000.00	4.450	4.394	4.455	707	06/07/2028
856285A27	1416	State Bank of India		12/30/2021	248,000.00	244,233.62	248,000.00	1.350	1.332	1.351	182	12/30/2026
61768U3M7	1421	Morgan Stanley Private Bank		01/25/2022	246,000.00	242,065.72	241,355.52	1.100	1.481	1.501	174	12/22/2026
795451AB9	1400	Sallie Mae Bank, Salt Lake Cit		07/23/2021	248,000.00	246,934.34	247,752.00	1.000	1.007	1.021	20	07/21/2026
		Subtotal and Average	**981,107.52**		**986,000.00**	**981,625.68**	**981,107.52**		**2.048**	**2.077**	**270**	
Federal Farm Credit Bank												
31422XYY2	1500	Federal Agricultural Mtg Corp		02/28/2024	243,000.00	241,188.19	237,459.60	4.170	4.600	4.664	1,058	05/24/2029
3133ENKG4	1420	Federal Farm Credit Bank		01/11/2022	500,000.00	492,678.50	500,000.00	1.470	1.450	1.470	194	01/11/2027
3133EL5G5	1574	Federal Farm Credit Bank		11/26/2025	500,000.00	428,208.00	435,280.00	1.125	3.590	3.640	1,882	08/26/2031
		Subtotal and Average	**1,172,739.60**		**1,243,000.00**	**1,162,074.69**	**1,172,739.60**		**2.882**	**2.922**	**995**	
Federal Home Loan Bank												
3130APN43	1405	Federal Home Loan Bank		11/05/2021	250,000.00	248,387.50	251,000.00	2.250	1.485	1.506	118	10/27/2026
3130AXQR2	1517	Federal Home Loan Bank		07/01/2024	400,000.00	401,705.60	406,800.00	5.050	4.673	4.738	1,605	11/22/2030
3130ANQZ6	1575	Federal Home Loan Bank		11/28/2025	250,000.00	219,420.75	224,910.00	1.650	3.551	3.600	1,881	08/25/2031
		Subtotal and Average	**882,710.00**		**900,000.00**	**869,513.85**	**882,710.00**		**3.481**	**3.529**	**1,252**	
Tax Exempt Municipal Bonds												
13063C4N7	1349	California St for PGP		03/25/2020	500,000.00	502,051.50	572,955.00	5.000	2.466	2.500	31	08/01/2026
64972H5H1	1531	New York NY Transitional		08/19/2024	195,000.00	184,420.47	178,019.40	1.570	3.945	4.000	745	07/15/2028
690564QU6	1248	Owatonna MN Indpt Sch Dist		03/01/2016	500,000.00	500,085.50	518,805.00	3.000	2.633	2.669	946	02/01/2029
76913CBC2	1536	Riverside CA Txble		12/04/2024	320,000.00	313,705.92	309,273.60	3.070	4.142	4.200	594	02/15/2028
923078CZ0	1530	Ventura Cty CA FIN Auth		08/19/2024	515,000.00	479,932.62	470,941.75	2.162	3.945	4.000	1,219	11/01/2029
		Subtotal and Average	**2,049,994.75**		**2,030,000.00**	**1,980,196.01**	**2,049,994.75**		**3.229**	**3.274**	**682**	

City of Shoreview
Portfolio Management
Portfolio Details - Investments
June 30, 2026

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Taxable Municipal Bonds												
011338YZ7	1535	Alamo Heights ISD		09/26/2024	110,000.00	111,739.87	115,021.50	5.000	3.492	3.540	580	02/01/2028
032556FE7	1555	Anaheim HSG		07/15/2025	245,000.00	225,209.15	223,964.30	2.273	4.064	4.120	1,553	10/01/2030
796181AF2	1528	San Anselmo CA Rev		08/19/2024	200,000.00	193,750.20	184,490.00	1.378	4.143	4.200	396	08/01/2027
037028VH7	1392	Antietam PA Sch Dist		03/30/2021	385,000.00	367,653.06	389,812.50	1.750	1.539	1.561	640	04/01/2028
045208JS5	1586	Asotin County Washington		04/24/2026	200,000.00	173,169.40	175,930.00	1.690	4.064	4.120	1,979	12/01/2031
05028XAF1	1520	Auburn CA		07/09/2024	140,000.00	133,156.24	126,229.60	1.813	4.537	4.600	701	06/01/2028
080495HR8	1512	Belmont-Redwood CA		06/25/2024	350,000.00	330,776.25	309,571.50	1.477	4.537	4.600	762	08/01/2028
087365UW0	1507	Bethlehem PA Area SD		05/30/2024	385,000.00	384,713.95	374,385.55	3.764	5.050	5.120	31	08/01/2026
102475KW9	1571	Bowie MD		11/26/2025	100,000.00	110,147.00	113,331.00	7.000	3.758	3.810	1,461	07/01/2030
111746JA2	1472	Brockton Mass Txble		11/21/2023	110,000.00	108,889.00	99,256.30	1.618	5.168	5.240	123	11/01/2026
119174AK6	1566	Buena Park CA Taxable		11/25/2025	400,000.00	352,784.40	362,472.00	1.970	3.797	3.850	1,826	07/01/2031
122632FJ6	1463	BURR RIDGE IL PARK DIST		10/13/2023	140,000.00	134,492.96	119,574.00	1.250	5.227	5.300	488	11/01/2027
13034AM31	1567	California St Infrastructure		11/25/2025	185,000.00	166,490.01	168,988.25	1.686	3.600	3.650	1,553	10/01/2030
13063DMB1	1474	California St for PGP		11/21/2023	250,000.00	242,554.50	228,415.00	3.050	4.833	4.900	1,005	04/01/2029
13063DGC6	1494	California St for PGP		12/22/2023	130,000.00	128,665.29	126,366.50	3.500	4.162	4.220	640	04/01/2028
13063EGV2	1565	California St for PGP		11/25/2025	145,000.00	148,903.98	153,657.95	5.000	3.768	3.820	1,857	08/01/2031
13281NZB1	1365	Camden Cnty N J Impt Auth Rev		09/10/2020	215,000.00	214,239.76	217,666.00	1.219	0.987	1.000	14	07/15/2026
139501SA9	1538	Cape May County NJ Taxable GO		12/17/2024	125,000.00	114,884.00	110,385.00	1.550	4.241	4.300	1,172	09/15/2029
150528K22	1514	Cedar Rapids IA		06/25/2024	150,000.00	143,091.00	134,107.50	1.700	4.616	4.680	701	06/01/2028
170016E21	1495	Chippewa Valley MI Sch Dist		12/22/2023	160,000.00	154,608.64	148,041.60	2.287	4.123	4.180	670	05/01/2028
184541CW8	1545	Clear Creek ISD		12/18/2024	250,000.00	255,561.50	255,915.00	5.000	4.310	4.370	960	02/15/2029
186054KC5	1560	Cleveland Cnty ISD No 2		10/07/2025	115,000.00	116,752.37	118,238.40	5.000	3.014	3.056	609	03/01/2028
19648FQF4	1551	Colorado State Health Fac Auth		05/21/2025	270,000.00	260,201.16	259,618.50	3.161	4.093	4.150	1,158	09/01/2029
20775HGG2	1461	Connecticut ST HSG FIN		06/26/2023	240,000.00	231,911.04	211,226.40	1.551	4.537	4.600	502	11/15/2027
21969AAF9	1486	Corona Rev Txbl		11/30/2023	140,000.00	137,036.34	126,180.60	1.683	4.716	4.782	304	05/01/2027
21969AAH5	1498	Corona Rev Txbl		02/08/2024	155,000.00	145,300.10	137,080.45	2.042	4.488	4.550	1,035	05/01/2029
216057FF1	1380	Cook Cnty Ill Cmnty College		12/30/2020	500,000.00	487,199.50	510,910.00	1.450	1.082	1.097	335	06/01/2027
215219NC6	1580	Cook County School District IL		12/16/2025	500,000.00	438,146.50	450,070.00	2.100	3.945	4.000	1,979	12/01/2031
219764SB4	1542	Corona-Norco CA Sch Dist		12/18/2024	235,000.00	230,219.63	223,170.10	2.300	4.290	4.350	396	08/01/2027
222367FS8	1388	Countryside Ill Taxable GO Ref		02/10/2021	400,000.00	393,226.40	405,280.00	1.171	0.927	0.940	184	01/01/2027
264439BF6	1587	City of Duluth MN		04/24/2026	250,000.00	224,969.25	228,980.00	2.000	3.899	3.953	1,676	02/01/2031
242015HV0	1533	DeWitt Ford ETC Cty		09/06/2024	275,000.00	260,697.80	255,791.25	2.000	3.748	3.800	884	12/01/2028
25477GQU2	1553	District of Columbia Taxble Re		06/23/2025	285,000.00	268,453.19	267,307.20	2.632	4.044	4.100	1,339	03/01/2030
260888AG7	1525	Downey CA Rev Oblig		07/29/2024	300,000.00	277,451.10	264,474.00	1.750	4.438	4.500	1,066	06/01/2029
292521GT2	1502	Encinitas CA Public Fing Auth		03/05/2024	125,000.00	115,094.38	109,052.50	1.840	4.680	4.745	1,188	10/01/2029
299216JN2	1523	Evansdale IA Txble		07/24/2024	135,000.00	122,889.29	115,130.70	1.200	4.557	4.620	1,066	06/01/2029
358776TE2	1584	Frisco TX GO		03/10/2026	800,000.00	769,007.20	788,616.00	3.550	3.768	3.820	2,055	02/15/2032
377136QV1	1391	Glassboro NJ Ref Taxable GO		03/11/2021	460,000.00	452,404.02	469,503.60	1.375	0.996	1.010	198	01/15/2027

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Taxable Municipal Bonds												
3926418D1	1548	Green Bay WI		12/19/2024	105,000.00	97,163.75	93,213.75	1.450	4.290	4.350	1,005	04/01/2029
402892DQ3	1585	Gunnison Co Watershed		04/24/2026	300,000.00	264,056.40	269,013.00	1.990	4.014	4.070	1,979	12/01/2031
4067927J4	1543	Hamden CT		12/18/2024	500,000.00	497,963.50	496,005.00	3.960	4.221	4.279	410	08/15/2027
4067927K1	1544	Hamden CT		12/18/2024	520,000.00	514,588.36	514,940.40	4.031	4.261	4.320	776	08/15/2028
41419QFB2	1570	Harris County Texas		11/26/2025	280,000.00	255,416.28	253,904.00	2.000	3.896	3.950	1,735	04/01/2031
422002QR9	1497	Hazelton Area Sch Dist		02/02/2024	500,000.00	490,156.00	459,570.00	1.470	4.241	4.300	243	03/01/2027
428061EG6	1436	Hesperia CA Unif		07/18/2022	150,000.00	144,561.30	135,519.00	2.039	3.945	4.000	580	02/01/2028
44372REA2	1375	Hudson Cnty NJ Impt Auth Rev		09/17/2020	450,000.00	443,797.20	453,109.50	1.116	0.986	1.000	137	11/15/2026
446201AK1	1568	Huntington Beach Taxable		11/26/2025	140,000.00	127,214.64	130,837.00	2.450	3.718	3.770	1,810	06/15/2031
492062HQ0	1573	Kerens Tx Ind Sch DIst		11/26/2025	325,000.00	335,265.78	344,077.50	5.000	3.699	3.750	1,690	02/15/2031
513804KQ6	1403	Lancaster CA Sch Dist		08/31/2021	240,000.00	232,892.40	244,039.20	1.425	1.115	1.130	396	08/01/2027
516228RW5	1496	L'Anse Cruese MI		12/22/2023	110,000.00	105,252.18	98,982.40	1.643	4.123	4.180	670	05/01/2028
504678CY7	1581	La Salle Cty TX		12/04/2025	140,000.00	137,571.28	143,549.00	4.390	4.020	4.076	1,704	03/01/2031
53820AAG9	1526	Livermore CA		07/29/2024	240,000.00	230,088.00	218,599.20	1.722	4.438	4.500	580	02/01/2028
5370962L2	1583	Little Elm TX ISD		03/10/2026	430,000.00	401,645.80	407,906.60	2.481	3.699	3.750	1,506	08/15/2030
549188Z52	1572	Lubbock Texas		11/26/2025	100,000.00	90,780.50	91,989.00	1.604	3.620	3.670	1,325	02/15/2030
558770DX8	1475	Madras Txble		11/21/2023	300,000.00	294,441.00	267,831.00	1.507	5.218	5.291	243	03/01/2027
557106DA6	1552	Madison County Ill Cmnty High		06/05/2025	100,000.00	101,053.50	101,206.00	4.950	4.634	4.698	1,614	12/01/2030
56781RKV8	1465	MARIN CA CMNTY CLG DIST		10/13/2023	375,000.00	363,449.63	322,702.50	1.173	5.198	5.270	396	08/01/2027
57582RK96	1414	Massachusetts St		12/17/2021	300,000.00	296,427.00	295,563.00	0.986	1.282	1.300	123	11/01/2026
57582RL38	1478	Massachusetts St		11/24/2023	250,000.00	234,454.00	212,705.00	1.370	4.734	4.800	854	11/01/2028
576000KW2	1488	Massachusetts St		12/20/2023	250,000.00	253,289.75	258,540.00	5.468	4.340	4.400	349	06/15/2027
562784AJ7	1485	Manhattan Beach Txble		11/30/2023	155,000.00	145,945.52	134,484.20	2.021	4.932	5.000	915	01/01/2029
603891GQ9	1527	Minneota MN ISD 414		08/15/2024	355,000.00	376,243.20	392,516.40	6.000	3.784	3.836	1,311	02/01/2030
60416TKW7	1511	Minnesota Housing Fin Auth		06/24/2024	305,000.00	293,200.47	276,994.90	1.650	4.327	4.387	549	01/01/2028
611322JD1	1524	Monroe Twp NJ		07/24/2024	525,000.00	489,905.85	465,039.75	1.735	4.448	4.510	974	03/01/2029
6041954W4	1577	Minnetonka ISD		12/04/2025	500,000.00	445,061.00	455,000.00	1.700	3.579	3.629	1,676	02/01/2031
607802CB9	1487	Modesto CA Wstwtr Rev		12/20/2023	175,000.00	172,942.35	159,209.75	1.202	4.578	4.642	123	11/01/2026
61580MAN1	1554	Moore Norman Tech Ctr		07/10/2025	350,000.00	420,391.65	433,184.50	10.000	4.537	4.600	1,461	07/01/2030
58985FAH6	1559	Meridian Village Metro Dist No		10/07/2025	650,000.00	657,135.05	671,196.50	4.750	3.837	3.890	1,249	12/01/2029
643154FY8	1443	New Caney Tex Indpt Sch Dist		09/23/2022	200,000.00	203,035.60	206,920.00	5.000	4.216	4.274	594	02/15/2028
64966QSE1	1447	New York, NY Taxable GO Bds		10/28/2022	280,000.00	264,405.96	230,434.40	1.623	5.150	5.222	762	08/01/2028
64966ML64	1557	New York, NY Taxable GO Bds		09/05/2025	750,000.00	731,223.00	750,000.00	3.930	3.875	3.929	1,614	12/01/2030
64990FB78	1561	NY St Dorm Auth		11/05/2025	300,000.00	271,606.20	277,626.00	2.269	3.768	3.820	1,718	03/15/2031
64971WF96	1521	New York NY Transitional		07/11/2024	500,000.00	496,052.00	479,235.00	2.860	4.537	4.600	215	02/01/2027
69511AAU8	1483	Pacifica CA Pension Obl		11/22/2023	205,000.00	202,418.03	189,727.50	2.860	5.820	5.901	335	06/01/2027
704420EQ7	1513	Payne County OK ISD		06/25/2024	500,000.00	505,279.00	506,290.00	5.250	4.705	4.770	304	05/01/2027
72178JAH6	1503	Pima County AZ		03/13/2024	125,000.00	116,300.38	110,268.75	1.764	4.290	4.350	1,035	05/01/2029

City of Shoreview
Portfolio Management
Portfolio Details - Investments
June 30, 2026

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Taxable Municipal Bonds												
72178JAG8	1537	Pima County AZ		12/17/2024	250,000.00	237,851.75	229,290.00	1.588	4.192	4.250	670	05/01/2028
778017QR7	1477	Roseville Comnty Schs		11/21/2023	185,000.00	168,741.09	150,841.60	1.747	4.936	5.005	1,400	05/01/2030
76913CBH1	1549	Riverside CA Txble		12/20/2024	300,000.00	288,064.80	281,817.00	3.170	4.438	4.500	1,325	02/15/2030
798189RY4	1508	San Jose CA Evergreen		05/30/2024	100,000.00	99,318.10	91,767.00	1.205	5.050	5.120	62	09/01/2026
798189SA5	1522	San Jose CA Evergreen		07/24/2024	375,000.00	354,885.00	335,981.25	1.676	4.419	4.480	793	09/01/2028
799381AF5	1518	San Ramon Taxable Rev Bds		07/02/2024	250,000.00	243,628.75	229,585.00	1.700	4.586	4.650	365	07/01/2027
797055DM9	1484	San Buenaventura Ref		11/22/2023	145,000.00	142,846.46	129,614.05	1.319	4.981	5.050	184	01/01/2027
797010NA9	1529	San Buenaventura Ref		08/19/2024	275,000.00	266,041.05	255,106.50	1.700	4.142	4.200	457	10/01/2027
840058UZ2	1490	South San Fran Sch Dist		12/21/2023	270,000.00	262,934.10	247,201.20	1.852	4.176	4.234	427	09/01/2027
792897MZ0	1437	St. Paul MN Indep Sch Dist 625		07/19/2022	125,000.00	123,812.63	120,381.25	2.514	3.354	3.400	215	02/01/2027
889294RW6	1556	Toledo OH SD		08/06/2025	680,000.00	697,397.12	712,252.40	5.000	3.945	4.000	1,614	12/01/2030
958480YH2	1579	Western Iowa Tech		12/16/2025	415,000.00	367,181.63	370,470.50	1.700	3.847	3.900	1,796	06/01/2031
938429S57	1539	Wash County OR Sch Dist		12/18/2024	240,000.00	235,821.60	231,732.00	3.220	4.241	4.300	715	06/15/2028
962727NZ2	1466	WHEATON IL		10/13/2023	80,000.00	78,925.52	70,868.00	1.310	5.237	5.310	153	12/01/2026
975237FZ6	1550	Winona MN ISD 861		05/06/2025	310,000.00	300,956.06	299,326.70	3.000	4.162	4.220	946	02/01/2029
		Subtotal and Average	**24,738,694.70**		**25,540,000.00**	**24,697,518.60**	**24,386,374.90**		**3.847**	**3.901**	**946**	
Taxable Municipal Bonds disc cost												
018106UW2	1396	Allen Tex Indpt Sch Dist		05/27/2021	500,000.00	485,863.00	466,945.00	1.139	1.199	1.216	229	02/15/2027
235218M43	1569	City of Dallas TX		11/26/2025	1,000,000.00	767,050.00	776,000.00	3.549	4.119	4.176	2,055	02/15/2032
264471LW1	1499	Duluth MN Indep Sch Dist #709		02/08/2024	515,000.00	459,171.43	415,182.70	3.776	4.303	4.363	974	03/01/2029
		Subtotal and Average	**1,658,127.70**		**2,015,000.00**	**1,712,084.43**	**1,658,127.70**		**3.343**	**3.389**	**1,270**	
Treasury Coupon Securities												
91282CND9	1562	U.S. Treasury		11/06/2025	500,000.00	497,441.50	502,207.03	3.750	3.516	3.565	684	05/15/2028
91282CMW8	1563	U.S. Treasury		11/06/2025	500,000.00	497,578.00	502,148.44	3.750	3.515	3.564	654	04/15/2028
91282CBS9	1564	U.S. Treasury		11/06/2025	500,000.00	475,781.50	473,750.00	1.250	3.504	3.553	639	03/31/2028
		Subtotal and Average	**1,478,105.47**		**1,500,000.00**	**1,470,801.00**	**1,478,105.47**		**3.512**	**3.561**	**659**	
Certificates of Deposit - Bank												
33610RVF7	1510	First Premier Bank		06/05/2024	243,000.00	243,000.00	243,000.00	4.600	4.537	4.600	705	06/05/2028
052392DF1	1532	Austin Telco Fed CU		08/21/2024	249,000.00	249,345.36	249,000.00	4.200	4.142	4.200	233	02/19/2027
062119BU5	1454	BANK FIVE NINE OCONOMOWOC WIS		05/12/2023	249,000.00	249,914.08	249,000.00	4.400	4.340	4.400	315	05/12/2027
06652CHR5	1504	BankWest SD		04/12/2024	248,000.00	250,864.40	248,000.00	4.650	4.586	4.650	1,016	04/12/2029
254673Z74	1448	Discover Bank		11/15/2022	243,000.00	247,414.82	243,000.00	5.000	4.932	5.000	502	11/15/2027
38151PDE8	1582	Goldman Sachs Bank		12/02/2025	245,000.00	240,197.02	245,000.00	3.750	3.699	3.750	1,615	12/02/2030
59774QLN0	1534	Midland States Bank		09/24/2024	182,000.00	182,000.00	182,000.00	3.500	3.452	3.500	632	03/24/2028
60685BRZ6	1505	Mizrahi Tefahot Bank		04/10/2024	240,000.00	240,000.00	240,000.00	4.300	4.241	4.300	1,345	03/07/2030

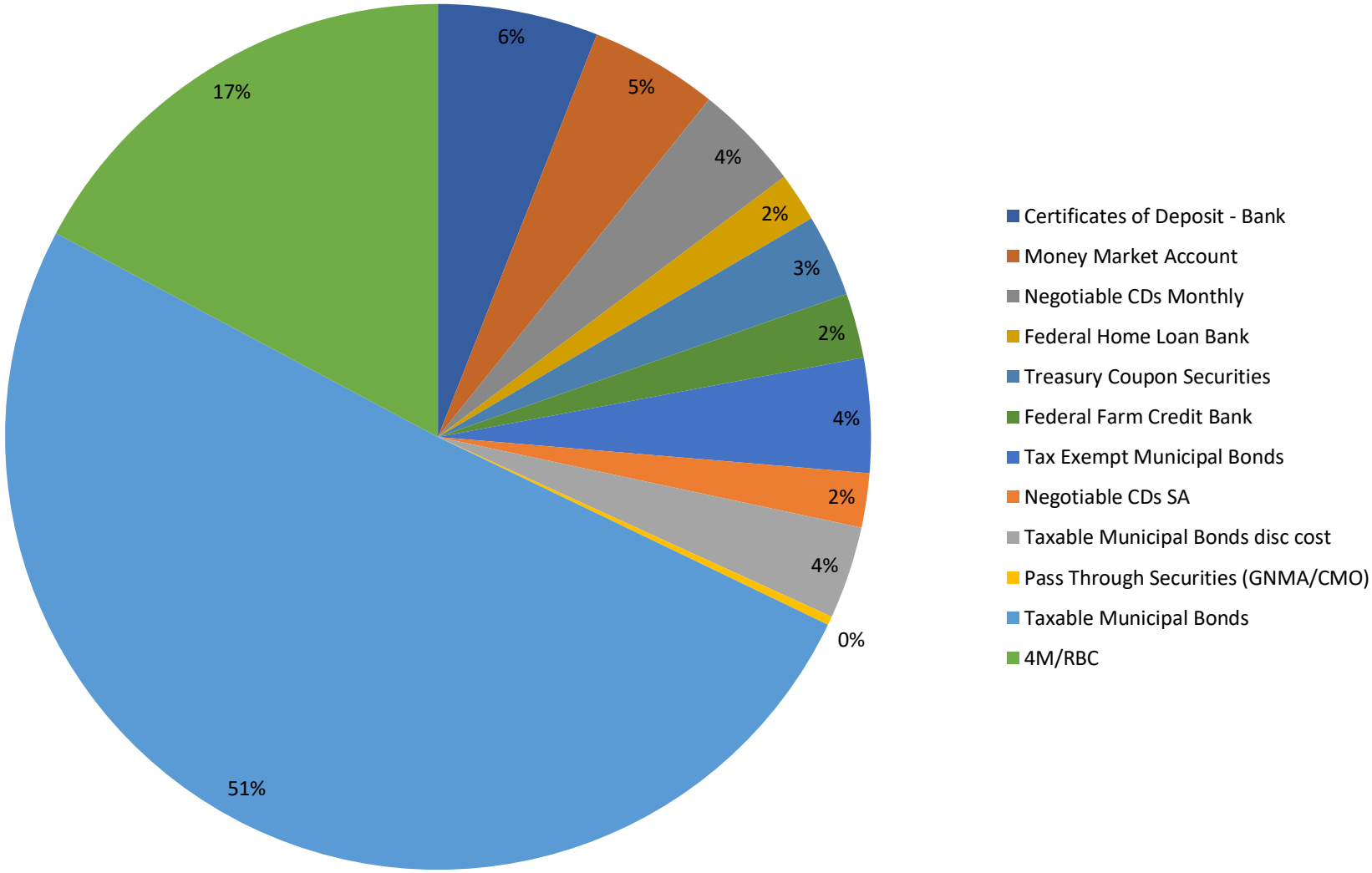
City of Shoreview
Portfolio Management
Portfolio Details - Investments
June 30, 2026

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity	Maturity Date
Certificates of Deposit - Bank												
61778ETW1	1588	Morgan Stanley Bk NA		04/29/2026	245,000.00	243,548.62	245,000.00	4.050	3.995	4.050	1,398	04/29/2030
62847NEG7	1501	MVB BK INC FAIRMONT WV		01/31/2024	248,000.00	248,000.00	248,000.00	4.250	4.192	4.250	212	01/29/2027
84287PJA1	1462	SOUTHERN FIRST BK NA GREENVILL		10/17/2023	243,000.00	247,310.82	243,000.00	4.900	4.833	4.900	656	04/17/2028
92512KBB8	1578	Versabank USA		12/12/2025	245,000.00	240,206.82	245,000.00	3.850	3.797	3.850	1,990	12/12/2031
		Subtotal and Average	**2,971,300.00**		**2,880,000.00**	**2,881,801.94**	**2,880,000.00**		**4.245**	**4.304**	**888**	
Money Market Account												
85473003	WF Reserve	Allspring 100% Treasury MMKT		06/30/2022	0.00	0.00	0.00		0.000	0.000	1	
85473001	WF Rntl Pymt	Allspring 100% Treasury MMKT		06/30/2022	0.00	0.00	0.00		0.000	0.000	1	
608919718	Oppenheimer	Federated Hermes Government Ob		07/01/2022	629,810.87	629,810.87	629,810.87		0.000	0.000	1	
31846V336	Moreton	First American Government Obli		07/01/2022	1,672,196.44	1,672,196.44	1,672,196.44	1.870	1.844	1.870	1	
		Subtotal and Average	**2,301,975.36**		**2,302,007.31**	**2,302,007.31**	**2,302,007.31**		**1.340**	**1.358**	**1**	
4M/RBC												
RBC316	RBC MMKT	IntraFi Network Deposits		07/01/2022	1,417,542.05	1,417,542.05	1,417,542.05		0.000	0.000	1	
4M 2020 IMP BDS	4M 2020 Imp	Minnesota Municipal Money Mkt		07/01/2022	0.00	0.00	0.00		0.000	0.000	1	
4M 2022A GO BDS	4M 2022A GO	Minnesota Municipal Money Mkt		07/19/2022	0.00	0.00	0.00		0.000	0.000	1	
4M 2024A GO BDS	4M 2024A GO	Minnesota Municipal Money Mkt		12/12/2024	0.00	0.00	0.00		0.000	0.000	1	
4M 2025A GO BDS	4M 2025A GO	Minnesota Municipal Money Mkt		05/15/2025	3,073.07	3,073.07	3,073.07		0.000	0.000	1	
4M ATM	4M ATM	Minnesota Municipal Money Mkt		07/01/2022	3,290.09	3,290.09	3,290.09		0.000	0.000	1	
4M GENERAL	4M General	Minnesota Municipal Money Mkt		07/01/2022	6,852,936.99	6,852,936.99	6,852,936.99		0.000	0.000	1	
4M HOCKEY ASSN	4M Hockey As	Minnesota Municipal Money Mkt		07/01/2022	0.00	0.00	0.00		0.000	0.000	1	
4M TIF #1	4M TIF #1	Minnesota Municipal Money Mkt		07/01/2022	0.00	0.00	0.00		0.000	0.000	1	
4M TIF #4	4M TIF #4	Minnesota Municipal Money Mkt		07/01/2022	0.44	0.44	0.44		0.000	0.000	1	
		Subtotal and Average	**8,272,467.81**		**8,276,842.64**	**8,276,842.64**	**8,276,842.64**		**0.000**	**0.000**	**1**	
Pass Through Securities (GNMA/CMO)												
3140LBSE4	1519	Federal National Mtg Assn		07/03/2024	180,335.02	170,715.41	159,596.49	1.090	8.029	8.140	609	03/01/2028
		Subtotal and Average	**159,596.49**		**180,335.02**	**170,715.41**	**159,596.49**		**8.029**	**8.140**	**609**	
		Total and Average	**48,940,682.59**		**49,783,184.97**	**48,378,229.65**	**48,137,156.32**		**2.911**	**2.952**	**703**	

CUSIP	Investment #	Issuer	Average Balance	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	YTM 360	YTM 365	Days to Maturity
		Average Balance	**0.00**	Accrued Interest at Purchase		3,388.84	3,388.84				**0**
				Subtotal		3,388.84	3,388.84				
		Total Cash and Investments	**48,940,682.59**		**49,783,184.97**	**48,381,618.49**	**48,140,545.16**		**2.911**	**2.952**	**703**

City of Shoreview
Portfolio Management
Portfolio Summary

Book Value by Investment Type



HR Monthly Report

To: Mayor and City Council

From: Charnelle Dengnoue, Human Resources Director

Date: Jul 20, 2026

Recruitment and staffing updates

Accounting Tech 2/Payroll

First- and second-round interviews have been completed. Human Resources, in collaboration with the Finance Department, is currently conducting pre-employment screening for the selected candidate.

The City continues to actively recruit for the following positions:

Group Fitness Instructor
Inclusion Specialist
Manager on Duty - Evening Events
Service Desk
Super Sitter Instructor
Swim Instructor-Private Lessons
Swimming Instructor

Benefits (mid-year review)

The City received its 2026 Mid-Year Employee Benefits Experience Review from North Risk Partners, which included an evaluation of the City's health plan performance, benefit benchmarking, and a preliminary outlook for the 2027 renewal. The review found that the City's health plans remain competitive with comparable public employers in Minnesota, and enrollment has remained stable.

The report also noted an increase in overall healthcare costs compared to the prior year, which is expected to place upward pressure on future premiums. Based on current claims experience, North Risk's preliminary projection estimates a medical plan renewal increase of approximately 19.5% for the

SHOREVIEW
HUMAN RESOURCES

2027 plan year. This estimate is preliminary and may change as additional claims data becomes available before the renewal is finalized.

The review also included updates on state and federal employee benefits compliance requirements.

Safety Committee

A representative from the League of Minnesota Cities Insurance Trust (LMCIT) met with HR to review loss control and workplace safety practices as part of the City's participation in the LMCIT Property, Automobile, Liability, and Workers' Compensation Insurance Program.

The purpose of the meeting was to evaluate injury trends, complete the Safety Committee Loss Control Survey, and discuss opportunities to strengthen the City's safety program. The survey is designed to help municipalities understand and comply with Minnesota Occupational Safety and Health Administration (MNOSHA) requirements, safety committee responsibilities, and other workplace safety best practices.

During the review, the following topics were discussed:

- Safety Committee requirements and responsibilities
- Safety Committee policies and bylaws
- Safety Committee meeting agendas and meeting minutes
- MNOSHA training requirements
- MNOSHA written safety program requirements
- Incident reporting procedures
- Workplace safety inspections
- Return-to-work program
- OSHA recordkeeping requirements

Recommendations

LMCIT provided recommendations and resources throughout the review to assist the City in strengthening its safety and loss control program. Staff will review these recommendations to identify any areas requiring improvement

and to ensure continued compliance with applicable safety regulations and best management practices.

Findings and Recommendations

LMCIT noted that the City's Safety Committee is well organized and maintains structured agendas and meeting minutes. This documentation supports effective committee operations and demonstrates compliance should an OSHA review occur.

LMCIT also provided the following recommendation to further strengthen the City's safety program:

- Implement a formal hazard reporting process to encourage employees to report unsafe conditions, unsafe behaviors, and near-miss incidents before they result in injuries or property damage. Staff should promptly investigate reported hazards, implement corrective actions, and communicate those actions to employees. LMCIT provided a Safety Hazard Report Form as a resource.
- Develop a formal Return-to-Work (RTW) Program for employees who experience work-related injuries. A written RTW program establishes procedures for management, injured employees, and medical providers, and typically includes a policy statement, required forms, and a list of light-duty assignments. Such programs help employees recover and return to work safely while reducing workers' compensation costs and lost work time. LMCIT provided a model RTW program for the City to use as a guide.

Next Steps

City staff will review the recommendations and determine where updates to existing policies and procedures are appropriate. Implementing these recommendations will further strengthen the City's safety program, improve regulatory compliance, reduce workplace risks, and support a safe and healthy work environment for all employees.

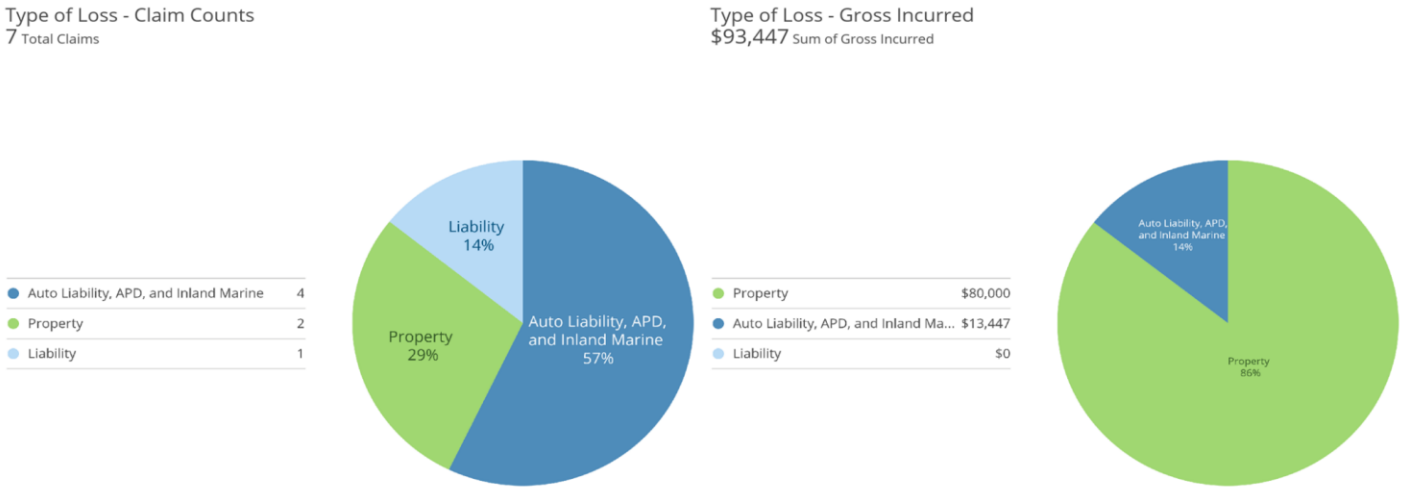
Overall, LMCIT recognized that the City has taken several positive steps to prevent workplace injuries and foster a strong culture of safety. Staff will

continue working with the League of Minnesota Cities Insurance Trust (LMCIT) and the City's safety consultant, CHESS, to enhance the City's loss control efforts, strengthen workplace safety practices, and utilize the resources and guidance made available through the insurance trust.

Shoreview Claims Review: Between September 2025 and July 2026

Property Casualty Claims Summary

Total Number of Claims: 7
Total Cost of Claims: $ 93,447



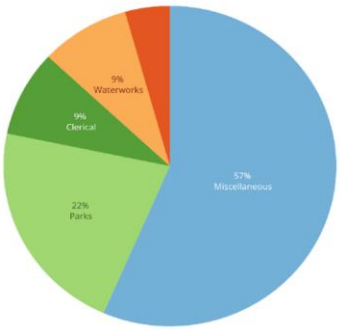
Workers Compensation Claims Summary

Total Number of Claims: 23
Total Cost of Claims: $ 38,732

SHOREVIEW
HUMAN RESOURCES

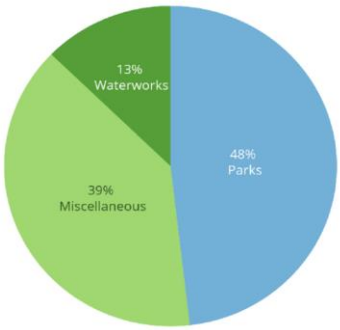
Job Class - Frequency
23 Total Claim Count

Miscellaneous	13
Parks	5
Clerical	2
Waterworks	2
Street-General Maintenance	1



Job Class - Severity
$38,732 Total Gross Incurred

Parks	$18,650
Miscellaneous	$15,160
Waterworks	$4,922
Clerical	$0
Street-General Maintenance	$0

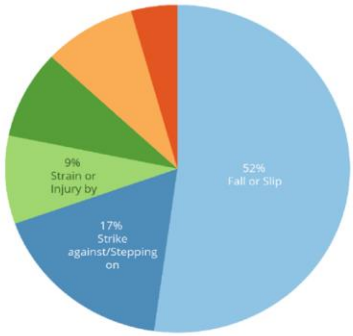


Top Causes of Injury

Fall or Slip
Strain or Injury by

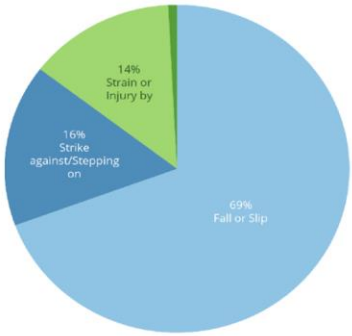
Cause of Injury - Frequency
23 Total Claim Count

Fall or Slip	12
Strike against/Stepping on	4
Strain or Injury by	2
Struck by or Injured by	2
Absorption, Ingestion, Inhalation	2
Miscellaneous Cause	1



Cause of Injury - Severity
$38,732 Total Gross Incurred

Fall or Slip	$26,877
Strike against/Stepping on	$6,200
Strain or Injury by	$5,338
Absorption, Ingestion, Inhalation	$317
Struck by or Injured by	$0
Miscellaneous Cause	$0

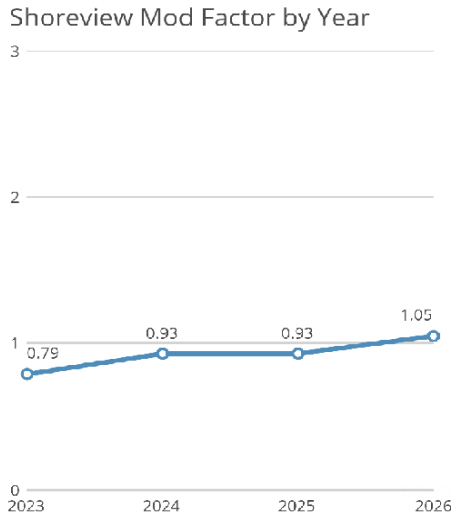


Total Number of Claims: 23
Total Cost of Claims: $ 38,732
- Medical: $ 23,938
- Indemnity: $ 3,967

Mod Rates
2026- 1.05
2025- 0.93

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HUMAN RESOURCES

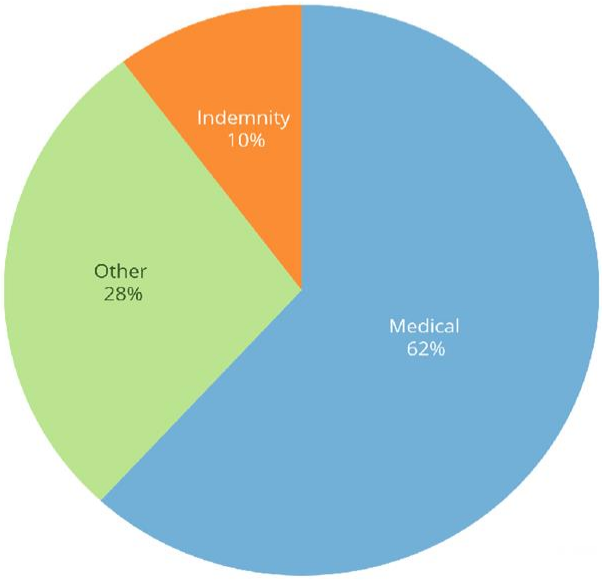
2024- 0.93
2023- 0.79



Medical vs Indemnity Costs

$38,732 Total Cost

Medical	$23,938
Other	$10,827
Indemnity	$3,967



SHOREVIEW
HUMAN RESOURCES

LMC
LEAGUE of MINNESOTA CITIES

Safety Committee Questions

A. Safety Committee General	Yes	No	N/A	Comments
1. Do you have a safety committee? a. Do you have a wellness committee?				
2. Are all departments represented?				
3. Is the committee size appropriate for your city?				
4. How are committee members selected?				
5. Is there a designated chairperson or leadership role in the committee?				
6. Do you have written bylaws and a policy?				
7. Are agendas prepared and distributed ahead of time?				
8. Are meeting minutes documented? And made available to all employees?				
9. How often does your safety committee meet? Is it on an established schedule?				
10. What activities is your safety committee involved in?				
11. Do you plan out your schedule annually?				

B. Safety/Insurance Programs	Yes	No	N/A	Comments
1. Does your city have a Safety Board of Directors (or equivalent group) that meets to discuss high-level safety management topics?				
2. Do you use a 3rd party safety consultant for OSHA training? If so, who?				
3. Do you have a written safety program? Do you have an AWAIR program?				
4. Do you have other OSHA required written programs (i.e. BBP, ERTK, confined space, LOTO, PPE, etc.)				
5. Are all employees trained in OSHA requirements? Do you document this training?				
6. Are incidents reviewed and investigated?				
7. Are hazards, near misses, and accidents reported?				
8. Are safety inspections conducted?				

Evaluations and comments referenced herein are provided for loss control purposes only in conjunction with the LMCIT insurance program. They are not made for the purpose of complying with the requirements of any law, rule or regulation. We do not infer or imply in the making of these evaluations and comments that all material facts were reviewed or that all possible hazards were noted. The final responsibility for conducting safety, loss control and risk management programs must rest with the insured.

SHOREVIEW
HUMAN RESOURCES

9. Are all safety data sheets (SDS) current, accessible, and reviewed as needed?				
10. Do you have a RTW program?				
Note for above *safety committee could help with these*				
C. Recordkeeping/Reporting/	**Yes**	**No**	**N/A**	**Comments**
1. Are OSHA required documents (300 logs) maintained accurately and up to date?				
2. Are required OSHA posters displayed prominently in employee areas?				
3. Do you post your OSHA 300A annually?				
4. Is staff trained on how and when to report incidents for insurance/claim purposes?				
D. Other	**Yes**	**No**	**N/A**	**Comments**
1.				
2.				
3.				

Monthly parks and recreation report

To: Mayor and City Councilmembers

From: Steve Benoit, Parks and Recreation Director

Date: July 15, 2026

Department updates

Park projects

Progress continued in June on the Bobby Theisen Park renovation project punch list. Items on the list that were resolved included adjustments to the chain link fence on the hockey rink, irrigation valve box, drinking fountain on the west side of the park building, lights around the monument sign, and the park building water softener. In addition, all of the silt fencing and erosion control was removed since the plantings are now established.

At the Shoreview Commons restroom/shelter building project all the punch list items have been completed. As we approach the one-year mark of the building being open, staff and the contracts will be scheduling a walk-through to address any issues or concerns.

Community center update

Memberships/daily visits/rentals

It was a busy month in June with 56,067 visitors to the community center. This included 23,246 member visits, 14,246 daily passes sold, and 18,575 rental visits.

June 30 marked the final day of the summer membership special. During the promotion, 1-, 2-, and 3-month membership options were offered. This provides an excellent opportunity for college students returning home for the summer, as well as individuals interested in experiencing or “trying out” the facility. These short-term memberships continue to attract new members, introduce more people to everything the facility has to offer, and serve as a pathway to long-term membership. The promotion was another success, with a total of 292 memberships sold, generating $28,826 in revenue. Membership sales included:

- 1-month: 113 memberships sold
- 2-month: 62 memberships sold
- 3-month: 117 memberships sold

When combining the membership special with all other membership types, the sales office was very busy in June. Over 530 memberships were sold or renewed, averaging 17 membership sales per day!

From May to June, there was almost a $20,000 increase in membership sales. This is due in large part to the membership special. The largest number of new members continues to be family memberships. Overall, total annual membership revenue decreased from June of 2025 to June of 2026. This is likely due to the rising cost of essential items and people limiting their discretionary spending on recreation/entertainment. The Silver Sneakers revenue continues to be about double of what we received in June 2025. This is mostly in part to the increase in members transitioning from the YMCA and Lifetime, but also due to more insurances moving from Renew Active to Silver Sneakers.

In June, 17 different corporate groups reserved 29 spaces in the community center. New corporate renters included Green Card Voices, Renovation Church, and Torah Academy. There were 21 future birthday parties booked, 12 of which fell within the summer rental sale guidelines of 15% off. Seven out of the eight indoor playground exclusive party time slots were rented in June. This is unique since many people typically start to have their parties outside.

There were 154 rental inquiries and 36 tours provided in June.

Aquatics

Two new custom private swim instructors were added to the team to replace two instructors that left their positions. Summer swim lessons are well underway with the first set of June Monday/Wednesday night and Tuesday/Thursday night lessons wrapping up. Single day lessons were available in the morning and evenings starting June 29.

The aquatic program supervisor, along with one of the custom private swim instructors, attended a training/certification class by Swim Angelfish. This organization has developed a training and certification process for teaching swim lessons for people with autism. Both staff received their level 1 certification following the class.

On June 6, Ellis & Associates conducted an audit, for which staff received an overall ranking of exceeds. There were four staff evaluated on their individual guarding skills, and also on demonstrating the EAP for in-water unconscious guest and spinal management. There will be one more audit completed this year by Ellis & Associates.

In June, there were increases in rentals compared to last year for Bamboo Bay exclusives, poolside party room, and cabana birthday parties. The summer rental sale will wrap up in July, but the Sunday rental sale will be brought back again this

year for the fall. This sale will provide 15% off meeting and activity room birthday party packages, along with the poolside party room for Sunday rentals. July field trip sales are expected to exceed 3,000 youth visiting the pool for a field trip.

In June there were maintenance related issues that occurred in Bamboo Bay, resulting in an insurance claim being filed for the damaged equipment. The heater has also not been working properly, however the temperature has been holding at 80 degrees allowing the pool area to remain open while waiting on replacement parts.

Fitness

Even with the warmer summer weather, there was an increase in group fitness class attendance. There were 1,136 participants in group fitness classes and 466 in SeniorFIT classes.

The 10% off personal training and Group X card sale was offered throughout the month of June. This promotion continues to be a highly anticipated opportunity for members to invest in their health and fitness goals. This year's sale drove record-breaking results, making June the highest revenue producing month to date for fitness sales. During the sale, 36 personal training packages were sold, including individual and buddy training options. There were 259 Group X card sales across all package sizes. Group X card revenue sales were $75,452 and personal training sales brought in $30,800 for a total of $106,252 for the month of June.

A new Tai Chi instructor has been hired, with classes scheduled to begin in mid-July. The first private yoga package was sold, marking the launch of the new one-on-one yoga sessions.

Recreation programs update

The recreation intern has been busy meeting with various staff within the parks and recreation department. These meetings provide an overview of all the possible career paths available within the parks and recreation field. The main projects the intern has been working on include Family Fun Night, Friday Fundays, and the Kidz Concert in the Commons. During June, he contacted entertainment acts, created budgets, and put together games and activities for these events. He also helped out the aquatics department by sending participant emails, and assisted at the parks and recreation front desk by learning how to process registrations and redirect incoming phone calls, and in-person questions from guests. Moving forward he will be working on a research project regarding field rental and concession stand fees.

There were 861 program registrations processed in June.

- Adult programs: 52

- Adult sports: 30
- Aquatics: 132
- Drop-in childcare: 27
- Fitness: 295
- Kids Corner Preschool: 4
- Special events: 26
- Summer camps: 111
- Youth programs: 116
- Youth sports: 79

Adult programs

Through the partnership with the Museum of Russian Art, a unique low-cost art workshop was made possible by a grant from the Minnesota State Arts Board. Seventeen participants were guided by a teaching artist to explore folk art traditions by carving their own printing blocks and creating custom tea towels and canvas tote bags. Creative arts programming offers numerous benefits for older adults, including supporting cognitive function, emotional well-being, and fine motor skills. To build on this experience, there will be a day trip to the Museum of Russian Art in August. Students of this class, and others, can see the artwork that inspired their creations as part of the museum's current exhibition. Lunch at Kramarczuks following the tour.

The latest Downsizing class filled to capacity with participants learning practical strategies for decluttering and preparing to downsize. Each attendee left with a resource toolkit and a 30-day decluttering checklist to help them get started.

The month closed out with the first mini Mah Jongg tournament. This event was designed for graduates of our learn to play Mah Jongg classes. It provided a relaxed, supportive environment where players could practice tournament-style play, ask questions, and build confidence to see if they're ready to play in the larger fall tournament.



Youth programs

Kids Care drop-in childcare had 580 kids use the program for a total of 733 hours in June. Residents were 38% of users, 97% of users were members, and 78% were utilizing the fitness center. There were 26 new punch cards sold with the majority being for 10 hours of childcare. This month two new staff also began!

Summer Discovery is well underway with six successful weeks of programming completed. Each week has featured engaging themes and fun dress-up days that have helped build excitement and participation among staff and participants. The weather has been great so far, with some hotter days, but the rain and air quality has been good up until this week. The program has a weekly theme, dress-up day and field trips that encourage camper and staff engagement and creativity while providing fun opportunities throughout the summer. The first four weeks included the following:

- Opening day theme, jersey dress-up day, and onsite field trip with Kidokinetics
- Jaws, Paws, and Claws theme, animal dress-up day, and Flaherty's Bowling field trip
- Strike Up Some Fun theme, retro dress-up day, and Como Zoo field trip
- Party in the USA theme, America dress-up day, and Funlab field trip

Adventure Quest playground program kicked off on June 15. This half-day camp is held at Bucher and Sitzer Park, and participants have the flexibility to register on a week-by-week basis. Throughout the camp, children enjoy a variety of activities, including arts and crafts, recreation sports, and playground games. Adventure Quest also offers a leader in training (LIT) program for youth ages 12 – 14. This program helps teens develop leadership skills while giving them hands-on experience assisting with games, crafts, and other activities during Adventure Quest camp. Over the past several years, many former LIT participants have been hired as camp staff once they become old enough to work, demonstrating the program's success in developing future leaders.

The Explorers program at Bobby Theisen is our new full-day summer program. While enrollment started lower than anticipated, participants register weekly, and we have seen enrollment increase as the summer has progressed. We are encouraged by this upward trend and anticipate continued growth throughout the remainder of the summer.

During the summer, the parks and recreation department partners with a variety of contractors to offer a diverse lineup of summer camps and classes. This summer's programming includes opportunities in art, theater, dance, STEAM, nature, and music. These programs provide participants with engaging, hands-on experiences that encourage creativity, learning, and skill development throughout the summer.

The 2026 – 27 school year is quickly approaching for Kids Corner Preschool as staff prepare for students to begin classes on September 14. Staff training plans and schedules are being finalized. Additional enrollment paperwork will be sent out to registered participants in early July in preparation for the start of the school year.

Youth/adult sports programs

Summer sports camps have officially kicked off for the season. In June, there were nine camps offered with a total of 175 participants. This included tennis, skateboarding, cheerleading, archery, pickleball, basketball, and volleyball camps.

The youth soccer and t-ball/baseball leagues, in addition to the adult adaptive kickball league, began regular season games in early June. Unfortunately, there have been a handful of weather-related cancelations which have required rescheduling at the end of the season.

The 3rd Lair Skateboarding Contest was held on Sunday, July 12 at Shoreview Commons Skatepark. This event was open to all ability levels and prizes were handed out.

Emily Ashton was welcomed aboard as the new seasonal sports coordinator. This position was unexpectedly vacated earlier this summer. Emily will assist the recreation program supervisor for our sports programs with a variety of administrative tasks including monitoring programs and events on-site during the week.

Special events

Family Fun Night took place July 9 from 4:30 - 7:30 pm at the Haffeman Pavilion. This fun-filled family event featured carnival games, face painters, inflatables, food truck, and lots of fun.

The Slice of Shoreview returns July 24 – 26 at Island Lake County Park! This year's festival will have an incredible lineup of entertainment and activities planned throughout the weekend. Be sure to visit the Slice of Shoreview website for the latest schedule, event details, and festival updates. Staff presented the new Slice of Shoreview Advisory Board Governance to the parks and recreation commission for approval in June. Communication about the event management structure and advisory board recruitment will begin as the event date approaches.

The Farmers Market is excited to see fresh vegetables begin appearing during the last market of June. Vendors have shared that this year's growing season has been challenging due to weather and a lack of rainfall, which has delayed some crops. Staff are hopeful that each week will bring a greater abundance and variety of locally grown produce. In addition to fresh products, the market continues to offer a variety of activities each week, including kid activities, community booth spaces for

non-profits and organizations, a frequent shopper card, and fun-themed market days throughout the season.

Concerts in the Commons kicked off its 19th season with a few smaller-than-usual crowds due to rain and the threat of rain. Fortunately, no concerts have needed to be cancelled yet. The BackYard Band brought over 860 people together on a chilly, but rain-free evening.



2026 Concert in the Commons: 7 pm at Haffeman Pavilion

Date	Band
July 15	Brass Menagerie
July 22	ABBAsolutely Fab
July 29	ElNo
August 5	Mia Dorr Presents Dolly Parton

**Rain date August 13*

2026 Kidz Concert in the Commons: 10 am at Haffeman Pavilion

Date	Artist/Band
July 15	Will Sings Songs
July 22	Wendy's Wiggle Jiggle and Jam
July 29	Snake Discovery – *for the safety of all animals please do not bring dogs to this show*
August 5	Riffin Griffin

Maintenance update

Community center maintenance

A pipe fitting failed in the Bamboo Bay waterpark pump room, spraying water throughout the area and damaging several pieces of equipment. Staff isolated the leak and restored pool operations. We obtained estimates to replace the equipment and initiated an insurance claim. Insurance will reimburse the replacement cost of the equipment.

The facility experienced a power outage earlier in June due to the severe storms that moved through the area. After utility power was restored, an issue with the emergency generator's transfer switch caused intermittent electrical service disruptions throughout the day. Maintenance staff are continuing to work with a contractor to diagnose and resolve the power transfer issue.

Repairs were made to the Bamboo Bay waterpark heater. The main circuit board and one of the gas valves needed replacement to get the unit running again.

Repairs were made to one of the rooftop HVAC units. The unit needed a new outdoor humidity sensor installed.

Staff replaced two condenser fan motors on the HVAC chiller system because of failed motor bearings.

New tables were ordered for the Coconut Cove party room. These tables were a scheduled replacement in the 2026 CIP budget. The old tables were saved and are being used for our summer discovery program.

Maintenance staff completed 202 work order items in June.

Park maintenance

The parks maintenance crew spent a great deal of time cleaning up from a storm that came through on June 9. Most of the storm impacts were in parks located on the south side of the city including Sitzer, Wilson, and Lake Judy. Twelve park trees came down completely and another 25 had damaged branches. Two park benches were destroyed and the Sitzer Park hockey rink was damaged. A tree at Sitzer park was also hit by lightning. The crew did an amazing job managing the clean-up.

A girls fast-pitch softball tournament was held every weekend in June at the Rice Creek Fields athletic complex. All of these tournaments required the support of the parks maintenance staff to prep and keep the fields in great playing condition. As has been the case historically, participants commented on the quality of the Rice Creek Fields facility.

Monthly public safety report

To: Mayor and City Councilmembers

From: Brad Martens, City Manager

Date: July 8, 2026

Ramsey County Sheriff's Office (RCSO)

E-bike enforcement

The Sheriff's Office is receiving complaints regarding illegal e-bike activity. Additional enforcement will take place related to these activities including stopping users who are operating illegally to deter the activity. An e-bike fact document is attached to this report.

Neighborhood newsletter

The July edition of the RCSO Neighborhood Newsletter is attached to this report. Topics include a school supply drive, Night to Unite, summer safety tips, electronic scooter and bike operation, vehicle thefts, and upcoming community events.

Lake Johanna Fire Department (LJFD)

Headquarters fire station

Construction on the new station is substantially complete. A ribbon cutting and grand opening ceremony is scheduled for July 29th at 2pm.

LJFD calls for service

Calls for service for the City of Shoreview are shown below by month and year. Through the end of June, calls are 17 lower than the same time in 2025.

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2023	199	193	181	212	225	227	257	204	207	193	197	228	2523
2024	210	184	189	181	215	233	203	250	223	216	208	235	2547
2025	233	205	223	211	213	211	234	214	199	220	195	237	2595
2026	232	183	207	193	241	257							1313

Public safety committee

The public safety committee will meet on July 16th with the following items on the agenda

- Applicant interview
- Night to Unite
- Multi-family development impacts
- 2026 legislative session

Attachments

1. E-bike facts
2. Neighborhood Newsletter

E-BIKE FACTS

An e-bike is any bicycle (or tricycle or adaptive bike) with either a built-in or post production electronic motor to assist your pedaling. This doesn't replace your pedaling power - but enhances it!



Four Legal Classes:

Class 1 – assist up 20MPH with **NO** throttle
Class 2 – assist up to 20MPH **WITH** a throttle
Class 3 – assist up to 28MPH with **NO** throttle
Multi-Class – throttle assist up to 20MPH with pedal assist up to 28mph

What is NOT an E-Bike?

Any motorized bicycle that doesn't fit into the **Four Legal Classes**. Check out the next fact sheet to learn how to spot an "e-moto" and avoid riding an unsafe or illegal vehicle.

Who Can Operate an E-Bike?

In MN, anyone over 15 years old can drive an electric bike.

E-Bike Laws & Safety:

Obey all traffic laws and signs, except for the "stop as yield" maneuver, where bikes are allowed to "roll through" a red stop sign when it is safe to do so.

Ride in the direction of traffic - never against

Use your lights at night - White in front & red (or reflector) in back

Signal turns when it's safe to do so

Yield to pedestrians when on mixed-use trails and sidewalks and let them know you're coming

Move with extra caution on sidewalks - or avoid riding on them all together as it is less safe for most riders

bikeMN
BICYCLE ALLIANCE OF MINNESOTA

Other Safety Tips:

E-Bikes may operate anywhere a non-electric bike may ride - except on certain multi-use trails. **Double check your local trail's rules!**

Though not required by law, wear your helmet when you ride to **protect your brain**

Check your bike with an "ABC Quick Check" before you ride

Start out slow and low with the settings on your e-bike to gain comfort with the electronic assistance. It'll become intuitive quickly! Practice before you get on the road in a parking lot or on a quiet trail

IS IT AN E-BIKE?
...or *Nah?*



How to avoid getting on an illegal or unsafe e-bike

Has **functioning** pedals

Marked as one of the **Four Legal Classes**

Sold at a reputable shop or online retailer

Maximum motor power of **750W**

Electronic components **certified by UL** or similar

Has an **electric** assist built in or professionally added after market

Has a **speed governor** capped at 20 or 28MPH

Legal, safe, quiet, and environmentally friendly!

Pedals **'just for show'**
aka
you don't need to pedal to operate

Not **'classed'** or goes faster than 28MPH

Sold outside of retail regulations

Might be electric or gas powered

Might have no limit on top speed or the governor has been altered in some way

Often **loud**, **dangerous**, not a ***legal*** e-bike!

What About E-Scooters?

Electric scooters laws follow the same laws as bicycles and have to follow these additional rules:

Riders under 18 must wear a helmet
Sidewalk riding is prohibited on e-scooters, always
Only one person per scooter - no stowaways!

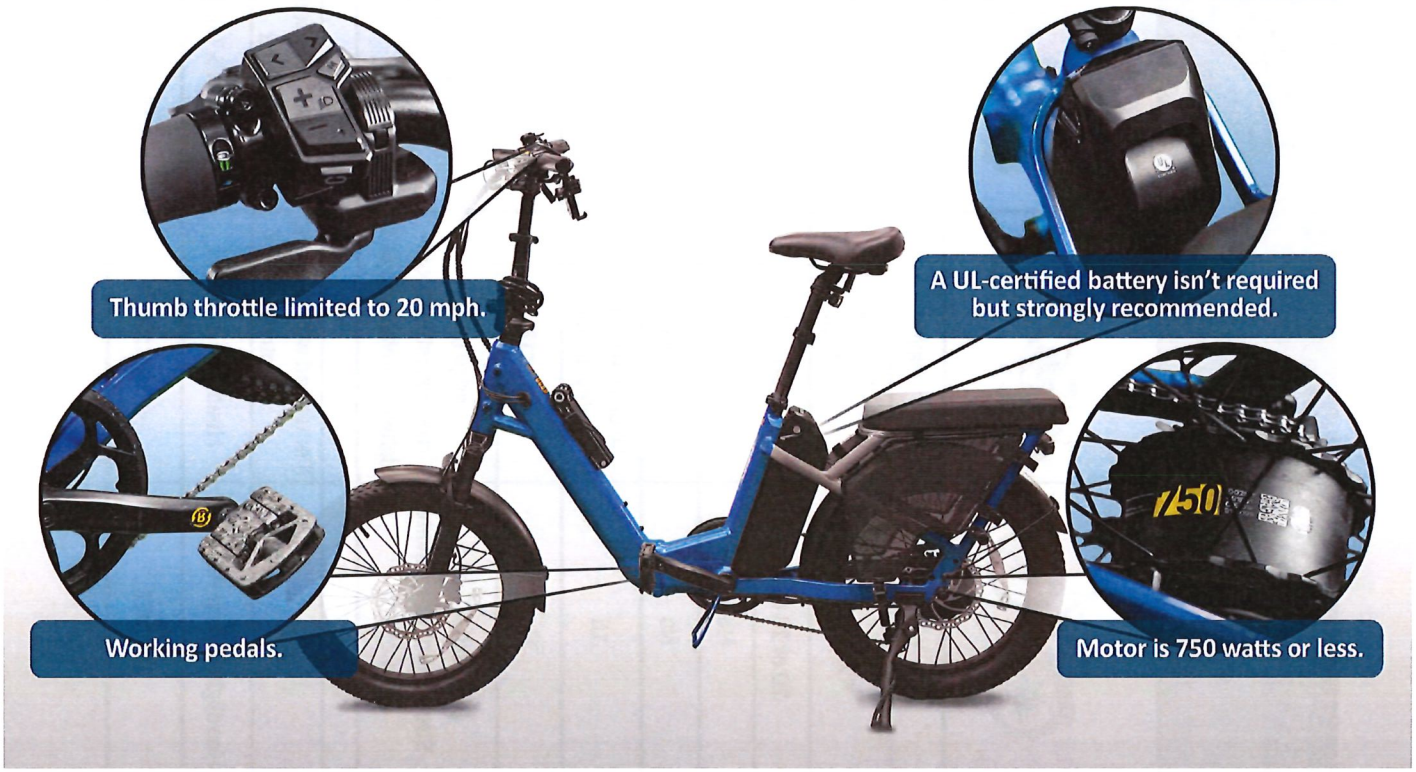
For more information on E-Bikes head to bikemn.org/ebikes

bikeMN
BICYCLE ALLIANCE OF MINNESOTA

Electric and Motorized Bicycles and Scooters

	Electric Personal Assistive Mobility Device	Motorized Foot Scooter	Electric-assisted Bike (class1-3)	Motorized Bicycle or E-Moto	Motorcycle
Photo					
Pedal-Assist Motor	No	No	Yes	Maybe	No
Motor/Engine Size		100-750 watts	< 750 watts	750 < 1500 watts or <49cc	>1500watts or >49cc
Max Speed	15 mph	20 mph	20 or 28 mph	30 mph	>30 mph
License Required	No	No	No	Yes	Yes
Registration Required	No	No	No	Yes	Yes
Minumum Age	12	12	15	16 or 15 w/motorized bicycle permit	16 or 15 w/ motorcycle instruction permit
Helmet Required	<18	12-17yrs.	No	<18	<18
Where can I Ride	Sidewalks,Trails, Streets(limited), Private property	Trails, streets, private property	Sidewalks,Trails, Streets(limited), Private property	edge of the roadway(street), off-highway, private property	Streets, off-highway, private property
Passenger	No	No	No	if equipped with seat and footrest	if equipped with seat and footrest
Nightime	Relectors	Headlight & Tailight	Headlight & Rear Reflector	Headlight & Tailight	Headlight & Tailight
Statute (definitions 169.011)	***169.212***	***169.225***	***169.222***	***169.223***	***169.974***

E-MOTOS ARE ILLEGAL ON THE ROAD. A LEGAL E-BIKE MUST HAVE ALL THE FOLLOWING:



LEGAL REQUIREMENTS

Technical specifications	E-bike (Class 1, 2, 3)	E-moto (Off-highway motorcycles)
Max speed	<=28 mph	>28 mph
Engine	<=750 watts	>750 watts
Legal requirements		
Minimum age	15	16
Driver's license	No	Yes
License plate	No	Yes

BICYCLE LAWS AND SAFETY

- Obey all traffic control signs and signals, just as you would when driving.
  - The only exception is that bicyclists may treat stop signs as yield signs when the intersection is clear.
- Use signals, if able, to let people behind you know when you're turning.
- Remember that you are sharing the road, and it is important to be predictable to avoid a crash.
- Use a headlight and rear reflectors when it's dark.
- Slow down whenever passing pedestrians.

OFFICE OF TRAFFIC SAFETY

Ramsey County Sheriff's Office
Public Safety Services Division – Crime Prevention
1411 Paul Kirkwold Drive · Arden Hills, Minnesota 55112
Phone: 651-266-7339 · www.RamseyCountySheriff.us

Neighborhood Newsletter

July 2026

In this issue:

Night to Unite
Summer Safety Tips
250th Celebrate Safely
MN electric two wheels
Thefts and Vehicles
Ramsey County Fair
Summer Events

School Supply Drive August 3–7

Help support local students by donating school supplies during our week-long School Supply Drive, held in partnership with the Ramsey County Sheriff's Office.

Drop-Off Location:
Ramsey County Patrol Station
1411 Paul Kirkwold Drive
Arden Hills, MN

Drop-Off Hours:
Monday–Friday, 8:00 a.m.–4:30 p.m.
(Normal lobby hours)

Night to Unite - Tuesday, August 4th

Night to Unite (aka. National Night Out) is a statewide event that builds and fosters community bonds between citizens, businesses, and public safety organizations such as the Ramsey County Sheriff's Office. This annual celebration occurs on the first Tuesday in August and gathers neighborhoods and public safety personnel together for an evening to promote safe communities.

Residents and businesses in Arden Hills, Little Canada, North Oaks, Shoreview, Vadnais Heights, and White Bear Township are encouraged to plan and hold a Night to Unite event on **Tuesday, August 4, 2026**. If you live in different city than listed above, please check with your local city police department.

Registration ends Monday July 27th,2026!

For more information please go to: Participate in Night to Unite

Online registration link is: https://forms.office.com/g/Q3zvWbypS5

Summer Safety Tips

Summer is the season of sunshine, outdoor adventures, family gatherings, and making memories. Whether you're hiking a trail, working in the yard, spending a day at the lake, or simply enjoying a backyard barbecue, staying safe should always be part of the plan.

- **Stay aware of your surroundings.** Keep your head up, limit distractions, and trust your instincts.
- **Tell someone your plans.** Let a friend or family member know where you'll be if you're hiking, boating, exploring or traveling. Let them know the time frame you will be gone.
- **Kids and teens should check in regularly.** Parents should know where children and teens are, who they are with, and when they plan to return home. Establish a check-in time and work at memorizing parents phone numbers.
- **Protect yourself from the sun.** Wear sunscreen (SPF 30+), sunglasses, and a hat. Remember to reapply after a while.
- **Stay hydrated.** Drink water regularly, especially during hot days and physical activity.
- **Watch for heat-related illness.** Dizziness, headaches, nausea, and excessive fatigue are signs it's time to cool down.
- **Keep valuables secure.** Lock vehicles and avoid leaving personal items unattended or in plain view.
- **Be visible.** Wear bright colors when walking, biking, or exercising near roads.
- **Know your limits.** Whether swimming, hiking, or participating in outdoor activities, don't push beyond your abilities.
- **Practice water and bike safety**. Children and teens should wear life jackets when appropriate, never swim alone, and always wear a properly fitted helmet when riding bikes, scooters, skateboards, or other wheeled devices.

A little preparation and awareness can help ensure your summer stays fun, safe, and memorable.

250th Celebrate Safely

As our nation celebrates its **250th Independence Day** this Fourth of July, Ramsey County community members are encouraged to enjoy the festivities while following state fireworks laws and practicing good safety habits. Since 2019 Minnesota Fire Marshal has reported 2 deaths and 132 firework related injuries.



In Minnesota, **consumer fireworks that explode or fly into the air—such as firecrackers, bottle rockets, Roman candles, and aerial shells—remain illegal for personal use** per MN State Statute 624.20**.** Legal fireworks include non-explosive and non-aerial items such as sparklers, smoke devices, snakes, and novelty fountains. Violating Minnesota's fireworks law may result in misdemeanor penalties, confiscation of

illegal fireworks, with a possibility of citation.

To help keep everyone safe:

- Purchase fireworks only from licensed retailers.
- Always have a bucket of water or a garden hose nearby.
- Never allow young children to handle fireworks without close adult supervision.
- Never relight a malfunctioning ("dud") firework. Wait at least 20 minutes, then soak it in water before disposing of it.
- Keep fireworks away from dry grass, buildings, vehicles, and wooded areas.
- Never use fireworks while under the influence of alcohol or drugs.

The safest way to celebrate is by attending a professional fireworks display. By following Minnesota law and using common sense, everyone can help make this historic 250th Fourth of July celebration both memorable and safe.

MN Electric two-wheel fun- “Know Before You or Kids Ride”

Electric-powered transportation is becoming increasingly popular across Minnesota. From e-bikes and e-scooters to e-motos and motorcycles, these vehicles offer a fun, affordable, and environmentally friendly way to travel. Whether you're commuting to work, exploring local trails, or simply enjoying a summer ride, **it's important to understand the laws that apply to each type of vehicle and how to ride safely.**

E-Bikes

Electric bicycles (e-bikes) are bicycles equipped with an electric motor that assists the rider while pedaling. Under Minnesota law, an e-bike has a motor rated at 750 watts or less and can generally be ridden on roads, bike lanes, and many trails where traditional bicycles are permitted. However, local ordinances may impose additional restrictions. For example, the North Oaks Home Owners' Association (NOHA) prohibits e-bikes on its trails.

Although Minnesota law does not require helmets for e-bike riders, wearing a properly fitted helmet is strongly recommended. Riders should obey all traffic laws, be aware that some parks and trail systems restrict certain classes of e-bikes, and remember that bicyclists must yield to pedestrians and provide an audible signal before passing.

E-Scooters

Electric scooters have become a popular transportation option in many communities. They are generally less expensive than e-bikes, making them increasingly common among younger riders. They are also widely available as rental vehicles in many cities for short trips.

In Minnesota, e-scooter riders generally have the same rights and responsibilities as bicyclists. Riders must be at least 12 years old to operate an e-scooter. Riders ages 12 through 17 are required by state law to wear a helmet. Passengers are not permitted on e-scooters, and riders should use bike lanes when available, yield to pedestrians, and remember that riding on sidewalks is prohibited under Minnesota law.

E-Motos and Electric Dirt Bikes

Electric motorcycles and electric dirt bikes, often called "e-motos," have surged in popularity.

However, many riders do not realize that these vehicles are often classified as motorcycles or off-road vehicles under Minnesota law.

Depending on the vehicle's design, speed, and equipment, registration, licensing, may require safety equipment may all be necessary. Riders must be at least 16 years old, or 15 years old with a valid motorcycle instruction permit, to legally operate these vehicles on public roads where permitted.

E-motos are not allowed on sidewalks, bike paths, or multi-use trails. Law enforcement has seen a significant increase in juveniles operating these vehicles illegally in county parks and on roadways, creating safety risks for both them and others in the community.

Motorcycles

Traditional and electric motorcycles provide an exciting way to travel Minnesota's roads. Generally, motorcycles have motors rated at more than 1,500 watts or engines larger than 50 cc.

Operators must have a valid driver's license with a motorcycle endorsement, register the motorcycle as required, follow all traffic laws, and wear any required safety equipment. Riders should remain visible, ride defensively, and stay alert for motorists who may not see them.

MN Electric and Motorized Bicycles, Scooters, and Motorcycles

	Electric Personal Assistive Mobility Device	Motorized Foot Scooter	Bicycle	Electric-assisted Bike (class1-3)	Motorized Bicycle or Mopeds or E-Motos	Motorcycle or E-Motos
Photo						
Pedal-Assist Motor	No	No	No	Yes	Maybe	No
Motor/Engine Size		<750 watts		< 750 watts	750 < 1499 watts or <50cc	>1500watts or >51cc
Max Speed (on flat Surface)	15 mph	20 mph	As fast as your human legs can go (**average Recreational Cyclist 10-25mph/Professional Cyclist 25 to 45mph*)	20mph *self-propelled* or pedal-assist to 28mph(Class 3)	30 mph	>30 mph
License Required	No	No	No	No	Yes	Yes
Registration Required	No	No	No	No	Yes	Yes
Minimum Age	12	12		15	16 or 15 w/motorized bicycle permit	16 or 15 w/ motorcycle instruction permit
Helmet Required	<18	12-17yrs.	No	No	<18	<18
Where can I Ride	Sidewalks, bicycle path, Streets, Private property	Streets, bicycle path, bicycle lane, bicycle trail, or bikeway that is not reserved for the exclusive use of nonmotorized traffic, private property	Sidewalks, Streets, bicycle lane, bicycle trail, bikeway, private property	Sidewalks, Streets, (bicycle lane, and a bicycle route, and operation without the motor engaged on a bikeway or bicycle trail) Private property	Street, off-highway, private property	Streets, off-highway, private property
Where can I NOT Ride	Freeway	Sidewalks, Freeway	Sidewalks in business District, Freeway	Sidewalks in business District, Freeway	sidewalks, trails, paths, Freeways	sidewalks, trails, paths
Passenger	No	No	if bicycle is designed or equipped to do so. If a Child trailer or seats attached for children.	if bicycle is designed or equipped to do so. If a Child trailer or seats attached for children.	if equipped with seat and footrest	if equipped with seat and footrest
Nighttime	Reflectors	Headlight & Taillight	Headlight & Taillight	Headlight & Rear Reflector	Headlight & Taillight	Headlight & Taillight
Statute (definitions 169.011)	***169.212***	***169.225***	***169.222***	***169.222***	***169.223 / 169.974***	***169.974***

E- Moto (Electric Motorcycle) can be classified as a motorcycle, moped, or motorized bicycle based on the size and power of its motor.
It's important to note that city ordinances may impose additional restrictions beyond state and federal laws.

Important Safety Reminders

- Parents should understand state and local laws before purchasing electric-powered vehicles for their children.
- Parents should teach children safe riding habits and bicycle laws before allowing them to ride.
- Always wear a properly fitted helmet appropriate for the type of vehicle you are operating.
- Obey all traffic signs, signals, and speed limits.
- Use lights and reflectors when riding at night or in low-visibility conditions.
- Stay off your phone and avoid distractions while riding.
- Yield to pedestrians and share roads and trails responsibly.
- Make sure your vehicle is legal for the location where you intend to ride.

Ride Smart, Ride Safe

As electric transportation continues to grow in popularity, understanding the differences between e-bikes, e-scooters, e-motos, and motorcycles is more important than ever. Knowing the laws that apply to your vehicle can help you stay safe, avoid costly citations, and protect others who share Minnesota's roads and trails.

Before purchasing or riding any electric-powered vehicle, take time to learn the applicable laws and local regulations. Choosing the right vehicle—and riding it in the right place—can provide years of safe, enjoyable, and responsible transportation.

Resources:

BikeMN- E-bike Resources

BikeMN- Bicycling Handbook and Education

DNR- Ebike, segways, and other use on state trails

Vehicle Thefts and Thefts from Vehicles on the Rise

Contract cities are seeing an increase in vehicle thefts and thefts from vehicles. Many of these crimes are crimes of opportunity, occurring when vehicles are left unlocked and/or valuable items are left visible inside.

Protect Yourself with These Simple Tips:

- **Always lock your vehicle**, even if it is parked in your driveway.
- **Remove valuables** such as purses, wallets, firearms, electronics, and cash from your vehicle.
- **Hide items from view** if they must remain in the vehicle.
- **Take your keys and key fobs with you—**never leave them inside the vehicle.
- **Do not leave your vehicle running unattended**, even for a short time.
- **Park in well-lit areas** whenever possible.
- **Use security features** such as alarms, steering wheel locks, and vehicle tracking systems.
- **Be aware of your surroundings** and report suspicious activity immediately.
- **Check your vehicle regularly** to ensure doors, windows, and sunroofs are secure.

Ramsey County Fair is BACK July 16-19th

Come celebrate a Ramsey County tradition and enjoy the small-town fair experience right in the heart of the city! The Ramsey County Fair is back for its 113th year, continuing a family tradition since 1913. Known as "A Small-Town County Fair in the Middle of the Big City," the fair offers four days of family-friendly fun, entertainment, exhibits, food, and community activities.

The fair will be held July 16-19, 2026, at the Historic Barn, 2020 White Bear Avenue, where it has called home for the past 72 years. Admission is free, and parking is $10 per vehicle (enter from Ripley Avenue).

Fair Hours:

- Thursday, July 16: 4:00 p.m. - 10:00 p.m.
- Friday, July 17: 4:00 p.m. - 10:00 p.m.
- Saturday, July 18: Noon - 10:00 p.m.
- Sunday, July 19: Noon - 8:00 p.m.

For more information, call **651-FUN-FAIR (651-386-3247)** or go to: https://www.ramseycountyfair.com/



Summer Season Community Events

There are many events happenings in our local communities throughout the year to foster positive community engagement. Here are a few summer events that might be worth checking out:

Arden Hills – **75th Anniversary Celebration, July 17 from 4-10pm** , 1219 Cummings Park Drive, Arden Hills **Annual Ribfest on Saturday, September 19** from Noon-5pm at National Guard Readiness Center, located at 4800 Hamline Ave N. in Arden Hills

Little Canada – **Ice Cream social July 30 from 6-8pm** at Pioneer Park; **Canadian Days July 31-Aug 2** info/link: About Canadian Days ; Music in the Park July 15, Aug 20 from 6-8pm

North Oaks - **Rummage Sale September 12-13** info/link: North Oaks Rummage Sale

Shoreview - **Slice of Shoreview Days July 24-26** at Island Lake County Park info/link: https://www.sliceofshoreview.com/; **Farmers market** June 2 – Sep 1, 3 - 7 pm then Sep 8 - Oct 13, from 3 - 6 pm at 4580 Victoria St N, Shoreview MN 55126; **Kidz Concert in the Commons** July 1,8,15,22,29 and Aug 5 at 10am at Haffenman Pavilion; **Concerts in the Commons** July 1,8,15,22,29 and Aug 5 from 7-8:30pm at Haffeman Pavilion; **Family Fun Night** July 9 4:30-7:30pm at Haffeman Pavilion cost$10.

Vadnais Heights – **Vadnais Heights Day August 15** info/link: Vadnais Heights Days; Music in the Park Series July 8, 15, 22, 29 from 6-8pm

White Bear Township - **Movie in the Park** July 11, August 15, and September 12, at dusk , Polar Lakes Park info/link: Movie in the Park **Township Day Saturday, September 19 from 2-8pm**, Polar Lakes Park info/link: Thownship Day Celebration; **The Wall that Heals** Aug 6-9 24-hours at Polar Park



Join Neighborhood Watch

Neighborhood Watch is about Neighbors and Deputies working together to create safer communities. Involved neighbors are more likely to have open communication lines with each other, deputies, and the whole community. When neighbors know each other's names, normal patterns, and look out for each other, it is likely that they will report any activity that doesn't fit with regular schedules. Involved neighbors are the most important part of a safe community by looking out for one another.

Neighborhood Watch program information and forms to help your block organization are available on the county website. **Please complete and return** the Block Captain registration form to ensure the Sheriff's Office has your most current contact information. THANKS!

Remember – when you See Something, Say Something, Call 9-1-1

Crimeprevention@co.ramsey.mn.us
www.ramseycountysheriff.us

@RamseyCountySheriff
@RamseySheriff
@RamseySheriffMN

Monthly public works report

To: Mayor and City Councilmembers

From: Tom Wesolowski, public works director

Date: July 20, 2026

Environmental services

Forestry

Interns have completed treating over 250 ash trees to protect against emerald ash borer (EAB) infestation.

Minnesota Native Landscapes (MNL) planted perennials and trees in medians along Snail Lake Blvd and Gramsie Rd. The previous trees were not in good condition and were growing into drive lanes and signage.

Staff are watering newly planted trees and other plantings especially with the hot, dry weather.

Recycling

The Food Scraps Pickup Program is now available in Shoreview. This program allows residents to compost food scraps from home for free. Residents can order a free supply of food scrap bags, collect food scraps at home, and place the bag inside their trash cart for collection. The bag will be sorted at the trash facility and sent to an industrial compost facility. The program is rolling out over multiple years and will eventually be available to all residents of Ramsey and Washington counties. The sustainability intern is promoting the program at farmers markets.

Curbside mattress collection was available to residents for the first two weeks in June through a partnership with Second Chance Recycling and Ramsey Washington Recycling & Energy. About 45 residents scheduled the pickup of about 75 items.

Water

The next round of the water efficiency rebate program began on July 1. Residents that upgrade an older toilet to a WaterSense certified toilet can apply to receive a rebate on their utility bill for 75% of the cost, up to $150.

A contractor completed a project to clean out stormwater treatment pools adjacent to Turtle Lake.

Environmental quality committee (EQC)

The EQC is accepting applications for Green Community Awards. Community members that have completed an environmentally friendly project are encouraged to apply to be recognized by the city council.

Maintenance activities

Utilities

- Regular/daily inspection of all wells, lift stations, water towers, the booster station and the water treatment plant continues.
  - Routine maintenance is performed and any necessary repairs are completed as scheduled.
  - Cleaning in and around all well houses and lift stations.
- Utility crews continue to respond to location requests by marking underground city utilities in proposed excavation areas.
  - As owners of buried infrastructure, the city is required by law to locate these facilities within a certain time period of a Gopher State One-Call request.
- Drinking water samples are collected and analyzed as required by the Minnesota Department of Health.
- Approximately 10,000 water meters are read monthly.
  - It normally takes one person about a week to drive the streets to collect all the water meter readings through radio transmission. That data is used for utility billing statements.
- Water treatment plant.
  - Utility staff continue to complete the process of timed interval PM's and other necessary repairs.
- Water maintenance
  - Staff worked with a contractor at Lexington Avenue and Hamline Avenue to repair a leaking water main. The shut-down affected five homes.
  - Staff continues to exercise gate valves. Every city owned gate valve is operated once a year.
  - Staff has been working on repairing hydrants that were found to be working improperly during the hydrant flush.
  - Staff has been trimming around hydrants to make them more accessible.
  - Well #7 has been pumping raw water for the last thirty days without noticeable sand in the water treatment plant filters.
- Sanitary sewer maintenance
  - Regular flushing/cleaning of segments of the sanitary sewer system continues.
  - Flushed and jetted sanitary hot spots that need extra attention.
  - Our summer maintenance program continues with jetting the sanitary sewer main lines. This will last into the fall to complete half the city.

- Televised sewer mains as one of our ongoing maintenance programs.

Streets

- Streets
  - Continuing to clean up trees after the storm
  - Painting crosswalks.
  - Concrete curb, sidewalk, driveway apron restoration is complete from the winter water main breaks.
  - Street restoration is complete from the winter water main breaks.
  - Heavy maintenance pothole patching and skin patching city wide.
  - Safe Step completed sidewalk restoration.
  - Doing maintenance on the trucks and equipment.
- Surface water
  - Outsourced a storm pipe replacement and flare up in Bucher Park.
  - Doing pond maintenance from the spring pond inspections.
  - Replacing the cracked pave drain block.
  - South Birch Street pond dredging to begin soon.
  - Catch basin repair
- Trails
  - Mowing trails and boulevards has started for the season.
- Street lights
  - Lights reported with issues.
  - Replaced street lights as they were reported in house.

Project updates

Maintenance center fuel system replacement

- The contractor is completing punch list items and it is expected a request for final payment and to close out the project will be submitted to the city council for consideration in either August or September.

2026 street rehabilitation

- The contractor has started the gate valve bolt replacement, stormwater catch basin rehabilitation and removal of damaged sections of concrete curb and gutter in the Silverthorn neighborhood and is expected to complete that work in the next few weeks.
- The contractor is planning to start the retaining wall work required at the community center for the parking lot improvements as well as gate valve bolt replacement and catch basin rehabilitation work in other portions of the project area in the next few weeks.

County Road I boardwalk replacement

- A request to approve a change order for additional work and the final payment for the project will be submitted to the council for consideration at the July 20 meeting.

2026 watermain rehabilitation

- Project to line the watermain in the southwest portion of the city. Special inspections will be performed by SEH, Inc.
- The work is scheduled to begin in early August.

Lexington Avenue Pavement Preservation - Ramsey County

- Mill and overlay planned for Lexington Avenue, from County Road I to County Road J. Construction will start in early July.

County Road J traffic signal/mill and overlay - Anoka County

- Mill and overlay planned for County Road J, from Rendova Street to Lexington Avenue. Traffic signal replacement at County Road J and Lexington Avenue.
- The contract was awarded to JL Theis.
- Construction will start mid-August and is expected to be completed at the end of October.

Snail Lake Regional Park trails project – Ramsey County Parks

- This is a project to reconstruct trails in the Snail Lake Regional Park, north of Gramsie Road.
- Construction is expected to begin this summer.

Memorandum

TO: City Council

FROM: Cinde Morris , Deputy clerk

DATE: July 20, 2026

SUBJECT: Receipt of committee/commission minutes

ITEM NUMBER: 8.d

SECTION: CONSENT AGENDA

REQUESTED MOTION

To accept the following committee/commission minutes:

- Bikeways and trails committee - 04.02.26, 05.07.26
- Economic development authority - 05.04.26
- Economic development commission - 05.19.26
- Human rights commission - 05.27.26, 06.24.26
- Parks and recreation commission - 04.27.26
- Planning Commission - 05.26.26
- Snail Lake Improvement District - 03.03.26

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

Bikeways and trails committee 04.02.26
Bikeways and trails committee 05.07.26
Economic development authority 05.04.26
Economic development commission 05.19.26
Human rights commission 05.27.26
Human rights commission 06.24.26
Parks and recreation commission 04.27.26
Planning commission 05.26.26
Snail Lake Improvement District 03.03.26

CITY OF SHOREVIEW
BIKEWAYS & TRAILS COMMITTEE
MEETING MINUTES

April 2, 2026

1. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

2. ROLL CALL

Members Present:	Rodolfo Batres, Neil Cavanaugh (chair), Ben Handelsman (student rep), Bob Johnson, Nick Lardinois, Briana Murphy, Amar Subramanian
Members Absent:	Kelli Damlo, Emma Garcia, Gina Lloyd, Mark Stange
Guests:	None
City Staff:	David Yang

3. APPROVAL OF AGENDA

The agenda was reviewed and approved by all committee members present.

4. APPROVAL OF MEETING MINUTES

The March 5 meeting minutes was reviewed and approved by all committee members present.

5. COMMITTEE DISCUSSION ITEM

A. Highway 96 Tunnel Mural Project Updates
   a. Members discussed the below project schedule proposed by Gallery 96.

- Call for Artist Advertisement: April 1 to May 8
- Selection of Artist/Team: June 1
- Approval of Mural Design: July 1
- Mural Installation: July to September

b. Members commented that the artist selection period, from May 8 to June 1, seemed longer than necessary compared to approval of the mural design. Staff will reach out to Gallery 96 on revising the schedule to allow more time for design review.
c. Member Bob Johnson asked if the city council will have a chance to review the mural design. Staff stated that the final design will go to council for approval since that is a condition stated by Ramsey County for work in their Right-of-Way.
d. Member Briana Murphy asked if the tunnel will be open for public use during the mural installation. Staff noted the goal is to keep the tunnel open as along as it is safe to do so, but there may be periods where it's temporarily closed. Members requested that work on the mural cease during the morning of July 26 for the Tour de Trails event. Chair Neil Cavanaugh stated that members feel free to volunteer if they want to help paint the mural.

B. <u>SpringFest Event (April 26) Planning</u>
   a. Member Murphy suggested having the spinning wheel and candy at the committee's table to help drive engagement with kids. Staff stated they will make note to prepare those items. Members also recommended a QR code for the Tour de Trails and registration forms to handout.

C. <u>City Council Workshop (June 15)</u>
   a. Members discussed Chair Cavanaugh's draft memo to the City Council regarding proposed safety improvements. Chair Cavanaugh noted the intention is to have the memo in the hands of influential people who can push for change. Member Johnson suggest formalizing the memo by pushing to have it incorporated into the city's 2050 Comprehensive Plan.
   b. Member Amar Subramanian commented that some memo items may get more push back than others, with cost being a

major factor. Member Subramanian noted his support for raised crosswalks, and also thought reducing the speed limit on city streets to 20 MPH seem feasible. Member Murphy asked if speed limit changes would also impact Soo Street. Staff stated that changing the speed limit on Soo Street would have to be county a decision since it is under their jurisdiction. Member Murphy also stated that to gain support for these initiatives, it would be beneficial to provide tangible data on traffic and pedestrian crash rates, along with numbers showing results from other jurisdictions that have implemented similar strategies to address safety. Member Lardinois shared that the state maintains a large collection of publicly available data. Staff stated that data is an important factor in most decision making processes.

c. Staff suggested identifying county associated items for clarity on where to direct resources, concerns, and advocacy efforts.

D. Slice of Shoreview Parade (July 25) Planning
   a. Staff noted they spoke with the parade coordinator and was informed participants can ride their bicycles in the parade. Staff also stated they will find out more information about the parade staging location and if passes our required.
   b. Members decided that participation in this year's parade should be limited to committee members and their family since the committee and staff are not equipped to handle the logistics and time needed for public participating. Member Nick Lardinois noted that Council Member John Doan had expressed interest in riding in the parade with the committee.

E. Tour de Trails Subcommittee
   a. Member Rodolfo Batres, Member Johnson, and Chair Cavanaugh volunteered for the subcommittee and will connect to look at the event in detail.

F. March 2026 Public Works Monthly Report
   a. Staff briefly shared an update on the County Road I boardwalk replacement project.

The meeting was adjourned at 8:33 p.m.

CITY OF SHOREVIEW
BIKEWAYS & TRAILS COMMITTEE
MEETING MINUTES

May 7, 2026

1. CALL TO ORDER

The meeting was called to order at 7:06 p.m.

2. ROLL CALL

Members Present:	Rodolfo Batres, Neil Cavanaugh (chair), Kelli Damlo, Ben Handelsman (student rep), Nick Lardinois, Gina Lloyd, Amar Subramanian
Members Absent:	Bob Johnson, Emma Garcia, Briana Murphy, Mark Stange
Guests:	None
City Staff:	David Yang

3. APPROVAL OF AGENDA

The agenda was reviewed and approved by all committee members present.

4. APPROVAL OF MEETING MINUTES

The April 2 meeting minutes was reviewed and approved by all committee members present.

5. COMMITTEE DISCUSSION ITEM

A. SpringFest Event Recap
   a. Member Kelli Damlo and Chair Neil Cavanaugh shared their experiences at the event, while engaging with attendees and handing out educational resources. The spinning wheel was a popular attraction at their table, drawing an estimated 75 kids

to learn about bike safety and rules. For future events, Member Damlo suggested including the city's trail maps, an ever-popular item, at the table to handout. Chair Cavanaugh also added that his daughter enjoyed helping out at the table.

b. Member Damlo noted that there were some general questions and remarks regarding e-bikes, specifically complaints from younger riders about being unable to ride as fast as adults. This led to a broader discussion among members on how to best accommodate the rising popularity of e-bikes, especially among the youth, while ensuring the safety of all trail users. Member Rodolfo Batres stated that we will set ourselves up for a better future if we start addressing issues and changing the culture on this now as a community. Chair Cavanaugh stated that the state should have stricter laws regarding e-bike speed limits. Member Damlo suggested speed limit signage along trails, but there were concerns among members and staff regarding their effectiveness without active enforcement.

B. Highway 96 Tunnel Mural Project Updates

a. Staff shared that 11 applications have been received by Gallery 96 to date, with the majority having impressive portfolios. The Call for Artists is set to close on May 8, with the selection of an artist/team scheduled for June 1. Staff noted that the committee will get an opportunity to review the proposed mural design before it is finalized.

b. Staff also mentioned they are working with a contractor to finalize a contract to prep the tunnel's walls and ceilings in advance of the mural installation, and to apply anti-graffiti.

C. City Council Workshop (June 15)

a. Discussion topics for the workshop was planned out.The committee's two-year work plan, the trail wish list, and a few items from the Proposed Safety Improvements memo were selected as the main topics. Student Rep. Ben Handelsman stated that he felt generally safe using the city’s trails, but

noted that he felt uncomfortably close to traffic using the trail along Gramsie Road, east of Rice Street, so it would be nice to have a barrier or clear zone between the road and trail.

b. Members conveyed strong support in particular for the memo item proposing vehicle speed limit reduction on all residental roads in the city, and also stated their desire for more speed limit signs coming off county roadways. Member Nick Lardinois commented that reducing speed limits to 20 MPH would be a significant safety improvement. Member Amar Subramanian stated that a 20 MPH speed limit should be feasible since it is already in place in several metro cities.

D. Slice of Shoreview Planning
   a. Members reviewed the shift schedule for the committee's booth at the Slice. Staff stated that they will email the schedule to members to fill out as they figure out their availability.

E. Tour de Trails (July 26) Planning
   a. Staff noted that upcoming city and county construction projects could interfere with the proposed biking routes, but the extent of that will depend on the project schedules, which is still being finalized. Staff stated that they will work with Member Bob Johnson, who is developing the routes, to avoid areas under construction. Member Lloyd suggested focusing more attention on accurately signing the routes, since the auto generated turn-by-turn directions from online biking applications can't be trusted at this time. Member Batres offered to ride the planned routes in advance in order to identify any issues with the maps, turn-by-turn directions, or potential obstructions and conflict points.

F. April 2026 Public Works Monthly Report
   a. Staff and members decided to skip this discussion item due to the time.

The meeting was adjourned at 8:26 p.m.

SHOREVIEW ECONOMIC DEVELOPMENT AUTHORITY
MEETING MINUTES
MAY 4, 2026

CALL TO ORDER

President Cory Springhorn called the meeting to order on May 4, 2026, at 5:30 p.m.

ROLL CALL

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

Also attending:
Councilmembers Paul Gardner and Shelly Myrland

Guests: Jeff LaFavre, IAG Commercial, president
Landon LaFavre, IAG

Staff in attendance:
Brad Martens, City Manager
Renee Eisenbeisz, Asst. City Manager
Tom Simonson, Asst. City Manager/Community Development Director
Will Harris, Associate Planner
Niki Hill, AICP, Asst. Community Development Director

APPROVAL OF AGENDA

MOTION: by Japuntich, seconded by Wing, to approve the May 4, 2026 agenda as presented.

VOTE: AYES - 5 NAYS - 0

APPROVAL OF MINUTES - APRIL 6, 2026

MOTION: by Denkinger, seconded by Doan, to approve the April 6, 2026 meeting minutes as presented.

VOTE: AYES - 5 NAYS - 0

FINANCES AND BUDGET

Payment of Claims/Purchases and Acceptance of April 2026 Financial Reports

Hill noted the two payments to Taft Law will be reimbursed to the EDA fund by the two TIF Districts. The city invoices the developer for these costs.

Councilmember Doan asked what work Taft is doing. Simonson said Taft is the city's legal counsel on projects involving tax increment financing. They draft the development agreements, review documents, advise the city, and making sure the city is in compliance with state law.

MOTION: by Denkinger, seconded by Japuntich, to accept the monthly financial reports for EDA Fund 240 and HRA Fund 241 and Home Loan Funds 305 and 307; and approve the following payments of claims and purchases:

1. Taste of Scandinavia - Arden Hills/Shoreview Business Connect - $175.57 1311/2026 - Fund 240
2. Taft Stettinus & Hollister - TIF 13 - $4,000 – 4/2/2026 - Fund 240
3. Amazon - Leadership Book - Hill - $21.91 - 4/2/2026 - Fund 240
4. Taft Stettinus & Hollister - TIF 16 - $11,000 - 4/30/2026 - Fund 240
5. Allen, Deanne - EDA Minutes - $200.0 - 4/30/2026 - Fund 240
6. Sensible Land Use Coalition - Organization Membership - $250.00 3/31/2026 - Fund 241
7. Metric One Training - IPMC Test Prep - $350.00 - 4/16/2026 - Fund 241

VOTE: AYES - 5 NAYS - 0

Review Verizon Invoices

Simonson responded to questions raised at the last meeting regarding Verizon charges to the city, specifically costs charged to the EDA/HRA budgets. Three positions should only be charged to the HRA: two are full-time positions—Property Maintenance Specialist and Housing Program Specialist. The third is seasonal code enforcement. Charges include cell phones at $38 per month, iPads at $20 per month, and Cradlepoint the booster service for vehicles to access city systems remotely. Cradlepoint should be charged to the general fund, not HRA. Staff have dropped using the Cradlepoint because it drains car batteries. The seasonal code enforcement devices were canceled a year ago. The new monthly charge will be approximately $136, a savings of $188 to the EDA/HRA funds.

The EDA board thanked staff for the follow-up and for finding cost savings.

GENERAL BUSINESS

Discussion with IAG Commercial Consultants On Repurposing City-Owned Fire Station 140 - Review Report Findings and Next Steps

Simonson introduced Jeff LaFavre from IAG. LaFavre introduced his son, Landon, also attending.

Presentation by Jeff LaFavre, President IAG

It is important to create a vision for the property and identify broad book ends of uses which will make it easier to sell. Goals of the city are to dream and think outside the box, and then work to remove barriers to make it happen.

LaFavre summarized an overview of the process used to analyze possible uses for Fire Station 140:

Five stakeholder groups were interviewed.

Group 1 - February 13, 2026
Local Businesses
EDC

Group 2 - February 13, 2026
City staff
Community development

Group 3 - February 13, 2026
City Council
EDA

Group 4 - February 18, 2026
Developers
Brokers

Group 5 - February 18, 2026
Corporate and Multifamily Neighbors

A lot of information was received from stakeholder meetings.

Positives include:

Location

- Proximity to I-694
- On a visible corner
- Adjacent to county park

- Train is a strength from a unique nostalgic standpoint (and a challenge)
- Isolated because of surrounding county roads
- Business that makes noise could work
- Low crime location

Adjacent Park and Trails
- Walkability
- Potential for more land (county park)

Visibility/Awareness
- Community familiarity with building/site
- Adjacent to public/private school
- Close proximity to key employers
- Density of surrounding residential and business neighbors

Size/Condition
- Flexibility/sub-divisible
- Charming architecture
- Uniqueness
- Well maintained
- Utility access
- Potential ability to develop vertically
- Site is unencumbered

Price
- City cost basis
- Potential for public/private partnership
- Government holding capability

Observations and challenges:

Access (Foot and Vehicle)
- Currently only one means of access
  - Left turns difficult during peak traffic periods (and school pickup)
  - Two means of access may be required for repurposing or redevelopment
- Flow of adjacent intersection poses a potential safety concern, especially pedestrian crossings/children

Site challenges
- Lack of parking on site for some uses
- DNR regulation and other legal restrictions adjacent to county park
- No adjacent businesses
- Unknown environmental conditions'
- Small site limits potential development uses

Building challenges
- Current building layout/floor plan are specialized
- Multi-tenant ability is challenging
- Rezoning or comp plan amendments may be required
- Holding costs
- Possible perception of a non "arms-length" transaction
- Ceiling heights are inconsistent and clear height ranges from 8 feet to 26.5 feet

Train tracks/operations
- Train noise and safety concerns
- Train schedule impact on traffic
  - Can run every 10-15 minutes for a duration of 1 minute each iteration
  - Sometimes train can run every 5 minutes (can happen approximately 3 times per day)

Wing asked how the building would be rated for move-in ready. LaFavre said it is move-in ready, but depending on the use, the ceiling height could be a challenge.

Mayor Denkinger asked how much of a challenge it will be to work with the parking restrictions not knowing if the county will allow shared parking or sell some county park land. LaFavre said every property has challenges. It is a matter of aligning characteristics of the property with uses the city would like to see. The best scenario is a use that aligns well with the property as it is.

Findings and Interpretations

Themes:
- Majority of all stakeholder groups prefer repurposing over redevelopment
- Popular concepts:
  - Recreation given proximity to county park
  - Restaurant to compliment recreational use and activate connection and proximity to county park
  - Family-style restaurant

  - Restaurant incubator

- Tax generation is preferred over subsidizing, or a non-profit
- City not excited about being a property manager; prefers to sell to private developer and/or end-user
- Exploring repurposing with a single use or mix of small tenants/uses could include: Restaurant, event type uses, recreational, fitness uses because of proximity to county park
- Investigate ability to swap park uses to create a larger site for redevelopment
- Explore idea of an industrial shared use for “makers space”
- Investigate ability to partner with county on shared parking and intersection site constraints/challenges

Possible Alternative Uses

Multi-tenant

- Multi-tenant commercial/retail building for non-profit and for-profit users
- Commercial kitchen
- Storage
- “Maker’s” and/or artisan space
- Garage condos
- Co-working
- Housing

Single Use

- Daycare
- Pet daycare
- Storage
- EV charging
- Quick-service retail
- Specialized retail
- Mixed-use development

Theme-Based Use

- Fitness center
- Wellness center
- Spa

- Recreation uses—golf simulators, indoor pickle ball, climbing, outfitter, bike rental, “smash park”, “ninja” gym, sports training facility, etc.
- Bar/brewery/pub-style establishment
- Restaurant with outdoor patio/rooftop seating

Non-Profit

Generally, people did not like taking the property off the tax rolls for a non-profit use.

- Restaurant incubator
  Example: St. Joseph MN - put in kitchen and shared kitchen and seating but different menus-would be better if private investor would invest the money
- Faith-based organization
- Learning center/STEM/robotics/coding

Event Center

- Wedding venue
- Event space

Councilmember Springhorn asked about the response from the Seven Lakes businesses. LaFavre said they are very supportive of a restaurant that would work well for lunch and also be family friendly outside of work hours. Simonson said there was strong interest for a restaurant and the possibility of eating outside with the park, but there was also concern about access crossing a busy road.

Councilmember Doan said he was surprised that the assessed value around $1 million was not higher than the other two comparables on Chatsworth. LaFavre said the heights in the building and parking are issues for the building. The listing value will be higher than the assessed value. Simonson said setting the vision for the property limits the market. It is likely the city will need to discount the value of the property if a use is presented that the city is excited about.

Wing asked about the condition of the mechanical equipment in the building and asked, if used for a restaurant, will metropolitan sewer and water fees have to be paid. LaFavre said the mechanicals have yet to be analyzed. IAG likes to market by identifying any red flags or objections up front and get a contractor to validate them and bid the work because red flags create risk for the buyer. Anyone who buys the building will have to deal with sewer and water costs.

Wing asked if redevelopment is off the table. LaFavre said the stakeholder group with housing developers was very informative. They felt the property is too small, unless the county would sell land. Simonson said some of those developers do commercial development and discussed tearing it down. He has already received a number of calls with interest for theater and art, or fitness with a restaurant. He is optimistic that there will be a lot of interest.

LaFavre asked moving forward with marketing the site, what direction would the city prefer? Is there anything listed that the city would oppose.

Ideas least liked:

- Storage
- Events are not practical because of parking issues
- Non-profits - LaFavre said the easy answer to non-profits is say the city would like to see a different use for the site.

Councilmember Doan said he would not want to rule out theater or music that bring people to a destination, although it may be a non-profit organization that brings the program.

Wing said a non-profit would not pay property taxes. LaFavre noted that some non-profits have taken over a building to rent it to a charter school. As a non-profit not paying taxes, they are now a for profit business. Then property taxes must be paid on the part of the property being used for the profit business.

Ideas Supported:

- Something that would be useful to entities in the neighborhood— multifamily residents, the school or industrial area across the street
- Activity, such as ninja gym, climbing, fitness
- Shared space with a restaurant, such as a bike rental with place to get lunch

Simonson referred EDA members to the listing agreement with IAG. Depending on interest it may be a 12- to 24-month process to find a preferred use and buyer. There could be a discount on this property, so the agreement provides a minimum commission to IAG of $60,000.

Wing asked if the building is vacant. Simonson said the Fire Department will vacate in July. Public Works will be using the building on an interim basis with some equipment and occasional staff so it will not be vacant. He also said the city is looking at enhancing security to protect against vandalism.

Mayor Denkinger asked if everything will be taken to the new building. Martens said there will be shelves and kitchen equipment left. There will be a thorough discussion on what will be moved or not moved.

LaFavre said there needs to be a discussion on how the building is shown—only by IAG or with someone from the city, and the building needs to be kept clean.

Councilmember Gardner asked if any contaminants need to be addressed. Simonson said that is a negotiated item with the purchase. There is nothing the city is aware of that is significant from an environmental standpoint.

Doan suggested an open house to look at the building for EDA/EDC members, councilmembers. He asked about stating the listing price, which will be public information. He does not want to give away too much. Martens said that is not a concern. Public works bids are public, as an example.

LaFavre said the listing price will be changed to a higher price, as it is better to list high and come down. Once listed, the price cannot increase. Simonson said the city attorney has requested a change to the price language. Those changes will be made prior to council approval.

MOTION: by Doan, seconded by Japuntich, to accept and approve the Exclusive Representation Agreement (Property Listing Agreement-Sale) with IAG Commercial, subject to the final approval by the City Council.

VOTE: AYES - 5 NAYS - 0

UPDATE FOR EDA - THE KREW REDEVELOPMENT PROJECT (ENCLAVE)

Resolution Authorizing Execution of a Development Agreement and Approving an Administrative Amendment to the Tax Increment Financing Plan for Tax Increment Financing District No. 16, Assignment and Assumption of Purchase Agreement

Presentation by Asst. City Manager/Community Development Director Tom Simonson

The closing on the land is May 12, 2026. The subdivision plat has been signed by the city and submitted to the county. The purchase agreement was approved two years ago. The agreement will include a change to critical dates for TIF District increment, as well as a collateral assignment that is part of the agreement. Nothing changes the original agreement on the project and affordable housing.

Approval of an assignment of the purchase agreement is needed because Enclave is bringing in two partners—a family trust that is split into two different trusts. Enclave has worked with these trusts in the past, but they have to be added to the purchase agreement. The three entities—Enclave and the two trusts—will be paying the city at the time of closing. None of the terms of sale have changed.

Once the developer financing is closed, a week from closing on the lands, the tax increment development agreement, the site PUD development agreement with the city, all of those become one agreement between the city and Shoreview Rice Street LLC. The city wants one clear entity as the responsible party.

Enclave will be paying approximately $4.9 million for the land, which is about $83,000 more than what the city settled on with the Metropolitan Council. The city reimburses Enclave through TIF District 1 at the time of their financing closing in the amount of $142,484. However, because of the $83,000 difference between the Met Council payment and Enclave's payment, the net payment to enclave is approximately $55,000.

The city will then be in a position to finally pay off the obligation to the Met Council, for the settlement amount of $4.8 million from the original $5.2 million that remains in the balance. It is almost a $400,000 savings to the city. All of this is locked in and has been approved previously. It is just a matter of taking care of the wire transfers. The hope is to begin cleanup in June or July, and the developer is making plans for a ground breaking ceremony.

Mayor Denkinger asked the reason for the surplus of $83,000. Simonson said that the original approval was based on a formula of the number of units, which the Met Council approved. Since that time, there has been a reduction in the number of units which accounts for that difference.

Mayor Denkinger asked if there is any risk to the city working with these trusts. Simonson said that certificates from the state have been provided showing the trusts to be certified, and this is a method that has been used before. There is no risk to the city, and the trusts are only participants in the purchase deal. The city's contractual agreements are solely with Enclave. The city's legal counsel has been involved throughout the process and has approved of these modifications.

Doan asked the hard costs to the city for the process this effort has taken. Simonson said financially, there are not many hard costs because there are not holding costs on the land. Martens said there have been consultant costs for the financial plans, but the developer is covering that.

Doan requested that all parties who have worked so diligently on this project be invited to the ground breaking including Patrick Brama who worked with Enclave on this for two years, as well as the Met Council and county officials.

MONTHLY STAFF REPORT: PROJECT UPDATES AND INFORMATION

Simonson reported the following:

- One of the best business social events occurred with many Shoreview businesses participating:
  - QR codes were done to promote *Think Shoreview* website
  - Signups for *Business Matters* newsletter
  - Businesses expressing interest in being featured and doing videos
  - Suggestion for bowl for business cards
- EDC is making progress on a BRE strategic plan with Golden Shove
  - Five-member task force has been meeting with staff and regularly
  - Draft report from Golden Shovel is being finalized that lays out strategies and work plan for next few years to be shared with EDA
  - Decisions needed on how to manage staffing going forward
  - Golden Shovel and EDC recommend purchasing CRM software to help manage tracking correspondence and communications with businesses. The cost of CRM is not excessive, but it takes a lot of staff time to set up.
- *Business Matters* has regular business features. Recently Learning RX, Rest Massage and Khloe Salon have been featured. The first video was done with Learning RX. Very positive feedback has been received from businesses.
- PAR Systems has a good video about their involvement in the Artemis II mission
- Working with Golden Shovel on submitting a nomination for Shoreview's successes on the Seven Lakes redevelopment for an economic development excellence award through the International Economic Development Council, the largest worldwide economic development council.
- YMCA is marketing the back portion of their property—4.5 acres. The city has provided guidance from the Comprehensive Plan. YMCA is looking at possible senior housing or a medical clinic. There will be communication with the Island Lake neighborhood. Target Road is a public road that could provide access.

Springhorn asked if the Shoreview Hills project is not happening. Simonson said he has heard rumors about a possible purchase agreement but has no details, nor has anyone reached out to staff.

Doan said that tenants from the Shoreview Mall have approached him about upkeep of the mall and water issues that are happening throughout the building and not being addressed by the owner. Tenants have been unable to get in contact with the owner. At some point it may be appropriate to invite tenants to talk to the city. Tenants say the owners are not investing in the mall because they want to sell soon. Simonson said that gas leaks have also been reported. That is a big issue and the city told them to call the fire department. Doan would like to see the city stay a step ahead so that if something were to occur, the city would be in a place to make some decisions or have some influence.

Mayor Denkinger asked what the city can do. Simonson said there have not been any direct calls to the city, but these are code violations. A follow-up letter may be appropriate based on recent complaints.

Martens said the city has broken the 600 mark for number of rental single family dwellings, which is up 82 in the past six years. Doan would like to track, if possible, how many absentee landlords or corporations who are buying properties in the city. Simonson said all rentals are required to have a local manager.

Mayor Denkinger noted legislation discussed but not enacted about investors buying properties and setting a rental rate that made it hard for people to afford who were looking to rent.

Councilmember Myrland suggested a spreadsheet of all rental owners in the city through the licensing records. Staff will begin working on a spreadsheet

There will be no July meeting.

ADJOURNMENT

MOTION: by Doan, seconded by Wing, to adjourn the meeting.

VOTE: **AYES - 5** **NAYS - 0**

President Springhorn declared the meeting adjourned.

SHOREVIEW ECONOMIC DEVELOPMENT COMMISSION
May 19, 2026
Meeting Minutes

ROLL CALL

The May 19, 2026 meeting of the economic development commission at the community center was called to order by Chair Megan Larson at 7:35 a.m., with the following members present:

Megan Larson, Rachel Japuntich, Doug McCulloch, Jim Diffley, Mike Schoonover, Dean Howard, Denise Firkus, Liz Lovin, and Exhilda Siame.

Members absent: Jessica Daniels and Tony Rammer.

Arrived late: Carly Gatzlaff, Mindy Handberg, Ritesh Patel, and Rachel Resnick.

Staff attending: Community Development Director Tom Simonson and Housing Program Specialist Dylan Martinez.

Special guests: Nick Foulks, Great Waters Financial
Jacqueline Colt and Andrew Dimenstein, MSS

ACCEPTANCE OF AGENDA

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

Vote: 9 AYES 0 NAYS

Commissioner Resnick arrived.

APPROVAL OF MINUTES

Commissioner Howard, seconded by Commissioner Schoonover, moved to approve the minutes from April 21, 2026, as written.

Vote: 10 AYES 0 NAYS

INFORMATION EXCHANGE

- **Business guest: Nick Foulks, Great Waters Financial**

  The commission welcomed and introduced themselves to Nick Foulks from Great Waters Financial located at 4100 Lexington Avenue. Mr. Foulks shared background on Great Waters and his career, discussed reasons for relocating and consolidating offices from around the Twin Cities to Shoreview. They are very pleased to be located in the community.

The commission and Mr. Foulks exchanged comments and questions, and thanked him for attending and sharing information on Great Waters.

Commissioners Handberg and Patel arrived during this discussion item. Commissioner Gatzlaff join via Zoom.

- **Business guests: Jacqueline Colt and Andrew Dimenstein, MSS**

The commission welcomed and went around with introductions. Ms. Colt and Mr. Dimenstein are with MSS, which was formerly called Midwest Special Services. Mr. Dimenstein works at the Shoreview facility located on Tomlyn Avenue, just north of the Shoreview Village Mall. Both guests provided the commission with background on the mission and work of MSS, how long they have been in Shoreview, and the services they provide.

Commissioners asked many questions about the program and services offered at MSS, how they receive funding, and some of the challenges they face. Ms. Colt and Mr. Dimenstein spoke passionately about their programs and provide examples of positive client stories.

Rather than solely spreading awareness throughout the community, MSS works towards building conducive environments for dignity and choice. The people they serve are able to form natural connections with their fellow community members while also promoting normalcy across multiple environments. They noted that they have a goal of becoming more involved in the community, and are hosting fun events like cook-outs and their upcoming Summer Party on June 24th, as part of their effort to connect people to people.

Simonson noted that staff is interviewing MSS to do a feature article on their work. The commission thanked the guests for all they do and for sharing with the group.

- **Member exchange**

Commissioner Handberg would like to thank Commissioner Resnick and her team at PAR Systems. She just saw in the Irondale announcements that PAR have been supporting our Irondale robotics team. By providing space for the robotics teams, but especially the Irondale robotics team, is very generous. She said it is very hard for them to find sufficient space in our high schools, and even when they do they have to clean up after every practice session, which is a huge hassle for them. So the fact that they have been able to partner with PAR Systems and can have practice sessions allowing their equipment to stay set up is so helpful. Thank you so much.

Commissioner Resnick replied that they were able to provide the 707 County Road E building once they moved to the new building. So we built our robotics field, which is kind of costly and time-consuming for teams and takes a lot of effort to get it set up and then taken down. So we had a permanent robotics field for the whole season and opened it up to any school who wanted to come, and then staffed it with volunteers either nights and weekends so that teams could practice on the field and then store all their stuff. So we'll see what we do with the building.

Commissioner McCulloch said the community response has been phenomenal. I've heard so much about it. So I know PAR didn't just do it to get more attention, but you deserve recognition of you guys being in the community and how much that has impacted students is huge.

Commissioner Handberg stated that would be a good story. We will have it in our school publication.

Commissioner Resnick said she serves on an industry board and involves communities with many robotics programs with the competitions in the Twin Cities. And so we knew that there was a need for robotics fields. There's only about three publicly available ones, I think in the state. And so through our engagement in the STEM community, we knew that it was a need and we had the space to do it. it. And a lot of the programs who did engage with our field placed at state and national levels, which is awesome to see too. And you might get some future employees. But growing STEM, and interest in STEM, whether it's at PAR or other companies is beneficial to all of us.

Commissioner Resnick added that PAR hosted a family day this weekend. We had about 800 people come through the facility. The family day was really about showing off our new building to employees and their kids. And we did an employee escort to go through our three buildings. But we'll continue to think about opportunities. We are focusing on bringing the businesses within the development together. PAR has been inviting food trucks to come into the campus.

Commissioner McCulloch said a new Pokemon card store coming into his building. Also said that the Winkin' Rooster is now open on Saturdays.

Commissioner Schoonover said that spring is their up and down time of the year at Schoonover Bodyworks, but business is picking up recently. He noted that the

economy is having an impact on folks doing maintenance, doing repairs, running into a lot of people who are not filing insurance claims because they're afraid that, one, they can't afford a deductible, and two, they're afraid of getting dropped or their rates will increase. People have told him that they've been informed their rates may increase 30, 40, 50% if they file a claim. So we have people now paying $6,000, $7,000, even $8,000 for a collision repair, and they're not getting insurance involved. So he strongly recommends everyone should shop around for insurance every year.

Commissioner McCulloch was asked if he is seeing crazy food prices? He responded that for a standard 25-pound case of tomatoes, it's been around $26 for a few years. It was $132 the other day and recently was at $96. Anything right now that's going to be imported is a problem right now. He also noted that diesel fuel is at an all-time low as far as reserves. So our country runs on diesel with the trucking of goods, and so that will also impact prices. He is being tagged with a $10 fuel surcharge. That's money lost, as you have to eat the cost.

Vice Chair Patel said the other thing impacting the economy around the world is the delivery of goods, services, and fuel by tankers. He tracks them for his job, and said it takes about four or five months to deliver. A tanker has to go from the Middle East down to Africa, by South Africa, and then up and around again, and that takes, in ideal weather, three months, in okay weather, four months, and the worst of the weather, five months, and we're at about four and a half months on average from beginning to end.

Chair Larson thank everyone for sharing information and the discussion. She said there is only a brief amount of time left on the agenda and we are pretty behind. She noted that the shared Google Calendar has been updated to note the Winkin' Rooster is now open Saturday, the Business Connect event on June 17, and the MSS community party. She reminded commissioner that they can put anything directly on to the shared calendar, or just email or text us.

- **EDA and City Council Updates**

Simonson provided a quick update on recent actions and projects:

1. We had a council workshop with the planning commission last night. It was a kick-out meeting for what will be our three-year process of updating our comprehensive plan, which is required by law and needs approval from the Metropolitan Council. Beyond the plan having to comply with the regional

policies, the city has always used this as an opportunity to review and update our vision and guiding principles and what we want to see Shoreview be over the next 20 years. The EDC will be heavily involved in our economic development chapter. The plan has to be completed and submitted to the Met Council by December 31st, 2028.

2. We are doing an update of our housing study that was done five or six years ago and coming up with new demographic data. That's something our consultant Stantec is putting together now and I'll share with this group because it's really interesting to get a snapshot of where Shoreview is with our demographics, both housing and population.
3. Fire station update is that we have completed the phase one process of evaluating the site and are now preparing to put the property listing on the market for sale. The council last night approved a listing agreement with IAG Commercial
4. We are excited to report that we finally closed on the sale of the Rice Street city-owned property with Enclave Companies. It was pointed out that it had been 1,344 days from when they submitted their proposal to closing last Friday. The city was paid in full for the land transaction and we will now be paying off the Met Council loan originally used to acquire the site. Construction should get underway by summer of this year.
5. We submitted a nomination for an Excellence in Economic Development Award from the International Economic Development Council. The application tells the story of our redevelopment success with the Seven Lakes project.

   Commissioner Resnick said that the PAR building won three awards recently.

GENERAL BUSINESS

a. Recap of Business Social Event

Simonson provided the commission a summary of the successful Shoreview Business Social event held on April 29th at Churchill St. Including most of the city council, and six EDC members attending, there were nearly 50 people at the event. Many positive comments from attendees both on the event and the restaurant. He said this is certainly a positive reason to host another event later this year.

At some point, we should probably have a complete recap of what occurred and how we can do things better next time. Marketing of the event can be improved, but it did help to have the Twin Cities North Chamber promote the social. He also noted that this is where having a CRM would be a big benefit as well for follow-up.

b. BR&E Strategy Plan

Simonson said that the full 297-page final report from Golden Shovel on the BR&E Strategy Plan was distributed to the commission. The EDC is encouraged to read the entire document, but focus on the key strategies and recommended action plan. The EDC will be asked to formally approve the plan at your next meeting. We will also bring forward a recommendation on a CRM.

ADJOURNMENT

Commissioner Japuntich, seconded by Commissioner McCulloch, moved to adjourn the meeting at 8:53 a.m.

Vote: 8 AYES 0 NAYS

Several commissioners had left the meeting prior to adjournment.

Human Rights Commission
Agenda
Wednesday, May 27, 2026, 7 pm
Council chambers

Call to order

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

Present:	Excused:
Emily Salava Batres	Siham Khalif
Richard Bokovoy	Mary Johnson
Ericka Cermak	Krisha Pillai
Alicia Dietsche	Sidharth Sharma
Gene Nichols	
Julie B. Williams	

Renee Eisenbeisz, assistant city manager, was also present.

Approval of minutes

Commissioner Nichols MOVED that the minutes of March 25, 2026, be approved as presented. Commissioner Dietsche seconded the motion. The motion was approved unanimously.

Interviews

The commission currently has one regular vacancy through January 2028 and three student vacancies starting in June. The commission interviewed Matthew Arries for the regular vacancy and Pranav Puligundla for one of the student vacancies. The other applicant, Susan Lomanno, had to cancel their interview.

Both applicants are very qualified and would be great additions to the commission.

Commissioner Bokovoy MOVED to recommend appointing Matthew Arries as a regular member and Pranav Puligundla as a student representative to the city council. Commissioner Dietsche seconded the motion. The motion was approved unanimously.

Other business

St. Odilia partnership request

The St. Odilia racial justice ministry recently reached out to see if the commission would be interested in partnering on a September presentation on Native American Boarding Schools. Dr. Samuel Torres is the deputy chief

executive officer for the National Native American Boarding School Healing Coalition. They would present on:

- History of Native American Boarding Schools in the United States
- Roles of the government and churches operating the schools
- Generational trauma
- Coalition's work to achieve restorative justice
- How the community can help

The commission feels this would be a good partnership and directed Eisenbeisz to continue working with the St. Odilia racial justice ministry.

Commissioner Williams asked if the commission would like to expand on this and include a presentation from someone who is connected to or is a relative of someone who was in a Native American Boarding School.

The subcommittee will meet to discuss additional presentations that the commission could host, as well as identify questions for the commission's June meeting.

Adjournment

Commissioner Dietsche MOVED that the meeting be adjourned. Commissioner Nichols seconded the motion. The motion was approved unanimously. The meeting adjourned at 8:01 pm.

Respectfully submitted,

Renee Eisenbeisz

Staff Liaison

Human Rights Commission

Agenda

Wednesday, June 24, 2026, 7 pm

Meeting room 4

Call to order

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

Present:	Excused:
Matthew Arries	
Emily Salava Batres	
Richard Bokovoy	
Ericka Cermak	
Alicia Dietsche	
Mary Johnson	
Gene Nichols	
Pranav Puligundla	
Julie B. Williams	

Renee Eisenbeisz, assistant city manager, was also present.

Approval of minutes

Commissioner Williams noted to change the sentence on page two to “include a presentation from someone who is connected to or is a relative of someone who was in a Native American Boarding School.”

Commissioner Nichols MOVED that the minutes of May 27, 2026, be approved as amended. Commissioner Williams seconded the motion. The motion was approved unanimously.

Land acknowledgement action plan

Jill Spencer, integration and equity liaison at Mounds View Public Schools, attended the meeting to discuss a potential partnership with the city and provide feedback on the city’s land acknowledgement action plan.

Spencer is Anishinaabe and grew up learning traditions and teachings from their family. They have been working at Mounds View Public Schools for seven years. They have a passion for creating age appropriate truths and working with teachers at every grade and school to improve curriculums on Indigenous history and communities. Spencer noted that they are glad to see the action plan because

often times organizations will stop at the statement. Below is a summary of the discussion:

- **Work at Mounds View Schools** – Spencer has done a lot of work in the past seven years to update curriculums, celebrate Indigenous cultures, and educate the community.
  - The school district has been hosting a Pow Wow in the spring that typically draws thousands of individuals. The event has both Indigenous artists and vendors.
  - There is also an Indigenous parent committee that collaborates with the school district to update curriculums. One project they are currently working on is reviewing all of the books in every school library and providing recommendations on ones that should be removed, as well as ones that should be purchased.
  - They do not have the capacity to partner with the commission but they can provide feedback and connections to individuals or organizations.
  - There is a bias towards Indigenous communities in the school district. They are also working on renaming Chippewa Middle School.
- **Potential actions for the commission to plan** – Spencer provided a wide variety of action items for the commission to consider including:
  - Signage – place signage throughout the park system and at city hall recognizing that Shoreview stands on Dakota land.
  - Communications – provide educational articles or information throughout the city's communications channels. Additionally, put a call out to the Indigenous community in Shoreview to gather their feedback.
  - Events – host a number of events that can range from educational discussions and displays to demonstrations. Potential topics include:
    - What is a treaty and what do they mean? Why Treaties Matter has a traveling display that could be connected to an event.
    - Rice Creek is written about extensively in Dakota history. An event could include an on-site cooking class with speakers on what was originally in the area and the importance of food and plants in Indigenous cultures.
    - Star stories and how they contrast to Greek Mythology.
    - Indigenous language revival and preservation.
- **Actions the commission should avoid** – the commission should not host a winter story telling event as they are sacred events in Indigenous communities. They should also avoid events in November as this work should be a year-round commitment. Minnesota's Native American Heritage Month is in May instead of November so the city should celebrate it then.

Spencer will send Eisenbeisz a list of recommended books to pass along to the commission, as well as possibly place online.

The subcommittee is going to meet again to discuss this information and identify a plan forward for the commission to review. Commissioner Cermak recommended

that the action plan be incorporated into the work that other advisory boards are doing. Commissioner Williams also noted that she will reach out to the Shoreview Historical Society to see if they have anything to help implement the land acknowledgement plan.

Eisenbeisz noted that if the recommended plan includes working with other advisory boards or departments, she would be the person to coordinate that. Additionally, the trail kiosks are being updated and will include the land acknowledgement statement.

Other business

There was no other business.

Adjournment

Commissioner Johnson MOVED that the meeting be adjourned. Commissioner Batres seconded the motion. The motion was approved unanimously. The meeting adjourned at 7:58 pm.

Respectfully submitted,

Renee Eisenbeisz

Staff Liaison

PARKS AND RECREATION COMMISSION MINUTES
Monday, April 27, 2026
Bobby Theisen Park Building

CALL TO ORDER

Parks and Recreation Commission Chair Jean Kiehnbaum called the April 27, 2026 meeting of the Parks and Recreation Commission to order at 7 pm.

ROLL CALL

Commission members present: Carol Jauch, Tom Lemke, Jean Kiehnbaum, Brent Swisher, Jane Ullmann-Bester, Kevin Holly, and Chris Droske.

Commission members absent: Faye Murphy and Charlie Oltman

Student representative present: Charlie Neuman

City staff present: Steve Benoit, Parks and Recreation Director; Becky Sola, Assistant Parks and Recreation Director; Ann Johnson, Community Center Manager; and Jen Colbeck, Administrative Services Manager

APPROVAL OF AGENDA

Carol Jauch motioned and Charlie Neuman seconded to approve the April 27, 2026 Parks and Recreation Commission agenda. Approved 6 – 0.

APPROVAL OF MINUTES

Carol Jauch motioned and Charlie Neuman seconded the March 23, 2026 Parks and Recreation Commission minutes. Approved 6 – 0.

GENERAL BUSINESS

Community Center Rates
Steve Benoit welcomed the commission to the new Bobby Theisen Park building and then re-introduced Community Center Manager, Ann Johnson to the commission. Based on feedback from last month's meeting regarding community center rates, staff focused on balancing the need to provide accessibility to the community center while addressing concerns about minimizing impacts on the tax rate. Comparable market data was used to evaluate pricing and ensure rates remain reasonable. This is a challenging process.

Johnson explained that staff are proposing the following increase:

- Memberships & daily rates
    - Prepaid monthly billed: 2% for residents, 3% for non-residents

    - Seasonal memberships: 3% for residents, 4% for non-residents
    - Daily rates: 2% for residents and non-residents

- 2028 rentals (2027 rates were decided in 2025)
    - Shoreview Room, Community Room, and Haffeman Pavilion: 2% for residents, 3% for non-residents
    - Summer Saturday Package: 3% for residents, 4% non-residents

Johnson also stated that she would like to explore long-term options for rate increases beyond 2%, 3%, or 4%, and consider more creative approaches to future offerings.

Benoit reminded the commission that city council would like to meet with the commission on a two-year cycle to discuss goals and objectives which can include the approach to community center rates. We will most like have the joint meeting in September.

A question was asked; Which areas do we want to grow revenue? Daily passes or memberships? Johnson responded she would rather have more memberships because they are more invested in the community center than a daily guest. Silver Sneakers and Renew Active (senior memberships) are not included in membership numbers because it is a free membership through their insurance that we get reimbursed.

Benoit mentioned that the majority of members are residents and the majority of daily guests are non-residents.

A suggestion was made for creative way to draw people in; maybe a perk that doesn't cost a lot like the ability to bring a friend? Johnson added that during a software demo of recreation software systems one company was able to auto send happy birthday emails. Maybe we can we add in a guest pass as well.

A request was made to see the daily numbers from last year.

Johnson added that the community center did see 500 new Silver Sneakers memberships in three months, which has increased building usage, and insurance reimbursements have also increased. Becky Sola added that the senior population have organically been coming to the building mid-day when the building is not as busy.

A suggestion was made; add a new category for non-peak membership use for those using the building Monday – Friday, until 5 pm.

A question was asked; are group fitness classes included in membership? Sola responded, group fitness classes are not included in memberships. This is partially to have more options for people and to keep the cost down for those that are not wanting group fitness classes. Members do get a discount on group fitness classes.

A question was asked; if they want to attend just one yoga class a week, which membership do they buy? Sola responded, they would purchase a Group X Card and do not need to purchase a membership. Johnson added drop-in fitness classes are more appealing since you don't have to commit to a 12-week class.

A questioned was asked; do seniors need to purchase a Group X Card for fitness classes? Sola responded, if they purchase a senior membership, senior fitness classes are included. If they have a free senior membership (Silver Sneakers, Renew Active) they would need to purchase a Group X Card for senior classes.

A comment was made; daily admission for non-residents should go up at least 3%.

A comment was made; there should be a higher increase for daily rates, and added it should be higher for both residents and non-residents. A question was asked; how many of those daily paid users are coming back? Would be interesting to know what the return rate would be. Can we add a question when checking in?

Sola commented; 2024 and 2025 usage did decrease when we did a larger non-resident increase and we need to be aware of that group.

A question was asked; do daily rates include tax? Johnson responded, yes.

A question was asked; can they see more data? Operating costs, pool, lifeguards, personnel, cleaning, etc. People going in to just play basketball versus someone using the pool. Have a set price of $15 for the pool and everything else is $10.

A comment was made; a lot of salaries have been pushed to the Parks and Recreation budget. The last several years the city has transferred $300,000 into the community center fund from the general fund but the city is not contributing to what they are putting onto Parks and Recreation side. Having to pay, for example, for 10 salaries but now paying for example 50 salaries. The city should transfer more money to Parks and Recreation in the future. Benoit added it is a challenge and a tight budget year to keep the tax rate at a reasonable level for tax payers.

A question was asked; what about the lower level community center parking lot project? Do we need to spend that money to get 15 to 20 more parking spots? Could that money be pushed to the community center operations instead?

A comment was made; the community center has done a great job bringing in people and revenue.

A suggestion was made; combine military adult and military senior. Charge one rate all the way across to limit the category. Set up as a discount rate instead of two rates.

A suggestion was made; for room rentals, have a summer rate and winter rate similar to the weekend rates and weekday rates.

Sola stated that meeting and activity room rates do not need to go to city council. We have been offering sales for those rooms through the year which has helped increase rentals.

A suggestion was made; have a membership discount for birthday parties or sell wristbands separately. Johnson responded, there is a non-wristband rate. Rentals get wristbands at a discount rate as part of their reservation. In the past we have increased room rates and that has backfired on us. Last year we didn't raise rates.

A suggestion was made; offer something more to residents. For example, one free cabana rental a year for members.

A comment was made; rates look reasonable with inflation.

A request was made; for 2027 to bring to the commission a daily rate with and without access to the pool. In addition, a flat rate with an add on charge for the pool. A comment was made about this request; this adds another category to a long list of categories and this would be another item for staff to keep track of and administer.

A formal request was made to give the commission additional data with creative options that would be unique and utilize spaces better. Rather than spending time on how we can reduce categories, time zones, pool, etc. Commission would like a commitment for these items to be given for next year.

A comment was made; with 2% - 4% increases eventually people are going to feel priced out. We need to market it better. Better marketing and keep rates more steady by getting people in the building consistently.

A comment was made; we keep talking about pricing people out, and we keep increasing and people keep coming and don't seem to have a problem. An additional comment was made; over a 10-year period it has gotten expensive and a lot of people do feel outpriced for birthday parties and memberships.

Benoit stated; the commission will need to vote on rates tonight to be sent to city council.

Brent Swisher motioned for the membership rates as presented on item D of the agenda to be sent to city council. Approved 7 – 1.

MONTHLY REPORT

Benoit reported on the Bobby Theisen Park redevelopment project:

- Playground: some of the climbing rocks don't have proper footing. The installer will come back to address.
- Sodding/seeding the pleasure rink.
- Damage to the sod between the parking lot and rinks. Have work to do from the trucks driving on it this winter.
- Fields will be sodded.

- Pickleball courts – overall positive feedback.
  - Putting up sound abatement
  - Additional benches
- Tennis courts – don't have boards up yet.
  - Will not be marked for pickleball.
- Signage for park still being worked on.
- Building:
  - Rentals $350 Shoreview residents, $400 non-residents with $250 refundable damage deposit.
  - Recreation programming will be held in building this summer.
  - Serves as a warming house in the winter
- EV charging stations have been installed
- Solar panels will still be added to Bobby Theisen and Commons Park buildings
- Full size soccer field will be renovated separately in 2027
  - Better draining and more accessible
- Adjustable basketball hoops – first ones in the park system
- Grand opening
  - Saturday, May 2, 9:30 am – noon
  - Crafts, food truck, face painting
  - Postcard sent to neighborhood
- Overall positive comments from the public

The new Shamrock Park playground is still closed. There was a rain delay on finishing the Poured in Place (PIP) and turf. We are about a week away from taking the fences down and then it will be open.

There will be no commission meeting in May. The June meeting will be a tour of outdoor skating facilities and how they are used in the summer.

This fall the commission will meet with city council.

COMMISSION COMMENTS

A question was asked; last year we talked about Shamrock Park parking in the summer? Benoit responded, the Public Works Director is working with the recreation staff on options.

A question was asked; where are we on recreation software? Jen Colbeck responded, we have narrowed it down to three companies that all offer what we are looking for in some capacity. No system is perfect, but trying to find a system that will be a good fit for staff and the public. We still need to follow up on more items before moving forward. A question was asked; when is the contract up? What budget is this coming from? Sola responded, our contract with CivicRec ends in February of 2027. There was a miscommunication on the budget for software. It comes out of the IT budget and was supposed to be in the 2027 budget but was moved to 2029. We might be able to move it around based on costs.

Sola added, CivicRec is not work to pay with ACH. All of these software companies that we are looking at have an ACH option. $190,000 in credit card frees gets charged annually to the community center budget.

A question was asked; does Shoreview have a swag store? There was an online store, but you can purchase t-shirts from city hall and stocking caps from the community center front desk.

ADJOURNMENT

Brent Swisher motioned and Jane Ullmann-Bester seconded to adjourn the April 27, 2026 Parks and Recreation Commission meeting at 8:15 pm. Motion approved 8 – 0.

SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
MAY 26, 2026

CALL TO ORDER

Chair John called the May 26, 2026 Shoreview Planning Commission meeting to order at 7:00 pm.

ROLL CALL

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

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

APPROVAL OF AGENDA

MOTION: by Solomonson, seconded by Westadt to approve the May 26, 2026 Planning Commission meeting agenda as presented.

VOTE: AYES - 7 NAYS - 0

APPROVAL OF MINUTES - APRIL 28, 2026

MOTION: by Westadt, seconded by Ahmadvand to approve the meeting minutes of April 28, 2026, as presented.

VOTE: AYES - 6 NAYS - 0 ABSTAIN - 1 (Cordes)

Cordes abstained as he did not attend the meeting.

REPORT ON CITY COUNCIL ACTIONS

Hill reported there were no city council actions in the last month.

OLD BUSINESS

5423 CARLSON ROAD - VARIANCE REQUESTS - CHARLES CUDD CO.

Presentation by Senior Planner Izaak Peterson

The property is located on the east side of Turtle Lake:

- Zoned R-1 Detached Residential
- Consists of 1.17 acre and is a standard riparian lot

- Existing dwelling of 1,824 square feet and no attached garage
- 62.3-foot lakeside setback approved by variance in 2020
- 215.6 front property line setback
- 3.5-foot side setback from south property line
- 69.5-foot side setback from north property line
- Existing four detached accessory structures

The applicants seek to demolish the existing home and two sheds to construct a new 5,170 square foot house with attached garage. The existing detached garage and boat house would remain. Applications for the following have been submitted:

1. Conditional use permit to allow a detached garage greater than 440 square feet with a two-car or larger attached garage
2. Conditional use permit to allow a boathouse greater than 440 square feet with a two-car or larger attached garage
3. Variance to Sec. 115-149(a)(1) to allow 67.2 foot setback to the Turtle Lake ordinary high water mark, which is less than the 89.05 foot average of the adjacent dwellings plus or minus 10 feet
4. Variance to Sec. 107-65(d)(1)(g)(1) to allow a 166.5 foot front setback which is greater than the average of adjacent dwellings plus or minus 10 feet
5. Variance to Table 107-67 to allow a combined accessory building foundation area of 1,984 square feet, which is greater than the 1,500 square feet permitted

At the April 28th planning commission meeting, the following actions were taken:

1. Recommend denial of conditional use permit for detached garage greater than 440 square feet with two car or larger attached garage.
2. Recommend approval of conditional use permit to allow for a boathouse greater than 440 square feet with a two-car or larger attached garage.
3. Denied variance Table 107-67 to allow a combined accessory building foundation of 1,984 square feet larger than the 1,500 square feet allowed.

The applicant's appeals of denial are scheduled for June 15, 2026.

The commission tabled action on the remaining two variances for the setback to the ordinary high water mark from Turtle Lake and the front property line setback. At the last meeting, the commission had asked the applicant to work with staff to determine possible alternatives and factors that contribute to practical difficulty for requesting the variances.

Since the last meeting, the applicants have not changed the setback requests. The front setback is at 166.5 feet; the required setback is 153.15 feet plus or minus 10 feet. The ordinary high setback is at 67.2 feet; the required setback is 89.05 feet plus or minus 10 feet. The applicant's request is based on averages of 10 properties along Carlson Road. The average ordinary high water setback range for these same properties is 76 feet with a range of 66 to 86 feet, which would allow the 67.2 foot setback. The average front setback of the 10 properties is 81.6 feet, which allows a range from 71.6 feet to 91.6 feet.

Staff finds that the house immediately to the north, constructed in 1991, prior to adoption of the 1993 shore land ordinances, is nonconforming with a setback from Turtle Lake of 107.3 feet and a front setback of 131.4 feet. This skews the alignment of home setbacks. The new home could be moved further east, but that would result in the removal of over story trees and mass site grading. Staff believes these factors are unique circumstances not created by the applicant.

The character of the neighborhood would not be altered. The proposed location is consistent with the historic setback of a home on this property and in keeping with the average setbacks in the neighborhood.

Staff's recommendation is approval of the variance setback requests with the conditions listed.

Commission Questions
John noted the house could be renovated on its current footprint without any expansion without any variance.

Solomonson hoped to see a different plan, but the applicant submitted the same one. The applicant is requesting the same variances and has provided a code compliant layout.

Helgen to not allow the historic footprint would require substantial site work and addition of retaining walls. The applicant did a good job of review to come back with how the original plan works best on a practical level. The applicant's statement lists the additional site grading, addition of retaining walls and removal of trees, which are factors that would have more environmental impacts on that site than building on the existing building pad. He believes the practical difficulty requirement is met.

Anderson stated the nearest point of the existing deck sits 62 feet from the lake. The proposal would be a 5-foot improvement at 67 feet.

Cordes asked if the unique circumstance is removal of trees and if trees have been identified in other applications as a unique circumstance. The unique circumstance is the impact of the setback requirement which is the result of the adjacent house constructed with a nonconforming setback. It is an undue hardship to bring the home location into conformance. Past actions do not set a precedent, but tree removal, grading impacts and an adjacent house that deviates from the setback have all been identified as unique circumstances.

Ahmadvand asked if there are 4 or 5 trees and if this plan is denied, would the applicant come back with an alternate plan. There is one dead oak tree, two maples and one 30-inch oak that would be impacted. The setbacks as proposed are what is requested. The alternate was illustrative and does not need commission approval.

Jason Kruell, Vice President, Charles Cudd Company, spoke on behalf of the applicant. Pushing the home away from the existing foundation has negative impacts. One is trees. A bigger factor is the mass grading. Keeping the same location is less impact to the property and less impact to neighbors. The practical difficulty is more retaining walls, more mass grading. The house will sit higher so the driveway will be higher and the retaining walls will be seen by neighbors and from the lake. Also, the boathouse will be lowered to make it less visible. The commission tasked the applicant to come back with negative impacts with compliance, which has been done.

Ahmadvand asked about the pitched roof over the deck that would obstruct the view. Kruell said the view is to the north. The idea is to lower the roof of the boathouse to increase the view of the lake.

Anderson verified there is a basement on the house now and will be a full walkout basement for the new house.

Solomonson asked for comment on the proposed north end of the house versus what exists and the impact to the neighboring property. Kruell said the view for the neighbor today is the existing trees which will not change.

Public Comment
Chair John opened the discussion to public comment.

Steve Bruggeman, Owner of 5423 Carlson Road, residing at 5609 St. Alban's Circle, said that the adjacent house to the north is set back far from the lake, which makes the setback requirement 89 feet. If that house conformed to required setbacks when it was built in 1990, the proposed house would also

be within required setbacks. The proposed house is not closer to the lake than other houses along the shoreline. The intent is to maintain the look of houses along the lake. If the house has to be moved, the retaining wall on the lake side will be 12 feet longer with a significant visual impact from the lake, as well as significant grading to the site.

Westadt verified that there would have to be a retaining wall with or without the screen porch on the house.

Brett Nelson, 5415 Carlson Road, said he is the neighbor to the south. He distributed handouts to commissioners. He is in favor of the new house which looks great but is opposed to the 67.2 foot setback from the lake in combination with a conditional use permit for the boathouse. The information submitted does not match what the commission is being told.

1. The average of the 11 houses is 74.7 feet. Most of the setback numbers are to a deck. The average of the 11 houses to a covered porch or roof is 81 feet.
1. It will impact 4 to 5 trees. One tree will be impacted if the house is moved back. Trees can be replaced.
2. The lot slopes gently. The proposal versus the conforming setback is only a few inches in elevation and one foot with the porch. It is not massive grading.
3. If the house is shifted back, it will sit higher and less retaining wall will be needed, not more.

None of these meet practical difficulty and the proposal does not fit the neighborhood.

Commission Discussion

Solomonson said the property owner most impacted but not present was opposed to this proposal because of the lake view. If built as proposed, the applicant would have the widest view of the lake of any of the neighboring homes. He believes it should be pushed back 10 or 12 feet.

Anderson said he does not want it lost that there would be significant grading but less with the proposal than having to move the house. Outliers, such as the home built in 1990 and now nonconforming, have had impacts in other instances. Decisions have to be made on what is reasonable for the and the spirit of why setbacks are put in place. The outlier is a problem. There is not a formula that only uses certain houses. The roof is an issue. Code does not distinguish whether there is a roof on a patio or a deck to be treated differently, although the roof on the deck has a negative impact to the neighbor to the south. From a code perspective, there is an improvement of moving the deck 5 feet further from the lake.

John said while sympathetic to the cost of more grading, he is also sympathetic to views being blocked, there is nothing in the code to address this. He has a hard time seeing a hardship making it difficult for him to approve a variance.

Westadt thanked the applicant and builder for their work in explaining what the project would look like and impacts if the house location were moved. She is having difficulty identifying practical difficulty for a variance. The house itself fits in. Her concern is the porch that extends further toward the lake. Even though it is part of the plan, it does not have to be part of the plan. Without the screen porch, she would approve the variance.

Helgen said he likes the fact that the house was moved further from the neighbor's house to the north and further from the lake. There is a line along the houses from the south to the applicant's house and then the jog where the neighboring house to the north that is set back far from the lake. How would the lakeshore look if the house were moved back another 12 feet creating another jog? The difficulty is the property to the north that should have been moved to bring the houses in line. It is a reasonable request for a nicely designed house. The commission should support those who reinvest and want to make Shoreview a beautiful place.

Cordes said grading is not a difficulty. Any house in Shoreview is on some type of slope. Even if there is no outlier difficulty, the averages for the setback do notnot meet the standard in the ordinance. He would have liked to see consideration for something in-between what is required and the 67 foot setback proposed.

Peterson noted the average standard is a range of plus or minus 10 feet.

MOTION: by Helgen, seconded by Ahmadvand, to adopt Resolution No. 26-28 approving a decrease to the minimum the Ordinary High Waterline setback requirement from 79.05 feet to 67.2 feet and increase the required front yard setback to 166.5 feet for a new home construction on the property located at 5423 Carlson Road, subject to the following conditions:

Setback Variances

1. The project must be completed in accordance with the plans submitted with the variance application, and conditions set forth through this approval. Any significant changes to these plans, as determined by the Community Development Department, will require review and approval by the Planning Commission.

2. The project is subject to the permitting requirements of the Rice Creek Watershed District. The applicant shall fulfill all permitting requirements of the Watershed District as required.
3. The proposed house shall meet a minimum setback of 67.2' feet from the ordinary high water line of Turtle Lake.
4. The proposed house shall meet a maximum setback of 166.5' feet from the front property line.
5. A tree removal and replacement plan approved by the Natural Resources Coordinator shall be submitted prior to issuance of a building permit.
6. A Shoreland Mitigation Affidavit is required to be signed before the building permit is issued.
7. The approvals will expire after one year if a building permit has not been issued and work has not begun on the project.
8. This variance approval is subject to a five day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

These actions are based on the following findings of fact:

1. Practical difficulty is present as stated in Resolution No. 26- 28.
2. The proposed setback reduction is a reasonable use of the property in a reasonable manner that is allowed in the R1, Detached Residential District.
3. The character of the neighborhood will not be altered by the reduced setback, and is consistent with average of setbacks along Carlson Road and Turtle Lake.

ROLL CALL VOTE
AYES: Anderson, Helgen
NAYS: Ahmadvand, Cordes, Solomonson, Westadt, John

NEW BUSINESS

855 TANGLEWOOD DRIVE - PAM LARSON - CONDITIONAL USE PERMITS

Presentation by Associate Planner Will Harris

This application is for two conditional use permits:

1. Construction of new 1,200 square foot detached garage/barn
2. Permission to keep non-domestic animal

The property is located one-half mile east of Lexington Avenue with access off Tanglewood Drive on the south side of Turtle Lake. The property is a substandard riparian lot consisting of 2.6 acres and width of 86 feet on Turtle Lake, zoned RE20. There is an existing home of 2,056 square feet with an attached garage of 504 square feet and a detached garage of 554 square feet, all built in 1968. The property has extensive woods with few changes in topography.

The 1200 square foot barn/detached garage is to be located on the western portion of the property. A conditional use permit is required because the size exceeds the code limit of 440 square feet.

The purpose of the barn is to house two horses, store hay and other small equipment. Horses are permitted on properties exceeding two acres, but the city council may require a conditional use permit in the interest of public health, safety or general welfare. Section 107.67(e)(9) requires non-domestic animals to be located 100 feet from all property lines. The property cannot meet this provision, hence the conditional use permit with mitigation of the impacts of the structure. Also, Code does not specifically address the care of non-domestic animals, and the conditional use permit will provide staff to aptly appropriate the use within the neighborhood.

South of the barn will be two fenced areas. A paddock mesh/metal fence with wooden posts, and south of the paddock will be an arena area with a split rail cedar fence. Further south will be a compost site for horse waste.

Accessory structure on a property of this size can be 125% of the dwelling unit foundation area, which in this instance allows 1,900 square feet. The applicant proposes a total of 1,704 square feet. The existing detached garage will be removed.

The barn is in compliance with the following:

- Side setbacks of 10 feet from the western property line and 46 feet from the east property line.
- 30-foot setback from front property line as required by a detached accessory structure permit under Section 115-149(d).
- Side wall and roof peak heights are within code. No second story is proposed.
- Impervious surface is proposed at 13.4%; code limit is 25%.

The exterior design consists of LP siding and roof shingles to match the existing home. The color is brown with tan trim, soffit and fascia and cedar dutch doors. Existing trees along all sides of the structure will be retained. The most impact will be to the neighbor on the west side with the 10-foot setback.

Trees will be added to mitigate that impact. Some trees will be removed on the south side for a paddock and riding areas.

Staff Review of Accessory Structure

- Proposed buildings consistent with development code standards for accessory buildings
- Structure not visible from Tanglewood Drive due to location in the yard of existing foliage
- Proposed uses for the building consistent with residential use of property subject to the terms outlined in the additional conditional use permit
- Property is located in a PDA, guided for low density residential - the use is in harmony with the purpose and intent of the development code policies of the comprehensive plan due to the size of the property
- Existing shed shall be removed in order to maintain compliance with maximum combined size of accessory buildings

Staff Review of Non-Domestic Animals

- Proposed use allowed in the RE-20 District with possible requirement of conditional use permit
- Building arena and paddocks not visible from Tanglewood Drive due to location and existing foliage
- Proposed use is permitted subject to terms outlined in the additional conditional use permit
- Use is in harmony with purpose and intent of development code, policies of the comprehensive plan and Lakeshore Neighborhoods on Turtle Lake Policy Development Area (PDA)

The proposal is comparable to similar facilities found in other cities.

Comments have been received with concern about the compost site for storage of horse manure and removal. Code requires compost sites to be located in a rear yard 30 feet from any residence, 10 feet from any property line and designed so any seepage does not run into lakes. Staff believes that the location of the compost area on the street side mitigates any seepage to the lake. The location is as far from neighboring properties as is possible to mitigate any impact to neighbors.

Public and Agency Comments
Notice was mailed to property owners within 350 feet. Due to notice deadlines, the public hearing will be at the June 15th city council meeting. Two comments were received in support of the project. One comment inquired about accountability if there are any breaches to the conditional use permit.

Rice Creek Watershed District has expressed no concerns.

Public Works commented on potential tree removal, grading and exposed soils in arena/paddock areas. These will be addressed with the building permit.

Engineering requested drainage patterns be maintained and possibly requiring construction of a side yard swale pending drainage from the new building with possible request for a grading as built to be submitted after construction.

Staff recommends the planning commission support the application and recommend approval to the city council subject to the conditions listed in the staff report.

Commission Questions
John asked about the topography at the compost location. Harris noted the topography is a gradual slope and not steep.

Solomonson:

- Will trees be removed for pasture land? Harris noted removal will be evaluated with a Tree Preservation Plan to be submitted with the building permit. Standard code replacement will apply.
- Will the barn be closer than 100 feet from the nearest dwelling? Harris indicated the proposed location is perhaps 100 feet from 853 Tanglewood Drive.
- In looking at other cities—Woodbury, Ham Lake, Rosemont— grazable land is a consideration. How much grazable land is on this site? Harris stated ordinances in Chanhassan, Fridley, Andover and Minnetonka were reviewed. Those cities differentiate between a dry lot and ac wet lot. The wet lot is open grazing which requires a substantial amount of land. The applicant is proposing a dry lot and meets the amount of land required.
- Will manure be processed onsite? Harris indicated two horses will be 100 pounds a day.
- Would a subdivision impact the conditional use permit? Harris indicated the conditional use permit would dissolve if this property is subdivided. Subdivision of a neighboring property would have no impact.

Cordes:

- Where is the barn in relation to the compost? Harris responded it is estimated it will be 200 to 230 feet south of the barn.
- No. 5 of staff recommendations does not allow horses to be used for commercial purposes. Dressage is proposed. What is the limitation of

commercial use? Harris stated the intent is similar to home occupations. The city does not want to see an intensification of use at the site, such as a petting zoo or offering rides.

- The stipulation says on or off the property. Why would the city care what a horse does off the property? Harris indicated there is less concern about off the property. If the commission wishes, staff would modify that condition.
- No. 8 says if a horse escapes and a city official catches it, a re-inspection is required. What happens if a resident catches it? Harris responded the intent is for fencing to be secure so another incident does not occur. It is anticipated Animal Control or the Sheriff's Department would be called for an escape.
- Is anything done to make sure nothing is leaching into the lake? Harris stated code enforcement is complaint based. Such an action would have to be reported to a regulatory agency. Once approval is given, there is no follow-up without a complaint.

Anderson:

- The compost area would be in compliance if this were not a riparian lot. Is there a size restriction on compost areas? Staff will check on this question.
- A conditional use permit runs with the land. The next owner could keep horses. What happens to the conditional use permit if there are no horses on the site? Would the owner lose the right to have horses at a future time? Peterson indicated the conditional use permit requires operation per approved plans. If the use is discontinued, the conditional use permit would go away as the conditions of the approved plan are not being met. As long as the approved conditions are being met, the conditional use permit runs with the land.

Applicant Statement

Pam Larson, 855 Tanglewood Drive, said she does not show houses. She is a professional trainer. The horses are beautiful and expensive. They are for her retirement. No one else will be riding them. She cleans the barn herself. Two horses do not generate 100 pounds of manure a day—maybe a wheelbarrow full which would include dust and wood shavings. The small barn now on the property was on the property when her grandfather purchased it after World War II. Nothing can be seen from the road because the property is rolling. The compost area is at the bottom of a hill and does not leach to anywhere. She plans to use the compost on apple trees on the property. If necessary, she will remove it.

John asked if the compost is in a valley and if a pit will be dug. Larson said it is not in a wetland but in its own spot that does not run to the street or lake.

There will not be a pit, as there is so much organic material and it composts well.

Helgen asked if there will be boarding, training or sale of horses. Larson said no, this is her retirement and she has no plans for more horses after these two. The one is 15 and if it dies, she may get a pony to keep the other one company. Her neighbors at 853 Tanglewood are present and have encouraged her with her plans.

Solomonson asked if any area would be converted to pasture land. Larson said no, she plans to leave all shrubs and trees in place.

John asked the difference between a paddock and arena. Larson said a paddock is a smaller area with no grass. The paddocks will be about 30 or 35 feet by 120 feet. She will be putting leaves in the paddocks to keep the soil organic and not turning to mud. The stalls and paddocks are cleaned every day. The arena is for riding and is also cleaned every day.

Solomonson asked a likely scenario of what the horses would do if they got out. Larson said colts will run and run. Older horses do not want to leave their friends and would not go far.

Public Comment
John opened the discussion to public comment.

Mark Christopherson, 853 Tanglewood, said he grew up with horses and is very excited to have horses in Shoreview. This will be a great asset to the neighborhood and believes other neighbors are also in support.

Kate McWilliams, 887 Tanglewood Drive, said she loves the long wooded lots. This is a good opportunity for Larson to bring horses back to this part of Shoreview.

Commission Discussion
Solomonson said it is difficult to manage the 100-foot setback with such a narrow lot and leans toward not supporting the proposal.

Ahmadvand said Larson has laid out a detailed plan. The city has done its research. Surrounding neighbors are in support. His concerns. have been addressed. With the years of experience Larson brings, she will do well.

Anderson said, though the use is unusual, the impact will be modest. Property owners wish to preserve the uniqueness of this area. This is a multigenerational residency to be celebrated. The big question would be the

manure but he believes the owner will do the best for the horses and for the property. He will support the proposal.

John said the commission needs to consider the fact that this conditional use permit will go forward with the land.

MOTION: by Westadt, seconded by Ahmadvand to recommend that the City Council approve the Conditional Use Permits submitted by Pam Larson, 855 Tanglewood Dr, subject to the following conditions:

Detached Accessory Structure

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city staff, will require review by the Planning Commission and City Council.
2. This approval will expire after one year if a building permit has not been issued and construction commenced.
3. The owners shall apply for a demo permit for the existing detached accessory structure.
4. The existing detached accessory structure shall be demolished before the issuance of a building permit for the new accessory structure.
5. The detached accessory structure shall not exceed 1,200 sq ft in size.
6. The structure shall be used to house the animals and for the storage of personal property only.
7. The structure shall not be used in any way for commercial purposes.
8. The applicant shall obtain permits as required from the Rice Creek Watershed District, if required.
9. A building permit must be obtained before any construction activity begins.
10. A Riparian Lot Detached Accessory Structure Permit must be obtained before any construction activity begins.
11. A tree protection and replacement plan shall be submitted prior to issuance of a building permit (including a grading permit). Tree protection shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
12. Applicant shall maintain historic drainage patterns.
13. A side-yard swale may be required if needed to keep drainage from new building on the subject property.
14. Grading as-built shall be submitted after construction upon request by the city engineer.

15. This approval is subject to a 5-day appeal period.

Non-Domestic Animal Conditional Use Permit

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the City Planner, will require review by the Planning Commission and City Council.
2. The building permit and fence permit are required and must be finalized prior to the animals inhabiting the property.
3. A buffer strip enclosing the arena and paddocks shall be installed and established prior to the animals inhabiting the property to ensure runoff is contained to the subject property.
4. The owner shall submit an additional fence permit before the installation of additional fencing to separate the paddock area if necessary.
5. No horse may be kept on the property if it is being used for commercial purposes, whether or not the commercial use occurs on the residentially-zoned property.
6. No horse shall be permitted to run outside the confines of the proposed paddock, arena, or accessory structure area.
7. No person shall be permitted to ride or drive a horse after the hour of sunset or before the hour of sunrise.
8. The escape of a horse necessitating recovery by agents or employees of the city shall automatically suspend the conditional use permit until the City Manager or their designee has re-inspected the premises.
9. Cruel and inhumane treatment of horses shall be grounds for the revocation of the conditional use permit. Adequate care includes, but is not limited to, the following:
    a. Horses must be provided with food of sufficient quantity and
        i. quality to allow for normal growth or the maintenance of body
        ii. weight. Feed standards shall be those recommended by the
        iii. National Research Council.
    b. Horses must be provided with clean, potable water in sufficient
        i. quantity to satisfy the animal's needs or supplied by free choice.
        ii. Snow or ice is not an adequate water source.
    c. Horses must be provided a minimum of free choice protection of a constructed shelter from direct rays of the sun when temperatures exceed 95 degrees Fahrenheit, from wind, and from freezing precipitation for all horses.

d. Constructed shelters must be structurally sound, free of injurious matter, maintained in workmanlike repair, and ventilated.
e. Stalls must be cleaned and kept dry to the extent that the animal is not required to lie or stand in fluids. Bedding must be provided in all stalls, kept reasonably clean, and periodically changed. The nature of the bedding must not pose a health hazard to the animal.
f. Horses must be provided an opportunity for periodic exercise, either through free choice or through a forced work program, unless exercise is restricted by a licensed veterinarian.
g. All horses must have their hooves properly trimmed periodically to prevent lameness.

10. All accumulations of manure shall be removed at such periods as will ensure that no leaching or objectionable odors exist, and the premises shall not be allowed to constitute a nuisance.
11. Upon complaint to the City that any provisions are not being met, an authorized Animal Control Officer shall be permitted upon the premises where livestock are kept for the purpose of making an inspection to determine compliance with this Chapter.
12. If at any point the owner subdivides the property so as to reduce the total acres below the allowed 2-acre threshold, this agreement will be nullified.

Discussion:

MOTION: by Cordes, seconded by Anderson to amend No. 5 under the non-domesticated animals portion of the motion to state, “No horse will be used on the property for commercial purposes;” and to amend No. 8 under non-domesticated animals portion of the motion to remove “by agents or employees of the city.”

Further Discussion:

MOTION: by Helgen to vote separately on the two amendments presented by Cordes. The motion died for lack of a second.

Helgen said he would like to see the two amendments voted on separately. His understanding of the amended No. 5 is to remove any commercial use of a horse on the residentially zoned property. If the horse was a race horse, racing would be allowable. Under the original motion, racing would not be allowed. Shows and judging would be allowable. A draft horse or carriage horse being used in other places would be allowed. The amendment opens the opportunity for commercial use as long as it is not on the residential property. He agrees with the condition that it not be used for commercial purposes. He would agree with the language for No. 5 in the original motion.

Helgen further said No. 8 is a fine point whether to suspend the conditional use permit until re-inspection. He understands the onus on the city to recover the horse if Animal Control or the Sheriff's Department has to be called. However, if a neighbor got the horse and brought it back, he would not want to create the burden of re-inspection on the owner. The two amendments are different and should not be in one motion.

Cordes said if the horse escapes and ends up at a school, the school district is not a city entity, but no re-inspection would be required. That is not reasonable.

Solomonson said he does not see a need for an amendment to the original motion.

VOTE ON CORDES' MOTION FOR AN AMENDMENT TO CONDITION NOS. 5 AND 8 UNDER THE NON-DOMESTIC ANIMAL PORTION OF THE ORIGINAL MOTION:

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

VOTE ON WESTADT'S ORIGINAL MOTION:

AYES: Ahmadvand, Anderson, Cordes, Helgen, Westadt, John

NAYS: Solomonson

MISCELLANEOUS

2026 Calendar and Meeting Assignments
Hill said that both items heard at this meeting will go to the June 15th city council meeting. Chair John will not need to attend the June 1st meeting. Helgen is scheduled to attend the June 15th meeting.

ADJOURNMENT

MOTION: by Cordes, seconded by Westadt to adjourn the meeting on May 26, 2026, at 9:36 pm.

VOTE: AYES - 7 NAYS - 0

ATTEST:

_____

Tom Simonson
Asst. City Manager/Community Development Director

MINUTES OF MEETING
SNAIL LAKE IMPROVEMENT DISTRICT
Annual Meeting
March 3, 2026

Call to order
Kristine Squillace Stenlund called the meeting to order at 7:03pm

Roll call
Members present: Kristine Squillace Stenlund, Max Walch, Carol Stadler, Maria Edwardson, and Eric Osgood

Members absent: none

City staff present: Stephanie Smith - city engineer

Approval of agenda
Max made a motion to approve the agenda with the addition of a presentation by the DNR, Carol seconded the motion, all voted in favor.

Approval of minutes
February 5, 2026 board meeting:
Eric made a motion to approve the minutes as presented, Max seconded the motion, all voted in favor.

General business
Department of Natural Resources Presentation
April Londo from the DNR spoke about the invasive aquatic plant species found in Snail Lake, and the DNR's grant program for lake treatment. She explained that Snail Lake is not a candidate for full-lake chemical treatments of invasive plants, due to the presence of a rare species of southern naiad. The DNR did a SCUBA plant survey in the summer of 2025 and is waiting on DNA testing results from the UofM laboratory to confirm the prevalence of this plant in Snail Lake. The SLID is encouraged to continue to pursue grant funding for treatment of invasive aquatic plants.

Election of board members
Stephanie explained that Carol and Kristine's terms were expiring and two members needed to be elected. Carol called for nominations and Carol and Kristine were nominated. All SLID members in attendance voted for Carol and Kristine to serve another term.

2025 Year in Review – lake level & invasive plant treatment

Stephanie provided a graph of the water level in the lake in 2025. The lake maintained a level above the need for pumping, so the only pumping performed was for maintenance purposes.

Due to the presence of the rare naiad plant in Snail Lake, the DNR denied the SLID's permit for full lake treatment. Instead, areas on the lake were selected for treatment of Eurasian water millfoil with ProcellaCor. The areas were selected by the board based on the results of plant surveys and previous treatment areas. Results of the treatment were positive with several SLID members who live near treated areas reporting a reduction in invasive plants observed and more opportunities for recreation in the lake.

2025 approved expenses & 2026 approved budget
Stephanie reviewed the 2025 approved expenses. She noted the lack of water level pumping reduced the expenses in the original 2025 budget. The quarterly charge per SLID property will be billed at $65.98 for 2026 to cover the 2025 expenses.

For the 2026 approved budget, the quarterly charge per SLID property is projected to be $107.16. This amount would be billed in 2027, based on actual expenditures. The board noted that this amount includes a $12,000 budget for pumping, which has not been needed for multiple years.

Weed treatment
Stephanie recapped the Eurasian watermilfoil (EWM) full-lake treatment permit application submission and denial by the DNR, due to the olive-colored southern naiad. She showed the subsequent areas of the lake selected for treatment with ProcellaCOR for $13,397.50. She asked the board and public attendees for their thoughts on the results. Several public attendees and board members who live near the treatment areas agreed there was a significant difference.

Multiple attendees said the northwest bay was unusable in August - Ramsey County Soil and Water offered to do a late-season survey if the SLID would have a contractor on notice to treat. Noted it takes a month from treatment to see a die-back.

DNR noted that curlyleaf pondweed (CLP) can be treated early in the season with diaquat. Recommend 4 weeks after ice-off. Endathol can be used to treat larger areas as it is more selective of which plants it affects, but it is new and expensive. Public attendees and board members discussed an interest in treating CLP and EWM. The DNR said

they would accept previous years' plant survey if needed for early treatment. Noted that the CLP treatments usually only last one year.

Discussed treating the southern bay, as it has not been treated yet. The benefits discussed included preventing spread from the southern bay to the rest of the lake.

Establish annual meeting for 2027
The meetings are typically held on the first Tuesday in March. Maria made a motion to approve the meeting date for Tuesday, March 2, 2027, Eric seconded the motion, all voted in favor.

Other Issues
Stephanie provided updates on construction projects occurring near Snail Lake in 2026:

- Reiland pond was being dredged for excess sediment deposits in a partner project between Shoreview and the Ramsey-Washington-Metro Watershed District. This work will be done in the winter and restoration will occur in the spring.
- Ramsey County Parks will be reconstructing trails and boardwalks in the Snail Lake Regional Park that will affect trail use this summer.
- Shoreview Public Works is removing aged and overgrown boulevard trees on Snail Lake Boulevard. This spring and summer, the city will install new plants in the boulevard.

Adjourn
Kristine adjourned the meeting at 9:10 pm.

Memorandum

TO: City Council

FROM: Janice Miller

DATE: July 20, 2026

SUBJECT: Claims and purchases

ITEM NUMBER: 8.e

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
9794-9945.pdf
583872-584208.pdf
Ancom Communications Inc (1).pdf
Ancom Communications Inc (2).pdf
Asphalt Surface Technologies.pdf
BCI Construction, INC.pdf
Cobalt Companies.pdf
Continua Interiors of Minnesota, LLC(1)..pdf
Continua Interiors of Minnesota, LLC (2).pdf
Dave Perkins Contracting.pdf
Grit Contracting.pdf
Karl Chevrolet.pdf
Keys Well Drilling Company.pdf
Lake Johanna Fire Dept.pdf
League of Minnesota Cities.pdf
Medica.pdf
Metropolitan Council Environmental.pdf
Minnesota Department of Health.pdf
Minnesota Department of Revenue-Tax.pdf
Minnesota Native Landscapes.pdf
North Central Bus & Equipment.pdf

Quality Flow Systems Inc.pdf
Quality Flow Systems Inc. (2).pdf
Ramsey County (1).pdf
Ramsey County (2).pdf
Ramsey-Washington Metro Water.pdf
Repbulic Services Inc #899.pdf
SHI International Group.pdf
Short Elliott Hendrickson, IN.pdf
Veit & Companies.pdf
Warning Lites of Minnesota Inc.pdf
Xcel Energy.pdf
Xcel Energy (2).pdf
North Country Chevrolet.pdf
Minnesota Petroleum Service.pdf

Date	Description	Check range	EFT range		Amount
05/20/26	Accounts payable		9848-9942	$	46,592.70
06/04/26	Accounts payable		9795-9796	$	211.18
06/08/26	Accounts payable		9805	$	9,990.00
06/10/26	Accounts payable		9834	$	104,946.36
06/11/26	Accounts payable		9794	$	7,480.00
06/11/26	Accounts payable	583872-583958		$	477,959.01
06/12/26	Accounts payable		9807,9808,9814-9818	$	200,187.65
06/15/26	Accounts payable		9797-9804,9809,9811-9812	$	1,499.35
06/15/26	Accounts payable	583959		$	1,011.08
06/17/26	Accounts payable		9806	$	24,377.00
06/18/26	Accounts payable		9810	$	96.00
06/18/26	Accounts payable	583960-584023		$	884,491.50
06/22/26	Accounts payable		9813, 9822, 9828, 9831, 9832, 9837, 9838	$	48,073.95
06/26/26	Accounts payable		9819-9823, 9827, 9829-9840, 9843-9847	$	224,444.30
06/26/26	Accounts payable	584024-584097		$	861,108.89
06/29/26	Accounts payable		9824-9826, 9844	$	21,382.33
06/30/26	Accounts payable		9842	$	1,206.21
07/01/26	Accounts payable		9836, 9841	$	21,813.50
07/02/26	Accounts payable		9833	$	3,435.08
07/02/26	Accounts payable	584098-584140		$	348,655.45
07/06/26	Accounts payable		9843	$	112.14
07/10/26	Accounts payable		9835, 9945	$	8,765.00
07/10/26	Accounts payable	584141-584208		$	933,774.81
	Sub-total Accounts Payable			**$**	**4,231,613.49**
06/12/26	Payroll	135676-135690		$	330,280.62
06/26/26	Payroll	135692-135708		$	371,779.61
07/10/26	Payroll	135709-135722		$	365,516.47
	Sub-total Payroll			**$**	**1,067,576.70**
	Total			**$**	**5,299,190.19**

CHECK REGISTER FOR CITY OF SHOREVIEW

CHECK NUMBER 9794 - 9945

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
05/20/2026	9848(E)	A&J OUTDOOR POWER	1,575.88
05/20/2026	9849(E)	AMAZON.COM	46.63
05/20/2026	9850(E)	AMAZON.COM	53.88
05/20/2026	9851(E)	AMAZON.COM	28.85
05/20/2026	9852(E)	AMAZON.COM	41.33
05/20/2026	9853(E)	AMERICAN LOCKERS	452.00
05/20/2026	9854(E)	AMERICAN PLANNING ASSOCIATION	868.40
05/20/2026	9855(E)	ANIMAKER INC	228.00
05/20/2026	9856(E)	AWESOMESCREENSHOT.COM	72.00
05/20/2026	9857(E)	B & H PHOTO.COM	250.00
05/20/2026	9858(E)	B & H PHOTO.COM	380.00
05/20/2026	9859(E)	BUFFALO GAMES, LLC	374.54
05/20/2026	9860(E)	CAMPERONI	100.00
05/20/2026	9861(E)	CEAM C/O LEAGUE OF MN CITIES	20.00
05/20/2026	9862(E)	CENTURYLINK	94.99
05/20/2026	9863(E)	CENTURYLINK	389.66
05/20/2026	9864(E)	CHURCHILL ST	957.36
05/20/2026	9865(E)	CLOUD COVER MUSIC	29.95
05/20/2026	9866(E)	COMCAST	204.90
05/20/2026	9867(E)	COMCAST	154.34
05/20/2026	9868(E)	COSTCO	94.74
05/20/2026	9869(E)	COSTCO	282.25
05/20/2026	9870(E)	CRAGUNS CONFERENCE AND GOLF R	170.73
05/20/2026	9871(E)	CUB FOODS	37.61
05/20/2026	9872(E)	DION TRAINING SOLUTIONS	282.60
05/20/2026	9873(E)	DIRECTV	245.65
05/20/2026	9874(E)	EDAM	295.00
05/20/2026	9875(E)	EFAX.COM	69.98
05/20/2026	9876(E)	ENVIRONMENTAL SYSTEMS RESEARC	2,000.00
05/20/2026	9877(E)	FACEBOOK.COM	597.95
05/20/2026	9878(E)	FLEET FARM/SYNCHRONY BANK	85.98
05/20/2026	9879(E)	FRESHWORKS INC	3,564.00
05/20/2026	9880(E)	FUNTIME FUNKTIONS, LLC	830.64
05/20/2026	9881(E)	FUNTIME FUNKTIONS, LLC	415.32
05/20/2026	9882(E)	GOOGLE	12.50
05/20/2026	9883(E)	GOOGLE	255.68
05/20/2026	9884(E)	GOOGLE	500.00
05/20/2026	9885(E)	GOT PRINT.COM	52.51
05/20/2026	9886(E)	GOT PRINT.COM	72.59
05/20/2026	9887(E)	GOT PRINT.COM	1,327.53
05/20/2026	9888(E)	GOT PRINT.COM	75.09
05/20/2026	9889(E)	HIGH PINES BREWING COMPANY	131.49
05/20/2026	9890(E)	HIVE TECH	621.30
05/20/2026	9891(E)	ICMA MEMBERSHIP RENEWAL	1,167.00
05/20/2026	9892(E)	ICMA MEMBERSHIP RENEWAL	1,037.00
05/20/2026	9893(E)	ICMA MEMBERSHIP RENEWAL	175.00
05/20/2026	9894(E)	ID SECURITY ONLINE	1,442.00
05/20/2026	9895(E)	JIMMY JOHNS	113.63
05/20/2026	9896(E)	LAKESHORE LEARNING MATERIALS	44.98
05/20/2026	9897(E)	LIFEGUARD STORE, THE	383.80
05/20/2026	9898(E)	LIFEGUARD STORE, THE	1,600.40
05/20/2026	9899(E)	MAGC	270.00
05/20/2026	9900(E)	MIDWEST RACQUET SPORTS	398.24
05/20/2026	9901(E)	MIKE'S PRO SHOP INC	1,200.00
05/20/2026	9902(E)	MINNESOTA GIS/LIS CONSORTIUM	260.00
05/20/2026	9903(E)	NATIONAL STUDENT CLEARING HOU	41.95
05/20/2026	9904(E)	NIHCA	15.50
05/20/2026	9905(E)	PICKLEBALL CENTRAL.COM	230.00
05/20/2026	9906(E)	PIZZA LUCE ROSEVILLE	175.27
05/20/2026	9907(E)	PRECISE MRM, LLC	49.00
05/20/2026	9908(E)	PROVANTAGE LLC	1,074.93
05/20/2026	9909(E)	QUADIENT LEASING USA, INC	539.79
05/20/2026	9910(E)	RAMSEY COUNTY	723.00
05/20/2026	9911(E)	RAMSEY COUNTY	365.00
05/20/2026	9912(E)	RAMSEY COUNTY	365.00
05/20/2026	9913(E)	RED ROBIN RESTAURANT	305.08
05/20/2026	9914(E)	SAFE FOOD TRAINING.COM	185.00
05/20/2026	9915(E)	SAM'S CLUB DIRECT	204.64
05/20/2026	9916(E)	SAM'S CLUB DIRECT	286.83
05/20/2026	9917(E)	SENSIBLE LAND USE COALITION	116.00
05/20/2026	9918(E)	SIBER SYSTEMS	246.55

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
05/20/2026	9919(E)	STATE OF OHIO BMV	6.75
05/20/2026	9920(E)	STORYBOOK ENTERTAINMENT MN	500.00
05/20/2026	9921(E)	SUBURBAN RATE AUTHORITY	215.40
05/20/2026	9922(E)	SUN COAST LEARNING SYSTEMS	225.00
05/20/2026	9923(E)	SUPPES ENVIRONMENTAL HEALTH C	325.00
05/20/2026	9924(E)	SUPPLYHOUSE.COM	208.00
05/20/2026	9925(E)	SWIMOUTLET.COM	128.49
05/20/2026	9926(E)	TARGET.COM	24.26
05/20/2026	9927(E)	TARGET.COM	29.17
05/20/2026	9928(E)	TARGET.COM	20.76
05/20/2026	9929(E)	TARGET.COM	51.39
05/20/2026	9930(E)	TARGET.COM	6.29
05/20/2026	9931(E)	TARGET.COM	39.00
05/20/2026	9932(E)	TOP GOLF	960.00
05/20/2026	9933(E)	UNITED STATES POSTAL SERVICE	13.35
05/20/2026	9934(E)	US BANK	339.85
05/20/2026	9935(E)	VERIZON WIRELESS	6,105.31
05/20/2026	9936(E)	VOYANT COMMUNICATIONS, LLC	1,776.82
05/20/2026	9937(E)	WATER SAFETY PRODUCTS INC	883.46
05/20/2026	9938(E)	WATER SAFETY PRODUCTS INC	360.00
05/20/2026	9939(E)	ZOHO.COM	977.50
05/20/2026	9940(E)	ZOOM	1,749.50
05/20/2026	9941(E)	ZOOM	40.00
05/20/2026	9942(E)	ZORO.COM	247.96
Total 05/20/2026:			46,592.70
06/04/2026	9795(E)	XCEL ENERGY	167.12
06/04/2026	9796(E)	XCEL ENERGY	44.06
Total 06/04/2026:			211.18
06/08/2026	9805(E)	DELTA DENTAL	9,990.00
Total 06/08/2026:			9,990.00
06/10/2026	9834(E)	MEDICA	104,946.36
Total 06/10/2026:			104,946.36
06/11/2026	9794(A)	TASC	7,480.00
Total 06/11/2026:			7,480.00
06/12/2026	9807(E)	MINNESOTA CHILD SUPPORT PAYME	647.50
06/12/2026	9808(E)	MSRS 457 PLAN 98945-01	300.00
06/12/2026	9814(E)	TREASURY, DEPARTMENT OF	112,087.67
06/12/2026	9815(E)	PERA COORDINATED	54,678.43
06/12/2026	9816(E)	ICMA/VANTAGEPOINT TRANSFER-30	12,417.70
06/12/2026	9817(E)	ICMA/VANTAGEPOINT TRANSFER-70	1,278.51
06/12/2026	9818(E)	COMMISSIONER OF REVENUE- WH T	18,777.84
Total 06/12/2026:			200,187.65
06/15/2026	9797(E)	XCEL ENERGY	49.70
06/15/2026	9798(E)	XCEL ENERGY	49.80
06/15/2026	9799(E)	XCEL ENERGY	62.51
06/15/2026	9800(E)	XCEL ENERGY	460.69
06/15/2026	9801(E)	XCEL ENERGY	15.39
06/15/2026	9802(E)	XCEL ENERGY	121.71
06/15/2026	9803(E)	XCEL ENERGY	22.88
06/15/2026	9804(E)	XCEL ENERGY	53.45
06/15/2026	9809(E)	XCEL ENERGY	462.38
06/15/2026	9811(E)	XCEL ENERGY	13.70
06/15/2026	9812(E)	XCEL ENERGY	187.14
Total 06/15/2026:			1,499.35
06/17/2026	9806(E)	MINNESOTA DEPARTMENT OF REVEN	24,377.00
Total 06/17/2026:			24,377.00
06/18/2026	9810(A)	NCPERS GROUP LIFE INS	96.00
Total 06/18/2026:			96.00
06/22/2026	9813(E)	XCEL ENERGY	765.91
06/22/2026	9822(E)	XCEL ENERGY	37,843.12
06/22/2026	9828(E)	ALERUS RETIREMENT AND BENEFIT	49.00
06/22/2026	9831(E)	XCEL ENERGY	158.09
06/22/2026	9832(E)	XCEL ENERGY	8,596.24
06/22/2026	9837(E)	XCEL ENERGY	265.83
06/22/2026	9838(E)	XCEL ENERGY	395.76

CHECK REGISTER FOR CITY OF SHOREVIEW

CHECK NUMBER 9794 - 9945

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
Total 06/22/2026:			48,073.95
06/26/2026	9819(E)	TREASURY, DEPARTMENT OF	117,011.15
06/26/2026	9820(A)	TASC	7,565.00
06/26/2026	9821(A)	RELIANCE STANDARD LIFE INSURA	4,849.64
06/26/2026	9823(E)	XCEL ENERGY	16.56
06/26/2026	9827(E)	XCEL ENERGY	1,257.15
06/26/2026	9829(E)	XCEL ENERGY	20,766.54
06/26/2026	9830(E)	XCEL ENERGY	404.73
06/26/2026	9839(E)	XCEL ENERGY	36.94
06/26/2026	9840(E)	XCEL ENERGY	2,864.50
06/26/2026	9845(E)	PERA COORDINATED	54,594.32
06/26/2026	9846(E)	ICMA/VANTAGEPOINT TRANSFER-70	1,288.11
06/26/2026	9847(E)	MINNESOTA CHILD SUPPORT PAYME	647.50
06/26/2026	9943(E)	ICMA/VANTAGEPOINT TRANSFER-30	12,786.56
06/26/2026	9944(E)	PERA COUNCIL	355.60
Total 06/26/2026:			224,444.30
06/29/2026	9824(E)	XCEL ENERGY	980.50
06/29/2026	9825(E)	XCEL ENERGY	168.80
06/29/2026	9826(E)	XCEL ENERGY	848.88
06/29/2026	9844(E)	COMMISSIONER OF REVENUE- WH T	19,384.15
Total 06/29/2026:			21,382.33
06/30/2026	9842(E)	TASC	1,206.21
Total 06/30/2026:			1,206.21
07/01/2026	9836(E)	XCEL ENERGY	6,113.73
07/01/2026	9841(E)	POINT & PAY CREDIT CARD FEES	15,699.77
Total 07/01/2026:			21,813.50
07/02/2026	9833(A)	MADISON NATIONAL LIFE	3,435.08
Total 07/02/2026:			3,435.08
07/06/2026	9843(E)	MINNESOTA DEPARTMENT OF REVEN	112.14
Total 07/06/2026:			112.14
07/10/2026	9835(A)	TASC	7,565.00
07/10/2026	9945(A)	ALLEN, DEANNE	1,200.00
Total 07/10/2026:			8,765.00
USBNK TOTALS:			
Total of 152 Checks:			724,612.75
Less 0 Void Checks:			0.00
Total of 152 Disbursements:			724,612.75

CHECK REGISTER FOR CITY OF SHOREVIEW

CHECK NUMBER 583872 - 584208

Check Date	Check	Vendor Name	Amount	
Bank USBNK US BANK CHECKING\4M				
06/11/2026	583872	14884 CHORLEY AVE LLC	114.52	
06/11/2026	583873	AARP C/O JAMES PEDGINSKI	110.00	
06/11/2026	583874	ACE SOLID WASTE	1,391.40	
06/11/2026	583875	ALLEN, JAMES	800.00	
06/11/2026	583876	AMAZON CAPITAL SERVICES	2,039.94	
06/11/2026	583877	AMERICAN PUMP COMPANY INC	2,011.85	
06/11/2026	583878	ATKINSON, TOM	9.19	
06/11/2026	583879	Bakos, Patrick	269.49	
06/11/2026	583880	BARABASH, ZACHARY OR KARINA	22.17	
06/11/2026	583881	BLUEPEARL VETERINARY	1,593.80	
06/11/2026	583882	BOARMAN KROOS VOGEL GROUP INC	9,423.93	
06/11/2026	583883	BOJOVIC, MARTIN	14.28	
06/11/2026	583884	BYNG, LALA	22.22	
06/11/2026	583885	CENTRAL PRO SUPPLY 660	321.98	
06/11/2026	583886	CHESS	1,950.00	
06/11/2026	583887	CINTAS CORPORATION #470	574.31	
06/11/2026	583888	COLLINS ELECTRICAL CONSTRUCTI	929.58	
06/11/2026	583889	CONNORS, THOMAS OR CHRISTINE	52.87	
06/11/2026	583890	CORE & MAIN	492.90	
06/11/2026	583891	DORR, MARIA T	2,500.00	
06/11/2026	583892	EDIGER, KARI-ANN	57.06	
06/11/2026	583893	ELION, DOROTHY	22.75	
06/11/2026	583894	GERTENS WHOLESALE	267.00	
06/11/2026	583895	GHA TECHNOLOGIES	3,728.72	
06/11/2026	583896	GOPHER STATE ONE-CALL	715.50	
06/11/2026	583897	GREAT LAKES COCA-COLA DISTRIB	752.79	
06/11/2026	583898	GRIT CONTRACTING	136,487.95	
06/11/2026	583899	HAMMOND, LOREN	78.20	
06/11/2026	583900	HAWKINS, INC.	4,964.96	
06/11/2026	583901	HD SUPPLY	3,038.11	
06/11/2026	583902	HORVATH, KELLY OR FRANK	297.11	
06/11/2026	583903	HUSNICK, MICHAEL	19.65	
06/11/2026	583904	INSTRUMENTAL RESEARCH INC	405.00	
06/11/2026	583905	IT'S A SECRET LLC	2,500.00	
06/11/2026	583906	JAHNSEN, THOMAS	16.44	
06/11/2026	583907	JEDDELOH, JOE	700.00	
06/11/2026	583908	JEFF ELLIS & ASSOCIATES, INC	843.00	
06/11/2026	583909	JOHNSON CONTROLS	724.76	
06/11/2026	583910	KAISER, SCOTT OR CATHLEEN	88.41	
06/11/2026	583911	KARL CHEVROLET	40,215.00	
06/11/2026	583912	KELLY & LEMMONS, P.A.	8,739.48	
06/11/2026	583913	KLOSE, MARGIE	100.00	
06/11/2026	583914	KONECTAUSA LLC	5,241.65	
06/11/2026	583915	KRAFT CONTRACTING MECHANICAL	3,881.00	
06/11/2026	583916	LEAGUE OF MINNESOTA CITIES	66,856.00	
06/11/2026	583917	MAXWELL, JENNIFER	26.79	
06/11/2026	583918	MCCAREN DESIGNS INC	1,066.82	
06/11/2026	583919	MENARDS - FRIDLEY	85.14	
06/11/2026	583920	MIDWEST LOCK & SAFE INC	36.30	
06/11/2026	583921	MINNESOTA DEPARTMENT OF HEALT	23.00	
06/11/2026	583922	MINNESOTA METRO NORTH TOURISM	17,484.65	
06/11/2026	583923	MINTERWEISMAN CO DBA CORE-MAR	1,251.70	
06/11/2026	583924	MOHAMED, SUNDUS	22.43	
06/11/2026	583925	NESLER, JEFFREY	5.41	
06/11/2026	583926	NIPPON SANSO MATHESON	268.21	
06/11/2026	583927	NUNES, SAMUEL	277.29	
06/11/2026	583928	ON SITE SANITATION INC	2,975.00	
06/11/2026	583929	ORKIN, LLC	269.99	
06/11/2026	583930	PEARSON, ANNA	33.80	
06/11/2026	583931	PRESS PUBLICATIONS	719.36	V
06/11/2026	583932	QUALITY FLOW SYSTEMS INC	99,770.00	
06/11/2026	583933	RAMSEY COUNTY	10,549.00	
06/11/2026	583934	RASMUSSEN, ERIK	38.19	
06/11/2026	583935	REVOLUTIONARY SPORTS, LLC	2,040.00	
06/11/2026	583936	RICOH USA, INC.	2,506.09	
06/11/2026	583937	RODEWALD, ELIZABETH	34.09	
06/11/2026	583938	SAFE-FAST INC	3,885.80	
06/11/2026	583939	SHERMAN, SAMANTHA	11.19	
06/11/2026	583940	SHORT ELLIOTT HENDRICKSON, IN	17,860.00	
06/11/2026	583941	SKYHAWKS MINNESOTA	2,602.66	
06/11/2026	583942	SPEEDPRO IMAGING - NORTH METR	274.75	

Check Date	Check	Vendor Name	Amount	
Bank USBNK US BANK CHECKING\4M				
06/11/2026	583943	SPS WORKS,	87.80	
06/11/2026	583944	STRAUB, JODIE A	13.55	
06/11/2026	583945	SYMONIK, DANIEL OR CHERYL	22.07	
06/11/2026	583946	TAHO SPORTSWEAR, INC.	442.40	
06/11/2026	583947	TFORCE FINAL MILE	71.93	
06/11/2026	583948	TGA OF EASTERN TWIN CITIES	924.00	
06/11/2026	583949	THOMPSON, SERENA	31.80	
06/11/2026	583950	TJB HOMES	3,000.00	
06/11/2026	583951	TO THE T CONSTRUCTION, LLC	1,000.00	
06/11/2026	583952	TREE TRUST	455.00	
06/11/2026	583953	VESTIS	135.21	
06/11/2026	583954	VIKING ELECTRIC SUPPLY INC	2.98	
06/11/2026	583955	WALLACE ELECTRICAL CONSTRUCTI	440.48	
06/11/2026	583956	WATSON COMPANY	901.03	
06/11/2026	583957	WISEMAN, NICOLE	21.13	
06/11/2026	583958	WSB & ASSOCIATES, INC.	907.00	
Total 06/11/2026:			477,959.01	
06/15/2026	583959	WALKER, CHRISTIAN R	1,011.08	
Total 06/15/2026:			1,011.08	
06/18/2026	583960	4IMPRINT	187.24	
06/18/2026	583961	A & L SUPERIOR SOD, INC	5,240.00	
06/18/2026	583962	ABLE HOSE & RUBBER INC.	127.40	
06/18/2026	583963	AE2S, LLC	3,185.00	
06/18/2026	583964	AJ Hedblum's Concrete LLC	6,900.00	
06/18/2026	583965	ALLSTATE PETERBILT OF SOUTH S	147.09	
06/18/2026	583966	AMAZON CAPITAL SERVICES	1,545.75	
06/18/2026	583967	VOID	0.00	V
06/18/2026	583968	ANCHOR PAPER COMPANY	876.75	
06/18/2026	583969	APPLE FORD	28.38	
06/18/2026	583970	APPLIED MAINTENANCE SUPPLIES	230.36	
06/18/2026	583971	AUTOMOTIVE REFLECTIONS	3,696.14	
06/18/2026	583972	BEISSWENGER'S HOMETOWN HARDWA	223.28	
06/18/2026	583973	BLUE WATER PLUMBING, INC.	16.00	
06/18/2026	583974	BRAKE & EQUIPMENT WAREHOUSE	168.42	
06/18/2026	583975	BRAUN INTERTEC CORPORATION	1,531.00	
06/18/2026	583976	CENTRAL PRO SUPPLY 660	518.28	
06/18/2026	583977	CINTAS CORPORATION #470	331.99	
06/18/2026	583978	COBALT COMPANIES	26,900.00	
06/18/2026	583979	CONTINUA INTERIORS OF MINNESO	96,548.35	
06/18/2026	583980	DAVE PERKINS CONTRACTING	153,909.00	
06/18/2026	583981	Deery, Kelly	514.93	
06/18/2026	583982	EAGLE AUTO GLASS LLC	450.00	
06/18/2026	583983	FACTORY MOTOR PARTS COMPANY	533.19	
06/18/2026	583984	GARFIELD, BONNIE J	39.90	
06/18/2026	583985	HAWKINS, INC.	3,999.00	
06/18/2026	583986	HKGI	6,377.40	
06/18/2026	583987	HORIZON COMMERCIAL POOL SUPPL	241.56	
06/18/2026	583988	JEFF ELLIS & ASSOCIATES, INC	250.00	
06/18/2026	583989	KATH FUEL	3,836.64	
06/18/2026	583990	KIMLEY-HORN ASSOCIATES	10,598.60	
06/18/2026	583991	Kovarik, Alex	1,000.00	
06/18/2026	583992	LB CARLSON, LLP	17,900.00	
06/18/2026	583993	MARTIN MARIETTA MATERIALS	3,952.17	
06/18/2026	583994	MENARDS - BLAINE	237.72	
06/18/2026	583995	METERING & TECHNOLOGY SOLUTIO	1,550.40	
06/18/2026	583996	METROPOLITAN COURIER CORPORAT	460.00	
06/18/2026	583997	MINNESOTA DEPARTMENT OF HEALT	33,605.00	
06/18/2026	583998	MINNESOTA DEPT LABOR AND INDU	2,897.01	
06/18/2026	583999	MINNESOTA EQUIPMENT	360.53	
06/18/2026	584000	NORTH CENTRAL BUS & EQUIPMENT	23,215.58	
06/18/2026	584001	NORTH COUNTRY CHEVROLET	48,642.20	
06/18/2026	584002	NORTHLAND SECURITIES, INC.	14,135.00	
06/18/2026	584003	ON SITE SANITATION INC	374.00	
06/18/2026	584004	ORKIN, LLC	135.54	
06/18/2026	584005	POSTMASTER	1,300.00	
06/18/2026	584006	QUADIENT LEASING USA, INC	202.75	
06/18/2026	584007	QUALITY FLOW SYSTEMS INC	29,584.00	
06/18/2026	584008	RAMSEY COUNTY	362,325.27	
06/18/2026	584009	Salaymeh, Ronya	1,000.00	
06/18/2026	584010	SCHELEN-GRAY AUTO ELECTRIC	229.00	

Check Date	Check	Vendor Name	Amount	
Bank USBNK US BANK CHECKING\4M				
06/18/2026	584011	SHORT ELLIOTT HENDRICKSON, IN	1,321.89	
06/18/2026	584012	ST. PAUL, CITY OF	3,215.24	
06/18/2026	584013	STATE INDUSTRIAL PRODUCTS	530.23	
06/18/2026	584014	SUN MECHANICAL	949.00	
06/18/2026	584015	SUPERIOR SAND & GRAVEL INC.	200.00	
06/18/2026	584016	TITAN MACHINERY-SHAKOPEE	167.26	
06/18/2026	584017	TREVIPAY	166.23	
06/18/2026	584018	TRI STATE BOBCAT, INC.	94.66	
06/18/2026	584019	UNIVERSITY OF MINNESOTA	3,000.00	
06/18/2026	584020	VAN PAPER COMPANY	739.82	
06/18/2026	584021	WALKER, EMMA	23.35	
06/18/2026	584022	WORLD WATERPARK ASSOCIATION	499.00	
06/18/2026	584023	WSB & ASSOCIATES, INC.	1,327.00	
Total 06/18/2026:			884,491.50	
06/26/2026	584024	ALZHEIMER'S SPEAKS LLC	300.00	
06/26/2026	584025	AMAZON CAPITAL SERVICES	4,583.29	
06/26/2026	584026	VOID	0.00	V
06/26/2026	584027	AMERICAN STUDENT TRANSPORTATI	1,900.00	
06/26/2026	584028	ANCHOR SOLAR INVESTMENTS	927.55	
06/26/2026	584029	AQUA LOGIC INC	590.37	
06/26/2026	584030	ASPHALT SURFACE TECHNOLOGIES	65,825.60	
06/26/2026	584031	ASSOCIATION OF MINNESOTA COUN	75.00	
06/26/2026	584032	Badassa, Ayano	1,000.00	
06/26/2026	584033	BAUER BUILT TIRE AND BATTERY	808.82	
06/26/2026	584034	BEAUDRY OIL & PROPANE	5,049.00	
06/26/2026	584035	BEISSWENGER'S HOMETOWN HARDWA	95.10	
06/26/2026	584036	CAPRA'S UTILITIES INC	7,675.00	
06/26/2026	584037	CARLSON BUILDING MAINTENANCE	5,435.00	
06/26/2026	584038	CHOSEN VALLEY TESTING	2,735.00	
06/26/2026	584039	CINTAS CORPORATION #470	537.95	
06/26/2026	584040	CONTINUA INTERIORS OF MINNESO	131,470.25	
06/26/2026	584041	CORE & MAIN	1,607.25	
06/26/2026	584042	CRYSTEEL TRUCK EQUIPMENT	11,195.00	
06/26/2026	584043	DOMKE, MICHELLE	700.00	
06/26/2026	584044	Doucoure, Hawa	400.00	
06/26/2026	584045	DRAIN BUSTERS	375.00	
06/26/2026	584046	ELECTRO WATCHMAN INC.	134.85	
06/26/2026	584047	EVOLVE SYSTEMS	975.00	
06/26/2026	584048	FERGUSON WATERWORKS 472426	829.99	
06/26/2026	584049	GRAFITTI SOLUTIONS	218.00	
06/26/2026	584050	GRAINGER, INC.	2,275.44	
06/26/2026	584051	HD SUPPLY	3,238.03	
06/26/2026	584052	HOPKINS, LINDA	256.50	
06/26/2026	584053	HORIZON COMMERCIAL POOL SUPPL	287.44	
06/26/2026	584054	IAG COMMERCIAL	850.00	
06/26/2026	584055	IT'S A SECRET LLC	2,500.00	
06/26/2026	584056	JOHNSON CONTROLS	631.83	
06/26/2026	584057	KEYS WELL DRILLING COMPANY	47,352.50	
06/26/2026	584058	KIRSTIN CHATFIELD LLC	331.25	
06/26/2026	584059	MARK H KARTARIK	818.95	
06/26/2026	584060	MASON, JILL	84.00	
06/26/2026	584061	MC TOOL & SAFETY SALES	74.59	
06/26/2026	584062	MENARDS - BLAINE	47.96	
06/26/2026	584063	MESENBRING, CRAIG	1,200.00	
06/26/2026	584064	METERING & TECHNOLOGY SOLUTIO	899.00	
06/26/2026	584065	MINNESOTA DEPARTMENT OF HEALT	150.00	
06/26/2026	584066	MINTERWEISMAN CO DBA CORE-MAR	3,610.95	
06/26/2026	584067	MTI DISTRIBUTING, INC	136.25	
06/26/2026	584068	NAMEN, VALARIE ANN	200.00	
06/26/2026	584069	NAPA AUTO PARTS	46.49	
06/26/2026	584070	ORKIN, LLC	269.99	
06/26/2026	584071	PLANET SPIRIT INC	600.00	
06/26/2026	584072	PLM LAKE AND LAND MANAGEMENT	1,980.45	
06/26/2026	584073	QUADIENT LEASING USA, INC	539.79	
06/26/2026	584074	REINDERS, INC.	109.98	
06/26/2026	584075	SHI INTERNATIONAL GROUP	4,506.80	
06/26/2026	584076	SHORT ELLIOTT HENDRICKSON, IN	235,979.46	
06/26/2026	584077	SIGNATURE LIGHTING INC	770.14	
06/26/2026	584078	SITEONE LANDSCAPE SUPPLY	1,668.71	
06/26/2026	584079	SMITH, JOSEPH OR LYNDA	41.96	

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
06/26/2026	584080	SPEEDPRO IMAGING - NORTH METR	3,947.36
06/26/2026	584081	STATE OF MINNESOTA, SECRETARY	120.00
06/26/2026	584082	Taher, Sarfaraz	500.00
06/26/2026	584083	TEXON TOWEL & SUPPLY INC	531.81
06/26/2026	584084	TREVIPAY	36.08
06/26/2026	584085	TRUST IN US, LLC	482.00
06/26/2026	584086	ULINE CORPORATION	3,840.00
06/26/2026	584087	UNIVERSITY OF MINNESOTA	350.00
06/26/2026	584088	UPPER CUT TREE SERVICES INC	18,114.00
06/26/2026	584089	VAN PAPER COMPANY	631.98
06/26/2026	584090	VANDERWERF, SCOTT OR REBECCA	24.68
06/26/2026	584091	VEIT & COMPANIES	266,289.75
06/26/2026	584092	VESTIS	542.64
06/26/2026	584093	WARNER RESTORATION INC	273.71
06/26/2026	584094	WATSON COMPANY	2,823.53
06/26/2026	584095	WSB & ASSOCIATES, INC.	2,493.25
06/26/2026	584096	WW GOETSCH ASSOCIATES INC	1,155.00
06/26/2026	584097	YALE MECHANICAL INC	2,051.62
Total 06/26/2026:			861,108.89
07/02/2026	584098	4IMPRINT	3,725.64
07/02/2026	584099	AARP C/O GEORGE ANASTOS	345.00
07/02/2026	584100	AMAZON CAPITAL SERVICES	745.85
07/02/2026	584101	BCI CONSTRUCTION, INC	145,025.77
07/02/2026	584102	CALIFORNIA DEPT OF MOTOR VEHI	5.00
07/02/2026	584103	CATTELAN, RUSSELL	500.00
07/02/2026	584104	CINTAS CORPORATION #470	30.00
07/02/2026	584105	CKC GOOD FOOD	6,328.10
07/02/2026	584106	COLLINS ELECTRICAL CONSTRUCTI	435.15
07/02/2026	584107	DENKINGER, SUE	127.60
07/02/2026	584108	EDUCATION & TRAINING SERVICES	1,647.00
07/02/2026	584109	GERTENS WHOLESALE	408.83
07/02/2026	584110	GRIT CONTRACTING	760.00
07/02/2026	584111	HAWKINS, INC.	999.69
07/02/2026	584112	HORIZON COMMERCIAL POOL SUPPL	361.74
07/02/2026	584113	HUGO EQUIPMENT COMPANY	588.67
07/02/2026	584114	JEFF ELLIS & ASSOCIATES, INC	405.00
07/02/2026	584115	KIDCREATE STUDIO	1,216.00
07/02/2026	584116	LEE HOMES	2,000.00
07/02/2026	584117	LEE HOMES	1,000.00
07/02/2026	584118	LEE HOMES	250.00
07/02/2026	584119	MINNEAPOLIS GARAGE BUILDERS L	1,000.00
07/02/2026	584120	Nguyen, Kelly	143.61
07/02/2026	584121	NIPPON SANSO MATHESON	1,152.19
07/02/2026	584122	NORWAY BUILDERS	1,000.00
07/02/2026	584123	Omweno, Felix	1,000.00
07/02/2026	584124	ON SITE SANITATION INC	34.00
07/02/2026	584125	RAINBOW PARTY ARTS	820.00
07/02/2026	584126	RAMSEY COUNTY	3,960.00
07/02/2026	584127	RAMSEY-WASHINGTON METRO WATER	122,807.40
07/02/2026	584128	RECREATION SUPPLY COMPANY	483.42
07/02/2026	584129	REPUBLIC SERVICES INC #899	7,955.70
07/02/2026	584130	REVOLUTIONARY SPORTS, LLC	1,807.40
07/02/2026	584131	ROYAL TEXTILE MANUFACTURING	835.30
07/02/2026	584132	SAFE-FAST INC	355.00
07/02/2026	584133	SHOREVIEW EINHAUSEN SISTER CI	2,500.00
07/02/2026	584134	SYN-TECH SYSTEMS INC	284.50
07/02/2026	584135	TAHO SPORTSWEAR, INC.	3,210.65
07/02/2026	584136	TREVIPAY	56.99
07/02/2026	584137	WARNING LITES OF MINNESOTA IN	27,725.00
07/02/2026	584138	WASHINGTON STATE DEPT OF LICE	15.00
07/02/2026	584139	YALE MECHANICAL INC	3,604.25
07/02/2026	584140	ZAWADSKI HOMES, INC.	1,000.00
Total 07/02/2026:			348,655.45
07/10/2026	584141	24 Restore	34.70
07/10/2026	584142	ACE SOLID WASTE	3,980.50
07/10/2026	584143	ADVANTAGE SIGNS & GRAPHICS IN	115.80
07/10/2026	584144	ALERTLINE COMMUNICATIONS	117.00
07/10/2026	584145	ALLSTATE PETERBILT OF SOUTH S	40.60
07/10/2026	584146	ALZHEIMER'S SPEAKS LLC	300.00
07/10/2026	584147	AMAZON CAPITAL SERVICES	854.07

CHECK REGISTER FOR CITY OF SHOREVIEW

CHECK NUMBER 583872 - 584208

Check Date	Check	Vendor Name	Amount
Bank USBNK US BANK CHECKING\4M			
07/10/2026	584148	AMERICAN STUDENT TRANSPORTATI	3,025.00
07/10/2026	584149	ANCOM COMMUNICATIONS INC	91,865.30
07/10/2026	584150	ARAMARK REFRESHMENT SERVICES	209.41
07/10/2026	584151	BALLROOM BY AMY	437.00
07/10/2026	584152	BAUER BUILT TIRE AND BATTERY	354.13
07/10/2026	584153	BEISSWENGER'S HOMETOWN HARDWA	26.98
07/10/2026	584154	BRAKE & EQUIPMENT WAREHOUSE	160.62
07/10/2026	584155	CANTEEN	1,406.93
07/10/2026	584156	CINTAS CORPORATION #470	843.25
07/10/2026	584157	COMPANION ANIMAL CARE & CONTR	300.00
07/10/2026	584158	CORPAY MASTERCARD	7,827.63
07/10/2026	584159	EJ EQUIPMENT	2,262.15
07/10/2026	584160	EULL'S MANUFACTURING CO INC	651.60
07/10/2026	584161	FEDERS ARCHITECTS, LLC	7,585.12
07/10/2026	584162	FERGUSON ENTERPRISES	67.23
07/10/2026	584163	FERGUSON WATERWORKS 472426	10,364.85
07/10/2026	584164	GERTENS WHOLESALE	1,897.85
07/10/2026	584165	GOPHER STATE ONE-CALL	631.80
07/10/2026	584166	GREAT LAKES COCA-COLA DISTRIB	1,885.43
07/10/2026	584167	HIRSHFIELD'S PAINT MFG, INC.	65.89
07/10/2026	584168	HIRSHFIELD'S PAINT MFG, INC.	1,489.64
07/10/2026	584169	HKGI	10,789.05
07/10/2026	584170	HSIAO, JERRY	81.25
07/10/2026	584171	INDEPENDENT SCHOOL DISTRICT 1	1,500.00
07/10/2026	584172	KELLY & LEMMONS, P.A.	7,809.35
07/10/2026	584173	KIMBALL MIDWEST	87.71
07/10/2026	584174	KNOPIK, KEVIN	1,476.51
07/10/2026	584175	LAKE JOHANNA FIRE DEPT	44,152.55
07/10/2026	584176	LEAGUE OF MINNESOTA CITIES	250.00
07/10/2026	584177	MANSFIELD OIL COMPANY	13,791.27
07/10/2026	584178	MAYER ARTS, INC	1,872.00
07/10/2026	584179	MENARDS - FRIDLEY	94.81
07/10/2026	584180	METRO-INET	17,683.61
07/10/2026	584181	METROPOLITAN COUNCIL ENVIRONM	212,262.34
07/10/2026	584182	MEYER, PHOEBE	20.25
07/10/2026	584183	MINNESOTA NATIVE LANDSCAPES	45,732.45
07/10/2026	584184	MINNESOTA PETROLEUM SERVICE	235,979.46
07/10/2026	584185	MINTERWEISMAN CO DBA CORE-MAR	982.91
07/10/2026	584186	MJ PRODUCTIONS	2,000.00
07/10/2026	584187	NAPA AUTO PARTS	71.98
07/10/2026	584188	NINE NORTH	946.00
07/10/2026	584189	ON SITE SANITATION INC	9,483.00
07/10/2026	584190	PRECISION UTILITIES	3,600.00
07/10/2026	584191	PRESS PUBLICATIONS	49.86
07/10/2026	584192	RAINBOW ECOSCIENCE	851.01
07/10/2026	584193	RAMSEY COUNTY	25,604.00
07/10/2026	584194	RENEWAL BY ANDERSEN	534.86
07/10/2026	584195	REPUBLIC SERVICES INC #899	97,222.48
07/10/2026	584196	RES SPECIALTY PYROTECHNICS, I	9,000.00
07/10/2026	584197	SHI INTERNATIONAL GROUP	25,743.74
07/10/2026	584198	SYLVA CORPORATION INC	2,214.16
07/10/2026	584199	THE DOUBLE DOWN DAREDEVILS	700.00
07/10/2026	584200	TRI STATE BOBCAT, INC.	734.42
07/10/2026	584201	TWIN CITY HARDWARE	193.30
07/10/2026	584202	UPPER CUT TREE SERVICES INC	6,225.00
07/10/2026	584203	VERSATILE VEHICLES, INC	2,760.00
07/10/2026	584204	WAGNER, JOSEPH S.	750.00
07/10/2026	584205	WATERLY, LLC	5,800.00
07/10/2026	584206	WRISTBAND RESCOURCES	2,597.00
07/10/2026	584207	WSB & ASSOCIATES, INC.	1,299.00
07/10/2026	584208	YALE MECHANICAL INC	2,029.00
Total 07/10/2026:			933,774.81

USBNK TOTALS:

Total of 337 Checks:	3,507,000.74
Less 3 Void Checks:	719.36
Total of 334 Disbursements:	3,506,281.38

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 08 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 61048.39

CITY OF SHOREVIEW

V #	W #

Payee ANCOM COMMU

VENDOR # 02570
ANCOM COMMUNICATIONS INC
1800 E CLIFF RD
SUITE 17
BURNSVILLE, MN 55337

Purchase Order No.

Terms

Due Date 08/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
07/08/2026	134032	434-4700-45910.200		EQUIPMENT FOR NEW FIRE STATION	37,544.76
07/08/2026	134032	434-4700-45910.201		EQUIPMENT FOR NEW FIRE STATION	14,773.71
07/08/2026	134032	434-4700-45910.202		EQUIPMENT FOR NEW FIRE STATION	8,729.92

CITY OF SHOREVIEW

Favor Of

ANCOM COMMUNICATIONS 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

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 08 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 30816.91

CITY OF SHOREVIEW

V #	W #

Payee ANCOM COMMU

VENDOR # 02570
ANCOM COMMUNICATIONS INC
1800 E CLIFF RD
SUITE 17
BURNSVILLE, MN 55337

Purchase Order No.

Terms

Due Date 08/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
07/08/2026	134031	434-4700-45910.200		EQUIPMENT FOR NEW FIRE STATION	18,952.40
07/08/2026	134031	434-4700-45910.201		EQUIPMENT FOR NEW FIRE STATION	7,457.69
07/08/2026	134031	434-4700-45910.202		EQUIPMENT FOR NEW FIRE STATION	4,406.82

CITY OF SHOREVIEW

Favor Of

ANCOM COMMUNICATIONS 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

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 07 17 2026 (Mo. Day Yr.) IN THE SUM OF $ 65825.60

CITY OF SHOREVIEW

V #	W #

Payee ASPHALT SURFA

VENDOR # 101574
ASPHALT SURFACE TECHNOLOGIES CORP
PO BOX 1025

SAINT CLOUD, MN 56302-1025

Purchase Order No.

Terms

Due Date 07/17/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/17/2026	26-138	405-4371-45303.000-CH		PARKING LOTS & DRIVEWAYS - PARKS	5,759.20
06/17/2026	26-138	404-4220-43190.000		STREET RENEWAL-CONTRACTUAL FEES-	60,066.40

CITY OF SHOREVIEW

Favor Of

ASPHALT SURFACE TECHNOLOGIES CORPORATION A/K/A AST

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 07 30 2026 (Mo. Day Yr.) IN THE SUM OF $ 145025.77

CITY OF SHOREVIEW

V #	W #

Payee BCI CONSTRUCT

VENDOR # 101392 BCI CONSTRUCTION, INC 7135 5TH AVE NE SAUK RAPIDS, MN 56379-9558	Purchase Order No. Terms Due Date 07/30/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/30/2026	PF-001291	434-4700-45900.200		APPLICATION NO 14 LJFD	89,190.84
06/30/2026	PF-001291	434-4700-45900.201		APPLICATION NO 14 LJFD	35,096.24
06/30/2026	PF-001291	434-4700-45900.202		APPLICATION NO 14 LJFD	20,738.69

CITY OF SHOREVIEW

Favor Of

BCI CONSTRUCTION, INC

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 07 12 2026 (Mo. Day Yr.) IN THE SUM OF $ 26900.00

CITY OF SHOREVIEW

V #	W #

Payee COBALT COMPA

VENDOR # 101618 COBALT COMPANIES 7474 JASON AVE NE MONTICELLO, MN 55362-3000	Purchase Order No. Terms Due Date 07/12/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/12/2026	1770	404-4220-43190.000		PAINT SIGNAL SYSTEMS	26,900.00

CITY OF SHOREVIEW

Favor Of

COBALT COMPANIES

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 07 12 2026 (Mo. Day Yr.) IN THE SUM OF $ 96548.35

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 07/12/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/12/2026	91568	434-4700-45800.200		OTHER EQUIPMENT - SHOREIVEW	59,377.24
06/12/2026	91568	434-4700-45800.201		OTHER EQUIPMENT - ARDEN HILLS	23,364.70
06/12/2026	91568	434-4700-45800.202		OTHER EQUIPMENT - NORTH OAKS	13,806.41

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

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 07 08 2026 (Mo. Day Yr.) IN THE SUM OF $ 131470.25

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 07/08/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/23/2026	92087	434-4700-45800.200		OTHER EQUIPMENT - SHOREIVEW	80,854.20
06/23/2026	92087	434-4700-45800.201		OTHER EQUIPMENT - ARDEN HILLS	31,815.80
06/23/2026	92087	434-4700-45800.202		OTHER EQUIPMENT - NORTH OAKS	18,800.25

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

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 07 08 2026 (Mo. Day Yr.) IN THE SUM OF $ 139999.00

CITY OF SHOREVIEW

V #	W #

Payee DAVE PERKINS

VENDOR # 20280 DAVE PERKINS CONTRACTING 19745 NOWTHEN BLVD NW NOWTHEN, MN 55303-9655	Purchase Order No. Terms Due Date 07/08/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/08/2026	13466	602-4555-45800.000		LEXINGTON AVE WATER MAIN REPAIR	139,999.00

CITY OF SHOREVIEW

Favor Of

DAVE PERKINS 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 06 29 2026 (Mo. Day Yr.) IN THE SUM OF $ 131476.29

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 06/29/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/10/2026	25-04 PAY REQUEST	405-4345-45306.000-TR		GFA REPLACEMENT TRAIL REHAB & EXTE	131,476.29

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 05 27 2026 (Mo. Day Yr.) IN THE SUM OF $ 40215.00

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 05/27/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
04/27/2026	2C4RC1BG7TR265698	701-4650-45400.000		CHRYSLER PACIFICA 614-26	40,215.00

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 07 16 2026 (Mo. Day Yr.) IN THE SUM OF $ 47352.50

CITY OF SHOREVIEW

V #	W #

Payee KEYS WELL DRIL

VENDOR # 20819
KEYS WELL DRILLING COMPANY
1156 HOMER ST

SAINT PAUL, MN 55116

Purchase Order No.

Terms

Due Date 07/16/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/16/2026	2026019	601-4505-43190.000		CONTRACTUAL FEES	47,352.50

CITY OF SHOREVIEW

Favor Of

KEYS WELL DRILLING COMPANY

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 08 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 44152.55

CITY OF SHOREVIEW

V #	W #

Payee LAKE JOHANNA

VENDOR # 00374
LAKE JOHANNA FIRE DEPT
5545 LEXINGTON AVE N

SHOREVIEW, MN 55126-5619

Purchase Order No.

Terms

Due Date 08/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
07/08/2026	JUNE 2026	434-4700-45910.200		SOFT COSTS TO BE REIMBURSED	27,153.82
07/08/2026	JUNE 2026	434-4700-45910.201		SOFT COSTS TO BE REIMBURSED	10,684.92
07/08/2026	JUNE 2026	434-4700-45910.202		SOFT COSTS TO BE REIMBURSED	6,313.81

CITY OF SHOREVIEW

Favor Of

LAKE JOHANNA FIRE DEPT

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 07 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 07/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/04/2026	40008613	101-4050-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	12,155.41
06/04/2026	40008613	101-4080-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	1,323.73
06/04/2026	40008613	101-4120-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	1,132.75
06/04/2026	40008613	101-4205-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	144.00
06/04/2026	40008613	101-4345-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	195.25
06/04/2026	40008613	101-4371-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	6,691.75
06/04/2026	40008613	210-4275-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	888.48
06/04/2026	40008613	220-4380-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	9,932.36
06/04/2026	40008613	225-4340-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	483.08
06/04/2026	40008613	230-4090-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	54.48
06/04/2026	40008613	241-4450-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	187.75
06/04/2026	40008613	601-4505-43410.000		2026 PROPERTY/LIABILITY INS 3RD 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 07 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 07/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/04/2026	40008613	602-4555-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	3,502.23
06/04/2026	40008613	603-4585-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	377.72
06/04/2026	40008613	603-4590-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	232.50
06/04/2026	40008613	604-4260-43410.000		2026 PROPERTY/LIABILITY INS 3RD INSTA	4,194.30
06/04/2026	40008613	701-4650-43410.000		2026 PROPERTY/LIABILITY INS 3RD 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 06 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 104946.36

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 06/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
05/14/2026	497692937594	101-0000-20411.000		MED,LIF,DENT/COBRA	2,431.39
05/14/2026	497692937594	101-0000-20410.000		HOSP/MED WITHHOLDING	102,514.97

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

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 08 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 212262.34

CITY OF SHOREVIEW

V #	W #

Payee METROPOLITAN

VENDOR # 01171
METROPOLITAN COUNCIL ENVIRONMENTA
PO BOX 856513

MINNEAPOLIS, MN 55485-6513

Purchase Order No.

Terms

Due Date 08/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
07/02/2026	0001208874	602-4555-43670.000		SEWER SERVICES FOR AUGUST 2026	212,262.34

CITY OF SHOREVIEW

Favor Of

METROPOLITAN COUNCIL ENVIRONMENTAL

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 07 30 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 07/30/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/30/2026	06302026	801-0000-21820.000		STATE WATER PAYABLE - 4/1/26 - 6/30/26	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 07 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 24377.00

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 07/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
05/01/2026	MAY 2026	220-0000-21810.000		SALES USE TAX: MAY 2026	23,112.63
05/01/2026	MAY 2026	701-4650-42120.003		SALES USE TAX: MAY 2026	0.00
05/01/2026	MAY 2026	601-0000-21810.000		SALES USE TAX: MAY 2026	1,247.12
05/01/2026	MAY 2026	220-4380-43610.000		SALES USE TAX: MAY 2026	15.60
05/01/2026	MAY 2026	220-4380-42140.000		SALES USE TAX: MAY 2026	1.65

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

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 07 15 2026 (Mo. Day Yr.) IN THE SUM OF $ 23172.00

CITY OF SHOREVIEW

V #	W #

Payee MINNESOTA NAT

VENDOR # 100471
MINNESOTA NATIVE LANDSCAPES
8740 77TH ST NE
OTSEGO, MN 55362

Purchase Order No.
Terms
Due Date 07/15/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/15/2026	26C1566*01	101-4390-42180.034		BRENNAN'S POND PLANTING JUNE '26	23,172.00

CITY OF SHOREVIEW

Favor Of

MINNESOTA NATIVE LANDSCAPES

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 07 03 2026 (Mo. Day Yr.) IN THE SUM OF $ 23215.58

CITY OF SHOREVIEW

V #	W #

Payee NORTH CENTRA

VENDOR # 101518
NORTH CENTRAL BUS & EQUIPMENT, INC.
25112 22ND AVE
SAINT CLOUD, MN 56301-9189

Purchase Order No.
Terms
Due Date 07/03/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/04/2026	112595	701-4650-45400.000		NEW TRUCK 611 TRUCK BODY	23,215.58

CITY OF SHOREVIEW

Favor Of

NORTH CENTRAL BUS & EQUIPMENT, INC.

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 07 03 2026 (Mo. Day Yr.) IN THE SUM OF $ 99770.00

CITY OF SHOREVIEW

V #	W #

Payee QUALITY FLOW

VENDOR # 00459
QUALITY FLOW SYSTEMS INC
800 6TH ST NW
NEW PRAGUE, MN 56071

Purchase Order No.
Terms
Due Date 07/03/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/04/2026	51194	602-4555-45800.000		LIFTSTATION PANELS FOR NORTH SOUT	99,770.00

CITY OF SHOREVIEW

Favor Of

QUALITY FLOW SYSTEMS INC

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 05 28 2026 (Mo. Day Yr.) IN THE SUM OF $ 21549.00

CITY OF SHOREVIEW

V #	W #

Payee QUALITY FLOW

VENDOR # 00459
QUALITY FLOW SYSTEMS INC
800 6TH ST NW

NEW PRAGUE, MN 56071

Purchase Order No.

Terms

Due Date 05/28/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
04/28/2026	50946	602-4555-43190.000		(OVERDUE) TWO PUMPS FOR BUCHER LI	21,549.00

CITY OF SHOREVIEW

Favor Of

QUALITY FLOW SYSTEMS INC

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 07 01 2026 (Mo. Day Yr.) IN THE SUM OF $ 349328.60

CITY OF SHOREVIEW

V #	W #

Payee RAMSEY COUNT

VENDOR # 00569 RAMSEY COUNTY 121 7TH PL E STE 5100 SAINT PAUL, MN 55101-2419	Purchase Order No. Terms Due Date 07/01/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/01/2026	SHRFL-002410	101-4110-43190.000		RAMSEY CO PUBLIC SAFETY JUNE 2026	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

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 07 30 2026 (Mo. Day Yr.) IN THE SUM OF $ 25604.00

CITY OF SHOREVIEW

V #	W #

Payee RAMSEY COUNT

VENDOR # 01337 RAMSEY COUNTY FINANCE 121 7TH PLACE EAST, MAIL STOP 5100 SAINT PAUL, MN 55101	Purchase Order No. Terms Due Date 07/30/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/30/2026	PRRRV-004362	101-4030-43190.000		ELECTION SVCS 3RD QTR 2026	25,604.00

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

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 07 25 2026 (Mo. Day Yr.) IN THE SUM OF $ 122807.40

CITY OF SHOREVIEW

V #	W #

Payee RAMSEY-WASHI

VENDOR # 01918 RAMSEY-WASHINGTON METRO WATERSH 2665 NOEL DR LITTLE CANADA, MN 55117	Purchase Order No. Terms Due Date 07/25/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/25/2026	2026-01	603-4585-43190.145		2026 POND DREDGING - 1ST AND FINAL IN	122,807.40

CITY OF SHOREVIEW

Favor Of

RAMSEY-WASHINGTON METRO WATERSHED

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 07 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 07/20/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/30/2026	0899-005028284	210-4275-43190.000		JUNE 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 07 25 2026 (Mo. Day Yr.) IN THE SUM OF $ 23744.27

CITY OF SHOREVIEW

V #	W #

Payee SHI INTERNATIO

VENDOR # 20686 SHI INTERNATIONAL GROUP PO BOX 952121 DALLAS, TX 75395-2121	Purchase Order No. Terms Due Date 07/25/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/25/2025	B21367844	101-4055-43860.010		ANNUAL MAINTENANCE/SUPPORT FOR O	23,744.27

CITY OF SHOREVIEW

Favor Of

SHI INTERNATIONAL GROUP

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 07 16 2026 (Mo. Day Yr.) IN THE SUM OF $ 235979.46

CITY OF SHOREVIEW

V #	W #

Payee SHORT ELLIOTT

VENDOR # 00617
SHORT ELLIOTT HENDRICKSON, INC.
PO BOX 64780
SAINT PAUL, MN 55164-0780

Purchase Order No.
Terms
Due Date 07/16/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/16/2026	183296 PAYMENT #2	701-4650-43190.000		FUEL SYSTEM REPLACEMENT CP25-08	235,979.46

CITY OF SHOREVIEW

Favor Of

SHORT ELLIOTT HENDRICKSON, INC.

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 07 22 2026 (Mo. Day Yr.) IN THE SUM OF $ 266289.75

CITY OF SHOREVIEW

V #	W #

Payee VEIT & COMPANI

VENDOR # 01383 VEIT & COMPANIES 14000 VEIT PL ROGERS, MN 55374	Purchase Order No. Terms Due Date 07/22/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/22/2026	25-03 PAYMENT 3	433-4700-45900.000		2025 SANITARY SEWER REHAB PAYMENT	266,289.75

CITY OF SHOREVIEW

Favor Of

VEIT & COMPANIES

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 07 16 2026 (Mo. Day Yr.) IN THE SUM OF $ 27725.00

CITY OF SHOREVIEW

V #	W #

Payee WARNING LITES

VENDOR # 01470 WARNING LITES OF MINNESOTA INC 4700 LYNDALE AVE N MINNEAPOLIS, MN 55430	Purchase Order No. Terms Due Date 07/16/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/16/2026	26-2521	701-4650-45400.000		ATTENUATOR FOR TRAFFIC CONTROL (P	27,725.00

CITY OF SHOREVIEW

Favor Of

WARNING LITES OF MINNESOTA INC

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 07 11 2026 (Mo. Day Yr.) IN THE SUM OF $ 37843.12

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 07/11/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/11/2026	981712070	220-4380-43610.000		ELECTRIC UTILITIES	32,017.85
06/11/2026	981712070	220-4380-42140.000		SUPPLIES-HEATING	5,825.27

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

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

ACCOUNTS PAYABLE VOUCHER

VOUCHER NO. WARRANT NO. DATE ALLOWED 07 17 2026 (Mo. Day Yr.) IN THE SUM OF $ 20766.54

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 07/17/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/17/2026	982656730	601-4505-42140.000		SUPPLIES-HEATING	274.75
06/17/2026	982656730	601-4505-43610.000		ELECTRIC UTILITIES	20,491.79

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

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 06 12 2026 (Mo. Day Yr.) IN THE SUM OF $ 48642.20

CITY OF SHOREVIEW

V #	W #

Payee NORTH COUNTR

VENDOR # 10147 NORTH COUNTRY CHEVROLET 1502 E HOWARD ST HIBBING, MN 55746	Purchase Order No. Terms Due Date 06/12/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
05/12/2026	SHOREVIEW26-101	701-4650-45400.000		GMC 2500 SIERRA 611-26	48,642.20

CITY OF SHOREVIEW

Favor Of

NORTH COUNTRY 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 07 16 2026 (Mo. Day Yr.) IN THE SUM OF $ 235979.46

CITY OF SHOREVIEW

V #	W #

Payee MINNESOTA PET

VENDOR # 05573
MINNESOTA PETROLEUM SERVICE
682 39TH AVE NE
COLUMBIA HEIGHTS, MN 55421

Purchase Order No.

Terms

Due Date 07/16/2026

INVOICE DATE	INVOICE NUMBER	APPROP NUMBER	PROJECT	DESCRIPTION	AMOUNT
06/16/2026	183296	701-4650-43190.000		CONTRACTUAL FEES	235,979.46

CITY OF SHOREVIEW

Favor Of

MINNESOTA PETROLEUM SERVICE

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

Memorandum

TO: City Council

FROM: Kevin Knopik , Finance Director

DATE: July 20, 2026

SUBJECT: To accept the city's annual comprehensive financial report for the fiscal year ended December 31, 2025

ITEM NUMBER: 8.f

SECTION: CONSENT AGENDA

REQUESTED MOTION

To accept the city's Special Purpose Audit Reports, Management Report, Annual Comprehensive Financial Report and Opinion for the fiscal year ended December 31, 2025.

INTRODUCTION

The attached memo contains a discussion of the city's Special Purpose Audit Reports, Management Report, Annual Comprehensive Financial Report and Opinion. The reports present the city's financial activity for the year 2025.

DISCUSSION

Please refer to the attached memo for a discussion of the financial activity of the city's operating funds, and auditor's opinions.

RECOMMENDATION

To approve the motion accepting the city's Special Purpose Audit Reports, Management Report, Annual Comprehensive Financial Report.

ATTACHMENTS

Council Memo 2025 Audit.pdf
2025 Shoreview Fin Stmts.pdf
2025 Shoreview Mgmt Rpt.pdf
2025 Shoreview Spec Purp.pdf

Annual Audit Summary

To: Mayor and City Councilmembers

From: Kevin Knopik, Finance Director

Date: July 20, 2026

BACKGROUND

This report contains a discussion of the reports listed below, and provides a summary of financial activity for operating funds. The reports present the city's financial activity for the year 2025, the financial position (assets, liabilities, deferred inflows of resources and fund balances) at December 31, 2025, and any audit findings.

- Special Purpose Audit Reports
    - Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards
    - Independent Auditor's Report on Minnesota Legal Compliance
- Auditor's Management Report
- Annual Comprehensive Financial Report and opinion

This was the twenty-first year working with the audit firm of LB Carlson, formerly Malloy, Montague, Karnowski, Radosevich & Co., P.A. (MMKR). Staff continues to be pleased with their approach and thoroughness of their audit.

SPECIAL PURPOSE AUDIT REPORTS

The Minnesota legal compliance audit requires an examination of seven main areas, including:

- Contracting and bidding
- Deposits and investments
- Conflicts of interest
- Public indebtedness
- Claims and disbursements
- Miscellaneous provisions
- Tax increment financing

The attached special purpose audit reports state that for 2025 the auditors found two instances of non-compliance with Minnesota legal compliance requirements.

- **Finding 2025-001 –** Subcontractor Required Language

  Minnesota statues requires the prime contractor to pay subcontractors within 10 days of receipt of payment from the government entity or pay interest at the rate of 1.5 percent per month or any part a month. One contract tested was not in compliance.

  There is no disagreement with the audit finding. The City will review requirements with appropriate staff to ensure the planned controls are being followed and essential language is included in future contracts to pay subcontractors as required by state statute.

- **Finding 2025-002 –** Claim and disbursements

  Minnesota Statutes require prompt payment of local government bills within a standard payment period of 35 days from the receipt of goods and services for governing boards that meet at least once a month. If such obligations are not paid within the appropriate time period, local governments must pay interest on the unpaid obligations at the rate of 1.5 percent per month or part of a month. Three of twenty-five disbursements tested were not paid within the statutory time limit.

  There is no disagreement with the audit finding. The City is already reviewing its procedures in place to ensure future compliance with Minnesota Statutes.

MANAGEMENT REPORT

The attached management report, prepared by the auditing firm, is intended to communicate information relevant to the city's finances to the city council. The report includes a variety of topics including trends as well as comparisons to other Minnesota cities.

FINANCIAL REPORT

The financial report is organized into three sections, as follows:

Introductory Section – Contains the letter of transmittal, certificate of achievement from the GFOA, principal city officials and an organizational chart.

Financial Section – Contains the auditor's opinion, the management discussion and analysis (MD&A), the basic financial statements (including government-wide statements and notes), budget to actual comparisons, individual fund statements and additional illustrations regarding debt, values, future debt levies and capital assets.

Statistical Section – Contains general and historical information about the city, including changes in net position, a 10 year history of selected information (revenues, expenditures, fund balances, property values, tax rates, principal taxpayers, property tax and special assessment collection rates, utility rates, outstanding debt, overlapping debt, legal debt margin, demographic information, principal employers, full-time equivalents, operating indicators and capital asset statistics by function).

Operating Funds – The financial statement presentation is prescribed by the Governmental Accounting Standards Board (GASB) and has strict reporting guidelines. A consequence of those guidelines is that operating funds don't appear in one location within the report. To supplement the financial report, a discussion of each operating fund, and a two-year comparison of activity for each fund, is presented on the next few pages.

General fund – The general fund is the primary operating fund of the city. Fund balance at the end of 2025 is approximately 50.6% of operating expenditures. Shoreview's fund balance policy prescribes the formula that establishes the minimum fund balance for cash flow purposes, and the maximum fund balance for all purposes:

- The working capital allocation is equal to 50 percent of the ensuing years general fund tax levy and levy-based aids, because taxes and state aids (which are the primary revenue sources for the general fund) are received in June and December of each year.
- The unanticipated expenditure allocation is equal to no more than 10 percent of the ensuing years budgeted expenditures.

- The maximum fund balance is equal to the combined working capital and unanticipated expenditure designations, plus any special designations established for the year.
- The total general fund balance at the end of 2025 is $8,345,228. At December 31, 2025, the unassigned working capital fund balance was 50 percent of the ensuing years' General Fund tax levy, and levy-based aids. The unassigned unanticipated event fund balance was 8.4 percent of the ensuing years' budgeted General Fund expenditures.

FINANCIAL RESULTS

The table of general fund activity provides a two-year comparison as well as a budget to actual comparison for 2025. Total revenue increased 4.1% while expenditures increased 10.7%. An explanation of changes follows the table.

General Fund	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Property taxes	$11,312,657	$ 12,617,128	$ 12,529,477	$ (87,651)	10.8%	$1,216,820
Licenses and permits	1,346,312	652,700	900,793	248,093	-33.1%	(445,519)
Intergovernmental	785,869	713,350	916,102	202,752	16.6%	130,233
Charges for services	2,097,258	1,797,010	1,824,111	27,101	-13.0%	(273,147)
Fines and forfeits	32,237	32,000	28,925	(3,075)	-10.3%	(3,312)
Earnings on investments	323,424	80,000	343,429	263,429	-6.2%	20,005
Other	41,174	15,250	48,236	32,986	17.2%	7,062
Total revenues	15,938,931	15,907,438	16,591,073	683,635	4.1%	652,142
Expenditures:						
Operating and capital						
General government	3,352,031	3,684,894	3,413,974	(270,920)	1.8%	61,943
Public safety	6,043,226	6,464,682	7,064,779	600,097	16.9%	1,021,553
Public works	1,903,691	2,328,715	2,238,020	(90,695)	17.6%	334,329
Parks and recreation	2,787,747	3,024,966	2,874,713	(150,253)	3.1%	86,966
Community development	927,436	907,181	1,034,594	127,413	11.6%	107,158
Total expenditures	15,014,131	16,410,438	16,626,080	215,642	10.7%	$1,611,949
Transfers in	1,127,000	1,133,000	1,133,000	-		
Transfers out	(1,380,146)	(630,000)	(630,000)	-		
Change in fund balance	671,654	$ -	467,993	$ 467,993		
Beginning fund balance	7,277,954		7,949,608			
Ending fund balance	$ 7,949,608		$ 8,417,601			

Property taxes were under budget by $87,651 as a result of settling prior year tax appeals. Property tax collections continue to remain strong with the overall collection rate at 99.3% of the levy.

License and permit revenue exceeded the budget by $248,093 due the city's policy of conservatively budgeting permit revenue.

Intergovernmental revenue increased and was over budget as a result of state fire aid.

Charges for services decreased 13.0% from 2024 due primarily as a result of plan check fees related to building permit activity noted previously.

Fines and forfeits were under budget due to court fines and administrative citations.

Earnings on investments were over budget by $263,429 as a result of the year-end market value adjustment and favorable market conditions.

General government operating expenditures are $270,920 below budget (7.4%) due primarily to information systems being under budget by $124,244 as a result of maintenance costs related to equipment. Finance was under budget by $54,707 due to personnel and insurance costs. Administration was under budget by $41,017 due to personnel costs.

Public safety expenditures are $600,097 over budget (9.3%). The police contract is over budget by $514,100 due to negotiated police contracts. The fire contract is over budget by $85,997 in part due to the requirement that the city report state fire aid (pass thru aid) as a revenue and an expenditure which causes both intergovernmental revenue and the fire contract expense to exceed budget.

Public works was $90,695 below budget (3.9%) as a result of less need for contractual services and supplies.

Parks and recreation costs were under budget by $150,253 (5.0%) as a result of less need for contractual services and supplies related to maintenance.

Community development expenditures were over budget by $127,413 (14.0%). This was due to contractual fees related to digital scanning of file for record retention and contracted electrical inspections.

Transfers in include $175,000 from the cable television fund in support of communication costs and transfers from utility funds for payments in lieu of property taxes on utility systems (transfers are limited to no more than 1% of asset value and include $482,000 from water, $212,000 from sewer, $215,000 from surface water and $49,000 from street lighting).

Transfers out include support for the community center fund ($305,000), recreation programs ($300,000), Slice of Shoreview contribution ($25,000).

Economic development authority activity resulted in a $32,310 increase in fund balance, which is $5,362 more than the planned increase of $26,948. Fund balance in the amount of $112,869 is available for cash flow purposes (covering expenditures prior to the receipt of the first property tax payment from Ramsey County), the remaining amount ($165,777) is restricted for a business loan program.

EDA	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Property taxes	$ 235,995	$ 265,000	$ 263,081	$ (1,919)	11.5%	27,086
Earnings on investments	5,637	-	8,616	8,616	-52.8%	2,979
Other	104,018	-	9,675	9,675	100.0%	(94,343)
Total Revenues	345,650	265,000	281,372	16,372	-18.6%	(64,278)
Expenditures:						
Personal services	156,382	147,994	159,177	11,183	1.8%	2,795
Supplies	3,773	7,000	3,340	(3,660)	-11.5%	(433)
Contractual	130,830	83,058	86,545	3,487	-33.8%	(44,285)
Total Expenditures	290,985	238,052	249,062	11,010	-14.4%	$ (41,923)
Transfers in	-	-	-	-		
Change in fund balances	54,665	$ 26,948	32,310	$ 5,362		
Beginning fund balance	194,280		248,945			
Ending fund balance	$ 248,945		$ 281,255			

HRA activity resulted in a $488,190 increase in fund balance, which is $195,210 more than the planned increase of $292,980. A significant portion of the budget variance is a result of the receipt of a state grant in 2025 in the amount of $334,673 received for preserving affordable housing and was not spent in 2025.

HRA	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Property taxes	$ 304,443	$ 325,000	$ 322,406	$ (2,594)	5.9%	17,963
Intergovernmental						
State grant	130,516	240,000	334,673	94,673	100.0%	204,157
Licenses and permits	135,260	120,000	139,615	19,615	100.0%	4,355
Earnings on investments	17,730	-	30,431	30,431	-71.6%	12,701
Other	-	-	6,306	6,306	100.0%	6,306
Total Revenues	587,949	685,000	833,431	148,431	41.8%	245,482
Expenditures:						
Personal services	252,799	327,703	326,205	(1,498)	29.0%	73,406
Supplies	97	-	290	290	199.0%	193
Contractual	79,801	39,317	18,746	(20,571)	-76.5%	(61,055)
Capital outlay	-	25,000	-	(25,000)	#DIV/0!	-
Total Expenditures	332,697	392,020	345,241	(46,779)	3.8%	$ 12,544
Change in fund balances	255,252	$ 292,980	488,190	$ 195,210		
Beginning fund balance	363,028		618,280			
Ending fund balance	$ 618,280		$ 1,106,470			

Community Center activity resulted in a fund balance increase of $18,554, which is $74,314 higher than the planned decrease of $55,760. The increase in fund balance is mostly attributed to the budgeted transfer in from the General Fund to support operations.

Community Center	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Charges for services						
Room rentals	$ 685,016	$ 697,085	$ 729,196	$ 32,111	6.4%	44,180
Concession/food sales	236,154	256,700	220,399	(36,301)	-6.7%	(15,755)
Daily admissions	1,530,469	1,632,000	1,502,528	(129,472)	-1.8%	(27,941)
Memberships	1,487,971	1,463,990	1,603,738	139,748	7.8%	115,767
All other	140,631	141,060	138,108	(2,952)	-1.8%	(2,523)
Earnings on investments	118,991	10,000	115,053	105,053	3.3%	(3,938)
Other	21,596	21,180	23,287	2,107	7.8%	1,691
Total Revenues	4,220,828	4,222,015	4,332,309	110,294	2.6%	111,481
Expenditures:						
Parks & recreation						
Personal services	2,885,483	3,070,315	3,120,295	49,980	8.1%	234,812
Supplies	600,228	668,500	578,151	(90,349)	-3.7%	(22,077)
Contractual	868,362	843,960	920,309	76,349	6.0%	51,947
Total Expenditures	4,354,073	4,582,775	4,618,755	35,980	6.1%	$ 264,682
Transfers in	305,000	305,000	305,000	-		
Change in fund balance	171,755	$ (55,760)	18,554	$ 74,314		
Beginning fund balance	1,974,640		2,146,395			
Ending fund balance	$ 2,146,395		$ 2,164,949			

Recreation Program activity resulted in a $118,377 increase in fund balance, which is $125,187 higher than the planned decrease of $6,810. The increase in fund balance is mostly attributed to the budgeted transfer in from the General Fund to support operations.

Recreation Programs	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Charges for services	$ 1,762,557	$ 1,918,750	$ 1,963,084	$ 44,334	11.4%	200,527
Earnings on investments	60,193	2,000	63,691	61,691	-5.8%	3,498
Other	595	-	1,450	1,450	100.0%	855
Total Revenues	1,823,345	1,920,750	2,028,225	107,475	11.2%	204,880
Expenditures:						
Parks & recreation						
Personal services	1,559,013	1,715,749	1,665,361	(50,388)	6.8%	106,348
Supplies	90,710	115,265	82,393	(32,872)	-9.2%	(8,317)
Contractual	420,486	396,546	462,094	65,548	9.9%	41,608
Total Expenditures	2,070,209	2,227,560	2,209,848	(17,712)	6.7%	$ 139,639
Transfers in	300,000	300,000	300,000	-		
Change in fund balances	53,136	$ (6,810)	118,377	$ 125,187		
Beginning fund balance	1,143,323		1,196,459			
Ending fund balance	$ 1,196,459		$ 1,314,836			

Recycling activity resulted in a $163,908 increase in fund balance, which is $83,844 more than the planned increase of $80,064. The fund balance of $1,858,588 is available for cash flow purposes (covering expenditures prior to the receipt of the first recycling fee payment from Ramsey County in July).

Recycling	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Intergovernmental	$ 69,897	$ 97,313	$ 97,313	$ -	39.2%	$ 27,416
Charges for services	1,253,617	1,335,850	1,329,573	(6,277)	6.1%	75,956
Earnings on investments	66,573	-	69,652	69,652	-4.6%	3,079
Total Revenues	1,390,087	1,433,163	1,496,538	63,375	7.7%	106,451
Expenditures:						
Public works						
Personal services	64,232	87,947	83,753	(4,194)	30.4%	19,521
Supplies	11,048	5,000	670	(4,330)	-93.9%	(10,378)
Contractual	1,199,879	1,260,152	1,248,207	(11,945)	4.0%	48,328
Total Expenditures	1,275,159	1,353,099	1,332,630	(20,469)	4.5%	$ 57,471
Change in fund balances	114,928	$ 80,064	163,908	$ 83,844		
Beginning fund balance	1,579,752		1,694,680			
Ending fund balance	$ 1,694,680		$ 1,858,588			

Cable Television activity resulted in a fund balance increase of $30,930, which is $15,514 less than the planned $46,444 increase.

Cable Television	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Franchise tax	$ 261,090	$ 268,000	$ 250,234	$ (17,766)	-4.2%	$ (10,856)
PEG Access tax	79,308	78,500	71,061	(7,439)	-10.4%	(8,247)
Earnings on investments	10,561	2,000	11,396	9,396	-7.9%	835
Other	2,000	1,200	-	(1,200)	-100.0%	(2,000)
Total Revenues	352,959	349,700	332,691	(17,009)	-5.7%	(20,268)
Expenditures:						
General government						
Personal services	41,705	44,038	43,683	(355)	4.7%	1,978
Supplies	108	500	-	(500)	-100.0%	(108)
Contractual	91,962	81,218	83,078	1,860	-9.7%	(8,884)
Capital outlay	-	2,500	-	(2,500)	#DIV/0!	-
Total Expenditures	133,775	128,256	126,761	(1,495)	-5.2%	$ (7,014)
Transfers out	(175,000)	(175,000)	(175,000)	-		
Change in fund balances	44,184	$ 46,444	30,930	$ (15,514)		
Beginning fund balance	273,077		317,261			
Ending fund balance	$ 317,261		$ 348,191			

- Franchise revenue was under budget by $17,766 (6.6%).
- Operating expenditures (excluding capital outlay) decreased 5.2%, and ended the year $1,495 under budget (1.2%).
- Transfers out include $175,000 to the general fund in support of communication activities.

Slice of Shoreview activity resulted in a $20,903 increase in fund balance, which is more favorable than the planned decrease of $3,075. Revenue variances are the result of contributions, donations and Slice sponsorships.

Slice of Shoreview	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Charges for services	$ 28,183	$ 25,500	$ 29,283	$ 3,783	3.9%	$ 1,100
Earnings on investments	6,356	-	7,138	7,138	-12.3%	782
Other	42,492	34,500	32,954	(1,546)	-22.4%	(9,538)
Total Revenues	77,031	60,000	69,375	9,375	-9.9%	(7,656)
Expenditures:						
General government						
Supplies	526	1,000	391	(609)	-25.7%	(135)
Contractual	78,350	87,075	73,081	(13,994)	-6.7%	(5,269)
Total Expenditures	78,876	88,075	73,472	(14,603)	-6.9%	$ (5,404)
Transfers in	25,000	25,000	25,000	-		
Change in fund balances	23,155	$ (3,075)	20,903	$ 23,978		
Beginning fund balance	120,608		143,763			
Ending fund balance	$ 143,763		$ 164,666			

Debt Service fund activity resulted in a $228,667 increase in fund balance, which is $403,017 more than the planned decrease of $174,350.

Debt Funds (all combined)	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Revenues:						
Property taxes	$ 956,949	$ 971,000	$ 963,371	$ (7,629)	0.7%	$ 6,422
Special assessments	197,040	178,466	182,769	4,303	-7.2%	(14,271)
Earnings on investments	71,684	12,210	66,673	54,463	7.0%	(5,011)
Total Revenues	1,225,673	1,161,676	1,212,813	51,137	-1.0%	(12,860)
Expenditures:						
Debt service						
Principal	1,310,000	1,310,000	1,310,000	-	0.0%	-
Interest and fees	609,478	628,790	800,886	172,096	31.4%	191,408
Total Expenditures	1,919,478	1,938,790	2,110,886	172,096	10.0%	$ 191,408
Non-operating activity						
Debt proceeds	-	-	523,976	523,976		
Transfers in	572,000	681,489	687,708	6,219		
Transfers out	(50,000)	(78,725)	(84,944)	(6,219)		
Change in fund balance	(171,805)	$ (174,350)	228,667	$ 403,017		
Beginning fund balance	2,156,856		1,985,051			
Ending fund balance	$ 1,985,051		$ 2,213,718			

- Property tax collections continue to remain strong with the current collection rate at 99.2% of the current year levy.
- Earnings on investments are over budget due to the year-end market value adjustment.
- Special assessment revenue is over budget due to prepayments by residents.

A two-year comparison of outstanding bonded debt is shown in the table below. The increase in debt is due to issuing bonds for the office remodel project and the new fire station #1.

Debt Balances	Balance at		Net Increase
	12/31/2024	12/31/2025	(decrease)
Debt Service Funds			
G.O. Improvement Bonds	$ 1,795,000	$ 1,550,000	$ (245,000)
G.O. Street Improvement Plan Bonds	7,410,000	15,670,000	8,260,000
G.O. Tax Abatement Bonds	9,800,000	9,225,000	(575,000)
G.O. Park Improvement Bonds	3,100,000	3,100,000	-
Total Debt Service Funds	22,105,000	29,545,000	7,440,000

Water fund activity resulted in a $580,988 increase in net position, which is more favorable than the planned increase of $541,602.

Water Fund	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Operating revenues:						
Customer billings	$ 4,534,331	$ 4,823,000	$ 4,798,617	$ (24,383)	5.8%	$ 264,286
Water meter sales	16,065	7,000	17,744	10,744	10.5%	1,679
Other	34,261	30,500	4,001	(26,499)	-88.3%	(30,260)
Total Operating Revenue	4,584,657	4,860,500	4,820,362	(40,138)	5.1%	235,705
Operating expenses:						
Administrative charges	324,350	353,760	353,760	-	9.1%	29,410
Personal services	909,293	1,103,818	1,048,410	(55,408)	15.3%	139,117
Materials and supplies	120,989	134,500	145,054	10,554	19.9%	24,065
Water meters	53,779	30,000	37,085	7,085	-31.0%	(16,694)
Contractual services	525,200	518,863	557,310	38,447	6.1%	32,110
Utilities	234,505	275,000	209,749	(65,251)	-10.6%	(24,756)
Insurance	27,412	21,266	24,571	3,305	-10.4%	(2,841)
Depreciation	1,012,769	1,042,638	1,044,278	1,640	3.1%	31,509
Total Operating Expense	3,208,297	3,479,845	3,420,217	(59,628)	6.6%	211,920
Operating income (loss)	1,376,360	1,380,655	1,400,145	19,490	1.7%	$ 23,785
Non-operating activity						
Earnings on investments	99,908	30,000	153,168	123,168		
State grants and aids	18,614	-	7,871	7,871		
Gain (loss) on disposal of asset	-	-	-	-		
Interest & fiscal charges	(366,391)	(344,053)	(455,196)	(111,143)		
Transfers out	(524,000)	(525,000)	(525,000)	-		
Change in net position	$ 604,491	$ 541,602	$ 580,988	$ 39,386		

- Customer billings increased by $264,286 (5.8%) due to increase in gallons being sold of 5.1%.
- Operating expense increased 6.6%.
- Earnings on investments increased due to the year-end market value adjustment.
- Transfers out include $482,000 to the general fund for a payment in lieu of taxes, and $43,000 to the central garage fund for the water fund's share of maintenance center debt service costs.
- Capital additions (not shown in the table) were $832,944, and will result in higher depreciation expense in the future.

Sewer fund activity resulted in a $736,171 increase in net position, which is more favorable than the planned increase of $117,693.

Sewer Fund	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Operating revenues:						
Customer billings	$5,313,688	$ 5,241,100	$ 5,549,531	$ 308,431	4.4%	$ 235,843
Other	3,325	-	934	934	-71.9%	(2,391)
Total Operating Revenue	5,317,013	5,241,100	5,550,465	309,365	4.4%	233,452
Operating expenses:						
Sewage treatment costs	2,353,003	2,415,612	2,417,228	1,616	2.7%	64,225
Administrative charges	444,170	465,930	465,930	-	4.9%	21,760
Personal services	867,201	990,406	961,278	(29,128)	10.8%	94,077
Materials and supplies	45,190	42,120	71,863	29,743	59.0%	26,673
Contractual services	440,415	490,506	412,008	(78,498)	-6.5%	(28,407)
Utilities	14,636	14,040	12,158	(1,882)	-16.9%	(2,478)
Insurance	17,861	20,182	15,036	(5,146)	-15.8%	(2,825)
Depreciation	363,488	368,280	367,964	(316)	1.2%	4,476
Total Operating Expense	4,545,964	4,807,076	4,723,465	(83,611)	3.9%	$ 177,501
Operating income (loss)	771,049	434,024	827,000	392,976	7.3%	$ 55,951
Non-operating activity						
Earnings on investments	272,927	35,000	266,312	231,312		
State grants and aids	12,238	-	-	-		
Gain (loss) on disposal of asset	-	-	-	-		
Other	24,328	-	27,335	27,335		
Interest & fiscal charges	(114,802)	(96,331)	(129,476)	(33,145)		
Transfers out	(255,000)	(255,000)	(255,000)	-		
Change in net position	$ 710,740	$ 117,693	$ 736,171	$ 618,478		

- Customer billings for sewer increased 7.2%, which is higher than the 2% rate increase due to the increase in gallons sold.
- Sewage treatment costs increased 2.7%.
- Total operating expense increased 3.9%.
- Earnings on investments increased due to the year-end market value adjustment.
- Transfers out include $212,000 to the General fund for a payment in lieu of taxes and $43,000 to the Central Garage fund for the Sewer fund share of maintenance center debt service costs.
- Capital additions (not shown in the table) were $136,618, and will result in higher depreciation expense in the future.

Surface water fund activity resulted in a $437,960 increase in net position, which is more favorable than the planned decrease of $87,415.

Surface Water Fund	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Operating revenues:						
Customer billings	$2,290,110	$ 2,300,000	$ 2,351,477	$ 51,477	2.7%	$ 61,367
Snail Lk Aug customer billings	35,535	38,000	23,037	(14,963)	-35.2%	$ (12,498)
Other	21,860	8,000	13,865	5,865	-36.6%	(7,995)
Total Operating Revenue	2,347,505	2,346,000	2,388,379	42,379	1.7%	40,874
Operating expenses:						
Administrative charges	170,717	167,450	167,450	-	-1.9%	(3,267)
Personal services	661,941	707,438	654,979	(52,459)	-1.1%	(6,962)
Materials and supplies	12,777	30,000	15,197	(14,803)	18.9%	2,420
Contractual services	480,336	729,082	524,145	(204,937)	9.1%	43,809
Utilities	6,994	16,400	6,311	(10,089)	-9.8%	(683)
Insurance	3,109	2,877	2,593	(284)	-16.6%	(516)
Depreciation	435,665	445,731	450,459	4,728	3.4%	14,794
Total Operating Expense	1,771,539	2,098,978	1,821,134	(277,844)	2.8%	49,595
Operating income (loss)	575,966	247,022	567,245	320,223	-1.5%	$ (8,721)
Non-operating activity						
Earnings on investments	120,570	15,000	170,270	155,270		
Interest & fiscal charges	(114,653)	(103,437)	(118,555)	(15,118)		
State grants and aids	8,537	-	65,000	65,000		
Capital contributions	61,757	-	-	-		
Transfers out	(241,000)	(246,000)	(246,000)	-		
Change in net position	$ 411,177	$ (87,415)	$ 437,960	$ 525,375		

- Surface water billings to customers rose 5.7% as a result of a 3.0% increase in surface water rates and an increase in the number of units billed.
- Total operating expense increased 2.8% and ended the year $277,844 under budget (13.2%).
- Earnings on investments increased due to the year-end market value adjustment.
- Transfers out include $215,000 to the general fund for a payment in lieu of taxes, and $31,000 to the central garage fund for the surface water fund share of maintenance center debt service costs.
- Capital additions (not shown in the table) were $361,403, and will result in higher depreciation expense in the future.

Street lighting activity resulted in a $353,600 increase in net position, as compared to the planned increase of $289,255.

Street Lighting Fund	2024	2025			Change From 2024	
	Actual	Budget	Actual	Variance	Percent	Dollars
Operating revenues:						
Customer billings	$ 910,303	$ 924,000	$ 931,188	$ 7,188	2.3%	$ 20,885
Other	505	-	284	284	-43.8%	(221)
Total Operating Revenue	910,808	924,000	931,472	7,472	2.3%	20,664
Operating expenses:						
Administrative charges	55,360	68,270	66,063	(2,207)	19.3%	10,703
Personal services	89,168	104,500	105,562	1,062	18.4%	16,394
Materials and supplies	3,491	5,400	4,654	(746)	33.3%	1,163
Contractual services	34,742	36,325	40,177	3,852	15.6%	5,435
Utilities	162,959	195,000	170,680	(24,320)	4.7%	7,721
Insurance	22,052	20,328	17,764	(2,564)	-19.4%	(4,288)
Depreciation	175,411	163,522	191,613	28,091	9.2%	16,202
Total Operating Expense	543,183	593,345	596,513	3,168	9.8%	53,330
Operating income (loss)	367,625	330,655	334,959	4,304	-8.9%	$ (32,666)
Non-operating activity						
Earnings on investments	64,375	10,000	70,228	60,228		
Gain (loss) on disposal of asset	-	-	(187)	(187)		
Transfers out	(51,400)	(51,400)	(51,400)	-		
Change in net position	$ 380,600	$ 289,255	$ 353,600	$ 64,345		

- Customer billings increased due to a 5% rate increase.
- Street Lighting Fund operating expenses increased 9.8%.
- Transfers out include $49,000 to the general fund for a payment in lieu of taxes and $2,400 to the central garage fund for the street lighting fund share of maintenance center debt service.
- Capital additions (not shown in the table) were $724,816, and will result in higher depreciation expense in the future.

Short-term Disability net position increased due to claims paid during the year being less than fees and earnings on investments.

Short-term Disability Self Insurance	2024 Actual	2025 Budget	2025 Actual	2025 Variance	Change From 2024 Percent	Change From 2024 Dollars
Operating revenues:						
Charges for services	$ 8,877	$ 7,900	$ 9,464	$ 1,564	6.6%	$ 587
Operating expenses:						
Personal services	29,440	10,000	5,113	(4,887)	-82.6%	(24,327)
Operating income (loss)	(20,563)	(2,100)	4,351	6,451	-121.2%	$ 24,914
Non-operating activity						
Earnings on investments	143	600	-	(600)		
Change in net position	$ (20,420)	$ (1,500)	$ 4,351	$ 5,851		

Liability Claims net position decreased due to rebates and deductible reimbursements from the League of Minnesota Cities Insurance Trust and earnings on investments being less than claims paid during the year.

Liability Claims	2024 Actual	2025 Budget	2025 Actual	2025 Variance	Change From 2024 Percent	Change From 2024 Dollars
Operating expenses:						
Contractual services	$ 23,597	$ 32,000	$ 44,032	$ 12,032	86.6%	$ 20,435
Operating income (loss)	(23,597)	(32,000)	(44,032)	(12,032)	86.6%	$ (20,435)
Non-operating activity						
Earnings on investments	8,387	2,500	8,090	5,590		
Other	46,866	15,000	27,048	12,048		
Change in net position	$ 31,656	$ (14,500)	$ (8,894)	$ 5,606		

Central Garage net position increased $211,671, as compared to the planned increase of $191,262.

Central Garage	2024 Actual	2025 Budget	2025 Actual	2025 Variance	Change From 2024 Percent	Change From 2024 Dollars
Operating revenues:						
Charges for services	$ 1,206,598	$ 1,516,806	$ 1,231,961	$ (284,845)	2.1%	$ 25,363
Operating expenses:						
Personal services	254,002	288,906	278,676	(10,230)	9.7%	24,674
Materials and supplies	305,470	365,600	248,717	(116,883)	-18.6%	(56,753)
Contractual services	139,423	123,200	152,118	28,918	9.1%	12,695
Utilities	30,076	35,500	31,237	(4,263)	3.9%	1,161
Insurance	28,426	23,082	25,042	1,960	-11.9%	(3,384)
Depreciation	820,289	817,561	861,799	44,238	5.1%	41,510
Total Operating Expense	1,577,686	1,653,849	1,597,589	(56,260)	1.3%	19,903
Operating income (loss)	(371,088)	(137,043)	(365,628)	(228,585)	-1.5%	$ 5,460
Non-operating activity						
General property taxes	180,652	184,000	181,783	(2,217)		
Earnings on investments	139,022	20,000	104,616	84,616		
Gain on sale of asset	186,812	50,000	221,875	171,875		
Loss on sale of asset	(40,639)	-	(14,487)	(14,487)		
Other sources	11,654	-	6,512	6,512		
State grants and aids	3,706	-	-	-		
Interest & fiscal charges	(50,552)	(42,295)	(42,400)	(105)		
Transfers in	119,400	119,400	119,400	-		
Transfers out	-	(2,800)	-	2,800		
Change in net position	$ 178,967	$ 191,262	$ 211,671	$ 20,409		

- Charges for services consists of the charge to user funds and was adjusted downward to slow the increase in fund balance growth and bring the change in net position closer to the five-year operating plan budgeted amount.
- Total operating expense was $56,260 below budget (3.4%).
- Capital additions (not shown in the table) were $1,352,695, and will result in higher depreciation expense in the future.
- Transfers in include utility fund contributions for debt payments ($43,000 from water, $43,000 from sewer, $31,000 from surface water and $2,400 from street lighting).

Two tables, provided as attachments to this report, present revenue and expense information for all operating funds combined. These final 2025 operating results will be considered as part of 2027 budget process.

SUMMARY

The proposed motion acknowledges the acceptance of the Comprehensive Annual Financial Report for 2025. No further action is required at this time.

If the City Council desires, staff and auditors are available to review the City's financial report at a future workshop meeting.

Operating Revenues By Type and Fund	2024 Actual	2025 Budget	2025 Actual	Change from 2024 to 2025 Dollars	Change from 2024 to 2025 Percent	Variance to Budget Under (Over) Dollars	Variance to Budget Under (Over) Percent
Property taxes							
General fund	$ 11,312,657	$ 12,617,128	$ 12,529,477	$ 1,216,820	10.8%	$ 87,651	0.7%
Debt funds	956,949	971,000	963,371	6,422	0.7%	7,629	0.8%
EDA & HRA	540,438	590,000	585,487	45,049	8.3%	4,513	0.8%
Central garage	180,652	184,000	181,783	1,131	0.6%	2,217	1.2%
Franchise taxes:							
Cable Television	340,398	346,500	321,295	(19,103)	-5.6%	25,205	7.3%
Spec'l Assess/Debt funds	197,040	178,466	182,769	(14,271)	-7.2%	(4,303)	-2.4%
Licenses & permits/General Fund	1,346,312	652,700	900,793	(445,519)	-33.1%	(248,093)	-38.0%
Licenses & permits/EDA&HRA	135,260	120,000	139,615	4,355	100.0%	(19,615)	-16.3%
Intergovernmental							
General fund	785,869	713,350	916,102	130,233	16.6%	(202,752)	-28.4%
Recycling	69,897	97,313	97,313	27,416	39.2%	-	0.0%
EDA & HRA	130,516	240,000	334,673	204,157	100.0%	(94,673)	0.0%
Enterprise funds	39,389	-	72,871	33,482	85.0%	(72,871)	100.0%
Internal Service funds	3,706	-	-	(3,706)	-100.0%	-	100.0%
Charges for services							
General fund	2,097,258	1,797,010	1,824,111	(273,147)	-13.0%	(27,101)	-1.5%
Recycling	1,253,617	1,335,850	1,329,573	75,956	6.1%	6,277	0.5%
Community Center	4,080,241	4,190,835	4,193,969	113,728	2.8%	(3,134)	-0.1%
Recreation Programs	1,762,557	1,918,750	1,963,084	200,527	11.4%	(44,334)	-2.3%
Slice of Shoreview	28,183	25,500	29,283	1,100	3.9%	(3,783)	-14.8%
Short-term disability	8,877	7,900	9,464	587	6.6%	(1,564)	-19.8%
Fines & forfeits/General fund	32,237	32,000	28,925	(3,312)	-10.3%	3,075	9.6%
Utility charges							
Water	4,584,657	4,860,500	4,820,362	235,705	5.1%	40,138	0.8%
Sewer	5,317,013	5,241,100	5,550,465	233,452	4.4%	(309,365)	-5.9%
Surface water mgmt	2,347,505	2,346,000	2,388,379	40,874	1.7%	(42,379)	-1.8%
Street lights	910,808	924,000	931,472	20,664	2.3%	(7,472)	-0.8%
Central garage charges	1,206,598	1,516,806	1,231,961	25,363	2.1%	284,845	18.8%
Interest earnings							
General fund	323,424	80,000	343,429	20,005	6.2%	(263,429)	-329.3%
Recycling	66,573	-	69,652	3,079	4.6%	(69,652)	100.0%
Community Center	118,991	10,000	115,053	(3,938)	-3.3%	(105,053)	-1050.5%
Recreation Programs	60,193	2,000	63,691	3,498	5.8%	(61,691)	-3084.6%
Cable Television	10,561	2,000	11,396	835	7.9%	(9,396)	-469.8%
Slice of Shoreview	6,356	-	7,138	782	12.3%	(7,138)	100.0%
EDA & HRA	23,367	-	39,047	15,680	67.1%	(39,047)	100.0%
Debt funds	71,684	12,210	66,673	(5,011)	-7.0%	(54,463)	-446.1%
Water	99,908	30,000	153,168	53,260	53.3%	(123,168)	-410.6%
Sewer	272,927	35,000	266,312	(6,615)	-2.4%	(231,312)	-660.9%
Surface water mgmt	120,570	15,000	170,270	49,700	41.2%	(155,270)	-1035.1%
Street lights	64,375	10,000	70,228	5,853	9.1%	(60,228)	-602.3%
Central garage	139,022	20,000	104,616	(34,406)	-24.7%	(84,616)	-423.1%
Short-term disability	143	600	-	(143)	-100.0%	600	100.0%
Liability claims	8,387	2,500	8,090	(297)	-3.5%	(5,590)	-223.6%
Miscellaneous/Other							
General fund	41,174	15,250	48,236	7,062	17.2%	(32,986)	-216.3%
Community Center	21,596	21,180	23,287	1,691	7.8%	(2,107)	-9.9%
Recreation Programs	595	-	1,450	855	100.0%	(1,450)	0.0%
Cable Television	2,000	1,200	-	(2,000)	-100.0%	1,200	100.0%
Slice of Shoreview	42,492	34,500	32,954	(9,538)	-22.4%	1,546	4.5%
EDA & HRA	104,018	-	15,981	(88,037)	100.0%	(15,981)	0.0%
Liability claims	46,866	15,000	27,048	(19,818)	-42.3%	(12,048)	-80.3%
Cent gar/sale noncap asset	11,654	-	6,512	(5,142)	100.0%	(6,512)	0.0%
Contributed assets/all funds							
Sewer	-	-	-	-	100.0%	-	100.0%
Surface water mgmt	61,757	-	-	(61,757)	100.0%	-	0.0%
Gain on asset/all funds	186,812	50,000	221,875	35,063	18.8%	(171,875)	-343.8%
Total Operating Fund Revenue	$ 41,574,079	$ 41,263,148	$ 43,392,703	$ 1,818,624	4.4%	$(2,129,555)	-5.2%
Transfers in	$ 2,448,400	$ 2,563,889	$ 2,570,108	$ 121,708	5.0%	$ (6,219)	-0.2%
Total Revenue	$ 44,022,479	$ 43,827,037	$ 45,962,811	$ 1,940,332	4.4%	$(2,135,774)	-4.9%

Operating Expenditures By Dept and Fund	2024 Actual	2025 Budget	2025 Actual	Change from 2024 to 2025 Dollars	Change from 2024 to 2025 Percent	Variance to Budget Under (Over) Dollars	Variance to Budget Under (Over) Percent
General government							
General fund	$ 3,352,031	$ 3,684,894	$ 3,413,974	$ 61,943	1.8%	$ 270,920	7.4%
Cable Television	133,775	128,256	126,761	(7,014)	-5.2%	1,495	1.2%
Slice of Shoreview	78,876	88,075	73,472	(5,404)	-6.9%	14,603	16.6%
Public safety							
General fund	6,043,226	6,464,682	7,064,779	1,021,553	16.9%	(600,097)	-9.3%
Public works							
General fund	1,903,691	2,328,715	2,238,020	334,329	17.6%	90,695	3.9%
Recycling	1,275,159	1,353,099	1,332,630	57,471	4.5%	20,469	1.5%
Parks & recreation							
General fund	2,787,747	3,024,966	2,874,713	86,966	3.1%	150,253	5.0%
Community Center	4,354,073	4,582,775	4,618,755	264,682	6.1%	(35,980)	-0.8%
Recreation Programs	2,070,209	2,227,560	2,209,848	139,639	6.7%	17,712	0.8%
Community development							
General fund	927,436	907,181	1,034,594	107,158	11.6%	(127,413)	-14.0%
EDA & HRA	623,682	630,072	594,303	(29,379)	-4.7%	35,769	5.7%
Miscellaneous							
Short-term disability	29,440	10,000	5,113	(24,327)	-82.6%	4,887	48.9%
Liability claims	23,597	32,000	44,032	20,435	86.6%	(12,032)	-37.6%
Enterprise operations							
Water	2,195,528	2,437,207	2,375,939	180,411	8.2%	61,268	2.5%
Sewer	4,182,476	4,438,796	4,355,501	173,025	4.1%	83,295	1.9%
Surface water mgmt	1,335,874	1,653,247	1,370,675	34,801	2.6%	282,572	17.1%
Street lights	367,772	429,823	404,900	37,128	10.1%	24,923	5.8%
Central garage	757,397	836,288	735,790	(21,607)	-2.9%	100,498	12.0%
Debt service							
Water	366,391	344,053	455,196	88,805	24.2%	(111,143)	-32.3%
Sewer	114,802	96,331	129,476	14,674	12.8%	(33,145)	-34.4%
Surface water mgmt	114,653	103,437	118,555	3,902	3.4%	(15,118)	-14.6%
Central garage	50,552	42,295	42,400	(8,152)	-16.1%	(105)	-0.2%
Debt funds	1,919,478	1,938,790	2,110,886	191,408	10.0%	(172,096)	-8.9%
Depreciation							
Water	1,012,769	1,042,638	1,044,278	31,509	3.1%	(1,640)	-0.2%
Sewer	363,488	368,280	367,964	4,476	1.2%	316	0.1%
Surface water mgmt	435,665	445,731	450,459	14,794	3.4%	(4,728)	-1.1%
Street lights	175,411	163,522	191,613	16,202	9.2%	(28,091)	-17.2%
Central garage	820,289	817,561	861,799	41,510	5.1%	(44,238)	-5.4%
Loss on asset/all funds	40,639	-	14,487	(26,152)	0.0%	(14,487)	100.0%
Total Operating Expense	$ 37,856,126	$ 40,620,274	$ 40,660,912	$ 2,804,786	7.4%	$ (40,638)	-0.1%
Transfers out	$ 2,676,546	$ 1,963,925	$ 1,967,344	$ (709,202)	-26.5%	$ (3,419)	-0.2%
Total Expense	$ 40,532,672	$ 42,584,199	$ 42,628,256	$ 2,095,584	5.2%	$ (44,057)	-0.1%



ANNUAL COMPREHENSIVE **FINANCIAL REPORT**

CITY OF SHOREVIEW MINNESOTA
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025

CITY OF SHOREVIEW, MINNESOTA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2025

DEPARTMENT OF FINANCE

Travis Byrne, Assistant Finance Director

Kevin Knopik, Finance Director

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CITY OF SHOREVIEW, MINNESOTA
Table of Contents

	Page No.
I. INTRODUCTORY SECTION	
Letter of Transmittal	iii
Certificate of Achievement for Excellence in Financial Reporting	xi
Principal City Officials	xii
Organizational Chart	xiii
II. FINANCIAL SECTION	
Independent Auditor's Report	2
Management's Discussion and Analysis	5
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Position	19
Statement of Activities	20
Fund Financial Statements	
Balance Sheet – Governmental Funds	22
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	24
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	26
Statement of Net Position – Proprietary Funds	27
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	28
Statement of Cash Flows – Proprietary Funds	29
Notes to Financial Statements	31
Required Supplementary Information	
Budgetary Comparison Schedule – General Fund	76
Budgetary Comparison Schedule – Community Center Operations Fund	78
Budgetary Comparison Schedule – Recreation Programs Fund	79
Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability – PERA – General Employees Retirement Fund	80
Schedule of City Contributions – PERA – General Employees Retirement Fund	80
Notes to RSI	81

CITY OF SHOREVIEW, MINNESOTA
Table of Contents

	Page No.
Combining and Individual Nonmajor Fund Statements and Schedules	
Combining Balance Sheet – Nonmajor Governmental Funds	90
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds	91
Subcombining Balance Sheet – Nonmajor Special Revenue Funds	94
Subcombining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Special Revenue Funds	95
Subcombining Balance Sheet – Nonmajor Debt Service Funds	98
Subcombining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Debt Service Funds	100
Subcombining Balance Sheet – Nonmajor Capital Project Funds	104
Subcombining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Capital Project Funds	110
Nonmajor Special Revenue Funds	
Schedules of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual	
Recycling	112
Cable TV	113
Slice of Shoreview Event	114
Economic Development Authority	115
Housing and Redevelopment Authority	116
Combining Statement of Net Position – Internal Service Funds	118
Combining Statement of Revenues, Expenses, and Changes in Fund Net Position – Internal Service Funds	119
Combining Statement of Cash Flows – Internal Service Funds	120

CITY OF SHOREVIEW, MINNESOTA
Table of Contents

	Page No.
Other City Financial Information	
Combining Schedule of Indebtedness	122
Taxable Valuations, Tax Levies, and Tax Rates	125
Schedule of Deferred Tax Levies	
Other General Obligation Bonds	126
General Obligation Improvement Bonds	129
Debt Service Payments to Maturity	
Revenue Bonds	130
General Obligation Improvement Bonds	135
Combining Schedule of Property and Equipment	138
III. STATISTICAL SECTION (UNAUDITED)	
Financial Trends	
Net Position by Component – Last Ten Fiscal Years (Accrual Basis of Accounting)	142
Changes in Net Position – Last Ten Fiscal Years (Accrual Basis of Accounting)	144
Governmental Activities Tax Revenues by Source – Last Ten Fiscal Years (Accrual Basis of Accounting)	149
Fund Balances of Governmental Funds – Last Ten Fiscal Years (Modified Accrual Basis of Accounting)	150
Changes in Fund Balances of Governmental Funds – Last Ten Fiscal Years (Modified Accrual Basis of Accounting)	152
Revenue Capacity	
Taxable Net Tax Capacity Value and Estimated Market Value of Taxable Property – Last Ten Fiscal Years	155
Property Tax Rates – Direct and Overlapping Governments – Last Ten Fiscal Years	156
Principal Property Taxpayers – Current Year and Nine Years Ago	159

	Page No.
Property Tax Levies and Collections – Last Ten Fiscal Years	160
Water Sold by Type of Customer – Last Ten Fiscal Years	162
Residential Utility Rates per Quarter – Last Ten Fiscal Years	164
Commercial Utility Rates per Quarter – Last Ten Fiscal Years	166
Debt Capacity	
Ratios of Outstanding Debt by Type – Last Ten Fiscal Years	168
Ratios of Net General Bonded Debt Outstanding – Last Ten Fiscal Years	170
Direct and Overlapping Governmental Activities Debt – as of December 31, 2025	173
Legal Debt Margin Information – Last Ten Fiscal Years	174
Pledged Revenue Coverage – Last Ten Fiscal Years	177
Demographic and Economic Information	
Demographic and Economic Statistics – Last Ten Fiscal Years	178
Principal Employers – Current Year and Nine Years Ago	179
Operating Indicators	
Budgeted Full-Time Equivalent City Government Employees by Function – Last Ten Fiscal Years	180
Operating Indicators by Function – Last Ten Fiscal Years	182
Capital Asset Statistics by Function – Last Ten Fiscal Years	184

INTRODUCTORY SECTION

I. INTRODUCTORY SECTION

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4600 Victoria Street North
Shoreview, Minnesota 55126
651.490.4600 | shoreviewmn.gov

June 4, 2026

To the Honorable Mayor,
Members of the City Council,
and Citizens of the City of Shoreview, Minnesota

State law requires that every general-purpose local government publish, within six months of the close of each fiscal year, a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended December 31, 2025.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

LB Carlson, LLP Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Shoreview, Minnesota's (the City) financial statements for the year ended December 31, 2025. The independent auditor's report is located at the front of the financial section of this report.

The management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the Government

The City, incorporated in 1957, is a northern suburb of the Minneapolis/St. Paul metropolitan area, situated in Ramsey County. The City occupies 12.2 square miles and serves a population of 27,616. The City is empowered to levy a property tax on both real and personal property located within its boundaries.

The City operates under the State of Minnesota Statutory Plan B (Council – Manager) form of government. Policy-making and legislative authority are vested in a City Council consisting of the mayor and four other members, all elected on a non-partisan basis. The City Council appoints the government's manager, who in turn appoints the heads of the various departments. Councilmembers serve four-year terms, with two members elected every two years. The mayor is elected for a two-year term. The mayor and members of the City Council are elected at large.

The City provides the following services, general government operations including, council and commissions, administration, human resources, elections, communications, finance and accounting, information systems, legal, cable TV and the Slice of Shoreview festival; public safety including, police and fire protection; public works including, administration and engineering, street maintenance, trail management, forestry and recycling; parks and recreation including, administration, municipal buildings, parks maintenance, community center operations and recreation programs; enterprise operations including, water, sewer, surface water, and street light systems; community development including, planning and zoning, building inspection, Economic Development Authority and Housing and Redevelopment Authority.

The City Council is required to adopt a budget by late December. The budget is prepared by fund, department (e.g., public safety), and activity (e.g., police). Department heads may transfer resources within an activity. The city manager may transfer resources within any department; however, transfers between departments or between funds require special approval from the City Council.

The City's capital improvement program (covering 5 years), comprehensive infrastructure replacement plan (covering 50 years), and five-year operating plan along with the annual budget serve as the foundation for the City's financial planning and the annual budget serves as the budget control.

Local Economy

Shoreview continues to experience significant investment in housing and business with many recent commercial and housing developments. Construction of both commercial and residential continues to be very strong with building permit valuation reaching nearly $45 million in 2025. Through proactive leadership, the City has also implemented new programs and initiatives that fosters a strong and vibrant local economy and high quality of life in Shoreview.

Shoreview is home to a thriving and diverse business community, with nationally and regionally recognized companies that lead in industries such as automation, banking, business systems, manufacturing, and medical technology. Major employers including Aspect Automation, Baxter, Binks, Cummins Power, Fairview Pharmaceutical, PAR Systems, TSI Inc., and Wells Fargo contribute significantly to the City's strong economic foundation. Together, these businesses support a healthy local economy, create diverse employment opportunities, and strengthen Shoreview's role as an important economic center for the surrounding region.

Because of its location in a region with a varied economic base, unemployment is relatively stable. During the past 10 years, the unemployment rate has fluctuated from a low of 2.1 percent in 2022, to a high of 4.8 percent in 2020. The April 30, 2026 rate (most current data available) is 2.9 percent according to the Minnesota Department of Employment & Economic Development. Unemployment is expected to remain at or below the regional average.

Over the past 10 years, general property taxes have increased in amount, but decreased as a percentage of total governmental fund revenues, from 48.2 percent in 2016 to 45.5 percent in the current fiscal year, which was adjusted for one-time intergovernmental revenue related to the fire station #1 fund (a 10-year decrease of 2.7 percent). Intergovernmental revenues have decreased from 7.5 percent in 2016, to 6.4 percent of total revenues in the current fiscal year, with noted adjustment above for the fire station #1 fund (a 10-year decrease of 1.1 percent). Charges for services have decreased from 26.5 percent of total revenue in 2016 to 25.0 percent in the current fiscal year (a 10-year increase of 1.5 percent).

The City has diversified its revenue sources through the addition of a utility franchise tax and billboard fees, and the expansion of cellular antenna rental fees. Over the past 10 years, franchise taxes and billboard and antenna rental fees have increased in amount and have decreased as a percentage of total governmental fund revenues, from 7.8 percent ($1,731,934) in 2016 to 5.7 percent ($2,134,803) in the current fiscal year (a 10-year decrease of 2.1 percent).

During the past 10-year period, governmental fund expenditures related to public safety have increased in amount and as a percentage of total current governmental fund expenditures from 20.0 percent ($3,751,349) in 2016, to 23.2 percent ($7,267,476) in the current fiscal year, which was adjusted for one-time expenditures related to the fire station #1 capital project (a 10-year increase of 3.2 percent).

Long-Term Financial Planning

Total General Fund balance (50.6 percent of total General Fund expenditures) is consistent with policy guidelines set by the City Council for budgetary and planning purposes. The City's General Fund balance policy sets a working capital allocation equal to 50 percent of taxes and state aid for 2026 (to accommodate cash flows and the timing for receipt of taxes and state aids), and a maximum allocation of 10 percent (minimum 5 percent) of 2026 budgeted expenditures for unanticipated events.

The City's 5-year operating plan and capital improvement program along with the comprehensive infrastructure replacement plan (covering 50 years) serve as the foundation for the City's long-term financial planning. To ensure the timely replacement of infrastructure, the City prepares long-term cost projections for the replacement of all City assets. Funding needs for capital replacements are reflected in tax levies for the street renewal and capital asset replacement funds, and are reflected in user fees established for water, sewer, surface water, and street light funds. The five-year operating plan covering all operating funds, establishes specific goals for each fund. During 2010, Standard & Poor's raised the City's debt rating one notch from 'AA+' to 'AAA.' This was the first time that a 'AAA' rating had been assigned to the City. On April 8, 2025, Standard & Poor's affirmed the 'AAA' rating on the City's general obligation debt.

Projections for the next 5 years indicate that property tax contributions, user fees, and investment income will adequately support scheduled replacements. The impact of replacement costs on the property tax levy over the next 5 years is estimated to average 1.2 percent per year, and user fees are projected to increase between 2.0 percent and 5.0 percent over the next five years. The use of capital revolving funds will result in stable property tax and user fee increases despite fluctuating capital expenditures.

Relevant Financial Policies

The City utilizes various financial and budget policies to guide the City Council and staff when making financial decisions. These include formal Fund Balance, Debt, Budget, Comprehensive Infrastructure Replacement, Community Investment and Financial Investment policies. The primary objective of these policies is to guarantee effective delivery of City services to residents and businesses, and to ensure protection of the City's financial strength and flexibility through a revenue structure and long-term planning effort that is consistent with City Council goals and working capital targets. The overall revenue structure is established with a long-term view, and is designed to protect service delivery, ensure adequate resources in support of operations, protect asset function and condition by providing sufficient funding for repair and replacement cost when needed, and provide long-term stability and sustainability. The City's policies prohibit the use of one-time revenues to support ongoing operational expenses.

Major Initiatives

The following provides a summary of recent commercial, industrial, office, and housing development, as well as major initiatives undertaken by the City to continue to foster a vibrant and strong local economy and high quality of life in Shoreview.

Economic Development

Shoreview continues to see major economic development, job growth, and redevelopment/reinvestment of our older commercial areas, as described below:

- **Shoreview Corporate Center** – The Shoreview Corporate Center was an aging and obsolete business campus in the heart of the City's commercial corridor that was underutilized and in need of an upgrade. The City worked closely with the owners, Eagle Ridge Partners, and development partner Greco Properties, to undertake major renovations and redevelopment into what is now a vibrant mixed-use campus featuring high-density, multifamily apartments and modernized corporate offices that offer attractive jobs along a major employment and commercial corridor.
    - **Businesses** – The project involved a major renovation of an older and outdated 160,000 square foot office building. The City assisted with the renovations to modernize the corporate offices to convert it from a single-user to a high-end multi-tenant facility. The building is now fully leased with companies including Alerus Financial, Great Waters Financial, and PTC Software. The campus also includes businesses such as Aerotek, Baxter, Cell Culture Co., and Ulteig Engineering.

      Residential – The tear down of two obsolete manufacturing buildings on site provided the opportunity to redevelop the properties to three new high-end apartment buildings – the Loden SV, Emrik SV, and Aloma – adding a total of 606 apartments, including 44 affordable units supported by the City.

- **Rice Street Crossing** – The Rice Street Crossing redevelopment "The Krew" by Enclave Companies at 3377 Rice Street will be soon starting construction. The project will occur on an 11-acre city-owned brownfield property at the southwest quadrant of I-694 and Rice Street. The closing on the land sale to the developer was completed in mid-May of this year. The Krew is a 293-unit apartment building that will include 8 live/work units, and approximately 5,200 square feet of restaurant/retail space. The development will provide 20.0 percent of the apartments (59 units) dedicated to people at 50.0 percent of the area median income or below, which will be the most deeply affordable housing the City has financially supported. The project is expected to commence with site cleanup and construction in June, 2026 with completion in 2028.
- **Seven Lakes** – Seven Lakes is the redevelopment of a 50-acre property that was formerly the headquarters of Deluxe Corporation. The City and its partners at Scannell Properties attracted major employers including Binks and Fairview Pharmaceutical and retained PAR Systems, another long-term employer in the City. The project added 450,000 square feet of modern commercial space tailored for medical technology, high-tech, and manufacturing sectors. The business campus already hosts more than 1,000 jobs with future expansion expected to bring that total to more than 1,400. The Seven Lakes campus now includes:
    - A 150,000 sf building fully occupied by Binks, a global leader in the manufacture of products and systems designed to supply, apply, and cure sprayed and dispensed materials.
    - A 150,000 sf building fully occupied by Fairview Pharmacy Services, creating 650 jobs with growth up to 950 jobs.
    - A 140,000 sf build-to-suit facility for Shoreview-based PAR Systems to support continued expansion of their headquarters campus in the community.
    - One remaining parcel for future office/manufacturing development.
- **Other Commercial** – The City saw an influx of retail developments this past year, including:
    - Chipotle – The redevelopment of a vacant Burger King (due to fire in 2024) at 3333 Rice Street for a new Chipotle restaurant, with the tear down and construction will begin in spring of this year.
    - Circle K/Holiday – A redevelopment of existing Amoco gas station at corner of Lexington Ave and Red Fox Rd will begin in June, 2026 for a Circle K/Holiday Station store with 16 new fuel pumps, and upgrades to car wash.
    - Christian Brothers Automotive – Approval has been granted for a Christian Brothers Automotive at 1090 Gramsie Road, with construction expected to begin in the summer of 2026.
    - Coffee drive-thru – A concept plan has been presented to the City for a small commercial development at 3570 Lexington Avenue North (south of County Road E) that would be an 800 square foot building for a drive-thru coffee shop.

Housing Development

Shoreview continued to be a very strong residential market with a number of recent housing development projects completed or under construction, including:

- Aloma Apartments – Opening in 2025, was the third phase Aloma Apartments, bringing 200 additional apartments adjacent to the Emrik and Loden, within the mixed-use campus of the Shoreview Corporate Center.
- Gramsie Junction – Developer completed a 53-unit apartment building and is currently constructing 21 row-style rental townhomes, with both projects targeting low/moderate income residents.
- Harbor Shores – Construction has begun on an upscale residential development at 580 Highway 96 that will include 8 single-family executive lake lots and 14 luxury detached villas on the shores of Snail Lake.
- Victoria Valley Orchard – Home construction is underway for a single-family subdivision consisting of 13 lots on the former Victoria Valley Apple Orchard property 4304 Victoria Street.

Other initiatives

- Initiated a process to repurpose the city-owned Fire Station 140 near Island Lake Park, with the fire department vacating the property in mid-year of 2026 for their new headquarters fire station under construction in Arden Hills.
- Approved a contract to move forward with an updated housing study analysis that will develop new strategies in support of providing a variety of housing choices and affordable housing with recommendations on use of Local Affordable Housing Aid (LAHA) and incorporate data and actions in the 2050 comprehensive plan.
- Launched Business Matters, a monthly e-newsletter to subscribers on city information and news, business programs and resources available, and features on local businesses.
- Undertook an online business survey of all local businesses to learn more about business needs, concerns, resource needs, and communication preferences.
- Oversaw revisions and enhancements to the Think Shoreview business and economic development website and updated a comprehensive business directory to add as a new search tool on the website.
- Initiated a project to update the City's successful business retention and expansion (BR & E) program including development a new business outreach plan, marketing strategies, and printed and digital marketing resources.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the fiscal year ended December 31, 2024. This was the fortieth consecutive year that the government has received this prestigious award. In order to be awarded a Certificate of Achievement, the government had to publish an easily readable and efficiently organized annual comprehensive financial report that satisfied both accounting principles generally accepted in the United States of America and applicable legal requirements.

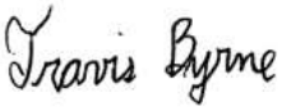
A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated service of the entire staff of the finance department. We wish to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. Credit must also be given to the mayor, City Council, and city manager for their unfailing support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,



Kevin Knopik
Finance Director/Treasurer



Travis Byrne
Assistant Finance Director

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Shoreview
Minnesota

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

CITY OF SHOREVIEW, MINNESOTA
Principal City Officials
December 31, 2025

City Council

	Term Expires
Mayor	
Sue Denkinger	December 31, 2026
Councilmembers	
John Doan	December 31, 2026
Paul Gardner	December 31, 2028
Shelly Myrland	December 31, 2028
Cory Springhorn	December 31, 2026

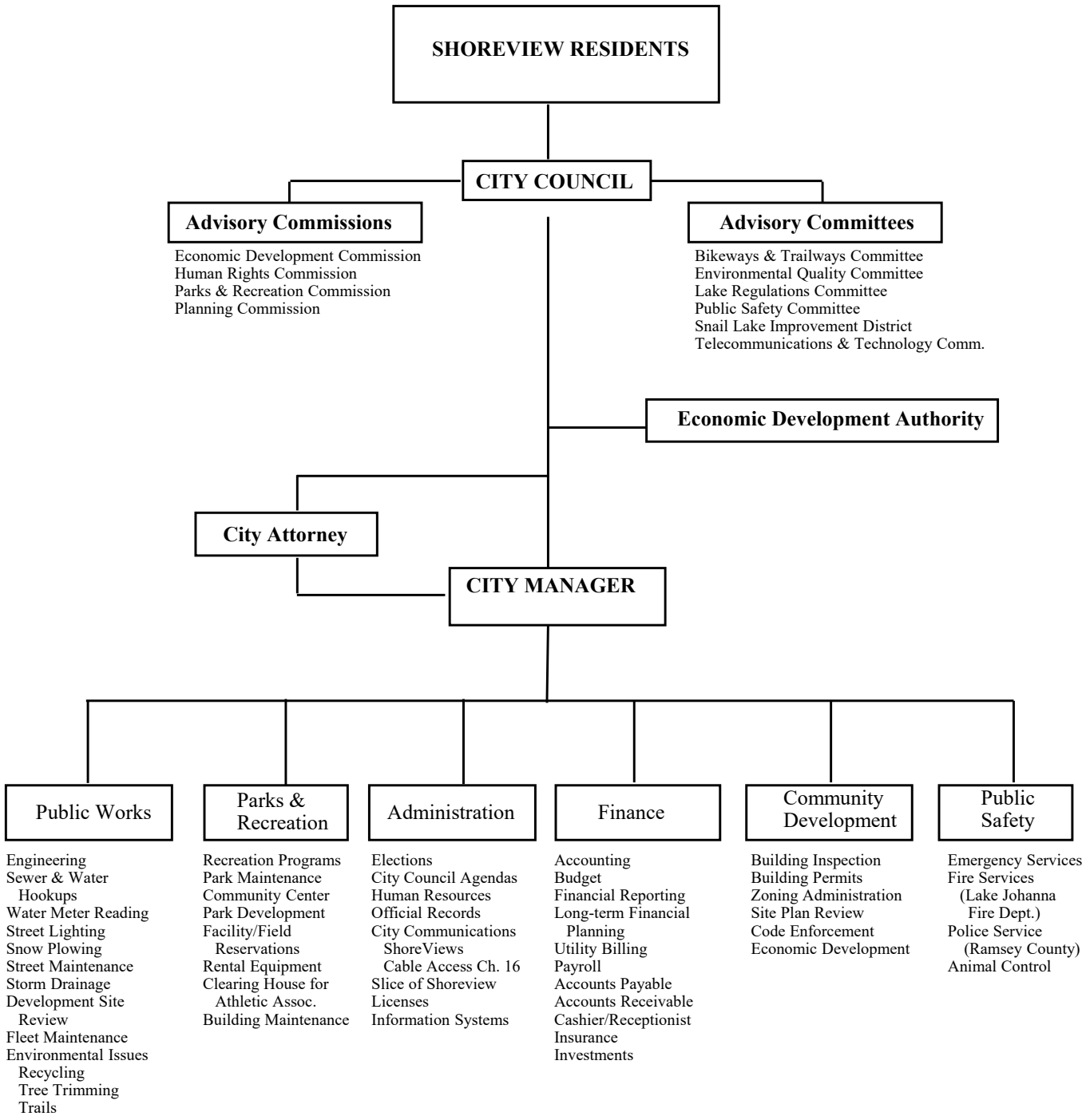
Administrative Staff

	Date of Hire
City Manager	
Brad Martens	December 6, 2021
Assistant City Manager	
Renee Eisenbeisz	July 10, 2017
Assistant City Manager/Community Development Director	
Thomas C. Simonson	February 19, 1985
Finance Director/Treasurer	
Kevin Knopik	January 6, 2025
Public Works Director	
Tom Wesolowski	July 22, 2023
Human Resources Director	
Charnelle Dengoue	November 6, 2023
Parks and Recreation Director	
Steven Benoit	July 7, 2020

City Of Shoreview

Organizational Chart

December 31, 2025



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FINANCIAL SECTION –
INDEPENDENT AUDITOR'S REPORT AND MD&A

II. FINANCIAL SECTION

LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Shoreview, Minnesota

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

OPINIONS

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Shoreview, Minnesota (the City) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

BASIS FOR OPINIONS

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

RESPONSIBILITIES OF MANAGEMENT FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

(continued)

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

REQUIRED SUPPLEMENTARY INFORMATION

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information (RSI), as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

(continued)

SUPPLEMENTARY INFORMATION

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund statements and schedules and the other city financial information, as listed in the table of contents, are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

OTHER INFORMATION

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or if the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 4, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 4, 2026

Management's Discussion and Analysis

As management of the City of Shoreview, Minnesota (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages iii–ix of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $158,840,674 (net position). Of this amount, $46,625,121 (unrestricted net position) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by $11,094,871 as a result of a $9,107,071 increase in net position for governmental activities and a $1,987,800 increase in net position for business-type activities.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $41,463,416, an increase of $3,737,223 in comparison with the prior year. Approximately 19.6 percent of this amount ($8,131,472) is considered unassigned and available for spending at the City's discretion.
- The unassigned fund balance for the General Fund was $8,345,228 or 50.2 percent of the total General Fund expenditures. Fund balance in the General Fund increased $467,993 during the year.
- The City's total governmental activity bonded debt increased by $7,440,000 (excluding premiums) from the prior year. This is due to the City issuing debt of $9,080,000 and regularly schedule principal payments.
- The City's business-type activity bonded debt decreased $65,000 (excluding premiums) from the prior year. This is due to the City issuing debt of $2,175,000 and regularly schedule principal payments. Net revenues of the Water, Sewer and Surface Water utilities are pledged for the debt service of the business-type debt.
- The City's capital assets (net of accumulated depreciation) increased $5,905,774, or 6.5 percent for governmental activities, and increased $1,279, or zero percent for business-type activities.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets and liabilities, and deferred inflows/outflows (as applicable), with the differences reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through use fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, parks and recreation, and community development. The business-type activities of the City include water, sewer, surface water management, and street light services.

The government-wide financial statements can be found on pages 19–21 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the City's funds can be divided into two categories: governmental funds and proprietary funds.

*Governmental funds. G*overnmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements.

By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund Balance Sheet and the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains eight individual major governmental funds. Information is presented separately in the governmental fund Balance Sheet and in the governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Community Center Operation Fund, Recreation Programs Fund, Municipal State Aid Fund, Street Renewal Fund, Capital Asset Replacement Fund, Community Investment Fund and the Fire Station #1 fund, which are considered to be major funds. Data from all other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 22–26 of this report.

Proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sewer, surface water management, and street light operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its short-term disability self-insurance, liability claims, and central garage functions. Because each of these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water, sewer, surface water management, and street light operations, which are considered to be major funds of the City. Conversely, all three internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 27–29 of this report.

Notes to basic financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements start on page 31 of this report.

Other information. The City adopts an annual appropriated budget for its General Fund and special revenue funds. Budgetary comparison schedules have been provided for these funds to demonstrate compliance with their respective budgets. For the General Fund and major special revenue funds these schedules are presented as required supplementary information following the Notes to Financial Statements, while budgetary schedules for nonmajor special revenue funds are included within the Combining and Individual Nonmajor Funds Statements and Schedules section of this report. The combining and individual fund statements and schedules in connection with nonmajor governmental funds and internal service funds are presented immediately following the required supplementary information.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $158,840,674 at the close of the most recent fiscal year.

By far the largest portion of the City's net position ($99,433,877 or 62.6 percent) reflects its investment in capital assets (e.g., infrastructure, land, buildings, and machinery and equipment) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Shoreview's Net Position

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 67,164,109	$ 59,220,562	$ 19,249,194	$ 17,385,476	$ 86,413,303	$ 76,606,038
Capital assets	97,394,546	91,488,772	58,500,692	58,499,413	155,895,238	149,988,185
Total assets	$ 164,558,655	$ 150,709,334	$ 77,749,886	$ 75,884,889	$ 242,308,541	$ 226,594,223
Deferred outflows of resources	$ 829,730	$ 675,709	$ 213,824	$ 171,788	$ 1,043,554	$ 847,497
Long-term liabilities outstanding	39,563,315	$ 31,885,677	$ 27,968,407	$ 28,029,063	$ 67,531,722	$ 59,914,740
Other liabilities	5,343,552	6,339,032	621,431	562,662	5,964,983	6,901,694
Total liabilities	$ 44,906,867	$ 38,224,709	$ 28,589,838	$ 28,591,725	$ 73,496,705	$ 66,816,434
Deferred inflows of resources	$ 10,532,825	$ 12,318,712	$ 481,891	$ 560,771	$ 11,014,716	$ 12,879,483
Net position						
Net investment in capital assets	$ 67,883,546	$ 63,852,474	$ 31,550,331	$ 31,350,248	$ 99,433,877	$ 95,202,722
Restricted	12,781,676	10,583,729	–	–	12,781,676	10,583,729
Unrestricted	29,283,471	26,405,419	17,341,650	15,553,933	46,625,121	41,959,352
Total net position	$ 109,948,693	$ 100,841,622	$ 48,891,981	$ 46,904,181	$ 158,840,674	$ 147,745,803

An additional portion of the City's net position ($12,781,676 or 8.0 percent) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position ($46,625,121 or 29.4 percent) may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

The net position of the City as a whole increased $11,094,871 (7.5 percent) from $147,745,803 at December 31, 2024 to $158,840,674 at December 31, 2025. Governmental activities increased $9,107,071 (9.0 percent) from the prior year while the business-type activities increased $1,987,800 (4.2 percent) during the same period.

Fluctuations in deferred outflows and inflows and long-term liabilities is due mainly, to changes in the City's proportionate share of the state-wide pension benefits.

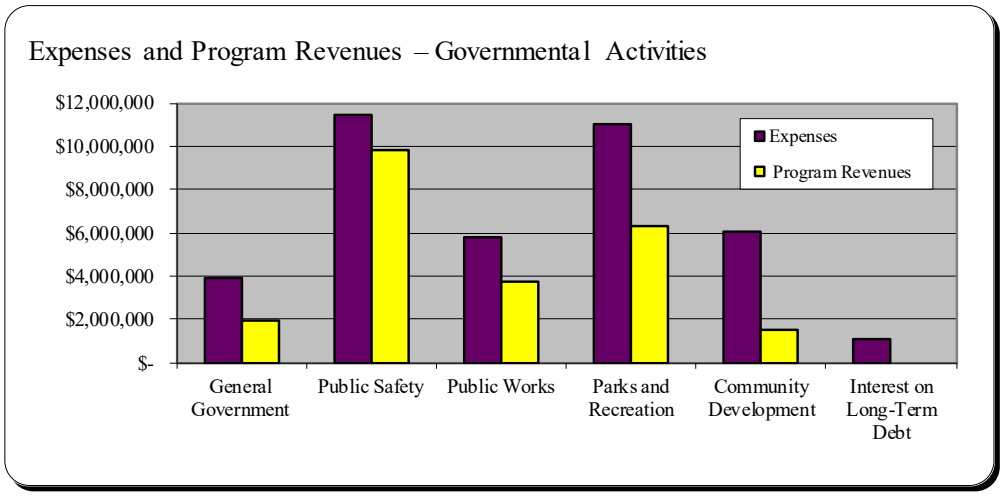
Governmental activities. Governmental activities increased the City's net position by $9,107,071. Key elements of this increase are as follows:

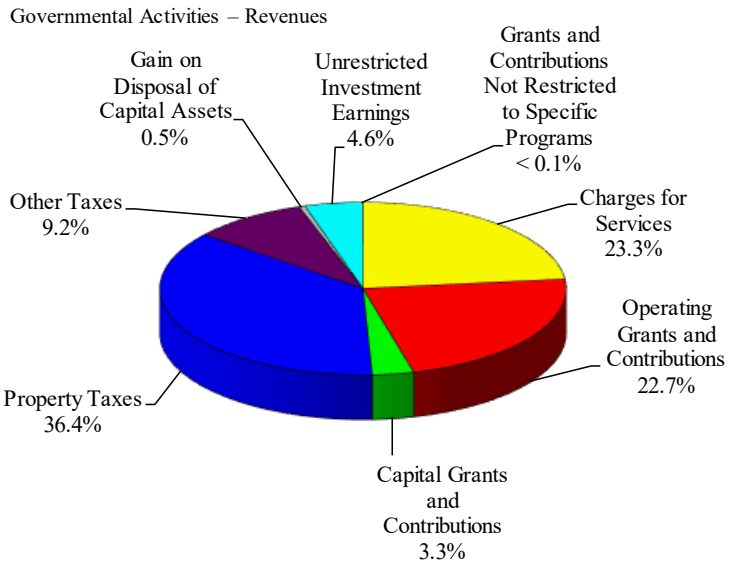
City of Shoreview's Changes in Net Position

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues						
Charges for services	$ 10,985,762	$ 11,298,026	$ 13,690,678	$ 13,159,983	$ 24,676,440	$ 24,458,009
Operating grants and contributions	10,743,429	1,076,703	100,206	63,717	10,843,635	1,140,420
Capital grants and contributions	1,555,147	1,835,180	–	61,757	1,555,147	1,896,937
General revenues						
Property taxes	17,214,456	16,070,795	–	–	17,214,456	16,070,795
Tax increment collections	2,769,781	3,540,814	–	–	2,769,781	3,540,814
Franchise tax	1,577,790	1,588,238	–	–	1,577,790	1,588,238
Grants and contributions not restricted to specific programs	3,469	145,175	–	–	3,469	145,175
Unrestricted investment earnings	2,186,238	1,915,531	659,978	557,780	2,846,216	2,473,311
Gain on disposal of capital assets	221,875	186,812	–	–	221,875	186,812
Total revenues	47,257,947	37,657,274	14,450,862	13,843,237	61,708,809	51,500,511
Expenses						
General government	3,909,325	3,867,391	–	–	3,909,325	3,867,391
Public safety	11,413,054	7,323,407	–	–	11,413,054	7,323,407
Public works	5,823,107	5,772,870	–	–	5,823,107	5,772,870
Parks and recreation	10,981,485	10,559,776	–	–	10,981,485	10,559,776
Community development	6,048,048	3,767,542	–	–	6,048,048	3,767,542
Interest on long-term debt	1,053,257	625,350	–	–	1,053,257	625,350
Water	–	–	3,889,203	3,588,790	3,889,203	3,588,790
Sewer	–	–	4,898,876	4,707,455	4,898,876	4,707,455
Surface water	–	–	1,999,471	1,948,938	1,999,471	1,948,938
Street lights	–	–	598,112	543,488	598,112	543,488
Total expenses	39,228,276	31,916,336	11,385,662	10,788,671	50,613,938	42,705,007
Increase (decrease) in net position before transfers	8,029,671	5,740,938	3,065,200	3,054,566	11,094,871	8,795,504
Transfers	1,077,400	1,071,400	(1,077,400)	(1,071,400)	–	–
Increase (decrease) in net position	9,107,071	6,812,338	1,987,800	1,983,166	11,094,871	8,795,504
Net position – January 1	100,841,622	94,029,284	46,904,181	44,921,015	147,745,803	138,950,299
Net position – December 31	$ 109,948,693	$ 100,841,622	$ 48,891,981	$ 46,904,181	$ 158,840,674	$ 147,745,803

- Total governmental activities revenue increased $9,600,673 or 25.5 percent mostly due to:
  - Operating grants and contributions increased $9,666,726 with new funding for a fire station.
  - Property tax collections increased $1,143,661 or 7.1 percent due to the property tax levy increase.
  - Unrestricted investment earnings increased $270,707 or 14.1 percent due to improved market conditions and unrealized gains on investments.
  - A decrease in tax increment collections of $771,033 partially offset the previously mentioned growth in revenue.
- Total governmental activities expenses increased $7,311,940 (22.9 percent) mostly due to:
  - Public safety expenses increased $4,089,647 or 55.8 percent due to the expenses related to the new fire station payments contributed to a new joint powers entity.
  - Community development expenses increased $2,280,506 or 60.5 percent due to the temporary tax increment financing authority payments.

The following two graphs provide comparisons of the governmental activities revenues and expenses.

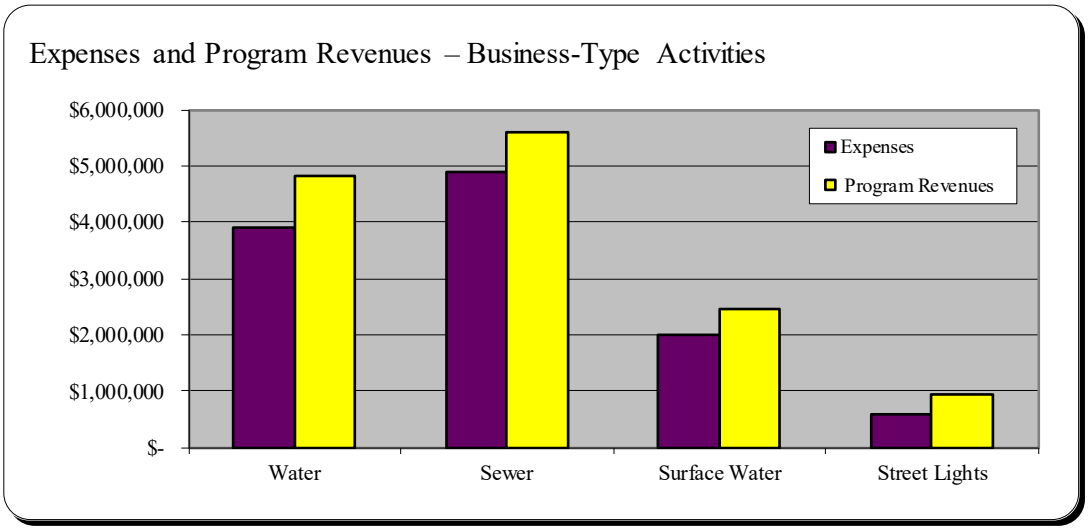




Business-type activities. Business-type activities increased the City's net position by $1,987,800. Key elements of this increase are as follows:

- Programs revenues and general revenues exceeded program expenses for each for the City's business-type activities by a total of $3,065,200.
- Expenses for business-type activities increased $596,991 (5.5 percent). All business-type funds had increases from the prior year due to inflation and increased consumption.

The following graph provides comparisons of the business-type activities program revenues and expenses.



Financial Analysis of the Government's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $41,463,416, an increase of $3,737,223 in comparison with the prior year. Approximately 19.6 percent of this amount ($8,131,472) constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is classified as non-spendable in the form of prepaid items, restricted, committed, or assigned for specific activities and projects. These amounts are not available for new spending because they are restricted by externally imposed constraints or committed and assigned through internally imposed constraints.

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was $8,345,228. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned General Fund balance represents 50.2 percent of total General Fund expenditures, while total fund balance represents 50.6 percent of that same amount.

The City's General Fund balance policy establishes a minimum and maximum unassigned fund balance based on the following key factors:

- The unassigned fund balance for working capital needs is equal to 50 percent of the ensuing years' General Fund tax levy and levy-based state aids, because taxes and state aids are received in June and December of each year. The working capital allocation is reduced by the balance of nonspendable items at year-end. Budgeted taxes in 2026 are $1,191,129 more than in 2025 due to increase in operating expenditures; consequently, the unassigned General Fund balance for working capital increased $595,565 at the end of the current period. As of year-end, the City has met its minimum unassigned working capital balance.
- The maximum unassigned fund balance for unanticipated expenditures at year-end is equal to 10 percent of budgeted ensuing years' expenditures. The minimum for unanticipated expenditures at year-end is 5 percent of the budgeted ensuring years' expenditures. Ensuing year budgeted expenditures are $18,019,354, which results in an unassigned fund balance for unanticipated expenditures of $1,801,935 (an increase of $160,891). As of year-end, the City has met its minimum unassigned unanticipated expenditure fund balance. The unassigned unanticipated event fund balance was 8.4 percent of the ensuing years' budgeted General Fund expenditures.
- The maximum unassigned fund balance is equal to the combined unassigned working capital and unanticipated expenditure fund balances less any nonspendable items. The total for the current fiscal year is $8,345,228, as compared to $6,757,514 for the previous year, an increase of $1,587,714 (due to a decrease of nonspendable items of $1,119,721).

The Community Center Operation Fund balance increased $18,554 and the Recreation Programs Fund balance increased $118,377, the increases are attributable to budgeted transfers in from the General Fund to support operations.

The Fire Station #1 Fund accounts for costs associated with the construction of a new fire station. This project fund accounts for the three-member city contributions and expenses as outlined in the notes to the financial statements to fund this multi-government project.

Fund balances for the Municipal State Aid, Street Renewal, Capital Asset Replacement, and Community Investment Funds are designed to fluctuate between years depending on the type of operating repairs and capital costs in any given year. Revenues of the Street Renewal and Capital Asset Replacement Funds are designed to change gradually from one year to the next, providing a stable revenue stream to support repair and replacement costs that vary due to type, size, and scope.

The fund balance of the Municipal State Aid Fund increased $1,192,665, due to state aid and earnings on investments exceeding transfers out for costs related to street reconstruction. Additionally, the City received advanced municipal state aid dollars in previous years and recognized a portion of this revenue in the current year which help attribute to the increase in fund balance.

The fund balance of the Street Renewal Fund increased $846,889. The increase was planned for in the City's capital improvement plan for funding of current year street improvements.

Fund balance decreased $823,453, in the Capital Asset Replacement Fund. The Capital Asset Replacement Fund finances various capital asset replacements. The City plans for fluctuations in fund balance in the City's capital improvement plan as mentioned above.

The Community Investment Fund was established to account for resources dedicated for the acquisition of capital assets, which have a community-wide benefit. Significant revenue sources include utility franchise fees, wireless telecommunication and billboard lease receipts, and park dedication fees. The fund balance of the Community Investment Fund decreased $1,350,995. The decrease is attributed to the resources utilized for new park buildings as planned for in the capital improvement plan.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position in the respective proprietary funds include $4,595,930 for water, $7,778,800 for sewer, $3,750,607 for surface water management, and $1,506,970 for street lights. Water Fund net position increased $580,988, Sewer Fund net position increased $736,171, Surface Water Fund net position increased $437,960, and the Street Lights Fund net position increased $353,600. The growth in net position noted where mostly in part to increases in user rates charged in each fund, offset with stable operating expenses.

General Fund Budgetary Highlights

Total General Fund revenues were $683,635 more than estimated in the budget. Property taxes were under budget by $87,651, due to the settlement of prior year's tax appeals. Licenses and permits surpassed anticipated levels by $248,093, primarily due to building permits and the City's policy to conservatively budget this revenue source. Earnings on investments were over budget by $263,429 as a result of the year-end market value adjustment and favorable market conditions.

Total General Fund expenditures were over budget by $215,642 (1.3 percent). General government operating expenditures are $270,920 below budget (7.4 percent) due primarily to information systems being under budget by $124,244 as a result of maintenance costs related to equipment. Finance and accounting was under budget by $54,707 due to personnel and insurance costs. Administration was under budget by $41,017 due to personnel costs. Public safety expenditures are $600,097 over budget (9.3 percent). The police contract is over budget by $514,100 due to negotiated police contracts. The fire contract is over budget by $85,997 in part due to the requirement that the City report state fire aid (pass thru aid) as a revenue and an expenditure which causes both intergovernmental revenue and the fire contract expense to exceed budget. Community development expenditures were over budget by $127,413 (14.0 percent). This was due to contractual fees related to digital scanning of file for record retention and contracted electrical inspections. Public works operating expenditures are $90,695 below budget (3.9 percent) and parks and recreation expenditures are $150,253 below budget (5.0 percent) helped offset the overages noted previously

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities as of December 31, 2025 amounts to $155,895,238 (net of accumulated depreciation). This investment in capital assets includes land, buildings and structures, machinery and equipment, distribution and collection systems, park facilities, roads, trails, and sidewalks, and pedestrian tunnels and bridges. The total increase in the City's investment in capital assets for the current fiscal year was 3.9 percent (a 6.5 percent increase for governmental activities and a minimal increase in business-type activities).

City of Shoreview's Capital Assets
(Net of Depreciation)

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land	$ 7,306,415	$ 7,306,415	$ 325,202	$ 325,202	$ 7,631,617	$ 7,631,617
Buildings and structures	50,911,262	42,659,236	13,010,523	13,237,772	63,921,785	55,897,008
Machinery and equipment	5,434,051	4,826,544	991,117	1,100,744	6,425,168	5,927,288
Distribution and collection systems	–	–	44,154,467	43,771,431	44,154,467	43,771,431
Infrastructure	32,979,522	34,604,773	–	–	32,979,522	34,604,773
Construction in progress	763,296	2,091,804	19,383	64,264	782,679	2,156,068
Total	$ 97,394,546	$ 91,488,772	$ 58,500,692	$ 58,499,413	$ 155,895,238	$ 149,988,185

Major capital asset events during the current fiscal year included the following:

- A variety of capital assets for governmental activities were completed at a cumulative cost of $11,322,418. Construction in progress at year-end for governmental activities is $763,296.
- Various capital assets for business-type activities were completed at a cumulative cost of $2,100,661. Construction in progress for business-type activities as of the end of the current fiscal year is $19,383.

Additional information on the City's capital assets can be found in Note 5 of the notes to financial statements.

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of $55,500,000 (excluding unamortized premiums), an increase of $7,375,000 from 2024. The entire bonded debt amount is backed by the full faith and credit of the City. An additional $5,195,035 loan payable financed land acquisition. Unamortized premium on City debt totaled $2,649,357. The liability for compensated absences totals $815,371. The City's net pension liability is $3,371,959.

City of Shoreview's Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
General obligation improvement bonds	$ 1,550,000	$ 1,795,000	$ –	$ –	$ 1,550,000	$ 1,795,000
General obligation bonds	27,995,000	20,310,000	–	–	27,995,000	20,310,000
General obligation revenue bonds	–	–	25,955,000	26,020,000	25,955,000	26,020,000
Premium	1,498,939	1,217,562	1,150,418	1,139,612	2,649,357	2,357,174
Loan payable	5,195,035	5,195,035	–	–	5,195,035	5,195,035
Compensated absences	643,297	517,774	172,074	144,809	815,371	662,583
Net pension liability	2,681,044	2,850,306	690,915	724,642	3,371,959	3,574,948
Total	$ 39,563,315	$ 31,885,677	$ 27,968,407	$ 28,029,063	$ 67,531,722	$ 59,914,740

The City maintains a bond rating from Standard & Poor's Financial Services, LLC of AAA for general obligation debt.

State statutes limit the amount of general obligation debt a Minnesota city may issue to 3.0 percent of total estimated market value. The current debt limitation for the City is $143,221,896. The City's net debt applicable to this limit totals $6,957,393.

Additional information on the City's long-term debt can be found in Note 6 of the notes to financial statements.

Economic Factors and Next Year's Budgets and Rates

- The 2025 annual average unemployment rate (not seasonally adjusted) for the City was 2.9 percent.
- The current property tax collection rate for the current period is 99.3 percent.
- Building permit activity in the current period resulted in permit valuation equal to $44.6 million. New residential and commercial construction accounted for 69.0 percent of building permit values. Reinvestment in homes through improvements to property by homeowners accounted for 8.0 percent of building permit values, and commercial property accounted for the remaining 23.0 percent of building permit values.
- The 2026 adopted levy supports the 2026 budget.

All of these factors were considered in preparing the City's budget for the 2026 fiscal year.

Water, sewer, surface water management, and street light rates were increased for the 2026 budget year. The increase for the average customer was 4.5 percent for water, 3.0 percent for sewer, 2.0 percent for surface water management, and 2.0 percent for street lights. The total impact on the average residential customer is estimated to be 3.2 percent. These rate increases were necessary to support operating costs, capital costs, and debt repayment.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, 4600 Victoria Street North, Shoreview, Minnesota 55126.

FINANCIAL SECTION –
BASIC FINANCIAL STATEMENTS

BASIC FINANCIAL STATEMENTS

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CITY OF SHOREVIEW, MINNESOTA
Statement of Net Position
December 31, 2025

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments	$ 47,966,241	$ 15,795,715	$ 63,761,956
Accrued interest receivable	256,050	90,366	346,416
Accounts receivable	470,727	3,385,173	3,855,900
Loan receivable	821,506	–	821,506
Lease receivable	6,944,745	–	6,944,745
Taxes receivable	156,471	–	156,471
Special assessments receivable	1,366,413	36,281	1,402,694
Internal balances	290,657	(290,657)	–
Due from other governmental units	1,143,141	5,528	1,148,669
Prepaid items	412,905	226,788	639,693
Investment in joint venture	7,335,253	–	7,335,253
Capital assets			
Nondepreciable	8,069,711	344,585	8,414,296
Depreciable (net of accumulated depreciation)	89,324,835	58,156,107	147,480,942
Total assets	164,558,655	77,749,886	242,308,541
Deferred outflows of resources			
Deferred pension resources	829,730	213,824	1,043,554
Liabilities			
Accounts payable	1,042,917	88,502	1,131,419
Salaries payable	325,941	88,149	414,090
Contracts payable	953,742	–	953,742
Accrued bond interest payable	589,989	351,103	941,092
Deposits payable	1,292,063	23,141	1,315,204
Due to other governmental units	936,746	70,536	1,007,282
Unearned revenue	202,154	–	202,154
Compensated absences payable			
Due within one year	41,494	13,095	54,589
Due in more than one year	601,803	158,979	760,782
Loan payable			
Due in more than one year	5,195,035	–	5,195,035
Bonds payable			
Due within one year	1,750,000	2,150,000	3,900,000
Due in more than one year	29,293,939	24,955,418	54,249,357
Net pension liability			
Due in more than one year	2,681,044	690,915	3,371,959
Total liabilities	44,906,867	28,589,838	73,496,705
Deferred inflows of resources			
Lease revenues for subsequent years	6,944,745	–	6,944,745
State aid received for subsequent years	1,718,134	–	1,718,134
Deferred pension resources	1,869,946	481,891	2,351,837
Total deferred inflows of resources	10,532,825	481,891	11,014,716
Net position			
Net investment in capital assets	67,883,546	31,550,331	99,433,877
Restricted for			
Office remodel	1,196	–	1,196
Business loan program	165,777	–	165,777
Debt service	1,913,503	–	1,913,503
Economic development	103,708	–	103,708
Housing and redevelopment	1,093,234	–	1,093,234
Recycling	1,852,201	–	1,852,201
Fire Station #1	2,088,549	–	2,088,549
Tax increment purposes	3,773,389	–	3,773,389
Tax abatement	26,779	–	26,779
Municipal State Aid	1,641,034	–	1,641,034
Cable TV	122,306	–	122,306
Unrestricted	29,283,471	17,341,650	46,625,121
Total net position	$ 109,948,693	$ 48,891,981	$ 158,840,674

The accompanying notes are an integral part of these financial statements.

CITY OF SHOREVIEW, MINNESOTA
Statement of Activities
For The Year Ended December 31, 2025

	Expenses	Charges For Services
Functions/programs		
Primary government		
Governmental activities		
General government	$ 3,909,325	$ 1,859,206
Public safety	11,413,054	29,515
Public works	5,823,107	1,743,089
Parks and recreation	10,981,485	6,197,304
Community development	6,048,048	1,156,648
Interest on long-term debt	1,053,257	–
Total governmental activities	39,228,276	10,985,762
Business-type activities		
Water	3,889,203	4,820,362
Sewer	4,898,876	5,550,465
Surface water	1,999,471	2,388,379
Street lights	598,112	931,472
Total business-type activities	11,385,662	13,690,678
Total primary government	$ 50,613,938	$ 24,676,440

The accompanying notes are an integral part of these financial statements.

Program Revenues		Net (Expense) Revenue and Changes in Net Position		
		Primary Government		
Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
$ 43,335	$ –	$ (2,006,784)	$ –	$ (2,006,784)
9,801,722	–	(1,581,817)	–	(1,581,817)
497,877	1,496,395	(2,085,746)	–	(2,085,746)
65,822	58,752	(4,659,607)	–	(4,659,607)
334,673	–	(4,556,727)	–	(4,556,727)
–	–	(1,053,257)	–	(1,053,257)
10,743,429	1,555,147	(15,943,938)	–	(15,943,938)
7,871	–	–	939,030	939,030
27,335	–	–	678,924	678,924
65,000	–	–	453,908	453,908
–	–	–	333,360	333,360
100,206	–	–	2,405,222	2,405,222
$ 10,843,635	$ 1,555,147	(15,943,938)	2,405,222	(13,538,716)
General revenues				
Property taxes		17,214,456	–	17,214,456
Tax increment collections		2,769,781	–	2,769,781
Franchise tax		1,577,790	–	1,577,790
Grants and contributions not restricted to specific programs		3,469	–	3,469
Unrestricted investment earnings		2,186,238	659,978	2,846,216
Gain on disposal of capital assets		221,875	–	221,875
Transfers		1,077,400	(1,077,400)	–
Total general revenues and transfers		25,051,009	(417,422)	24,633,587
Change in net position		9,107,071	1,987,800	11,094,871
Net position – beginning		100,841,622	46,904,181	147,745,803
Net position – ending		$ 109,948,693	$ 48,891,981	$ 158,840,674

The accompanying notes are an integral part of these financial statements.

CITY OF SHOREVIEW, MINNESOTA
Balance Sheet
Governmental Funds
December 31, 2025

	General	Community Center Operation	Recreation Programs	Fire Station #1
Assets				
Cash and investments	$ 10,030,536	$ 2,459,071	$ 1,362,106	$ 4,517,255
Accrued interest receivable	47,023	15,727	8,721	–
Accounts receivable (net of allowance for uncollectibles)	49,021	998	–	–
Loan receivable	–	–	–	–
Lease receivable	–	–	–	–
Taxes receivable	85,431	–	–	–
Special assessments receivable	31,666	–	–	–
Interfund receivable	7,374	–	–	–
Due from other governmental units	1,524	72	–	1,124,242
Prepaid items	72,373	13,974	2,223	300,711
Total assets	$ 10,324,948	$ 2,489,842	$ 1,373,050	$ 5,942,208
Liabilities				
Accounts payable	$ 119,156	$ 75,000	$ 12,829	$ 14,917
Salaries payable	165,543	99,904	33,971	–
Contracts payable	–	–	–	488,038
Deposits payable	1,163,148	117,619	10,171	–
Interfund payable	–	–	–	–
Due to other governmental units	377,296	32,370	1,243	–
Unearned revenue	–	–	–	–
Total liabilities	1,825,143	324,893	58,214	502,955
Deferred inflows of resources				
Unavailable revenue – loan receivable	–	–	–	–
Unavailable revenue – property taxes	51,710	–	–	–
Unavailable revenue – special assessments	30,494	–	–	–
Lease revenues for subsequent years	–	–	–	–
State aid received for subsequent years	–	–	–	–
Total deferred inflows of resources	82,204	–	–	–
Fund balances (deficits)				
Nonspendable	72,373	13,974	2,223	300,711
Restricted	–	–	–	5,138,542
Committed	–	2,150,975	1,312,613	–
Assigned	–	–	–	–
Unassigned	8,345,228	–	–	–
Total fund balances (deficits)	8,417,601	2,164,949	1,314,836	5,439,253
Total liabilities, deferred inflows of resources, and fund balances (deficits)	$ 10,324,948	$ 2,489,842	$ 1,373,050	$ 5,942,208

The accompanying notes are an integral part of these financial statements.

Municipal State Aid	Street Renewal	Capital Asset Replacement	Community Investment	Other Governmental Funds	Intra-Activity Eliminations	Total Governmental Funds
$ 3,338,644	$ 3,399,948	$ 4,869,066	$ 5,215,029	$ 10,291,855	$ –	$ 45,483,510
20,524	18,268	37,036	47,766	45,553	–	240,618
–	–	–	335,593	85,115	–	470,727
–	–	–	–	821,506	–	821,506
–	–	–	6,944,745	–	–	6,944,745
–	6,686	13,197	–	49,873	–	155,187
33,682	214,004	–	–	1,087,061	–	1,366,413
–	–	–	–	386,947	(386,947)	7,374
–	–	–	–	17,303	–	1,143,141
–	–	–	–	23,381	–	412,662
$ 3,392,850	$ 3,638,906	$ 4,919,299	$ 12,543,133	$ 12,808,594	$ (386,947)	$ 57,045,883
$ –	$ –	$ 111,204	$ –	$ 629,528	$ –	$ 962,634
–	–	–	–	17,033	–	316,451
–	–	–	–	465,704	–	953,742
–	–	–	–	1,125	–	1,292,063
–	–	–	–	386,947	(386,947)	–
–	–	–	–	525,450	–	936,359
–	–	–	202,154	–	–	202,154
–	–	111,204	202,154	2,025,787	(386,947)	4,663,403
–	–	–	–	821,506	–	821,506
–	4,075	8,006	–	8,207	–	71,998
33,682	213,839	–	–	1,084,666	–	1,362,681
–	–	–	6,944,745	–	–	6,944,745
1,718,134	–	–	–	–	–	1,718,134
1,751,816	217,914	8,006	6,944,745	1,914,379	–	10,919,064
–	–	–	–	23,381	–	412,662
1,641,034	–	–	–	7,717,179	–	14,496,755
–	3,420,992	4,800,089	5,396,234	389,551	–	17,470,454
–	–	–	–	952,073	–	952,073
–	–	–	–	(213,756)	–	8,131,472
1,641,034	3,420,992	4,800,089	5,396,234	8,868,428	–	41,463,416
$ 3,392,850	$ 3,638,906	$ 4,919,299	$ 12,543,133	$ 12,808,594	$ (386,947)	$ 57,045,883

Fund balance reported above	$ 41,463,416
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	90,640,258
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds.	2,256,185
Internal service funds are used by management to charge costs to individual funds. The assets, liabilities, and deferred inflows/outflows of the internal service funds are included in governmental activities in the Statement of Net Position.	7,488,688
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(35,617,280)
Deferred outflows and inflows of pension resources are not current financial resources and the long-term net pension liability is not due and payable in the current period and, therefore, are not reported in the funds.	(3,617,827)
The City's investment in a joint venture is not a current financial resource and, therefore, is not reported as an asset in the governmental funds, but is included in the Statement of Net Position.	7,335,253
Net position of governmental activities	$ 109,948,693

The accompanying notes are an integral part of these financial statements.

CITY OF SHOREVIEW, MINNESOTA
Statement of Revenues, Expenditures,
and Changes in Fund Balances
Governmental Funds
For The Year Ended December 31, 2025

	General	Community Center Operation	Recreation Programs	Fire Station #1
Revenues				
Taxes				
General property taxes	$12,529,477	$ –	$ –	$ –
Tax increments	–	–	–	–
Franchise tax	–	–	–	–
Special assessments	–	–	–	–
Licenses and permits	900,793	–	–	–
Intergovernmental	916,102	–	–	8,466,542
Charges for services	1,824,111	4,193,969	1,963,084	–
Fines and forfeits	28,925	–	–	–
Earnings on investments	343,429	115,053	63,691	224,574
Billboard fees	–	–	–	–
Antenna fees	–	–	–	–
Park dedication fees	–	–	–	–
Other	48,236	23,287	1,450	–
Total revenues	16,591,073	4,332,309	2,028,225	8,691,116
Expenditures				
Current				
General government	3,413,974	–	–	–
Public safety	7,064,779	–	–	10,577,239
Public works	2,238,020	–	–	–
Parks and recreation	2,874,713	4,618,755	2,209,848	–
Community development	1,034,594	–	–	–
Capital outlay				
General government	–	–	–	–
Public works	–	–	–	–
Parks and recreation	–	–	–	–
Debt service				
Principal	–	–	–	–
Interest	–	–	–	–
Issuance and fiscal charges	–	–	–	–
Total expenditures	16,626,080	4,618,755	2,209,848	10,577,239
Revenues over (under) expenditures	(35,007)	(286,446)	(181,623)	(1,886,123)
Other financing sources (uses)				
Bond issuance	–	–	–	7,325,376
Premium on bond issuance	–	–	–	–
Transfers in	1,133,000	305,000	300,000	–
Transfers out	(630,000)	–	–	–
Total other financing sources (uses)	503,000	305,000	300,000	7,325,376
Net change in fund balances	467,993	18,554	118,377	5,439,253
Fund balances (deficits) – January 1	7,949,608	2,146,395	1,196,459	–
Fund balances (deficits) – December 31	$ 8,417,601	$ 2,164,949	$ 1,314,836	$ 5,439,253

The accompanying notes are an integral part of these financial statements.

Municipal State Aid	Street Renewal	Capital Asset Replacement	Community Investment	Other Governmental Funds	Intra-Activity Eliminations	Total Governmental Funds
$ –	$ 972,182	$ 1,930,096	$ –	$ 1,658,968	$ –	$17,090,723
–	–	–	–	2,774,959	–	2,774,959
–	–	–	1,256,495	321,295	–	1,577,790
118,517	126,713	–	–	182,769	–	427,999
–	–	–	–	139,615	–	1,040,408
1,031,301	27,599	–	–	431,986	–	10,873,530
–	–	–	–	1,401,129	–	9,382,293
–	–	–	–	–	–	28,925
149,898	133,418	270,493	348,686	424,290	–	2,073,532
–	–	–	75,969	–	–	75,969
–	–	–	481,044	–	–	481,044
–	–	–	43,752	–	–	43,752
–	–	17,370	–	48,935	–	139,278
1,299,716	1,259,912	2,217,959	2,205,946	7,383,946	–	46,010,202
–	–	–	–	293,316	–	3,707,290
–	–	202,697	–	–	–	17,844,715
–	352,237	40,470	–	1,437,697	–	4,068,424
–	–	298,169	6,396	–	–	10,007,881
–	–	–	–	5,300,694	–	6,335,288
–	–	–	–	1,058,614	–	1,058,614
–	–	–	–	374,579	–	374,579
–	–	1,054,120	–	6,153,902	–	7,208,022
–	–	–	–	1,310,000	–	1,310,000
–	–	–	–	637,184	–	637,184
–	–	–	–	163,702	–	163,702
–	352,237	1,595,456	6,396	16,729,688	–	52,715,699
1,299,716	907,675	622,503	2,199,550	(9,345,742)	–	(6,705,497)
–	–	–	–	1,754,624	–	9,080,000
–	–	–	–	404,720	–	404,720
–	–	–	–	5,546,970	(6,326,970)	958,000
(107,051)	(60,786)	(1,445,956)	(3,550,545)	(532,632)	6,326,970	–
(107,051)	(60,786)	(1,445,956)	(3,550,545)	7,173,682	–	10,442,720
1,192,665	846,889	(823,453)	(1,350,995)	(2,172,060)	–	3,737,223
448,369	2,574,103	5,623,542	6,747,229	11,040,488	–	37,726,193
$ 1,641,034	$ 3,420,992	$ 4,800,089	$ 5,396,234	$ 8,868,428	$ –	$41,463,416

The accompanying notes are an integral part of these financial statements.

CITY OF SHOREVIEW, MINNESOTA
Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
For The Year Ended December 31, 2025

Amounts reported for governmental activities in the Statement of Activities are different because:

Net change in fund balances – total governmental funds.	$ 3,737,223
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the difference between depreciation and capital additions in the current period.	5,440,144
The Statement of Activities reports gains and losses arising from the trade-in or disposal of existing assets to acquire new capital assets. Conversely, governmental funds simply report proceeds on sale of capital assets.	(10,779)
The City's investment in a joint venture is not a current financial resource and, therefore, is not reported as an asset in the governmental funds, but is included in the Statement of Net Position. Change in investment in joint venture	7,335,253
Revenues in the Statement of Activities that do not provide current financial resources and are not reported as revenues in the funds.	144,409
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas material amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.	(8,063,245)
Long-term pension activity is not reported in governmental funds.	640,545
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	(444,526)
Internal service funds are used by management to charge costs to individual funds. This amount is the portion of net revenue attributable to and reported with governmental activities.	328,047
Change in net position of governmental activities.	$ 9,107,071

The accompanying notes are an integral part of these financial statements.

CITY OF SHOREVIEW, MINNESOTA
Statement of Net Position
Proprietary Funds
December 31, 2025

	Business-Type Activities – Enterprise Funds					Governmental Activities –
	Water	Sewer	Surface Water	Street Lights	Totals Current Year	Internal Service Funds
Assets						
Current assets						
Cash and investments	$ 4,145,298	$ 6,823,982	$ 3,477,690	$ 1,348,745	$ 15,795,715	$ 2,482,731
Accrued interest receivable	20,972	36,464	23,314	9,616	90,366	15,432
Accounts receivable						
Customers	1,080,604	1,309,473	576,087	151,486	3,117,650	–
Customer accounts certified to county	93,167	112,167	43,323	18,866	267,523	–
Taxes receivable	–	–	–	–	–	1,284
Due from other governmental units	2,573	100	2,454	401	5,528	–
Prepaid items	7,263	219,525	–	–	226,788	243
Total current assets	5,349,877	8,501,711	4,122,868	1,529,114	19,503,570	2,499,690
Noncurrent assets						
Special assessments receivable	26,662	7,212	1,676	731	36,281	–
Capital assets						
Land	27,577	11,459	286,166	–	325,202	36,293
Buildings and structures	19,054,233	2,152,729	–	–	21,206,962	7,094,690
Machinery and equipment	2,568,888	112,944	6,787	–	2,688,619	8,323,644
Distribution and collection systems	28,304,544	19,311,304	22,134,593	5,657,032	75,407,473	–
Construction in progress	4,303	9,295	5,785	–	19,383	94,669
Total capital assets	49,959,545	21,597,731	22,433,331	5,657,032	99,647,639	15,549,296
Less accumulated depreciation	(21,541,309)	(11,344,731)	(6,389,381)	(1,871,526)	(41,146,947)	(8,795,008)
Total capital assets (net of accumulated depreciation)	28,418,236	10,253,000	16,043,950	3,785,506	58,500,692	6,754,288
Total noncurrent assets	28,444,898	10,260,212	16,045,626	3,786,237	58,536,973	6,754,288
Total assets	33,794,775	18,761,923	20,168,494	5,315,351	78,040,543	9,253,978
Deferred outflows of resources						
Deferred pension resources	84,319	77,014	52,491	–	213,824	23,063
Liabilities						
Current liabilities						
Accounts payable	24,596	6,517	41,965	15,424	88,502	80,283
Salaries payable	36,470	32,824	15,700	3,155	88,149	9,490
Accrued bond interest payable	222,663	68,869	59,571	–	351,103	22,125
Deposits payable	23,141	–	–	–	23,141	–
Due to other governmental units	20,601	48,152	1,783	–	70,536	387
Interfund payable	–	–	–	–	–	7,374
Compensated absences payable	6,892	5,270	910	23	13,095	928
Bonds payable	1,210,000	525,000	415,000	–	2,150,000	340,000
Total current liabilities	1,544,363	686,632	534,929	18,602	2,784,526	460,587
Noncurrent liabilities						
Compensated absences payable (net of current portion)	68,083	60,288	26,335	4,273	158,979	13,463
Bonds payable (net of current portion)	14,995,930	5,276,440	4,683,048	–	24,955,418	1,478,464
Net pension liability	272,454	248,851	169,610	–	690,915	74,520
Total noncurrent liabilities	15,336,467	5,585,579	4,878,993	4,273	25,805,312	1,566,447
Total liabilities	16,880,830	6,272,211	5,413,922	22,875	28,589,838	2,027,034
Deferred inflows of resources						
Deferred pension resources	190,028	173,566	118,297	–	481,891	51,976
Net position						
Net investment in capital assets	12,212,306	4,614,360	10,938,159	3,785,506	31,550,331	4,859,817
Unrestricted	4,595,930	7,778,800	3,750,607	1,506,970	17,632,307	2,338,214
Total net position	$ 16,808,236	$ 12,393,160	$ 14,688,766	$ 5,292,476	49,182,638	$ 7,198,031
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds.					(290,657)	
Net position of business-type activities					$ 48,891,981	

The accompanying notes are an integral part of these financial statements.

CITY OF SHOREVIEW, MINNESOTA
Statement of Revenues, Expenses, and
Changes in Fund Net Position
Proprietary Funds
For The Year Ended December 31, 2025

	Business-Type Activities – Enterprise Funds					Governmental Activities –
	Water	Sewer	Surface Water	Street Lights	Totals Current Year	Internal Service Funds
Operating revenues						
Customer billings	$ 4,798,617	$ 5,549,531	$ 2,374,514	$ 931,188	$ 13,653,850	$ 1,241,425
Water meter sales	17,744	–	–	–	17,744	–
Other	4,001	934	13,865	284	19,084	–
Total operating revenues	4,820,362	5,550,465	2,388,379	931,472	13,690,678	1,241,425
Operating expenses						
MCES sewer service charges	–	2,417,228	–	–	2,417,228	–
Administrative charges	353,760	465,930	167,450	66,063	1,053,203	–
Personal services	1,048,410	961,278	654,979	105,562	2,770,229	283,789
Materials and supplies	145,054	71,863	15,197	4,654	236,768	248,717
Water meters	37,085	–	–	–	37,085	–
Contractual services	557,310	412,008	524,145	40,177	1,533,640	196,150
Utilities	209,749	12,158	6,311	170,680	398,898	31,237
Insurance	24,571	15,036	2,593	17,764	59,964	25,042
Depreciation	1,044,278	367,964	450,459	191,613	2,054,314	861,799
Total operating expenses	3,420,217	4,723,465	1,821,134	596,513	10,561,329	1,646,734
Operating income (loss)	1,400,145	827,000	567,245	334,959	3,129,349	(405,309)
Nonoperating revenues (expenses)						
General property taxes	–	–	–	–	–	181,783
Earnings on investments	153,168	266,312	170,270	70,228	659,978	112,706
Intergovernmental revenue	7,871	–	65,000	–	72,871	–
Gain on sale of capital assets	–	–	–	–	–	221,875
Loss on disposal of capital assets	–	–	–	(187)	(187)	(14,487)
Other	–	27,335	–	–	27,335	33,560
Interest	(416,963)	(114,289)	(118,133)	–	(649,385)	(41,919)
Fiscal charges	(38,233)	(15,187)	(422)	–	(53,842)	(481)
Total nonoperating revenues (expenses)	(294,157)	164,171	116,715	70,041	56,770	493,037
Income (loss) before transfers	1,105,988	991,171	683,960	405,000	3,186,119	87,728
Transfers						
Transfers in	–	–	–	–	–	119,400
Transfers out	(525,000)	(255,000)	(246,000)	(51,400)	(1,077,400)	–
Total transfers	(525,000)	(255,000)	(246,000)	(51,400)	(1,077,400)	119,400
Change in net position	580,988	736,171	437,960	353,600	2,108,719	207,128
Net position – January 1,	16,227,248	11,656,989	14,250,806	4,938,876	47,073,919	6,990,903
Net position – December 31	$ 16,808,236	$ 12,393,160	$ 14,688,766	$ 5,292,476	$ 49,182,638	$ 7,198,031

Change in net position reported above	$ 2,108,719
Amounts reported for business-type activities in the Statement of Activities are different because:	
Internal service funds are used by management to charge the cost of equipment maintenance and insurance to individual funds. This amount is the portion of net revenue attributable to and reported with business-type activities.	(120,919)
Change in net position of business-type activities	$ 1,987,800

The accompanying notes are an integral part of these financial statements.

CITY OF SHOREVIEW, MINNESOTA
Statement of Cash Flows
Proprietary Funds
For The Year Ended December 31, 2025

	Business-Type Activities – Enterprise Funds					Governmental Activities –
	Water	Sewer	Surface Water	Street Lights	Totals Current Year	Internal Service Funds
Cash flows from operating activities						
Receipts from customers and users	$ 4,750,964	$ 5,496,563	$ 2,369,955	$ 923,512	$13,540,994	$ –
Receipts from interfund services provided	–	–	–	–	–	1,241,425
Payments to suppliers	(994,013)	(2,979,594)	(518,464)	(247,733)	(4,739,804)	(490,442)
Payments to employees	(1,081,178)	(993,242)	(690,579)	(105,375)	(2,870,374)	(298,014)
Payments for interfund services used	(353,760)	(465,930)	(167,450)	(66,063)	(1,053,203)	–
Miscellaneous revenue	6,322	27,335	–	–	33,657	33,560
Net cash flows from operating activities	2,328,335	1,085,132	993,462	504,341	4,911,270	486,529
Cash flows from noncapital financing activities						
Interfund loan proceeds	–	–	–	–	–	(4,156)
Intergovernmental	–	–	65,000	–	65,000	–
Transfers from other funds	–	–	–	–	–	119,400
Transfer to other funds	(525,000)	(255,000)	(246,000)	(51,400)	(1,077,400)	–
Net cash flows from noncapital financing activities	(525,000)	(255,000)	(181,000)	(51,400)	(1,012,400)	115,244
Cash flows from capital and related financing activities						
Proceeds from sales of capital assets	–	–	–	–	–	221,875
Proceeds from the sale of bonds	1,720,824	576,038	–	–	2,296,862	–
Acquisition and construction of capital assets	(832,944)	(136,618)	(361,331)	(724,816)	(2,055,709)	(1,276,688)
Receipts from taxpayers	–	–	–	–	–	182,154
Principal paid on capital debt	(1,285,000)	(560,000)	(395,000)	–	(2,240,000)	(330,000)
Interest and paying agent fees on capital debt	(447,126)	(151,356)	(134,691)	–	(733,173)	(57,706)
Net cash flows from capital and related financing activities	(844,246)	(271,936)	(891,022)	(724,816)	(2,732,020)	(1,260,365)
Cash flows from investing activities						
Earnings on investments and changes in fair value on investments	145,606	267,125	163,453	69,516	645,700	117,686
Net change in cash and cash equivalents	1,104,695	825,321	84,893	(202,359)	1,812,550	(540,906)
Cash and cash equivalents – January 1	3,040,603	5,998,661	3,392,797	1,551,104	13,983,165	3,023,637
Cash and cash equivalents – December 31	$ 4,145,298	$ 6,823,982	$ 3,477,690	$ 1,348,745	$ 15,795,715	$ 2,482,731
Reconciliation of operating income (loss) to net cash flows from operating activities						
Operating income (loss)	$ 1,400,145	$ 827,000	$ 567,245	$ 334,959	$ 3,129,349	$ (405,309)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities						
Miscellaneous revenue	7,871	27,335	–	–	35,206	33,560
Depreciation	1,044,278	367,964	450,459	191,613	2,054,314	861,799
Decrease (increase) in receivables	(70,947)	(53,902)	(18,424)	(7,960)	(151,233)	–
Decrease (increase) in prepaid items	(294)	(11,254)	4,971	–	(6,577)	37,075
Decrease (increase) in deferred outflows	(16,350)	(14,892)	(10,794)	–	(42,036)	(4,249)
Increase (decrease) in payables	(4,522)	(27,900)	17,820	(14,271)	(28,873)	(26,906)
Increase (decrease) in deferred inflows	(31,846)	(29,219)	(17,815)	–	(78,880)	(9,441)
Total adjustments	928,190	258,132	426,217	169,382	1,781,921	891,838
Net cash flows from operating activities	$ 2,328,335	$ 1,085,132	$ 993,462	$ 504,341	$ 4,911,270	$ 486,529
Noncash investing, capital, and financing activities						
Capital asset purchase on account – Accounts payable change	$ –	$ –	$ 71	$ –	$ 71	$ –
Taxes receivable	–	–	–	–	–	371
Amortization of bond premium	54,432	30,652	25,972	–	111,056	11,868

The accompanying notes are an integral part of these financial statements.

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Note 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Shoreview, Minnesota (the City) was incorporated in 1957 and operates under the state of Minnesota Statutory Plan B (Council – Manager) form of government. The City provides the following municipal services: public safety (police, fire, civil defense, and animal control), highways and streets, sanitation and health, parks and recreation, public improvements, community development, and general administrative services.

The accounting policies of the City conform to accounting principles generally accepted in the United States of America applicable to governmental units as promulgated by the American Institute of Certified Public Accountants (AICPA) and the Governmental Accounting Standards Board (GASB). The following is a summary of the significant accounting policies.

A. FINANCIAL REPORTING ENTITY

In accordance with GASB pronouncements and accounting principles generally accepted in the United States of America, the financial statements of the reporting entity should include the primary government and its component units. The City includes all funds, organizations, institutions, agencies, departments, and offices that are not legally separate. Component units are legally separate organizations for which the elected officials of the City are financially accountable and are included within the basic financial statements of the City because of their operational or financial relationship with the City.

The City is considered financially accountable for a component unit if it appoints a voting majority of the organization's governing body and is able to impose its will on the organization by significantly influencing the programs, projects, activities, or level of service performed or provided by the organization, or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City. Also, the City has operational responsibility of the EDA. It is this criterion that results in the EDA being reported as a blended component unit.

Blended Component Unit

Shoreview Economic Development Authority (EDA) – The EDA was created to carry out the housing and economic development activities within the City. The EDA's governing body is substantively the same as the City and there is a financial benefit and burden relationship between the City and the EDA. Management of the City has operational responsibility for the EDA and the EDA provides services exclusively to the City. Although the EDA currently has no debt, the issuance of debt requires City Council approval and repayment of debt would be made entirely with resources of the City. The EDA does not issue a separate set of financial statements.

Joint Ventures and Jointly Controlled Organizations

The City participates in various joint ventures and jointly controlled organizations, which are described later in these notes.

Lake Johanna Fire Department

The City is a member of a joint powers agreement (JPA), together with the cities of Arden Hill and North Oaks for fire protection services from the Lake Johanna Fire Department (LJFD), which is a non-profit organization. The JPA was created to establish a Joint Fire Protection Board, which can more efficiently address common issues related to fire services. The board has eight voting members, consisting of a city council member from each city, each city's' chief administrative officer, the fire chief, and one other member of the fire department. The total amount the city paid in 2025 for fire protection services was $2,267,300.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the primary government and its component units. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or business-type activity are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or business-type activity. *Program revenues* include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or business-type activity; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or business-type activity. Taxes and other items not included among program revenues are reported instead as *general revenues.*

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING, AND FINANCIAL STATEMENT PRESENTATION

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting,* as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers all revenues, except reimbursement grants, to be available if they are collected within 60 days of the end of the current fiscal period. Reimbursement grants are considered available if they are collected within one year of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, pension benefits and claims and judgments, are recorded only when payment is due.

Property taxes, special assessments, intergovernmental revenues, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The government reports the following major governmental funds:

The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Community Center Operation Fund* (Special Revenue Fund type) accounts for all operations of the community center, including maintenance of the facility and services offered for a fee basis. The fund's primary revenue sources are memberships, daily user fees, room rentals and concessions.

The *Recreation Programs Fund* (Special Revenue Fund type) accounts for recreational and social programs offered on a fee basis. Revenues are user fees of various programs and activities which fund administrative and direct program expenditures.

The *Fire Station #1 Fund* (Special Revenue Fund type) accounts for the costs associated with the construction of Lake Johanna Fire Department Station #1.

The *Municipal State Aid Fund* (Capital Project Fund type) accounts for the City's allocation of the state collected highway use tax. The allocation is based on population and need for construction of designated state aid streets.

The *Street Renewal Fund* (Capital Project Fund type) provides financing for the replacement and/or rehabilitation of the City's street system. This fund has a minimum required fund balance of $2 million per city policy.

The *Capital Asset Replacement Fund* (Capital Project Fund type) provides financing for the replacement of all capital assets.

The *Community Investment Fund* (Capital Project Fund type) provides financing for improvements having a community-wide benefit.

The government reports the following major proprietary funds:

The *Water Fund* accounts for the water service charges which are used to finance the water system operations.

The *Sewer Fund* accounts for the sewer service charges which are used to finance the sanitary sewer system operations.

The *Surface Water Fund* accounts for the surface water charges which are used to finance the surface water system operations.

The *Street Lights Fund* accounts for the street light charges which are used to finance the street light system operations.

Additionally, the government reports the following fund types:

Internal service funds account for the activities of the City's *short-term disability self-insurance, liability claims, and central garage funds*. These services are provided to other departments of the City on a cost reimbursement basis.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are transactions that would be treated as revenues, expenditures, or expenses if they involved external organizations, such as buying goods and services or payments in lieu of taxes, which are similarly treated when they involve other funds of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include: 1) charges to customers or applicants for goods, services, or privileges provided; 2) operating grants and contributions; and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water, Sewer, Surface Water, and Street Lights Funds and of the City's internal service funds are charges to customers for sales and services. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

D. BUDGETS

Budgets are legally adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual appropriated budgets are legally adopted for the General Fund and all special revenue funds. Budgeted expenditure appropriations lapse at year-end.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the appropriation, is not employed by the City because it is at present not considered necessary to assure effective budgetary control or to facilitate effective cash management.

E. LEGAL COMPLIANCE – BUDGETS

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. The city manager submits to the City Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

2. Public hearings are conducted to obtain taxpayer comments.

3. The budget is legally enacted through passage of a resolution on a departmental basis (general government, public safety, public works, parks and recreation and community development) which is the legal level of control, and can be expended by each department based upon detailed budget estimates for individual expenditure accounts.

4. The city manager is authorized to transfer appropriations within any department budget. Adjustments to appropriations between departments or between funds, and budget additions and deletions must be authorized by the City Council.

5. Formal budgetary integration is employed as a management control device during the year for the General Fund and special revenue funds.

6. Legal debt obligation indentures determine the appropriation level and debt service tax levies for the debt service funds. Supplementary budgets are adopted for the proprietary funds to determine and calculate user charges. These debt service and budget amounts represent general obligation bond indenture provisions and net income for operations and capital maintenance and are not reflected in the financial statements.

7. A capital improvement program is reviewed annually by the City Council for the capital project funds. However, appropriations for major projects are not adopted until the actual bid award of the improvement. The appropriations are not reflected in the financial statements.

The following is a listing of nonmajor special revenue funds whose expenditures exceeded budget appropriations:

	Original and Final Budget	Actual	Over Budget
Nonmajor funds			
Special revenue funds			
Economic Development Authority	$ 238,052	$ 249,062	$ 11,010

The over expenditures were funded by available fund balance and revenues in excess of budget.

F. CASH AND INVESTMENTS

Cash and investment balances from all funds are pooled and invested to the extent available in various securities as authorized by state law. Earnings from investments are allocated to individual funds on the basis of the fund's equity in the cash and investment pool. Interest on restricted cash and investments is allocated directly to the applicable fund. Investment income is accrued at the balance sheet date.

The City provides temporary advances to funds that have insufficient cash balances by means of an advance from another fund shown as interfund receivables in the advancing fund, and an interfund payable in the fund with the deficit, until adequate resources are received. These interfund balances are eliminated on the government-wide financial statements.

The City generally reports investments at fair value. The Minnesota Municipal Money Market Fund is an external investment pool regulated by Minnesota Statutes that is not registered with the Securities and Exchange Commission (SEC), but follows the same regulatory rules of the SEC. The City's investment in this fund is measured at the net position value per share provided by the pool, which is based on an amortized cost method that appoximates fair value. For this investment pool, there are no unfunded commitments, redemption frequency is daily, and there is no redemption notice required for the Liquid Class; the redemption notice period is 14 days for the Plus Class; the redemption notice required notice period is 7 days for the Term Series.

The City categorizes its fair value measurements within the fair value hierarchy established by accounting principles generally accepted in the United States of America. The hierachy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

See Note 3 for the City's recurring fair value measurements as of year-end.

For purposes of the Statement of Cash Flows, the City considers all highly liquid investments with a maturity of three months or less when purchased to be cash equivalents. All of the cash and investments allocated to the proprietary fund types have original maturities of 90 days or less. Therefore, the entire balance in such fund types are considered to be cash equivalents.

G. RECEIVABLES AND PAYABLES

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. Short-term interfund loans are classified as "interfund receivables/payables." All short-term interfund receivables and payables at year-end are planned to be eliminated in the subsequent year. Long-term interfund loans are classified as "interfund loan receivable/payable." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances." Internal balances on the Statement of Net Position also consist of prior and current year internal service fund costs in excess of charges to business-type activities.

Property taxes and special assessment receivables have been reported net of estimated uncollectible accounts (see Note 1. H. and I.). Because utility bills are considered liens on property, no estimated uncollectible amounts are established. Uncollectible amounts are not material for other receivables and have not been reported. All receivables other than lease receivable, property taxes and deferred special assessments are expected to be collected within one year.

H. PROPERTY TAX REVENUE RECOGNITION

The City Council annually adopts a tax levy and certifies it to the county in December (levy/assessment date) of each year for collection in the following year. The county is responsible for billing and collecting all property taxes for itself, the City, the local school district, and other taxing authorities. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. Real property taxes are payable (by property owners) on May 15 and October 15 of each calendar year. Personal property taxes are payable by taxpayers on February 28 and June 30 of each year. These taxes are collected by the county and remitted to the City on or before July 15 and December 15 of the same year. Delinquent collections for November and December are received the following January. The City has no ability to enforce payment of property taxes by property owners. The county possesses this authority.

GOVERNMENT-WIDE AND PROPRIETARY FUND FINANCIAL STATEMENTS

The City recognizes property tax revenue in the period for which taxes were levied. Uncollectible property taxes are not material and have not been reported.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

The City recognizes property tax revenue when it becomes both measurable and available to finance expenditures of the current period. In practice, current and delinquent taxes received by the City in July, December, and January are recognized as revenue for the current year. Taxes collected by the county by December 31 (remitted to the City the following January) and taxes not received at year-end are classified as delinquent and due from county taxes receivable. The portion of governmental fund delinquent taxes not collected by the City in January is fully offset by a deferred inflow of resources because they are not available to finance current expenditures.

The City's property tax revenue includes payments from the Metropolitan Revenue Distribution (Fiscal Disparities Formula) per Minnesota Statute § 473F. This statute provides a means of spreading a portion of the taxable valuation of commercial/industrial real property to various taxing authorities within the defined metropolitan area. The valuation "shared" is a portion of commercial/industrial property valuation growth since 1971. Property taxes paid to the City through this formula for 2025 totaled $1,456,897. Receipt of property taxes from this "fiscal disparities pool" does not increase or decrease total tax revenue.

I. SPECIAL ASSESSMENT REVENUE RECOGNITION

Special assessments are levied against benefited properties for the cost or a portion of the cost of special assessment improvement projects in accordance with state statutes. These assessments are collectible by the City over a term of years usually consistent with the term of the related bond issue. Collection of annual installments (including interest) is handled by the County Auditor in the same manner as property taxes. Property owners are allowed to (and often do) prepay future installments without interest or prepayment penalties.

Once a special assessment roll is adopted, the amount attributed to each parcel is a lien upon that property until full payment is made or the amount is determined to be excessive by the City Council or court action. If special assessments are allowed to go delinquent, the property is subject to tax forfeit sale and the first proceeds of that sale (after costs, penalties, and expenses of sale) are remitted to the City in payment of delinquent special assessments. Generally, the City will collect the full amount of its special assessments not adjusted by City Council or court action. Pursuant to state statutes, a property shall be subject to a tax forfeit sale after three years unless it is homesteaded or is agricultural or seasonal recreational land, in which event the property is subject to such sale after five years.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The City recognizes special assessment revenue in the period that the assessment roll was adopted by the City Council. Uncollectible special assessments are not material and have not been reported.

GOVERNMENTAL FUND FINANCIAL STATEMENTS

Revenue from special assessments is recognized by the City when it becomes measurable and available to finance expenditures of the current fiscal period. In practice, current and delinquent special assessments received by the City are recognized as revenue for the current year. Special assessments that are collected by the county by December 31 (remitted to the City the following January) are also recognized as revenue for the current year. All remaining delinquent, deferred, and special deferred assessments receivable in governmental funds are completely offset by a deferred inflow of resources.

J. INVENTORIES

The original cost of materials and supplies has been recorded as expenditures at the time of purchase for both the governmental and proprietary funds. These funds do not maintain material amounts of materials and supplies.

K. PREPAID ITEMS

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

L. CAPITAL ASSETS

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Groups of similar assets acquired at or near the same time for a single objective, with individual costs below this threshold, are also capitalized if the aggregate cost of the assets is considered significant. Donated capital assets are recorded at the estimated acquisition value at the date of donation.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the City chose to include all such items regardless of their acquisition date. These assets are reported at historical cost.

The City estimated historical cost for the initial reporting of these assets through back trending (estimating the current replacement cost and utilizing an appropriate price-level index to deflate the cost to the acquisition year). As the City constructs or acquires additional infrastructure assets each period, they will be capitalized and reported at historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment of the City is depreciated using the straight-line method over the following estimated useful lives:

Assets	
Building and structures	20–75 years
Machinery and equipment	5–20 years
Distribution and collection systems	50 years
Streets	35 years
Street lights	25 years
Trails and sidewalks	25–30 years
Pedestrian tunnels and bridges	35 years

M. COMPENSATED ABSENCES

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or otherwise paid in cash or settled through noncash means.

It is the City's policy to permit employees to accumulate earned but unused annual leave benefits. At termination of employment, employees receive all accrued paid-time-off benefits. Earned safe and sick time accumulated balances are not paid at termination of employment.

All annual leave is accrued when incurred in the government-wide and proprietary fund financial statements. Annual leave is payable when used or upon termination of employment. A liability for these amounts is reported in governmental funds only if they have matured, for example, because of employee resignations and retirements.

N. LONG-TERM OBLIGATIONS

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. The recognition of bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as an expense in the period incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

O. FUND BALANCE CLASSIFICATIONS/FLOW ASSUMPTIONS

In the fund financial statements, governmental funds report fund balances in classifications that disclose constraints for which those fund balances can be spent. These classifications are as follows:

Nonspendable – consists of amounts that are not in spendable form, such as prepaid items.

Restricted – consists of amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed – consists of internally imposed constraints. These constraints are established by Resolution of the City Council.

Assigned – consists of internally imposed constraints. These constraints reflect the specific purpose for which it is the City's intended use. These constraints are established by the City Council and/or management. Pursuant to City Council Resolution, the City Manager or Finance Director is authorized to establish assignments of fund balance.

Unassigned – is the residual classification for the General Fund and also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for an allowable use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

When committed, assigned or unassigned resources are available for use, it is the City's policy to use resources in the following order: 1) committed, 2) assigned, and 3) unassigned.

P. NET POSITION CLASSIFICATIONS/FLOW ASSUMPTIONS

In the government-wide and proprietary fund financial statements, net position represents the difference between assets, liabilities and deferred inflows/outflows (as applicable). Net position is displayed in three components:

Net Investment in Capital Assets – Consists of capital assets, net of accumulated depreciation, reduced by any outstanding debt attributable to acquire capital assets.

Restricted Net Position – Consists of net position that is restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

Unrestricted Net Position – All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for an allowable use, it is the City's policy to use the restricted resources first, then unrestricted resources as they are needed.

Q. INTERFUND TRANSACTIONS

Interfund services provided and used are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. Interfund loans are reported as an interfund loan receivable or payable which offsets the movement of cash between funds. All other interfund transactions are reported as transfers.

R. USE OF ESTIMATES

The preparation of financial statements, in accordance with accounting principles generally accepted in the United States of America, requires management to make estimates that affect amounts and disclosures reported in the financial statements during the reporting period. Actual results could differ from such estimates.

S. DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets and liabilities, the statements of financial position or balance sheets will sometimes report separate sections for deferred outflows or inflows of resources. These separate financial statement elements represent a consumption or acquisition of net assets that applies to future periods and so will not be recognized as an outflow of resources (expense/expenditure) or an inflow of financial resources (revenue) until then.

The City reports deferred outflows and inflows of resources related to pensions reported in the government-wide and proprietary funds Statement of Net Position. These deferred outflows and inflows result from differences between expected and actual experience, changes in actuarial assumptions, changes in proportion, net collective differences between projected and actual investment earnings on pension plan investments, and from contributions to the plan subsequent to the measurement date and before the end of the reporting period. These amounts are deferred and amortized as required under pension standards.

The City reports deferred inflows of resources related to lease receivables reported in the government –wide Statement of Net Position and governmental funds Balance Sheet, which requires lessors to recognize deferred inflows of resources to correspond to lease receivables. These amounts are deferred and amortized in a systematic and rationale manner over the term of the lease.

Unavailable revenue, arises only under a modified accrual basis of accounting and, therefore, is only reported in the governmental funds balance sheet. The governmental funds report unavailable revenue from three sources: loans, property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Imposed nonexchange revenue transactions, state aid received for subsequent years, is deferred and recognized as an inflow of resources in the period that the resources are appropriated. This item is reported both in the governmental fund balance sheet and the government-wide Statement of Net Position as a deferred inflow of resources.

T. STATE-WIDE PENSION PLANS

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from the PERA's fiduciary net position have been determined on the same basis as they are reported by the PERA. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments, and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

U. CHANGE TO OR WITHIN THE FINANCIAL REPORTING ENTITY

During the year ended December 31, 2025, the City made a change to report the Hwy 49/Hodgson Road Reconstruction Fund as a nonmajor fund as it no longer met the requirements of a major fund. It was reported as major fund in the prior year.

Note 2 RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN THE GOVERNMENTAL FUND BALANCE SHEET AND THE GOVERNMENT-WIDE STATEMENT OF NET POSITION

The governmental fund Balance Sheet includes a reconciliation between *fund balances – total governmental funds* and *net position – governmental activities* as reported in the government-wide Statement of Net Position. One element of that reconciliation explains that "long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds." The details of this ($35,617,280) difference are as follows:

Long-term debt payable	$ (32,970,035)
Issuance premium	(1,450,475)
Accrued interest payable	(567,864)
Compensated absences	(628,906)
Net adjustment to reduce fund balances – total governmental funds to arrive at net position – governmental activities	$ (35,617,280)

Another element of that reconciliation explains that "internal service funds are used by management to charge the costs of fleet management, short-term disability insurance, and liability claims to individual funds. The net position of the internal service funds is included in governmental activities in the Statement of Net Position." The details of this $7,488,688 difference are as follows:

Net position of the internal service funds	$ 7,198,031
Add: Internal payable representing charges in excess of costs to business-type activities – prior years	169,738
Add: Internal receivable representing costs in excess of charges to business-type activities – current year	120,919
Net adjustment to increase fund balances – total governmental funds to arrive at net position – governmental activities	$ 7,488,688

Another element of that reconciliation explains that governmental funds do not report long-term amounts related to pensions. The deferred outflows and inflows are not current financial resources and the long-term net pension liability is not due and payable in the current period and, therefore, is not reported in the funds. The details of this ($3,617,827) difference are as follows:

Deferred outflows of pension resources	$ 806,667
Long-term net pension liability	(2,606,524)
Deferred inflows of pension resources	(1,817,970)
Net adjustment to reduce fund balances – total governmental funds to arrive at net position – governmental activities	$ (3,617,827)

2. EXPLANATION OF CERTAIN DIFFERENCES BETWEEN THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES AND THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES

The governmental fund Statement of Revenues, Expenditures, and Changes in Fund Balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide Statement of Activities. One element of that reconciliation explains that "governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense." The details of this $5,440,144 difference are as follows:

Capital outlay	$ 8,641,215
Depreciation expense	(3,201,071)
Net adjustment to increase net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities	$ 5,440,144

Another element of that reconciliation states that "revenues on the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds." The details of this $144,409 difference are as follows:

Loan receivable deferred inflow of resources	
At December 31, 2024	$ (650,964)
At December 31, 2025	821,506
Property taxes deferred inflow of resources	
At December 31, 2024	(135,226)
At December 31, 2025	71,998
Special assessments deferred inflow of resources	
At December 31, 2024	(1,325,586)
At December 31, 2025	1,362,681
Net adjustment to increase net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities	$ 144,409

Another element of that reconciliation states that "the issuance of long-term debt (e.g., bonds and leases) provides current financial resources to governmental funds, while the repayment of the long-term debt consumes the current financial resources of governmental funds." Neither transaction, however, has any effect on net position. The details of this ($8,063,245) difference are as follows:

Debt issued or incurred	
General obligation park improvement bonds of 2025	$ (9,080,000)
General obligation park improvement bonds of 2025 premium	(404,720)
Principal repayments	
General obligation improvement bonds	245,000
Other general obligation improvement bonds	1,065,000
Certificates of participation	–
Loan payable	–
Premium/discount on debt issuance	111,475
Net adjustment to net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities	$ (8,063,245)

Another element of that reconciliation states that "some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds." The details of this ($444,526) difference are as follows:

Compensated absences	$	(123,080)
Accrued interest		(321,446)
Net adjustment to net changes in fund balances – total governmental funds to arrive at changes in net position of governmental activities	$	(444,526)

Note 3 DEPOSITS AND INVESTMENTS

A. DEPOSITS

In accordance with Minnesota Statutes, the City maintains deposits at those depository banks authorized by the City Council, all of which are members of the Federal Reserve System.

The following is considered the most significant risk associated with deposits:

Custodial Credit Risk – In the case of deposits, this is the risk that in the event of a failure, the City's deposits may be lost. Minnesota Statutes require that all city deposits be protected by insurance, surety bond, or collateral. The fair value of collateral pledged must equal 110 percent of the deposits not covered by insurance or bonds.

Minnesota Statutes require that securities pledged as collateral be held in safekeeping by the city treasurer or in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. Authorized collateral includes the following:

a) United States government treasury bills, treasury notes, and treasury bonds;

b) Issues of United States government agencies and instrumentalities as quoted by a recognized industry quotation service available to the government entity;

c) General obligation securities of any state or local government with taxing powers which is rated "A" or better by a national bond rating service, or revenue obligation securities of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service;

d) Unrated general obligation securities of a local government with taxing powers may be pledged as collateral against funds deposited by that same local government entity;

e) Irrevocable standby letters of credit issued by Federal Home Loan Banks to a municipality accompanied by written evidence that the bank's public debt is rated "AA" or better by Moody's Investors Service, Inc. or Standard & Poor's Corporation; and

f) Time deposits that are fully insured by any federal agency.

The City has no additional deposit policies addressing custodial credit risk.

At year-end, the carrying amount and the bank balance of the City's deposits was $1,895. The entire bank balance was covered by federal depository insurance or by collateral held by the City's agent in the City's name.

B. INVESTMENTS

As of December 31, 2025, the City had the following cash and investments:

Investment Type	Concentration Risk Over 5% of Portfolio	Fair Value Measurement Using	Interest Risk – Maturity Duration in Years: Less Than 1 Year	1 to 5 Years	6 to 10 Years	Carrying Amount at Fair Value
Federal Home Loan Bank	**	Level 2	$ 247,257	$ 629,402	$ –	$ 876,659
Federal Farm Credit Bank	**	Level 2	–	1,164,049	–	1,164,049
Federal National Mortgage Assn	**	Level 2	–	377,748	–	377,748
U.S. Treasury Bill	**	Level 2	992,378	1,481,504	–	2,473,882
Municipal bonds	**	Level 2	6,626,985	23,599,563	765,712	30,992,260
Marketable certificates of deposit	**	Level 2	2,697,860	4,790,754	–	7,488,614
Investment pools/mutual funds						
Minnesota Municipal Money Market						
4M Fund	N/A	Amortized Cost	16,966,304	–	–	16,966,304
4M Plus Fund	N/A	Amortized Cost	67	–	–	67
Term Series	N/A	Amortized Cost	2,500,000	–	–	2,500,000
Federated Hermes Govt. Oblig.	N/A	Level 1	39,819	–	–	39,819
First American Govt. Oblig.	N/A	Level 1	867,099	–	–	867,099
Total investments			$30,937,769	$32,043,020	$ 765,712	63,746,501
Deposits						1,895
Petty cash						13,560
Totals						$63,761,956

** – Individual agencies, bonds, and marketable certificates of deposit are less than 5 percent
N/A – Not Applicable

Investments are subject to various risks, the following of which are considered the most significant:

Custodial Credit Risk – For investments, this is the risk that in the event of a failure of the counterparty to an investment transaction (typically a broker-dealer) the City would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal investment policy addressing this risk, but typically limits its exposure by only purchasing insured or registered investments, or by the control of who holds the securities.

Credit Risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes authorize the City to invest in the following:

a) Direct obligations or obligations guaranteed by the United States or its agencies, its instrumentalities, or organizations created by an act of Congress, excluding mortgage-backed securities defined as high risk.

b) Shares of investment companies registered under the Federal Investment Company Act of 1940 that receive the highest credit rating, are rated in one of the two highest rating categories by a national bond rating service, and all of the investments have a final maturity of 13 months or less, and whose only investments are in securities described in (a) above, general obligation tax-exempt securities, or repurchase or reverse repurchase agreements.

c) Obligations of any state or local municipality as follows:
   1) any security which is a general obligation of any state or local government with taxing powers which is rated "A" or better by a national bond rating service;
   2) any security which is a revenue obligation of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service; and
   3) a general obligation of the Minnesota housing finance agency which is a moral obligation of the state of Minnesota and is rated "A" or better by a national bond rating agency.

d) Bankers' acceptance of United States banks eligible for purchase by the Federal Reserve System.

e) Commercial paper issued by United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two national rating agencies, and maturing in 270 days or less.

f) Guaranteed Investment Contracts guaranteed by a United States commercial bank, domestic branch of a foreign bank, or a United States insurance company, and with a credit quality in one of the top two highest categories by a national bond rating agency.

g) Repurchase or reverse repurchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the governmental entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000; that are a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York; or certain Minnesota securities broker-dealers; or a bank qualified as a depositor.

h) General obligation temporary bonds of the same governmental entity issued under § 429.091, Subdivision 7; § 469.178, Subdivision 5; or § 475.61, Subdivision 6.

The City's investment policy does not further address credit risk. As of December 31, 2025, the City's investment in obligations of U.S. government agencies that are only implicitly guaranteed by the U.S. government (e.g., securities issued by the Federal Home Loan Bank and Federal Farm Credit Bank), received Aaa credit ratings from Moody's Investors Service, Inc. and AA+ from Standard & Poor's Corporation. The City's investment in Federated Hermes Government Fund received Aaa, AAA and AAA credit ratings from Moody's Investors Service, Inc., Standard & Poor's Corporation and Fitch respectively. The City's investment in First American Government Obligation received a AAA credit rating from Fitch Ratings Company. PMA Financial Networks 4M and 4M+ Funds received AAA from Standard & Poor's Corporation. The City's investments in municipal bonds were rated A, Aa and Aaa by Moody's Investors Service, Inc. and A and AA and AAA by Standard & Poor's Ratings Services in the amount of $2,502,054, $5,326,493, $2,543,922, $509,689, $16,746,061 and $3,364,041 respectively.

Concentration Risk – This is the risk associated with investing a significant portion of the City's investment (considered 5 percent or more) in the securities of a single issuer, excluding U.S. guaranteed investments (such as treasuries), investment pools, and mutual funds. The City's investment policies do not limit the concentration of investments.

Interest Rate Risk – This is the risk of potential variability in the fair value of fixed rate investments resulting from changes in interest rates (the longer the period for which an interest rate is fixed, the greater the risk). The City does not have an investment policy limiting the duration of investments.

Note 4 LEASE RECEIVABLE

The City has entered into lease receivable agreements for cell towers and a billboard rental space on city property. The leases are reported using an incremental rate ranging from 1.09 percent to 1.54 percent with a final maturity through fiscal 2045. During the current year, the City recognized revenue on these leases of $557,013. The principal and interest payments received on these leases totaled $418,790 and $95,360, respectively in the current year.

Note 5 CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Adjustments	Ending Balance
Primary government					
Governmental activities					
Capital assets, not being depreciated					
Land	$ 7,306,415	$ –	$ –	$ –	$ 7,306,415
Construction in progress	2,091,804	7,834,595	–	(9,163,103)	763,296
Total capital assets, not being depreciated	9,398,219	7,834,595	–	(9,163,103)	8,069,711
Capital assets, being depreciated					
Building and structures	64,197,595	616,097	21,966	9,163,103	73,954,829
Machinery and equipment	12,391,433	1,508,684	859,805	–	13,040,312
Infrastructure	76,669,092	34,534	–	–	76,703,626
Total capital assets, being depreciated	153,258,120	2,159,315	881,771	9,163,103	163,698,767
Less accumulated depreciation for					
Building and structures	21,538,359	1,523,304	18,096	–	23,043,567
Machinery and equipment	7,564,889	879,781	838,409	–	7,606,261
Infrastructure	42,064,319	1,659,785	–	–	43,724,104
Total accumulated depreciation	71,167,567	4,062,870	856,505	–	74,373,932
Total capital assets being depreciated – net	82,090,553	(1,903,555)	25,266	9,163,103	89,324,835
Governmental activities capital assets – net	$ 91,488,772	$ 5,931,040	$ 25,266	$ –	$ 97,394,546

	Beginning Balance	Increases	Decreases	Adjustments	Ending Balance
Primary government					
Business-type activities					
Capital assets, not being depreciated					
Land	$ 325,202	$ –	$ –	$ –	$ 325,202
Construction in progress	64,264	1,279,557	–	(1,324,438)	19,383
Total capital assets, not being depreciated	389,466	1,279,557	–	(1,324,438)	344,585
Capital assets, being depreciated					
Building and structures	20,946,233	260,729	–	–	21,206,962
Machinery and equipment	2,688,619	–	–	–	2,688,619
Distribution and collection systems	73,640,019	515,494	72,478	1,324,438	75,407,473
Total capital assets, being depreciated	97,274,871	776,223	72,478	1,324,438	99,303,054
Less accumulated depreciation for					
Building and structures	7,708,461	487,978	–	–	8,196,439
Machinery and equipment	1,587,875	109,627	–	–	1,697,502
Distribution and collection systems	29,868,588	1,456,709	72,291	–	31,253,006
Total accumulated depreciation	39,164,924	2,054,314	72,291	–	41,146,947
Total capital assets being depreciated – net	58,109,947	(1,278,091)	187	1,324,438	58,156,107
Business-type activities capital assets – net	$ 58,499,413	$ 1,466	$ 187	$ –	$ 58,500,692

Depreciation expense was charged to functions/programs of the government as follows:

Governmental activities	
General government	$ 279,927
Public safety	73,342
Public works	1,668,074
Parks and recreation	1,172,000
Community development	7,728
Capital assets held by the City's internal service funds are charged to the various functions based on their usage of the assets	861,799
Total depreciation expense – governmental activities	$ 4,062,870
Business-type activities	
Water	$ 1,044,278
Sewer	367,964
Surface water	450,459
Street lights	191,613
Total depreciation expense – business-type activities	$ 2,054,314

COMMITMENTS

At December 31, 2025, the City had construction project contracts in progress. The commitments related to the remaining contract balances are summarized as follows:

Project	Amount
Commons Park Project	$ 6,333
County Road I Boardwalk	668,730
Fire Station #1	4,778,818
Total	$ 5,453,881

Note 6 LONG-TERM DEBT

The City issues general obligation bonds and certificates of participation to provide funds for the acquisition and construction of major capital facilities. The reporting entity's long-term debt is segregated between the amounts to be repaid from governmental activities and amounts to be repaid from business-type activities.

GOVERNMENTAL ACTIVITIES

As of December 31, 2025, the governmental activities long-term debt of the City consisted of the following:

	Issue Date	Final Maturity Date	Interest Rate	Authorized and Issued	Outstanding 12/31/2025
G.O. improvement bonds					
2013 Improvement Bonds	12/05/2013	02/01/2035	3.00–4.00 %	$ 1,775,000	$ 870,000
2015 Improvement Bonds	09/17/2015	02/01/2026	2.00–4.00	295,000	35,000
2020 Improvement Bonds	11/24/2020	02/01/2036	1.00–5.00	850,000	645,000
Total G.O. improvement bonds				3,070,000	1,550,000
Other G.O. improvement bonds					
G.O. Street Reconstruction Bonds of 2013	03/06/2013	02/01/2028	2.00–2.375	2,415,000	540,000
G.O. Capital Improvement Plan Refunding Bonds of 2014	12/04/2014	02/01/2030	2.00–3.00	4,670,000	1,770,000
G.O. Tax Abatement Bonds of 2017	11/16/2017	02/01/2038	3.00–5.00	12,865,000	9,225,000
G.O. Street Reconstruction Bonds of 2018	12/27/2018	02/01/2034	3.00–5.00	3,180,000	2,140,000
G.O. Street Reconstruction Bonds of 2022	08/18/2022	02/01/2038	3.00–5.00	2,425,000	2,140,000
G.O. Park Improvement Bonds of 2024	12/12/2024	02/01/2040	4.00–5.00	3,100,000	3,100,000
G.O. Improvement Bonds of 2025	05/15/2025	02/01/2046	4.375–5.00	9,080,000	9,080,000
Total other G.O. improvement bonds				37,735,000	27,995,000
Unamortized premium	N/A	N/A	N/A	N/A	1,498,939
Loan payable					
Metropolitan Right-of-Way Acquisition Loan Fund	09/26/2006	N/A	–	6,000,000	5,195,035
Compensated absences	N/A	N/A	N/A	N/A	643,297
Net pension liability	N/A	N/A	N/A	N/A	2,681,044
Total city indebtedness – governmental activities				$ 46,805,000	$ 39,563,315

N/A – Not Applicable

BUSINESS-TYPE ACTIVITIES

As of December 31, 2025, the business-type activities long-term debt of the City consisted of the following:

	Issue Date	Final Maturity Date	Interest Rate	Authorized and Issued	Outstanding 12/31/2025
G.O. revenue bonds					
Water Refunding Revenue Bonds of 2014	12/04/2014	02/01/2026	2.00–3.00 %	$ 915,000	$ 95,000
Sewer Refunding Revenue Bonds of 2014	12/04/2014	02/01/2026	2.00–3.00	730,000	70,000
Surface Water Refunding Revenue Bonds of 2014	12/04/2014	02/01/2026	2.00–3.00	265,000	30,000
Water Revenue Bonds of 2015	09/17/2015	02/01/2036	2.00–4.00	6,885,000	4,045,000
Sewer Revenue Bonds of 2015	09/17/2015	02/01/2031	2.00–4.00	1,650,000	740,000
Surface Water Revenue Bonds of 2015	09/17/2015	02/01/2031	2.00–4.00	860,000	385,000
Water Revenue Bonds of 2016	01/14/2016	02/01/2036	2.00–3.00	6,995,000	4,045,000
Sewer Revenue Bonds of 2016	01/14/2016	02/01/2031	2.00–3.00	230,000	95,000
Surface Water Revenue Bonds of 2016	01/14/2016	02/01/2031	2.00–3.00	380,000	160,000
Water Revenue Bonds of 2018	12/27/2018	02/01/2034	3.00–5.00	1,585,000	1,060,000
Sewer Revenue Bonds of 2018	12/27/2018	02/01/2029	3.00–5.00	345,000	155,000
Surface Water Revenue Bonds of 2018	12/27/2018	02/01/2034	3.00–5.00	1,020,000	685,000
Water Revenue Bonds of 2020	11/24/2020	02/01/2036	1.00–5.00	2,360,000	1,825,000
Sewer Revenue Bonds of 2020	11/24/2020	02/01/2036	1.00–5.00	3,545,000	2,745,000
Surface Water Revenue Bonds of 2020	11/24/2020	02/01/2036	1.00–5.00	2,670,000	2,065,000
Water Revenue Bonds of 2022	08/18/2022	02/01/2038	3.00–5.00	920,000	845,000
Sewer Revenue Bonds of 2022	08/18/2022	02/01/2038	3.00–5.00	1,285,000	1,180,000
Surface Water Revenue Bonds of 2022	08/18/2022	02/01/2038	3.00–5.00	665,000	610,000
Water Revenue Bonds of 2024	12/12/2024	02/01/2040	4.00–5.00	2,040,000	2,040,000
Surface Water Revenue Bonds of 2024	12/12/2024	02/01/2040	4.00–5.00	905,000	905,000
Water Revenue Bonds of 2025	05/15/2025	02/01/2041	4.375–5.00	1,630,000	1,630,000
Sewer Revenue Bonds of 2025	05/15/2025	02/01/2041	4.375–5.00	545,000	545,000
Total G.O. revenue bonds				38,425,000	25,955,000
Unamortized premium	N/A	N/A	N/A	N/A	1,150,418
Compensated absences payable	N/A	N/A	N/A	N/A	172,074
Net pension liability	N/A	N/A	N/A	N/A	690,915
Total city indebtedness – business-type activities				$ 38,425,000	$ 27,968,407

N/A – Not Applicable

GOVERNMENTAL ACTIVITIES

Annual debt service requirements to maturity for the governmental activities long-term debt are as follows:

Year Ending December 31,	G.O. Improvement Bonds Governmental Activities Principal	G.O. Improvement Bonds Governmental Activities Interest	Other G.O. Improvement Bonds Governmental Activities Principal	Other G.O. Improvement Bonds Governmental Activities Interest
2026	$ 190,000	$ 43,685	$ 1,560,000	$ 1,133,773
2027	165,000	38,375	1,750,000	976,934
2028	170,000	33,185	1,915,000	905,650
2029	175,000	27,840	1,955,000	835,778
2030	180,000	22,880	2,030,000	761,253
2031	175,000	18,435	1,720,000	689,553
2032	165,000	14,060	1,780,000	620,903
2033	125,000	9,852	1,860,000	550,858
2034	100,000	5,890	1,925,000	479,386
2035	100,000	2,018	1,720,000	409,465
2036	5,000	40	1,785,000	340,908
2037	–	–	1,670,000	277,324
2038	–	–	1,730,000	219,047
2039	–	–	710,000	175,138
2040	–	–	735,000	146,238
2041	–	–	475,000	122,038
2042	–	–	495,000	102,638
2043	–	–	510,000	82,219
2044	–	–	535,000	60,331
2045	–	–	555,000	37,169
2046	–	–	580,000	12,688
Total	$ 1,550,000	$ 216,260	$ 27,995,000	$ 8,939,291

It is not practical to determine the specific year for payment of long-term accrued compensated absences and the net pension liability.

The Metropolitan Right-of-Way Acquisition Loan Fund loan payable repayment is subject to conveyance of the property purchased with the loan to the Minnesota Department of Transportation and the timing of the completion of the highway improvement is currently not known; therefore, it is not practical to determine the annual requirements to amortize this noninterest-bearing note. In May 2026, the property associated with the Right-of-Way Acquisition Loan Fund was sold by the City. This loan will be repaid with the sale and any remaining balance will be forgiven with no impact to the City in 2026.

BUSINESS-TYPE ACTIVITIES

Annual debt service requirements to maturity for the business-type long-term debt are as follows:

Year Ending December 31,	G.O. Revenue Bonds Business-Type Activities Principal	Interest
2026	$ 2,150,000	$ 787,912
2027	2,130,000	700,212
2028	2,190,000	630,682
2029	2,275,000	558,652
2030	2,305,000	489,741
2031	2,375,000	424,390
2032	1,985,000	361,560
2033	2,060,000	303,079
2034	2,110,000	242,967
2035	1,955,000	183,142
2036	2,020,000	123,250
2037	650,000	80,457
2038	670,000	55,787
2039	435,000	34,500
2040	450,000	16,800
2041	195,000	3,900
Total	$ 25,955,000	$ 4,997,031

It is not practical to determine the specific year for payment of long-term accrued compensated absences and net pension liability.

CHANGE IN LONG-TERM LIABILITIES

Long-term liability activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable					
G.O. improvement bonds	$ 1,795,000	$ –	$ 245,000	$ 1,550,000	$ 190,000
Other G.O. improvement bonds	20,310,000	9,080,000	1,395,000	27,995,000	1,560,000
Premium	1,217,562	404,720	123,343	1,498,939	–
Total bonds payable	23,322,562	9,484,720	1,763,343	31,043,939	1,750,000
Loan payable	5,195,035	–	–	5,195,035	–
Compensated absences	517,774	828,261	702,738	643,297	41,494
Net pension liability	2,850,306	5,095,712	5,264,974	2,681,044	–
Total governmental activity long-term liabilities	$ 31,885,677	$ 15,408,693	$ 7,731,055	$ 39,563,315	$ 1,791,494
Business-type activities					
G.O. revenue bonds	$ 26,020,000	$ 2,175,000	$ 2,240,000	$ 25,955,000	$ 2,150,000
Premium	1,139,612	121,862	111,056	1,150,418	–
Total bonds payable	27,159,612	2,296,862	2,351,056	27,105,418	2,150,000
Compensated absences	144,809	217,394	190,129	172,074	13,095
Net pension liability	724,642	1,323,075	1,356,802	690,915	–
Total business-type activity long-term liabilities	$ 28,029,063	$ 3,837,331	$ 3,897,987	$ 27,968,407	$ 2,163,095

The governmental activities loans payable, compensated absences, and net pension liability are generally liquidated by the General Fund, special revenue funds, and capital project funds.

All general obligation indebtedness outstanding as of December 31, 2025, is backed by the full faith and credit of the City, including improvement, other improvement, and revenue bonds. Delinquent assessments receivable at December 31, 2025 totaled $1,888.

DEFERRED AD VALOREM TAX LEVIES – BONDED DEBT

General obligation bond issues sold by the City are financed by ad valorem tax levies. General obligation improvement bond issues sold by the City are partially financed by ad valorem tax levies in addition to special assessments levied against the benefiting properties. When a bond issue to be financed partially or completely by ad valorem tax levies is sold, specific annual amounts of such tax levies are stated in the bond resolution and the county auditor is notified and instructed to levy these taxes over the appropriate years. The future tax levies are subject to cancellation when and if the City has provided alternative sources of financing. The City Council is required to levy any additional taxes found necessary for full payment of principal and interest. These future scheduled tax levies are not shown as assets in the accompanying financial statements at December 31, 2025. Future scheduled tax levies for all bonds outstanding at December 31, 2025 totaled $23,086,593.

TAX ABATEMENT AGREEMENTS

The City in order to spur economic development and redevelopment has entered into private development agreements regarding certain tax increment properties. These agreements may in substance be a tax abatement but will depend on their individual circumstances. The City currently has six agreements that would be considered a tax abatement under GASB Statement No. 77. Included in the developer agreements are provisions for tax increment pay-as-you-go revenue notes in accordance with Minnesota Statute, Chapter 469. These notes provide for the payment of principal and interest at set rates and terms. The notes are not a general obligation of the City and are payable solely from available tax increments (repayment is required only if sufficient tax increments are received) and the note is cancelled at the end of the repayment term, whether or not the note has been repaid in full. Accordingly, these note balances are not reflected in the long-term debt balances of the City.

In addition to pay-as-you-go tax increment revenue notes, the City in order to provide affordable rental housing opportunities has entered into private development agreements regarding certain housing developments. These agreements may in substance be a tax abatement but will depend on their individual circumstances. The City has established a tax abatement program and currently has two agreements that would be considered a tax abatement under GASB Statement No. 77. Included in the developer agreements are provisions for tax abatement in accordance with Minnesota Statute, Chapter 469. These agreements provide for the payment of tax abatement at set terms. The tax abatement agreements are not general obligations of the City and are payable solely from available property tax collections (repayment is required only if sufficient property tax payments are received) and the agreement is cancelled at the end of the repayment term, whether or not the amount stated in the agreement has been repaid in full. Accordingly, these note balances are not reflected in the long-term debt balances of the City.

Details of the pay-as-you-go tax increment revenue notes are as follows:

TIF District #6 Lexington Shores, LLC (Gateway)

In 2001, the City entered into a development agreement with Lexington Shores, LLC to assist the developer with the financing of certain costs associated with the Gateway redevelopment project within TIF District #6. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2001 the City issued two Tax Increment Notes in the amount of $1,500,000 (Note 1) and $527,000 (Note 2), with interest of 7.0 percent. The City will abate 100 percent of the incremental taxes received less administrative costs through execution of the tax increment revenue pay-as-you-go notes to be retired in 2028. No payments are made on Note 2 until Note 1 is paid in full. The outstanding principal balance of Note 1 as of December 31, 2025, was $511,079 and the City rebated $198,082 in the current year. The outstanding principal balance on Note 2 was $527,000 and the City did not have any rebate in the current year.

TIF District #8 Lakeview Terrace, LLC (Lakeview Terrace)

In 2013, the City entered into a development agreement with Lakeview Terrace, LLC to assist the developer with the financing of certain costs associated with the Lakeview Terrace apartment project within TIF District #8. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2015, the City issued a tax increment note in the amount of $2,000,000 with interest of 5.5 percent. The City will abate 67.0 percent of incremental taxes received after a 10.0 percent administrative fee through execution of the tax increment revenue pay-as-you-go note to be retired in 2040. The outstanding principal balance as of December 31, 2025, was $905,635 and the City rebated $126,314 in the current year.

TIF District #10 McMillan Group, LLC (Elevage)

In 2016, the City entered into a development agreement with Elevage Development Group, LLC to assist the developer with the financing of certain costs associated with the McMillan apartment project within TIF District #10. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2018, the City issued a tax increment note in the amount of $2,950,000 with interest of 4.5 percent. The City will rebate 75.0 percent of incremental taxes received through execution of the tax increment revenue pay-as-you-go note to be retired in 2044. The outstanding principal balance as of December 31, 2025, was $1,387,233 and the City rebated $380,867 in the current year.

TIF District #11 Shoreview Housing Phase I, LLC (Loden)

In 2017, the City entered into a development agreement with Greco Ridge, LLC to assist the developer with the financing of certain costs associated with the Loden apartment project within TIF District #11. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2019, the City issued a tax increment note in the amount of $7,400,000 with interest of 5.5 percent for Phase I of the project. The City will rebate 90.0 percent of incremental taxes received through execution of the tax increment revenue pay-as-you-go note to be retired in 2043. The outstanding principal balance as of December 31, 2025, was $6,777,651 and the City rebated $786,426 in the current year.

TIF District #11 Shoreview Housing Phase II, LLC (Loden)

In 2021, the City entered into a development agreement with Shoreview Housing Phase II, LLC to assist the developer with the financing of certain costs associated with the Emrik apartment project within TIF District #11. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2022, the City issued two tax increment notes in the amounts of $5,400,000 (note 1) and $400,000 (note 2) with interest of 5.5 percent and 0.0 percent, respectively,for Phase II of the project. The City will rebate 90.0 percent of incremental taxes received through execution of the tax increment revenue pay-as-you-go note to be retired in 2040 for note 1 and the lessor of 10.0 percent of tax increment received or $13,739 for note 2. The outstanding principal balance as of December 31, 2025 for note 1 was $5,161,813and note 2 was $319,063 and the City rebated $834,072 in the current year.

TIF District #12 Mead Metals

In 2021, the City entered into a development agreement with Mead Metals to assist the company with the financing of certain costs associated with site improvements within TIF District #12. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2022, the City issued a tax increment note in the amount of $360,000 with interest of 5.0 percent. The City will rebate 85.0 percent of incremental taxes received through execution of the tax increment revenue pay-as-you-go note to be retired in 2032. The outstanding principal balance as of December 31, 2025, was $294,175 and the City rebated $55,686 in the current year.

TIF District #13 Shoreview Ridge, LLC (4100 Lexington)

In 2019, the City entered into a development agreement with Shoreview Ridge, LLC to assist the developer with the financing of certain costs associated with the 4100 Lexington project within TIF District #13. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2023, the City issued a tax increment note in the amount of $4,700,000 with interest of 4.75 percent. The City will rebate 90.0 percent of incremental taxes received through execution of the tax increment revenue pay-as-you-go note to be retired in 2047. The outstanding principal balance as of December 31, 2025, was $4,700,000 and the City rebated $295,958 in the current year.

In 2022, the City entered into a development agreement with Shoreview Ridge, LLC to assist the developer with the financing of certain costs associated with the 4100 Lexington project within TIF District #13. For this agreement, the City used an economic development vehicle known as tax increment financing whereby tax increment revenue is generated on the incremental increase in value above a base value established on the date that the tax increment district is created. In 2022, the City issued a tax increment note in the amount of $10,000,000 with interest of 5.0 percent. The City will rebate 90.0 percent of incremental taxes received through execution of the tax increment revenue pay-as-you-go note to be retired in 2048. The outstanding principal balance as of December 31, 2025, was $9,922,307 and the City rebated $77,693 in the current year.

The City is authorized to create a tax increment financing plan under Minnesota Statutes, Chapter 469.175. The criteria that must be met under the statute are that, in the opinion of the municipality:

- The proposed development or redevelopment would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future;

- The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the district permitted by the plan. The requirements of this item do not apply if the district is a housing district;

- The tax increment financing plan conforms to the general plan for the development or redevelopment of the municipality as a whole; and

- The tax increment financing plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the development or redevelopment of the project by private enterprise.

Details of the tax abatement agreements are as follows:

Edison Tax Abatement Phase I

In 2021, the City entered into a tax abatement agreement with KJPL Shoreview, LLC to assist the developer with the financing of certain costs associated with the Edison Phase I housing project. For this agreement, the City used an economic development vehicle known as tax abatement whereby the City's share of real estate taxes is abated in accordance with state statutes Section 469. The City has agreed to reimburse the developer $43,000 annually for a period up to twenty years beginning with real estate taxes payable in 2022, for a total reimbursement not to exceed $860,000. The City rebated $43,000 in the current year.

Edison Tax Abatement Phase II

In 2021. the City entered into a tax abatement agreement with KJPL Shoreview Two, LLC to assist the developer with the financing of certain costs associated with the Edison Phase II housing project. For this agreement, the City used an economic development vehicle known as tax abatement whereby the City's share of real estate taxes is abated in accordance with state statutes Section 469. The City has agreed to reimburse the developer $39,000 annually for a period up to 20 years beginning with real estate taxes payable in 2024, for a total reimbursement not to exceed $780,000. The City rebated $39,000 in the current year.

The City is authorized to grant a tax abatement under Minnesota Statutes, Chapter 469.1812 to 469.1815. The criteria that must be met under the statutes are that, in the opinion of the municipality:

- The project is in the public interest because it will preserve and increase tax base and provide for employment opportunities within the City;
- The City expects that the benefits of the abatement are not less than the cost of the abatement;
- The project is not located in a tax increment district; and
- The granting of the abatement will not cause the aggregate amount of abatements granted by the City under the Act in any year to exceed the greater of (i) 10 percent of the City's net tax capacity for the taxes payable year to which the abatement applies or (ii) $200,000.

PLEDGED REVENUE

The City has issued certificates of participation, capital improvement, tax abatement and utility improvement bonds for the construction of buildings, public works infrastructure, and park and recreation facilities. Specific revenues are pledged for the payments of interest and future retirement of the obligations. As of December 31, 2025, the following pledges were in place:

G.O. Capital Improvement Plan Refunding Bonds of 2014

The City pledged $901,970 of Central Garage charges, property tax collections, earnings on investments, intergovernmental revenue, and transfers from utility funds to meet the debt service commitment on the bonds. The debt was originally issued in 2010 to finance the Central Garage building renovation. Refunding bonds were issued in 2014 and the 2010 bonds were called for redemption in 2015. The 2014 Refunding Bonds have a final maturity date of February 1, 2030. The pledged revenues represent 54 percent of the revenue stream, and $1,905,000 of the pledge commitment remains outstanding.

G.O. Water Revenue Bonds

The City pledged $2,080,462 of operating revenue, intergovernmental revenue, earnings on investments and capital contributions to meet the debt service commitment on the bonds. The debt was originally issued in years 2014–2024 to finance water system infrastructure improvements and has a final maturity date of years 2024–2040. The pledged revenues represent 42 percent of the revenue stream, and $18,897,898 of the pledge commitment remains outstanding.

G.O. Sewer Revenue Bonds

The City pledged $1,206,276 of operating revenue, intergovernmental revenue earnings on investments and contributions to meet the debt service commitment on the bonds. The debt was originally issued in years 2014–2022 to finance sewer system infrastructure improvements and it has a final maturity date of years 2026–2038. The pledged revenues represent 21 percent of the revenue stream, and $6,385,213 of the pledge commitment remains outstanding.

G.O. Surface Water Revenue Bonds

The City pledged $1,006,974 of operating revenue, intergovernmental revenue, earnings on investments and capital contributions to meet the debt service commitment on the bonds. The debt was originally issued in years 2014–2024 to finance surface water system infrastructure improvements and it has a final maturity date of years 2024–2040. The pledged revenues represent 36 percent of the revenue stream, and $5,668,920 of the pledge commitment remains outstanding.

G.O. Tax Abatement Bonds of 2017

The City pledged $893,371 of property taxes and transfers from other funds to meet the debt service commitment on the bonds. The bonds were issued in 2017 to financed the 2017 community center expansion and they have a final maturity date of February 1, 2038. The pledged revenues represent 100 percent of the revenue stream, and $11,161,925 of the pledge commitment remains outstanding.

Revenue available to meet debt service requirements is shown in the following table:

				Debt Service Requirements		
Bond Issue	Gross Revenue	Direct Operating Expenses	Available Net Revenue	Principal	Interest and Paying Agent Fees	Total
G.O. Capital Improvement Plan Refunding Bonds of 2014	$ 1,637,760	$ 735,790 *	$ 901,970	$ 330,000	$ 42,400	$ 372,400
G.O. Water Revenue Bonds	4,981,401	2,900,939 *	2,080,462	1,285,000	455,196	1,740,196
G.O. Sewer Revenue Bonds	5,816,777	4,610,501 *	1,206,276	560,000	129,476	689,476
G.O. Surface Water Revenue Bonds	2,623,649	1,616,675 *	1,006,974	395,000	118,555	513,555
G.O. Tax Abatement Bonds of 2017	893,371	–	893,371	575,000	315,675	890,675
	$ 15,952,958	$ 9,863,905	$ 6,089,053	$ 3,145,000	$ 1,061,302	$ 4,206,302

* Direct operating expenses exclude depreciation expense

NOTE 7 DEFINED BENEFIT PENSION PLANS – STATE-WIDE

A. Plan Description

The City participates in the following cost-sharing, multiple-employer defined benefit pension plans administered by the PERA of Minnesota. These plan provisions are established and administered according to Minnesota Statutes, Chapters 353 and 356. Minnesota Statutes Chapter 356 defines each plan's financial reporting requirements. The PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code (IRC).

General Employees Retirement Fund (GERF)

Membership in the GERF includes employees of counties, cities, townships, schools in noncertified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

B. Benefits Provided

The PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statutes and can only be modified by the State Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

GERF Benefits

The GERF requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for GERF members. Members hired prior to July 1, 1989, receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, GERF members receive 1.20 percent of the highest average salary for each of the first 10 years of service, and 1.70 percent for each additional year. Under the Level formula, GERF members receive 1.70 percent of highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal 90, and normal retirement age is 65. Members can receive a reduced retirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by 0.25 percent for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of 0.25 percent for each month the member is younger than age 62. The Level formula allows GERF members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989 or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The post-retirement increase is equal to 50.00 percent of the cost of living adjustment (COLA) announced by the Social Security Administration, with a minimum increase of at least 1.00 percent and a maximum of 1.50 percent. The 2025 annual increase was 1.25 percent. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase, will receive the full increase. Recipients receiving the annuity or benefit for at least one month, but less than a full year as of the June 30 before the effective date of the increase, will receive a prorated increase.

C. Contributions

Minnesota Statutes, Chapters 353 and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the State Legislature.

GERF Contributions

General Plan members were required to contribute 6.50 percent of their annual covered salary in fiscal year 2025, and the City was required to contribute 7.50 percent for General Plan members. The City's contributions to the GERF for the year ended December 31, 2025, were $729,739. The City's contributions were equal to the required contributions as set by state statutes.

D. Pension Costs

GERF Pension Costs

At December 31, 2025, the City reported a liability of $3,371,959 for its proportionate share of the GERF's net pension liability. The City's net pension liability reflected a reduction, due to the state of Minnesota's contribution of $16.0 million. The state of Minnesota is considered a nonemployer contributing entity and the state's contribution meets the definition of a special funding situation. The state of Minnesota's proportionate share of the pension liability associated with the City totaled $81,342.

City's proportionate share of the net pension liability	$ 3,371,959
State's proportionate share of the net pension liability associated with the City	$ 81,342

The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by the PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of the PERA's participating employers. The City's proportionate share was 0.1018 percent at the end of the measurement period and 0.0967 percent for the beginning of the period.

For the year ended December 31, 2025, the City recognized negative pension expense of $83,982 for its proportionate share of the GERF's pension expense. In addition, the City recognized an additional $12,477 as negative pension expense (and grant revenue) for its proportionate share of the state of Minnesota's contribution of $16.0 million to the GERF.

At December 31, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 321,274	$ –
Changes in actuarial assumptions	81,245	775,876
Net difference between projected and actual earnings on pension plan investments	–	1,341,735
Changes in proportion	268,935	234,226
Employer contributions subsequent to the measurement date	372,100	–
Total	$ 1,043,554	$ 2,351,837

The $372,100 reported as deferred outflows of resources related to pensions resulting from city contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2026	$ (372,808)
2027	(678,791)
2028	(389,099)
2029	(239,685)
Total	$ (1,680,383)

E. Long-Term Expected Return on Investments

The Minnesota State Board of Investment, which manages the investments of the PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	33.5%	5.10%
International equity	16.5%	5.30%
Fixed income	25.0%	0.75%
Private markets	25.0%	5.90%
Total	100.0%	

F. Actuarial Assumptions

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2025, using the entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 7.00 percent. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7.00 percent is within that range.

Inflation is assumed to be 2.25 percent for the General Employees Plan. Benefit increases after retirement are assumed to be 1.50 percent.

Salary growth assumptions in the General Employees Plan range in annual increments from 11.50 percent after one year of service to 3.00 percent after 27 years of service.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. The tables are adjusted slightly to fit the PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The General Employees Plan was last reviewed in 2022. The assumption changes were adopted by the Board and became effective with the July 1, 2023 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2025:

Changes in Actuarial Assumptions

- The combined service annuity loading factors increased from 15.00 percent to 19.00 percent for vested terminated members and from 3.00 percent to 44.00 percent for nonvested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25 percent to 1.50 percent.

Changes in Plan Provisions

- The post-retirement benefit increase formula changed to 100.00 percent of the Social Security annual increase, between 1.00 percent and 1.75 percent, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85.00 percent for the last two consecutive annual valuations or is less than 80.00 percent in the most recent actuarial valuation, the maximum is reduced to 1.50 percent. Previously, the benefit increase was 50.00 percent of the Social Security annual increase, between 1.00 percent and 1.50 percent.
- The 1.00 percent additional employer contribution is eliminated when the plan reaches 98.00 percent funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100.00 percent funded status.

G. Discount Rate

The discount rate used to measure the total pension liability in 2025 was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the GERF was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

H. Pension Liability Sensitivity

The following table presents the City's proportionate share of the net pension liability, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (6%)	Current Discount Rate (7%)	1% Increase in Discount Rate (8%)
The City's proportionate share of the GERF net pension liability	$ 8,189,959	$ 3,371,959	$ (536,523)

I. Pension Plan Fiduciary Net Position

Detailed information about the pensions plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the internet at www.mnpera.org.

Note 8 – DEFINED CONTRIBUTION PLAN

Councilmembers of the City are covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by the PERA. The PEDCP is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5 percent of salary which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employee contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, the PERA receives 2 percent of employer contributions and 25 hundredths of 1 percent (0.25 percent) of the assets in each member's account annually.

Total contributions made by the City for the 2025 were:

For the Year Ended December 31,	Contribution Amount		Percentage of Covered Payroll		Required Rate for Employees and Employers
	Employee	Employer	Employee	Employer	
2025	$ 2,134	$ 2,134	5.00%	5.00%	5.00%

Note 9 INTERFUND RECEIVABLES/PAYABLES AND TRANSFERS

Interfund receivable and payable balances at December 31, 2025 are as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Internal Service Fund	$ 7,374
Nonmajor governmental funds	Nonmajor governmental funds	386,947
Total		$ 394,321

These balances represent infrastructure costs incurred in advance of future tax increment collections and for deficit cash balances. These interfund balance will be repaid upon receipt of sufficient tax increment financing collections, future charges for services and bond proceeds for project costs.

Interfund transfers for the year ended December 31, 2025 are as follows:

	Transfer In					
Transfers out	General Fund	Community Center Operation Fund	Recreation Programs Fund	Nonmajor Governmental Funds	Internal Service Funds	Total
General Fund	$ –	$ 305,000	$ 300,000	$ 25,000	$ –	$ 630,000
Municipal State Aid Fund	–	–	–	107,051	–	107,051
Street Renewal Fund	–	–	–	60,786	–	60,786
Capital Asset Replacement Fund	–	–	–	1,445,956	–	1,445,956
Community Investment Fund	–	–	–	3,550,545	–	3,550,545
Nonmajor governmental funds	175,000	–	–	357,632	–	532,632
Water Fund	482,000	–	–	–	43,000	525,000
Sewer Fund	212,000	–	–	–	43,000	255,000
Surface Water Fund	215,000	–	–	–	31,000	246,000
Street Lights Fund	49,000	–	–	–	2,400	51,400
Total	$ 1,133,000	$ 305,000	$ 300,000	$ 5,546,970	$ 119,400	$ 7,404,370

Interfund transfers allow the City to allocate financial resources to the funds that receive benefits from services provided by another fund. All of the City's interfund transfers fall under that category and are considered routine and consistent with previous practices. During 2025, the City had the following transfers: debt service $687,708, capital funding $4,561,573, and operating $2,155,089.

Note 10 COMMITMENTS AND CONTINGENCIES

A. RISK MANAGEMENT

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

Workers' compensation coverage for City employees and councilmembers is provided through a pooled self-insurance program through the League of Minnesota Cities Insurance Trust (LMCIT). The City pays an annual premium to LMCIT. The City is subject to supplemental assessments if deemed necessary by the LMCIT. The LMCIT reinsures through Workers' Compensation Reinsurance Association (WCRA) as required by law. For workers' compensation, the City is not subject to a deductible. The City's workers' compensation coverage prior to December 1, 2004 is retrospectively rated. With this type of coverage, final premiums are determined after loss experience is known. The amount of premium adjustment, if any, is considered immaterial and not recorded until received or paid.

Other insurance coverage is provided through a pooled self-insurance program through LMCIT. The City pays an annual premium to the LMCIT. The City is subject to supplemental assessments if deemed necessary by the LMCIT. The LMCIT reinsures through commercial companies for claims in excess of various amounts. The City retains risk for deductible portions. These deductibles are considered immaterial to the financial statements.

The City continues to carry commercial insurance for other risks of loss, including disability insurance. There were no significant reductions in insurance from the previous year or settlements in excess of insurance coverage for any of the past three fiscal years.

The City established the Short-Term Disability Self-Insurance Fund to account for the receipt of monthly premiums paid by employees and costs incurred in providing short-term disability insurance to employees on a self-insured basis. Under this program, the Short-Term Disability Self-Insurance Fund provides coverage for losses up to two-thirds of any employee's gross wages. Benefits begin on the sixteenth working day and cover up to three calendar months. The City purchases commercial insurance for long-term disability for claims which exceed three months.

The City established the Liability Claims Fund to account for losses in the City's general package insurance. Under this program, the Liability Claims Fund provides coverage for losses up to $25,000 for each claim (annual aggregate is $75,000).

All funds of the City participate in these two programs and make payments to these funds based on historical cost information. GASB Statement No. 10 requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. As of the date of the report, liabilities that have occurred are immaterial.

B. LITIGATION

The City attorney has indicated that existing and pending lawsuits, claims, and other actions in which the City is a defendant are either covered by insurance; of an immaterial amount; or, in the judgment of the city attorney, remotely recoverable by plaintiffs.

C. FEDERAL AND STATE FUNDS

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with the terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the City at December 31, 2025.

D. TAX INCREMENT DISTRICTS

The City's tax increment districts are subject to review by the state of Minnesota Office of the State Auditor. Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which would have a material effect on the financial statements.

E. PURCHASE POWER COMMITMENT

During 2019 the City entered into an agreement with Ideal Energy to install two solar array systems on the roof of the City's public works maintenance facility. Ideal Energy will own and operate the systems for thirteen and fifteen years respectively and the City has agreed to purchase the electricity generated from the systems at an agreed upon rate.

Note 11 NET POSITION/FUND BALANCE

A. NET INVESTMENT IN CAPITAL ASSETS

The government-wide statement of net position at December 31, 2025 includes the City's net investment in capital assets calculated as follows:

	Governmental Activities	Business-Type Activities	Total
Net investment in capital assets:			
Capital assets			
Nondepreciable	$ 8,069,711	$ 344,585	$ 8,414,296
Depreciable, net of accumulated depreciation	89,324,835	58,156,107	147,480,942
Less capital related long-term debt outstanding	(28,264,392)	(27,105,418)	(55,369,810)
Less capital related accounts/contracts payable	(1,246,608)	(7,743)	(1,254,351)
Add debt adjustment for unspent bond proceeds	–	162,800	162,800
Total net investment in capital assets	$ 67,883,546	$ 31,550,331	$ 99,433,877

B. GOVERNMENTAL FUND BALANCE CLASSIFICATIONS

On December 31, 2025, a summary of the governmental fund balance classifications are as follows:

	General Fund	Major Special Revenue Funds	Major Capital Project Funds	Other Funds	Total
Nonspendable					
Prepaid items	$ 72,373	$ 316,908	$ –	$ 23,381	$ 412,662
Restricted for					
Business loan program	–	–	–	165,777	165,777
Debt service	–	–	–	1,392,529	1,392,529
Economic development	–	–	–	112,869	112,869
Housing and redevelopment	–	–	–	1,106,470	1,106,470
Recycling	–	–	–	1,858,588	1,858,588
Cable television	–	–	–	102,534	102,534
Tax increment purposes	–	–	–	2,950,437	2,950,437
Tax abatement purposes	–	–	–	26,779	26,779
Office remodel	–	–	–	1,196	1,196
Fire Station #1	–	5,138,542	–	–	5,138,542
Municipal state aid	–	–	1,641,034	–	1,641,034
Total restricted	–	5,138,542	1,641,034	7,717,179	14,496,755
Committed to					
Community center operations	–	2,150,975	–	–	2,150,975
Recreation programs	–	1,312,613	–	–	1,312,613
Street improvements	–	–	3,420,992	–	3,420,992
Capital asset replacements	–	–	4,800,089	–	4,800,089
Community projects	–	–	5,396,234	–	5,396,234
Cable television	–	–	–	225,885	225,885
Slice of Shoreview event	–	–	–	163,666	163,666
Total committed	–	3,463,588	13,617,315	389,551	17,470,454
Assigned to					
Debt service	–	–	–	821,189	821,189
Computer systems	–	–	–	130,884	130,884
Total assigned	–	–	–	952,073	952,073
Unassigned	8,345,228	–	–	(213,756)	8,131,472
Total	$ 8,417,601	$ 8,919,038	$ 15,258,349	$ 8,868,428	$ 41,463,416

C. MINIMUM UNASSIGNED FUND BALANCE POLICY

The City Council has formally adopted a policy regarding the minimum unassigned fund balance for the General Fund. The most significant revenue source of the General Fund is property taxes. This revenue source is received in two installments during the year—June and December. As such, it is the City's goal to begin each fiscal year with sufficient working capital to fund operations between each semi-annual receipt of property taxes. The policy also addresses the potential for unanticipated events and special temporary allocations as established by the City Council for specific purposes.

The policy establishes a year-end targeted unassigned fund balance for working capital needs at 50 percent of the ensuing years' General Fund tax levy, and levy-based state aids. The working capital allocation shall be reduced by the balance of any prepaid items at year-end. The unassigned unanticipated event fund balance is established at a maximum of 10 percent and a minimum of 5 percent of the ensuing years' budgeted General Fund expenditures. As of December 31, 2025, the unassigned working capital fund balance was 50 percent of the ensuing years' General Fund tax levy, and levy-based aids. The unassigned unanticipated event fund balance was 8.4 percent of the ensuing years' budgeted General Fund expenditures.

D. DEFICIT FUND BALANCES

The City had deficit fund balances at December 31, 2025 as follows:

	Amount
Nonmajor Funds	
Capital Project	
District #8 Lakeview Terrace	$ 44,912
2026 Street Rehabilitation	10,002
County Road I Boardwalk	158,842
Total	$ 213,756

The District #8 Lakeview Terrace deficit will be eliminated through future tax increment revenue. The 2026 Street Rehabilitation and County Road I Boardwalk deficits will be eliminated with future transfers in accordance with the capital improvement plan.

E. DEFICIT NET POSITION

The City reported a deficit net position in the Short-Term Disability Self-Insurance Fund of $8,401 as of December 31, 2025. deficit will be eliminated with future charges.

Note 12 HOME ENERGY IMPROVEMENT Loan receivable

In 2010, the Economic Development Authority (EDA) started a home energy improvement loan program. As of December 31, 2025, the EDA had thirty-three loans outstanding with interest rates ranging from 0.00 to 5.25 percent. The terms are 96 to 360 months and call for monthly payments. Twelve of the loans are interest only loans with a balloon payment at the end of the repayment term.

Future minimum loan receipts at December 31, 2025 are as follows:

Year	Home Energy Improvement Loan Program
2026	$ 27,774
2027	27,774
2028	27,774
2029	27,594
2030	26,692
2031	26,692
2032	26,692
2033	26,692
2034	26,692
2035	35,602
2036	26,692
2037	26,692
2038	26,692
2039	26,692
2040	26,692
2041	25,583
2042	24,030
2043	46,920
2044	120,686
2045	11,383
2046	8,610
2047	8,610
2048	8,610
2049	8,610
2050	74,914
2051	7,830
2052	37,830
2053	67,830
2054	138,045
2055	172,625
Total	1,175,554
Less amount representing interest	(354,048)
Total loan receivable	$ 821,506

Note 13 JOINT POWERS AND JOINTLY CONTROLLED ORGANIZATIONS

LAKE JOHANNA FIRE DEPARTMENT HEADQUARTERS BOARD (LJFDHB)

The City is a member of a joint powers agreement, together with the cities of Arden Hills and North Oaks, which established the LJFDHB. The LJFDHB was created in 2021 to acquire land and construct a new fire station and headquarters for the Lake Johanna Fire Department.

The Board is made up of four total directors, two from the City of Shoreview and one from the cities of Arden Hills and North Oaks. Acquisition and construction started in 2025 with costs allocated to the member cities based on percentages agreed upon in the joint powers agreement. All subsequent operating and maintenance costs are apportioned to and paid by each member city based on the same percentage. Under the terms of the joint powers agreement, the new fire station will be owned by the LJFDHB and serve the three contract cities. Therefore, each member city has a proportionate equity interest in the fire station. The equity interest proportionate to the City is $7,335,253 as of December 31, 2025.

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FINANCIAL SECTION – REQUIRED SUPPLEMENTARY FINANCIAL INFORMATION OTHER THAN MD&A

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF SHOREVIEW, MINNESOTA
Required Supplementary Information
Budgetary Comparison Schedule – General Fund
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
General property taxes			
Current	$ 12,617,128	$ 12,518,720	$ (98,408)
Other	–	10,757	10,757
Total general property taxes	12,617,128	12,529,477	(87,651)
Licenses and permits			
Business	52,700	64,285	11,585
Non-business	600,000	836,508	236,508
Total licenses and permits	652,700	900,793	248,093
Intergovernmental			
Federal			
Inflation Reduction Act Urban & Community Forestry	–	22,686	22,686
State			
Road maintenance	290,000	343,767	53,767
State fire aid	380,000	502,567	122,567
Other	–	2,513	2,513
Local			
Aggregate gravel tax	1,000	1,525	525
Other	42,350	43,044	694
Total intergovernmental	713,350	916,102	202,752
Charges for services			
General government	600	781	181
Public works	350,500	408,417	57,917
Parks and recreation	32,000	38,778	6,778
Community development	179,400	192,344	12,944
Administrative charges			
Special revenue funds	98,100	98,100	–
Capital project funds	81,000	30,281	(50,719)
Enterprise funds	1,055,410	1,055,410	–
Total charges for services	1,797,010	1,824,111	27,101
Fines and forfeits	32,000	28,925	(3,075)
Earnings on investments	80,000	343,429	263,429
Other	15,250	48,236	32,986
Total revenues	15,907,438	16,591,073	683,635
Expenditures			
General government			
Current			
Council and Commissions	205,412	195,672	9,740
Administration	684,930	643,913	41,017
Human resources	392,447	380,238	12,209
Elections	116,500	113,476	3,024
Communications	464,222	455,379	8,843
Finance and accounting	852,111	797,404	54,707
Information systems	842,272	718,028	124,244
Legal	127,000	109,864	17,136
Total general government	3,684,894	3,413,974	270,920

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Expenditures (continued)			
Public safety			
Current			
Police	3,776,071	4,290,171	(514,100)
Fire	2,688,611	2,774,608	(85,997)
Total public safety	6,464,682	7,064,779	(600,097)
Public works			
Current			
Public works administration and engineering	437,588	499,516	(61,928)
Streets	1,138,733	1,078,496	60,237
Trail management	198,637	211,806	(13,169)
Forestry	553,757	448,202	105,555
Total public works	2,328,715	2,238,020	90,695
Parks and recreation			
Current			
Parks and recreation administration	721,025	710,162	10,863
Municipal buildings	186,095	186,736	(641)
Park and sports area maintenance	2,117,846	1,977,815	140,031
Total parks and recreation	3,024,966	2,874,713	150,253
Community development			
Current			
Planning and zoning administration	449,406	505,882	(56,476)
Building inspection	457,775	528,712	(70,937)
Total community development	907,181	1,034,594	(127,413)
Total expenditures	16,410,438	16,626,080	(215,642)
Revenues over (under) expenditures	(503,000)	(35,007)	467,993
Other financing sources (uses)			
Transfers in	1,133,000	1,133,000	–
Transfers out	(630,000)	(630,000)	–
Total other financing sources (uses)	503,000	503,000	–
Net change in fund balance	$ –	467,993	$ 467,993
Fund balance – January 1		7,949,608	
Fund balance – December 31		$ 8,417,601	

CITY OF SHOREVIEW, MINNESOTA
Required Supplementary Information
Budgetary Comparison Schedule – Community Center Operations Fund
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
Charges for services	$ 4,190,835	$ 4,193,969	$ 3,134
Earnings on investments	10,000	115,053	105,053
Other	21,180	23,287	2,107
Total revenues	4,222,015	4,332,309	110,294
Expenditures			
Parks and recreation			
Current			
Personal services	3,070,315	3,120,295	(49,980)
Materials and supplies	668,500	578,151	90,349
Contractual services	843,960	920,309	(76,349)
Total expenditures	4,582,775	4,618,755	(35,980)
Revenues over (under) expenditures	(360,760)	(286,446)	74,314
Other financing sources (uses)			
Transfers in	305,000	305,000	–
Net change in fund balance	$ (55,760)	18,554	$ 74,314
Fund balance – January 1		2,146,395	
Fund balance – December 31		$ 2,164,949	

CITY OF SHOREVIEW, MINNESOTA
Required Supplementary Information
Budgetary Comparison Schedule – Recreation Programs Fund
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
Charges for services	$ 1,918,750	$ 1,963,084	$ 44,334
Earnings on investments	2,000	63,691	61,691
Other	–	1,450	1,450
Total revenues	1,920,750	2,028,225	107,475
Expenditures			
Parks and recreation			
Current			
Personal services	1,715,749	1,665,361	50,388
Materials and supplies	115,265	82,393	32,872
Contractual services	396,546	462,094	(65,548)
Total expenditures	2,227,560	2,209,848	17,712
Revenues over (under) expenditures	(306,810)	(181,623)	125,187
Other financing sources (uses)			
Transfers in	300,000	300,000	–
Net change in fund balance	$ (6,810)	118,377	$ 125,187
Fund balance – January 1		1,196,459	
Fund balance – December 31		$ 1,314,836	

CITY OF SHOREVIEW, MINNESOTA
Required Supplementary Information (Last Ten Years)
Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability –
PERA – General Employees Retirement Fund
Schedule of City Contributions –
PERA – General Employees Retirement Fund
For The Year Ended December 31, 2025

PERA – General Employees Retirement Fund
Schedule of City's and Non-Employer Proportionate Share of Net Pension Liability

City Fiscal Year-End Date	PERA Fiscal Year-End Date (Measurement Date)	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability	City's Proportionate Share of the State of Minnesota's Proportionate Share of the Net Pension Liability	Proportionate Share of the Net Pension Liability and the City's Share of the State of Minnesota's Share of the Net Pension Liability	City's Covered Payroll	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/2016	06/30/2016	0.0927%	$ 7,526,779	$ 98,291	$ 7,625,070	$ 5,751,467	130.87%	68.90%
12/31/2017	06/30/2017	0.0900%	$ 5,745,541	$ 72,239	$ 5,817,780	$ 5,792,074	99.20%	75.90%
12/31/2018	06/30/2018	0.0892%	$ 4,948,450	$ 162,272	$ 5,110,722	$ 5,947,266	83.21%	79.50%
12/31/2019	06/30/2019	0.0895%	$ 4,948,256	$ 153,660	$ 5,101,916	$ 6,331,126	78.16%	80.20%
12/31/2020	06/30/2020	0.0970%	$ 5,815,595	$ 179,348	$ 5,994,943	$ 6,828,899	85.16%	79.10%
12/31/2021	06/30/2021	0.0988%	$ 4,219,203	$ 128,824	$ 4,348,027	$ 7,076,701	59.62%	87.00%
12/31/2022	06/30/2022	0.1008%	$ 7,983,393	$ 234,150	$ 8,217,543	$ 7,553,225	105.70%	76.70%
12/31/2023	06/30/2023	0.1041%	$ 5,821,155	$ 160,515	$ 5,981,670	$ 7,973,868	73.00%	83.10%
12/31/2024	06/30/2024	0.0967%	$ 3,574,948	$ 92,441	$ 3,667,389	$ 8,714,581	41.02%	89.10%
12/31/2025	06/30/2025	0.1018%	$ 3,371,959	$ 81,342	$ 3,453,301	$ 9,213,090	36.60%	90.80%

PERA – General Employees Retirement Fund
Schedule of City Contributions

City Fiscal Year-End Date	Statutorily Required Contributions	Contributions in Relation to the Statutorily Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/2016	$ 437,884	$ 437,884	$ –	$ 5,838,453	7.50%
12/31/2017	$ 439,966	$ 439,966	$ –	$ 5,866,213	7.50%
12/31/2018	$ 448,635	$ 448,635	$ –	$ 5,981,792	7.50%
12/31/2019	$ 501,753	$ 501,753	$ –	$ 6,690,030	7.50%
12/31/2020	$ 541,046	$ 541,046	$ –	$ 7,215,621	7.50%
12/31/2021	$ 544,303	$ 544,303	$ –	$ 7,257,373	7.50%
12/31/2022	$ 585,661	$ 585,661	$ –	$ 7,808,784	7.50%
12/31/2023	$ 599,259	$ 599,259	$ –	$ 7,990,120	7.50%
12/31/2024	$ 653,594	$ 653,594	$ –	$ 8,714,581	7.50%
12/31/2025	$ 729,739	$ 729,739	$ –	$ 9,729,024	7.50%

Note A LEGAL COMPLIANCE – BUDGETS

The General Fund, Community Center Operations Fund, and Recreation Programs Fund budgets are legally adopted on a basis consistent with accounting principles generally accepted in the United States of America. The legal level of budgetary control is at the department level (general government, public safety, public works, parks and recreation, community development, and miscellaneous) for all funds. For the year ended December 31, 2025, the following is a list of funds whose departments exceeded budgeted appropriations:

	Original and Final Budget	Actual	Over Budget
Major funds			
General Fund			
Public safety	$ 6,464,682	$ 7,064,779	$ 600,097
Community development	907,181	1,034,594	127,413

The General Fund over expenditures were funded by greater than anticipated revenues.

Note B PERA – GENERAL EMPLOYEES RETIREMENT FUND

2025 CHANGES IN ACTUARIAL ASSUMPTIONS

- The combined service annuity loading factors increased from 15.00 percent to 19.00 percent for vested terminated members and from 3.00 percent to 44.00 percent for nonvested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25 percent to 1.50 percent.

2025 CHANGES IN PLAN PROVISIONS

- The post-retirement benefit increase formula changed to 100.00 percent of the Social Security annual increase, between 1.00 percent and 1.75 percent , beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85.00 percent for the last two consecutive annual valuations or is less than 80.00 percent in the most recent actuarial valuation, the maximum is reduced to 1.50 percent. Previously, the benefit increase was 50.00 percent of the Social Security annual increase, between 1.00 percent and 1.50 percent.
- The 1.00 percent additional employer contribution is eliminated when the plan reaches 98.00 percent funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100.00 percent funded status.

2024 CHANGES IN ACTUARIAL ASSUMPTIONS

- Rates of merit and seniority were adjusted, resulting in slightly higher rates.
- Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members.
- Minor increase in assumed withdrawals for males and females.
- Lower rates of disability.
- Continued use of Pub-2010 General Mortality Table, with slight rate adjustments as recommended in the most recent experience study.
- Minor changes to form of payment assumptions for male and female retirees.
- Minor changes to assumptions made with respect to missing participant data.

2024 CHANGES IN PLAN PROVISIONS

- The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors were updated to reflect the changes in assumptions.

2023 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return assumption and single discount rate were changed from 6.50 percent to 7.00 percent.

2023 CHANGES IN PLAN PROVISIONS

- An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, noncompounding benefit increase of 2.50 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

2021 CHANGES IN ACTUARIAL ASSUMPTIONS

- The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 CHANGES IN ACTUARIAL ASSUMPTIONS

- The price inflation assumption was decreased from 2.50 percent to 2.25 percent.
- The payroll growth assumption was decreased from 3.25 percent to 3.00 percent.
- Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25 percent less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years two through five, and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 Table to the Pub-2010 General Mortality Table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 Disabled Annuitant Mortality Table to the Pub-2010 General/Teacher Disabled Annuitant Mortality Table, with adjustments.
- The mortality improvement scale was changed from MP-2018 to MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100.00 percent joint and survivor option changed from 35.00 percent to 45.00 percent. The assumed number of married female new retirees electing the 100.00 percent joint and survivor option changed from 15.00 percent to 30.00 percent. The corresponding number of married new retirees electing the life annuity option was adjusted accordingly.

2020 CHANGES IN PLAN PROVISIONS

- Augmentation for current privatized members was reduced to 2.00 percent for the period July 1, 2020 through December 31, 2023, and zero percent thereafter. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2017 to MP-2018.

2019 CHANGES IN PLAN PROVISIONS

- The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

2018 CHANGES IN ACTUARIAL ASSUMPTIONS

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.00 percent per year through 2044, and 2.50 percent per year thereafter, to 1.25 percent per year.

2018 CHANGES IN PLAN PROVISIONS

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Post-retirement benefit increases were changed from 1.00 percent per year with a provision to increase to 2.50 percent upon attainment of 90.00 percent funding ratio to 50.00 percent of the Social Security Cost of Living Adjustment, not less than 1.00 percent and not more than 1.50 percent, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 CHANGES IN ACTUARIAL ASSUMPTIONS

- The Combined Service Annuity (CSA) loads were changed from 0.80 percent for active members and 60.00 percent for vested and nonvested deferred members. The revised CSA loads are now zero percent for active member liability, 15.00 percent for vested deferred member liability, and 3.00 percent for nonvested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year for all years, to 1.00 percent per year through 2044, and 2.50 percent per year thereafter.

2017 CHANGES IN PLAN PROVISIONS

- The state's contribution for the Minneapolis Employees Retirement Fund equals $16.0 million in 2017 and 2018, and $6.0 million thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21.0 million to $31.0 million in calendar years 2019 to 2031. The state's contribution changed from $16.0 million to $6.0 million in calendar years 2019 to 2031.

2016 CHANGES IN ACTUARIAL ASSUMPTIONS

- The assumed post-retirement benefit increase rate was changed from 1.00 percent per year through 2035 and 2.50 percent per year thereafter, to 1.00 percent per year for all years.
- The assumed investment return was changed from 7.90 percent to 7.50 percent. The single discount rate changed from 7.90 percent to 7.50 percent.
- Other assumptions were changed pursuant to the experience study June 30, 2015. The assumed future salary increases, payroll growth, and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth, and 2.50 percent for inflation.

FINANCIAL SECTION –
COMBINING AND INDIVIDUAL NONMAJOR
FUND STATEMENTS AND SCHEDULES

COMBINING AND INDIVIDUAL NONMAJOR FUND STATEMENTS AND SCHEDULES

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NONMAJOR GOVERNMENTAL FUNDS

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SPECIAL REVENUE FUNDS

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted, committed, or assigned to expenditures for specified purposes other than debt service or capital projects.

DEBT SERVICE FUNDS

Debt service funds are used to account for and report the accumulation of restricted, committed, or assigned resources for the payment of interest, principal, and related costs on long-term debt.

CAPITAL PROJECT FUNDS

Capital project funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays including the acquisition or construction of major capital facilities (other than those financed by proprietary funds).

CITY OF SHOREVIEW, MINNESOTA
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2025

	Special Revenue	Debt Service	Capital Project	Totals Nonmajor Governmental Funds
Assets				
Cash and investments	$ 3,752,429	$ 2,201,105	$ 4,338,321	$ 10,291,855
Accrued interest receivable	17,421	9,127	19,005	45,553
Accounts receivable	85,115	–	–	85,115
Loan receivable	–	–	821,506	821,506
Taxes receivable	4,784	6,773	38,316	49,873
Special assessments receivable	–	1,087,061	–	1,087,061
Interfund receivable	–	–	386,947	386,947
Due from other governmental units	17,303	–	–	17,303
Prepaid items	23,381	–	–	23,381
Total assets	$ 3,900,433	$ 3,304,066	$ 5,604,095	$ 12,808,594
Liabilities				
Accounts payable	$ 120,732	$ 1,500	$ 507,296	$ 629,528
Salaries payable	17,033	–	–	17,033
Contracts payable	–	–	465,704	465,704
Deposits payable	1,125	–	–	1,125
Interfund payable	–	–	386,947	386,947
Due to other governmental units	–	–	525,450	525,450
Total liabilities	138,890	1,500	1,885,397	2,025,787
Deferred inflows of resources				
Unavailable revenue – loan receivable	–	–	821,506	821,506
Unavailable revenue – property taxes	2,373	4,182	1,652	8,207
Unavailable revenue – special assessments	–	1,084,666	–	1,084,666
Total deferred inflows of resources	2,373	1,088,848	823,158	1,914,379
Fund balances (deficits)				
Nonspendable	23,381	–	–	23,381
Restricted	3,346,238	1,392,529	2,978,412	7,717,179
Committed	389,551	–	–	389,551
Assigned	–	821,189	130,884	952,073
Unassigned	–	–	(213,756)	(213,756)
Total fund balances (deficits)	3,759,170	2,213,718	2,895,540	8,868,428
Total liabilities, deferred inflows of resources, and fund balances	$ 3,900,433	$ 3,304,066	$ 5,604,095	$ 12,808,594

CITY OF SHOREVIEW, MINNESOTA
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Governmental Funds
For The Year Ended December 31, 2025

	Special Revenue	Debt Service	Capital Project	Totals Nonmajor Governmental Funds
Revenues				
Taxes				
General property taxes	$ 585,487	$ 963,371	$ 110,110	$ 1,658,968
Tax increments	–	–	2,774,959	2,774,959
Franchise tax	321,295	–	–	321,295
Special assessments	–	182,769	–	182,769
Licenses and permits	139,615	–	–	139,615
Intergovernmental	431,986	–	–	431,986
Charges for services	1,358,856	–	42,273	1,401,129
Earnings on investments	127,233	66,673	230,384	424,290
Other	48,935	–	–	48,935
Total revenues	3,013,407	1,212,813	3,157,726	7,383,946
Expenditures				
Current				
General government	200,233	–	93,083	293,316
Public works	1,332,630	–	105,067	1,437,697
Community development	594,303	–	4,706,391	5,300,694
Capital outlay				
General government	–	–	1,058,614	1,058,614
Public works	–	–	374,579	374,579
Parks and recreation	–	–	6,153,902	6,153,902
Debt service				
Principal	–	1,310,000	–	1,310,000
Interest	–	637,184	–	637,184
Issuance and fiscal charges	–	163,702	–	163,702
Total expenditures	2,127,166	2,110,886	12,491,636	16,729,688
Revenues over (under) expenditures	886,241	(898,073)	(9,333,910)	(9,345,742)
Other financing sources (uses)				
Bond issuance	–	259,624	1,495,000	1,754,624
Premium on bond issuance	–	264,352	140,368	404,720
Transfers in	25,000	687,708	4,834,262	5,546,970
Transfers out	(175,000)	(84,944)	(272,688)	(532,632)
Total other financing sources (uses)	(150,000)	1,126,740	6,196,942	7,173,682
Net change in fund balances	736,241	228,667	(3,136,968)	(2,172,060)
Fund balances – January 1	3,022,929	1,985,051	6,032,508	11,040,488
Fund balances – December 31	$ 3,759,170	$ 2,213,718	$ 2,895,540	$ 8,868,428

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NONMAJOR SPECIAL REVENUE FUNDS

The City had the following special revenue funds during the year:

Recycling – This fund was established to account for the City's recycling program. Revenues are received through a joint powers agreement with Ramsey County and a user charge is assessed on property tax statements to all residential property. The City maintains a contract with a private hauler for the curbside collection of all recyclable materials.

Cable TV – This fund was established to account for transactions associated with cable television in the City. Franchise and Public Education and Government (PEG) Access fees are restricted for cable television operating and capital expenditures.

Slice of Shoreview Event – This fund was established to account for all costs, donations, sponsorships, and entrance fees associated with the Slice of Shoreview event.

Economic Development Authority – This fund was established to account for economic development programs and activities within the City. Minnesota Statutes restrict the use of revenues for economic development purposes.

Housing and Redevelopment Authority – This fund was established to account for housing and redevelopment programs and activities within the City. Minnesota Statutes restrict the use of revenues for housing and redevelopment purposes.

CITY OF SHOREVIEW, MINNESOTA
Subcombining Balance Sheet
Nonmajor Special Revenue Funds
December 31, 2025

	Recycling	Cable TV	Slice of Shoreview Event	Economic Development Authority	Housing and Redevelopment Authority	Total Nonmajor Special Revenue Funds
Assets						
Cash and investments	$ 1,927,452	$ 251,927	$ 162,826	$ 298,570	$ 1,111,654	$ 3,752,429
Accrued interest receivable	9,537	1,560	977	1,180	4,167	17,421
Accounts receivable	–	76,065	–	9,050	–	85,115
Taxes receivable	–	–	–	1,787	2,997	4,784
Due from other governmental units	16,896	–	–	407	–	17,303
Prepaid items	–	19,772	1,000	2,609	–	23,381
Total assets	$ 1,953,885	$ 349,324	$ 164,803	$ 313,603	$ 1,118,818	$ 3,900,433
Liabilities						
Accounts payable	$ 93,019	$ 370	$ 12	$ 26,540	$ 791	$ 120,732
Salaries payable	2,278	763	–	4,729	9,263	17,033
Deposits payable	–	–	125	–	1,000	1,125
Total liabilities	95,297	1,133	137	31,269	11,054	138,890
Deferred inflows of resources						
Unavailable revenue – property taxes	–	–	–	1,079	1,294	2,373
Fund balances						
Nonspendable	–	19,772	1,000	2,609	–	23,381
Restricted	1,858,588	102,534	–	278,646	1,106,470	3,346,238
Committed	–	225,885	163,666	–	–	389,551
Total fund balances	1,858,588	348,191	164,666	281,255	1,106,470	3,759,170
Total liabilities, deferred inflows of resources, and fund balances	$ 1,953,885	$ 349,324	$ 164,803	$ 313,603	$ 1,118,818	$ 3,900,433

CITY OF SHOREVIEW, MINNESOTA
Subcombining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Special Revenue Funds
For The Year Ended December 31, 2025

	Recycling	Cable TV	Slice of Shoreview Event	Economic Development Authority	Housing and Redevelopment Authority	Total Nonmajor Special Revenue Funds
Revenues						
Taxes						
General property taxes	$ –	$ –	$ –	$ 263,081	$ 322,406	$ 585,487
Franchise tax	–	321,295	–	–	–	321,295
Licenses and permits	–	–	–	–	139,615	139,615
Intergovernmental	97,313	–	–	–	334,673	431,986
Charges for services	1,329,573	–	29,283	–	–	1,358,856
Earnings on investments	69,652	11,396	7,138	8,616	30,431	127,233
Other	–	–	32,954	9,675	6,306	48,935
Total revenues	1,496,538	332,691	69,375	281,372	833,431	3,013,407
Expenditures						
Current						
General government	–	126,761	73,472	–	–	200,233
Public works	1,332,630	–	–	–	–	1,332,630
Community development	–	–	–	249,062	345,241	594,303
Total expenditures	1,332,630	126,761	73,472	249,062	345,241	2,127,166
Revenues over (under) expenditures	163,908	205,930	(4,097)	32,310	488,190	886,241
Other financing sources (uses)						
Transfers in	–	–	25,000	–	–	25,000
Transfers out	–	(175,000)	–	–	–	(175,000)
Total other financing sources (uses)	–	(175,000)	25,000	–	–	(150,000)
Net change in fund balances	163,908	30,930	20,903	32,310	488,190	736,241
Fund balances – January 1	1,694,680	317,261	143,763	248,945	618,280	3,022,929
Fund balances – December 31	$ 1,858,588	$ 348,191	$ 164,666	$ 281,255	$ 1,106,470	$ 3,759,170

NONMAJOR DEBT SERVICE FUNDS

The City had the following debt service funds during the year:

G.O. Street Reconstruction Bonds of 2013 – This fund was established to provide financing for the 2013 Street Reconstruction Bonds. Revenue sources are from property tax collections.

G.O. Street Reconstruction Bonds of 2018 – This fund was established to provide financing for the 2018 Street Reconstruction Bonds. Revenue sources are from property tax collections and transfers from other funds.

G.O. Street Reconstruction Bonds of 2022 – This fund was established to provide financing for the 2022 Street Reconstruction Bonds. Revenue sources are from property tax collections and transfers from other funds.

G.O. Tax Abatement Bonds of 2017 – This fund was established to provide financing for the 2017 Tax Abatement Bonds of 2017. Revenue sources are from tax collections and transfers in from other funds.

G.O. Improvement Bonds of 2008/Refunding 2018 – This fund was established to provide financing for the 2008 Improvement Bonds. Revenue sources are from special assessments and property tax collections. These bonds were refunded by the G.O. Improvement Bonds of 2018, and were called for redemption on February 1, 2019.

G.O. Improvement Bonds of 2013 – This fund was established to provide financing for the 2013 Improvement Bonds. Revenue sources are from special assessments and property tax collections.

G.O. Improvement Bonds of 2015 – This fund was established to provide financing for the 2015 Improvement Bonds. Revenue sources are from special assessments and property tax collections.

G.O. Improvement Bonds of 2020 – This fund was established to provide financing for the 2020 Improvement Bonds. Revenue sources are from special assessments and property tax collections.

G.O. Improvement Bonds of 2024 – This fund was established to provide financing for the 2024 Improvement Bonds. Revenue sources are from property tax collections and transfers from other funds..

G.O. Improvement Bonds of 2025 – This fund was established to provide financing for the 2025 Improvement Bonds. Revenue sources are from property tax collections and transfers from other funds.

Closed Bonds – This fund is used to account for previous special assessment bond issues refunded with existing funds. Outstanding special assessment balances are used for related debt service expenditures (fiscal and paying agent fees) and temporary and permanent financing of various capital improvements.

CITY OF SHOREVIEW, MINNESOTA
Subcombining Balance Sheet
Nonmajor Debt Service Funds
December 31, 2025

	G.O. Street Reconstruction Bonds of 2013	G.O. Street Reconstruction Bonds of 2018	G.O. Street Reconstruction Bonds of 2022	G.O. Tax Abatement Bonds of 2017
Assets				
Cash and investments	$ 172,602	$ 147,444	$ 132,561	$ 1,981
Accrued interest receivable	346	62	192	–
Taxes receivable				
Delinquent	819	1,077	837	1,439
Due from county	507	667	526	891
Special assessments receivable				
Delinquent	–	–	–	–
Deferred	–	–	–	–
Due from county	–	–	–	–
Total assets	$ 174,274	$ 149,250	$ 134,116	$ 4,311
Liabilities				
Accounts payable	$ –	$ –	$ –	$ –
Deferred inflows of resources				
Unavailable revenue – property taxes	819	1,077	837	1,439
Unavailable revenue – special assessments	–	–	–	–
Total deferred inflows of resources	819	1,077	837	1,439
Fund balances				
Restricted	173,455	148,173	133,279	2,872
Assigned	–	–	–	–
Total fund balances	173,455	148,173	133,279	2,872
Total deferred inflows of resources, and fund balances	$ 174,274	$ 149,250	$ 134,116	$ 4,311

G.O. Improvement Bonds of 2013	G.O. Improvement Bonds of 2015	G.O. Improvement Bonds of 2020	G.O. Improvement Bonds of 2024	G.O. Improvement Bonds of 2025	Closed Bonds	Total Nonmajor Debt Service Funds
$ 127,776	$ 36,010	$ 394,588	$ 6,910	$ 365,503	$ 815,730	$ 2,201,105
425	178	2,232	–	233	5,459	9,127
–	–	–	–	–	10	4,182
–	–	–	–	–	–	2,591
–	11	1,740	–	–	–	1,751
789,700	6,215	287,000	–	–	–	1,082,915
–	311	2,084	–	–	–	2,395
$ 917,901	$ 42,725	$ 687,644	$ 6,910	$ 365,736	$ 821,199	$ 3,304,066
$ –	$ –	$ –	$ 750	$ 750	$ –	$ 1,500
–	–	–	–	–	10	4,182
789,700	6,226	288,740	–	–	–	1,084,666
789,700	6,226	288,740	–	–	10	1,088,848
128,201	36,499	398,904	6,160	364,986	–	1,392,529
–	–	–	–	–	821,189	821,189
128,201	36,499	398,904	6,160	364,986	821,189	2,213,718
$ 917,901	$ 42,725	$ 687,644	$ 6,910	$ 365,736	$ 821,199	$ 3,304,066

CITY OF SHOREVIEW, MINNESOTA
Subcombining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Debt Service Funds
For The Year Ended December 31, 2025

	G.O. Street Reconstruction Bonds of 2013	G.O. Street Reconstruction Bonds of 2018	G.O. Street Reconstruction Bonds of 2022	G.O. Tax Abatement Bonds of 2017	G.O. Improvement Bonds of 2008/ Refunding 2018
Revenues					
General property taxes	$ 188,501	$ 248,033	$ 195,589	$ 331,371	$ –
Special assessments	–	–	–	–	–
Earnings on investments	2,530	451	1,403	–	–
Total revenues	191,031	248,484	196,992	331,371	–
Expenditures					
Debt service					
Principal	175,000	195,000	120,000	575,000	30,000
Interest	14,575	76,220	89,170	315,125	750
Fiscal charges	548	288	258	550	8
Total expenditures	190,123	271,508	209,428	890,675	30,758
Revenues over (under) expenditures	908	(23,024)	(12,436)	(559,304)	(30,758)
Other financing sources (uses)					
Bond issuance	–	–	–	–	–
Premium on bond issuance	–	–	–	–	–
Transfers in	–	–	–	562,000	26,944
Transfers out	–	–	–	–	–
Total other financing sources (uses)	–	–	–	562,000	26,944
Net change in fund balances	908	(23,024)	(12,436)	2,696	(3,814)
Fund balances – January 1	172,547	171,197	145,715	176	3,814
Fund balances – December 31	$ 173,455	$ 148,173	$ 133,279	$ 2,872	$ –

G.O. Improvement Bonds of 2013	G.O. Improvement Bonds of 2015	G.O. Improvement Bonds of 2020	G.O. Improvement Bonds of 2024	G.O. Improvement Bonds of 2025	Closed Bonds	Total Nonmajor Debt Service Funds
$ –	$ –	$ –	$ –	$ –	$ (123)	$ 963,371
106,143	13,331	58,812	–	–	4,483	182,769
3,106	1,302	16,305	–	1,703	39,873	66,673
109,249	14,633	75,117	–	1,703	44,233	1,212,813
105,000	35,000	75,000	–	–	–	1,310,000
33,735	1,050	14,705	91,854	–	–	637,184
550	3	54	750	160,693	–	163,702
139,285	36,053	89,759	92,604	160,693	–	2,110,886
(30,036)	(21,420)	(14,642)	(92,604)	(158,990)	44,233	(898,073)
–	–	–	–	259,624	–	259,624
–	–	–	–	264,352	–	264,352
–	–	–	98,764	–	–	687,708
–	–	–	–	–	(84,944)	(84,944)
–	–	–	98,764	523,976	(84,944)	1,126,740
(30,036)	(21,420)	(14,642)	6,160	364,986	(40,711)	228,667
158,237	57,919	413,546	–	–	861,900	1,985,051
$ 128,201	$ 36,499	$ 398,904	$ 6,160	$ 364,986	$ 821,189	$ 2,213,718

NONMAJOR CAPITAL PROJECT FUNDS

The City had the following capital project funds during the year:

Tax Increment Financing District #1 Deluxe – This fund accounts for the receipt and use of tax increment collections in development district number two.

Tax Increment Financing District #4 Scandia Shores – This fund is used to account for the receipt and use of tax increment collections in tax increment district number four within development district number two.

Tax Increment Financing District #6 Gateway – This fund is used to account for the receipt and use of tax increment collections in tax increment district number six within development district number two.

Tax Increment Financing District #8 Lakeview Terrace – This fund is used to account for the receipt and use of tax increment collections in tax increment district number eight within development district number two.

Tax Increment Financing District #9 TSI Inc. – This fund is used to account for the receipt and use of tax increment collections in tax increment district number nine within development district number two.

Tax Increment Financing District #10 Elevage – This fund is used to account for the receipt and use of tax increment collections in tax increment district number ten within development district number two.

Tax Increment Financing District #11 Loden – This fund is used to account for the receipt and use of tax increment collections in tax increment district number eleven within development district number two.

Tax Increment Financing District #12 Mead Metals/TSI – This fund is used to account for the receipt and use of tax increment collections in tax increment district number twelve within development district number two.

Tax Increment Financing District #13 Shoreview Ridge – This fund is used to account for the receipt and use of tax increment collections in tax increment district number thirteen within development district number two.

Temporary TIF Authority – This fund is used to account for unallocated tax increment from tax increment districts 1, 4, 9, 10 and 11 and will be spent in accordance with the City's Written Spending Plan authorized by special state legislation.

Edison Tax Abatement – This fund is used to account for the receipt and use of tax abatement related to the Edison phase I & II housing project.

Information Technology – This fund is used to account for the planned replacement and or improvement of computer systems.

The following city improvement project funds are temporary capital project funds which are setup to account for construction costs and capital purchases indicated by the title of each fund.

Lexington Avenue Reconstruction
Park Building Replacements
2025 Office Remodel
2026 Street Rehabilitation
Hwy 49/Hodgson Rd. Reconstruction
Hamline Ave Reconstruction
County Road I Boardwalk

CITY OF SHOREVIEW, MINNESOTA
Subcombining Balance Sheet
Nonmajor Capital Project Funds
December 31, 2025

	Tax Increment Financing		
	District #1 Deluxe	District #4 Scandia Shores	District #6 Gateway
Assets			
Cash and investments	$ 321,079	$ 391,945	$ 109,313
Accrued interest receivable	4,621	2,744	213
Loan receivable	550,387	271,119	–
Taxes receivable			
Delinquent	–	–	–
Due from county	–	–	1,956
Interfund receivable	386,947	–	–
Total assets	$ 1,263,034	$ 665,808	$ 111,482
Liabilities			
Accounts payable	$ –	$ –	$ 90,651
Contracts payable	–	–	–
Interfund payable	–	–	–
Due to other governmental units	–	–	4,681
Total liabilities	–	–	95,332
Deferred inflows of resources			
Unavailable revenue – loan receivable	550,387	271,119	–
Unavailable revenue – property taxes	–	–	–
Total deferred inflows of resources	550,387	271,119	–
Fund balances (deficits)			
Restricted	712,647	394,689	16,150
Assigned	–	–	–
Unassigned	–	–	–
Total fund balances (deficits)	712,647	394,689	16,150
Total liabilities, deferred inflows of resources, and fund balances (deficits)	$ 1,263,034	$ 665,808	$ 111,482

Tax Increment Financing

	District #8 Lakeview Terrace	District #9 TSI Inc.	District #10 Elevage	District #11 Loden	District #12 Mead Metals/ TSI	District #13 Shoreview Ridge
	$ 419,152	$ 18,207	$ 659,195	$ 967,242	$ 58,723	$ 311,747
	2,047	783	3,926	3,186	360	744
	–	–	–	–	–	–
	–	–	–	–	1,446	–
	–	–	–	–	34,575	–
	–	–	–	–	–	–
	$ 421,199	$ 18,990	$ 663,121	$ 970,428	$ 95,104	$ 312,491
	$ 78,637	$ –	$ 190,090	$ –	$ –	$ 38,846
	–	–	–	–	–	–
	386,947	–	–	–	–	–
	527	–	742	1,515	544	–
	466,111	–	190,832	1,515	544	38,846
	–	–	–	–	–	–
	–	–	–	–	1,446	–
	–	–	–	–	1,446	–
	–	18,990	472,289	968,913	93,114	273,645
	–	–	–	–	–	–
	(44,912)	–	–	–	–	–
	(44,912)	18,990	472,289	968,913	93,114	273,645
	$ 421,199	$ 18,990	$ 663,121	$ 970,428	$ 95,104	$ 312,491

CITY OF SHOREVIEW, MINNESOTA
Subcombining Balance Sheet
Nonmajor Capital Project Funds
December 31, 2025

	Edison Tax Abatement	Information Technology	Park Building Replacements
Assets			
Cash and investments	$ 26,714	$ 130,435	$ 384,812
Accrued interest receivable	65	316	–
Loan receivable	–	–	–
Taxes receivable			
Delinquent	–	206	–
Due from county	–	133	–
Interfund receivable	–	–	–
Total assets	$ 26,779	$ 131,090	$ 384,812
Liabilities			
Accounts payable	$ –	$ –	$ 67,154
Contracts payable	–	–	317,658
Interfund payable	–	–	–
Due to other governmental units	–	–	–
Total liabilities	–	–	384,812
Deferred inflows of resources			
Unavailable revenue – loan receivable	–	–	–
Unavailable revenue – property taxes	–	206	–
Total deferred inflows of resources	–	206	–
Fund balances (deficits)			
Restricted	26,779	–	–
Assigned	–	130,884	–
Unassigned	–	–	–
Total fund balances (deficits)	26,779	130,884	–
Total liabilities, deferred inflows of resources, and fund balances (deficits)	$ 26,779	$ 131,090	$ 384,812

2025 Office Remodel	2026 Street Rehabilitation	Formerly Major Fund Hwy 49/ Hodgson Rd. Reconstruction	County Road I Boardwalk	Total Nonmajor Capital Project Funds
$ 22,316	$ –	$ 517,441	$ –	$ 4,338,321
–	–	–	–	19,005
–	–	–	–	821,506
–	–	–	–	1,652
–	–	–	–	36,664
–	–	–	–	386,947
$ 22,316	$ –	$ 517,441	$ –	$ 5,604,095
$ 21,120	$ 10,002	$ –	$ 10,796	$ 507,296
–	–	–	148,046	465,704
–	–	–	–	386,947
–	–	517,441	–	525,450
21,120	10,002	517,441	158,842	1,885,397
–	–	–	–	821,506
–	–	–	–	1,652
–	–	–	–	823,158
1,196	–	–	–	2,978,412
–	–	–	–	130,884
–	(10,002)	–	(158,842)	(213,756)
1,196	(10,002)	–	(158,842)	2,895,540
$ 22,316	$ –	$ 517,441	$ –	$ 5,604,095

CITY OF SHOREVIEW, MINNESOTA
Subcombining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Capital Project Funds
For The Year Ended December 31, 2025

	Tax Increment Financing			
	District #1 Deluxe	District #4 Scandia Shores	District #6 Gateway	District #8 Lakeview Terrace
Revenues				
Taxes				
General property taxes	$ –	$ –	$ –	$ –
Tax increments	–	–	201,587	210,759
Charges for services	9,361	28,351	–	–
Earnings on investments	59,879	23,302	1,553	14,952
Total revenues	69,240	51,653	203,140	225,711
Expenditures				
Current				
General government	–	–	–	–
Public works	–	–	–	–
Community development	248,301	28,250	203,910	139,490
Capital outlay				
General government	–	–	–	–
Public works	–	–	–	–
Parks and recreation	–	–	–	–
Total expenditures	248,301	28,250	203,910	139,490
Revenues over (under) expenditures	(179,061)	23,403	(770)	86,221
Other financing sources (uses)				
Bond issuance	–	–	–	–
Premium on bond issuance	–	–	–	–
Transfers in	130,755	27,432	–	–
Transfers out	–	–	–	–
Total other financing sources (uses)	130,755	27,432	–	–
Net change in fund balances	(48,306)	50,835	(770)	86,221
Fund balances (deficits) – January 1	760,953	343,854	16,920	(131,133)
Fund balances (deficits) – December 31	$ 712,647	$ 394,689	$ 16,150	$ (44,912)

Tax Increment Financing					
District #9 TSI Inc.	District #10 Elevage	District #11 Loden	District #12 Mead Metals/ TSI	District #13 Shoreview Ridge	Temporary TIF Authority
$ –	$ –	$ –	$ –	$ –	$ –
–	510,400	1,336,174	70,850	445,189	–
–	–	–	–	–	–
5,718	28,671	23,270	2,630	5,435	–
5,718	539,071	1,359,444	73,480	450,624	–
–	–	–	–	–	–
–	–	–	–	–	–
13,750	383,269	1,625,933	56,490	374,998	1,550,000
–	–	–	–	–	–
–	–	–	–	–	–
–	–	–	–	–	–
13,750	383,269	1,625,933	56,490	374,998	1,550,000
(8,032)	155,802	(266,489)	16,990	75,626	(1,550,000)
–	–	–	–	–	–
–	–	–	–	–	–
26,614	66,072	21,815	–	–	–
–	–	–	–	–	(272,688)
26,614	66,072	21,815	–	–	(272,688)
18,582	221,874	(244,674)	16,990	75,626	(1,822,688)
408	250,415	1,213,587	76,124	198,019	1,822,688
$ 18,990	$ 472,289	$ 968,913	$ 93,114	$ 273,645	$ –

CITY OF SHOREVIEW, MINNESOTA
Subcombining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Capital Project Funds
For The Year Ended December 31, 2025

	Edison Tax Abatement	Information Technology	Lexington Avenue Reconstruction	Park Building Replacements
Revenues				
Taxes				
General property taxes	$ 60,500	$ 49,610	$ –	$ –
Tax increments	–	–	–	–
Charges for services	–	–	–	4,561
Earnings on investments	476	2,304	–	34,197
Total revenues	60,976	51,914	–	38,758
Expenditures				
Current				
General government	–	59,128	–	–
Public works	–	–	105,067	–
Community development	82,000	–	–	–
Capital outlay				
General government	–	102,053	–	–
Public works	–	–	–	–
Parks and recreation	–	39,163	–	5,175,857
Total expenditures	82,000	200,344	105,067	5,175,857
Revenues over (under) expenditures	(21,024)	(148,430)	(105,067)	(5,137,099)
Other financing sources (uses)				
Bond issuance	–	–	–	–
Premium on bond issuance	–	–	–	–
Transfers in	–	184,559	105,067	3,752,861
Transfers out	–	–	–	–
Total other financing sources (uses)	–	184,559	105,067	3,752,861
Net change in fund balances	(21,024)	36,129	–	(1,384,238)
Fund balances – January 1	47,803	94,755	–	1,384,238
Fund balances – December 31	$ 26,779	$ 130,884	$ –	$ –

2025 Office Remodel	2026 Street Rehabilitation	Formerly Major Fund Hwy 49/ Hodgson Rd. Reconstruction	Hamline Ave Reconstruction	County Road I Boardwalk	Total Nonmajor Capital Project Funds
$ –	$ –	$ –	$ –	$ –	$ 110,110
–	–	–	–	–	2,774,959
–	–	–	–	–	42,273
27,997	–	–	–	–	230,384
27,997	–	–	–	–	3,157,726
33,955	–	–	–	–	93,083
–	–	–	–	–	105,067
–	–	–	–	–	4,706,391
956,561	–	–	–	–	1,058,614
–	70,788	34,534	1,984	267,273	374,579
938,882	–	–	–	–	6,153,902
1,929,398	70,788	34,534	1,984	267,273	12,491,636
(1,901,401)	(70,788)	(34,534)	(1,984)	(267,273)	(9,333,910)
1,495,000	–	–	–	–	1,495,000
140,368	–	–	–	–	140,368
313,352	60,786	34,534	1,984	108,431	4,834,262
–	–	–	–	–	(272,688)
1,948,720	60,786	34,534	1,984	108,431	6,196,942
47,319	(10,002)	–	–	(158,842)	(3,136,968)
(46,123)	–	–	–	–	6,032,508
$ 1,196	$ (10,002)	$ –	$ –	$ (158,842)	$ 2,895,540

CITY OF SHOREVIEW, MINNESOTA
Nonmajor Special Revenue Fund – Recycling
Schedule of Revenues, Expenditures, and
Changes in Fund Balance – Budget and Actual
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
Intergovernmental	$ 97,313	$ 97,313	$ –
Charges for services			
Recycling fees	1,335,850	1,329,573	(6,277)
Earnings on investments	–	69,652	69,652
Total revenues	1,433,163	1,496,538	63,375
Expenditures			
Public works			
Current			
Personal services	87,947	83,753	4,194
Materials and supplies	5,000	670	4,330
Contractual services	1,260,152	1,248,207	11,945
Total expenditures	1,353,099	1,332,630	20,469
Net change in fund balances	$ 80,064	163,908	$ 83,844
Fund balances – January 1		1,694,680	
Fund balances – December 31		$ 1,858,588	

CITY OF SHOREVIEW, MINNESOTA
Nonmajor Special Revenue Fund – Cable TV
Schedule of Revenues, Expenditures, and
Changes in Fund Balance – Budget and Actual
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
Franchise Taxes			
General Franchise tax	$ 268,000	$ 250,234	$ (17,766)
PEG Access tax	78,500	71,061	(7,439)
Total franchise tax	346,500	321,295	(25,205)
Earnings on investments	2,000	11,396	9,396
Other	1,200	–	(1,200)
Total revenues	349,700	332,691	(17,009)
Expenditures			
General government			
Current			
Personal services	44,038	43,683	355
Materials and supplies	500	–	500
Contractual services	81,218	83,078	(1,860)
Capital outlay	2,500	–	2,500
Total expenditures	128,256	126,761	1,495
Revenues over (under) expenditures	221,444	205,930	(15,514)
Other financing sources (uses)			
Transfers out	(175,000)	(175,000)	–
Net change in fund balances	$ 46,444	30,930	$ (15,514)
Fund balances – January 1		317,261	
Fund balances – December 31		$ 348,191	

CITY OF SHOREVIEW, MINNESOTA
Nonmajor Special Revenue Fund – Slice of Shoreview Event
Schedule of Revenues, Expenditures, and
Changes in Fund Balance – Budget and Actual
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
Charges for services	$ 25,500	$ 29,283	$ 3,783
Earnings on investments	–	7,138	7,138
Contributions	34,500	32,954	(1,546)
Total revenues	60,000	69,375	9,375
Expenditures			
General government			
Current			
Materials and supplies	1,000	391	609
Contractual services	87,075	73,081	13,994
Total expenditures	88,075	73,472	14,603
Revenues over (under) expenditures	(28,075)	(4,097)	23,978
Other financing sources (uses)			
Transfer in	25,000	25,000	–
Net change in fund balances	$ (3,075)	20,903	$ 23,978
Fund balances – January 1		143,763	
Fund balances – December 31		$ 164,666	

CITY OF SHOREVIEW, MINNESOTA
Nonmajor Special Revenue Fund – Economic Development Authority
Schedule of Revenues, Expenditures, and
Changes in Fund Balance – Budget and Actual
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
General property taxes			
Current	$ 265,000	$ 263,441	$ (1,559)
Other (abatements)	–	(360)	(360)
Total general property taxes	265,000	263,081	(1,919)
Earnings on investments	–	8,616	8,616
Other	–	9,675	9,675
Total revenues	265,000	281,372	16,372
Expenditures			
Community development			
Current			
Personal services	147,994	159,177	(11,183)
Materials and supplies	7,000	3,340	3,660
Contractual services	83,058	86,545	(3,487)
Total expenditures	238,052	249,062	(11,010)
Net change in fund balance	$ 26,948	32,310	$ 5,362
Fund balances – January 1		248,945	
Fund balances – December 31		$ 281,255	

CITY OF SHOREVIEW, MINNESOTA
Nonmajor Special Revenue Fund – Housing and Redevelopment Authority
Schedule of Revenues, Expenditures, and
Changes in Fund Balance – Budget and Actual
For The Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance With Final Budget
Revenues			
General property taxes			
Current	$ 325,000	$ 322,981	$ (2,019)
Other (abatements)	–	(575)	(575)
Total general property taxes	325,000	322,406	(2,594)
Licenses and permits	120,000	139,615	19,615
Intergovernmental	240,000	334,673	94,673
Earnings on investments	–	30,431	30,431
Other	–	6,306	6,306
Total revenues	685,000	833,431	148,431
Expenditures			
Community development			
Current			
Personal services	327,703	326,205	1,498
Materials and supplies	–	290	(290)
Contractual services	39,317	18,746	20,571
Capital outlay	25,000	–	25,000
Total expenditures	392,020	345,241	46,779
Net change in fund balance	$ 292,980	488,190	$ 195,210
Fund balances – January 1		618,280	
Fund balances – December 31		$ 1,106,470	

INTERNAL SERVICE FUNDS

The internal service funds were established to account for the financing of goods or services provided by one department to other departments of the City on a cost-reimbursement basis. Records are maintained on the accrual basis of accounting.

Short-Term Disability Self-Insurance Fund – This fund accounts for the receipt of monthly premiums paid by employees and costs incurred in providing short-term disability insurance to employees on a self-insured basis.

Liability Claims Fund – This fund was established to account for losses in the City's general package insurance under the deductible amount of $25,000 per loss/$75,000 annual limit.

Central Garage Fund – This fund accounts for the operation of the Service Center and vehicle maintenance and replacement. Rental rates and user fees are charged to various departments for the use of the facility and equipment.

CITY OF SHOREVIEW, MINNESOTA
Combining Statement of Net Position
Internal Service Funds
December 31, 2025

	Short-Term Disability Self-Insurance	Liability Claims	Central Garage	Total
Assets				
Current assets				
Cash and investments	$ –	$ 187,339	$ 2,295,392	$ 2,482,731
Accrued interest receivable	–	1,108	14,324	15,432
Taxes receivable	–	–	1,284	1,284
Prepaid items	–	–	243	243
Total current assets	–	188,447	2,311,243	2,499,690
Noncurrent assets				
Capital assets				
Land	–	–	36,293	36,293
Buildings and structures	–	–	7,094,690	7,094,690
Machinery and equipment	–	–	8,323,644	8,323,644
Construction in progress	–	–	94,669	94,669
Total capital assets	–	–	15,549,296	15,549,296
Less accumulated depreciation	–	–	(8,795,008)	(8,795,008)
Total capital assets (net of accumulated depreciation)	–	–	6,754,288	6,754,288
Total assets	–	188,447	9,065,531	9,253,978
Deferred outflows of resources				
Deferred pension resources	–	–	23,063	23,063
Liabilities				
Current liabilities				
Accounts payable	–	–	80,283	80,283
Salaries payable	1,027	–	8,463	9,490
Accrued bond interest payable	–	–	22,125	22,125
Due to other governmental units	–	–	387	387
Interfund payable	7,374	–	–	7,374
Compensated absences payable	–	–	928	928
Bonds payable	–	–	340,000	340,000
Total current liabilities	8,401	–	452,186	460,587
Noncurrent liabilities				
Compensated absences payable (net of current portion)	–	–	13,463	13,463
Bonds payable (net of current portion)	–	–	1,478,464	1,478,464
Net pension liability	–	–	74,520	74,520
Total noncurrent liabilities	–	–	1,566,447	1,566,447
Total liabilities	8,401	–	2,018,633	2,027,034
Deferred inflows of resources				
Deferred pension resources	–	–	51,976	51,976
Net position				
Net investment in capital assets	–	–	4,859,817	4,859,817
Unrestricted	(8,401)	188,447	2,158,168	2,338,214
Total net position	$ (8,401)	$ 188,447	$ 7,017,985	$ 7,198,031

CITY OF SHOREVIEW, MINNESOTA
Combining Statement of Revenues, Expenses, and
Changes in Fund Net Position
Internal Service Funds
For The Year Ended December 31, 2025

	Short-Term Disability Self-Insurance	Liability Claims	Central Garage	Total
Operating revenues				
Customer billings	$ 9,464	$ –	$ 1,231,961	$ 1,241,425
Operating expenses				
Personal services	5,113	–	278,676	283,789
Materials and supplies	–	–	248,717	248,717
Contractual services	–	44,032	152,118	196,150
Utilities	–	–	31,237	31,237
Insurance	–	–	25,042	25,042
Depreciation	–	–	861,799	861,799
Total operating expenses	5,113	44,032	1,597,589	1,646,734
Operating income (loss)	4,351	(44,032)	(365,628)	(405,309)
Nonoperating revenues (expenses)				
General property taxes	–	–	181,783	181,783
Earnings on investments	–	8,090	104,616	112,706
Gain on sale of capital assets	–	–	221,875	221,875
Loss on sale of capital assets	–	–	(14,487)	(14,487)
Other	–	27,048	6,512	33,560
Interest	–	–	(41,919)	(41,919)
Fiscal charges	–	–	(481)	(481)
Total nonoperating revenues (expenses)	–	35,138	457,899	493,037
Income (loss) before transfers	4,351	(8,894)	92,271	87,728
Transfers				
Transfer in	–	–	119,400	119,400
Change in net position	4,351	(8,894)	211,671	207,128
Net position – January 1,	(12,752)	197,341	6,806,314	6,990,903
Net position – December 31	$ (8,401)	$ 188,447	$ 7,017,985	$ 7,198,031

CITY OF SHOREVIEW, MINNESOTA
Combining Statement of Cash Flows
Internal Service Funds
For The Year Ended December 31, 2025

	Short-Term Disability Self-Insurance	Liability Claims	Central Garage	Total
Cash flows from operating activities				
Receipts from interfund services provided	$ 9,464	$ –	$ 1,231,961	$ 1,241,425
Payments to suppliers	–	(44,782)	(445,660)	(490,442)
Payments to employees	(5,328)	–	(292,686)	(298,014)
Miscellaneous revenue	–	27,048	6,512	33,560
Net cash flows from operating activities	4,136	(17,734)	500,127	486,529
Cash flows from noncapital financing activities				
Interfund loan payments	(4,156)	–	–	(4,156)
Transfers from other funds	–	–	119,400	119,400
Net cash flows from noncapital and related financing activities	(4,156)	–	119,400	115,244
Cash flows from capital and related financing activities				
Proceeds from sales of capital assets	–	–	221,875	221,875
Acquisition and construction of capital assets	–	–	(1,276,688)	(1,276,688)
Receipts from taxpayers	–	–	182,154	182,154
Principal paid on capital debt	–	–	(330,000)	(330,000)
Interest and paying agent fees on capital debt	–	–	(57,706)	(57,706)
Net cash flows from capital and related financing activities	–	–	(1,260,365)	(1,260,365)
Cash flows from investing activities				
Earnings on investments and changes in fair value on investments	20	8,142	109,524	117,686
Net change in cash and cash equivalents	–	(9,592)	(531,314)	(540,906)
Cash and cash equivalents – January 1	–	196,931	2,826,706	3,023,637
Cash and cash equivalents – December 31	$ –	$ 187,339	$ 2,295,392	$ 2,482,731
Reconciliation of operating income (loss) to net cash flows from operating activities				
Operating income (loss)	$ 4,351	$ (44,032)	$ (365,628)	$ (405,309)
Adjustments to reconcile operating income (loss) to net cash flows from operating activities				
Miscellaneous revenue	–	27,048	6,512	33,560
Depreciation	–	–	861,799	861,799
Decrease (increase) in prepaid items	–	–	37,075	37,075
Decrease (increase) in deferred outflows	–	–	(4,249)	(4,249)
Increase (decrease) in payables	(215)	(750)	(25,941)	(26,906)
Increase (decrease) in deferred inflows	–	–	(9,441)	(9,441)
Total adjustments	(215)	26,298	865,755	891,838
Net cash flows from operating activities	$ 4,136	$ (17,734)	$ 500,127	$ 486,529
Noncash investing, capital, and financing activities				
Capital asset purchased on account – Accounts payable change	$ –	$ –	$ 76,007	$ 76,007
Taxes receivable	–	–	371	371
Amortization of bond premium	–	–	11,868	11,868

FINANCIAL SECTION –
OTHER CITY FINANCIAL INFORMATION

OTHER CITY FINANCIAL INFORMATION

CITY OF SHOREVIEW, MINNESOTA
Combining Schedule of Indebtedness
December 31, 2025

	Interest Rate	Issue Date	Maturity Date
Bonded indebtedness			
G.O. improvement bonds			
2013 Improvement Bonds	3.00–4.00%	12/05/2013	02/01/2035
2015 Improvement Bonds	2.00–4.00%	09/17/2015	02/01/2026
2018 Refunding Improvement Bonds	5.00%	12/27/2018	02/01/2025
2020 Improvement Bonds	1.00–5.00%	11/24/2020	02/01/2036
Total G.O. improvement bonds			
Other G.O. improvement bonds			
G.O. Street Reconstruction Bonds of 2013	2.00–2.375%	03/06/2013	02/01/2028
G.O. Capital Improvement Plan Refunding Bonds of 2014	2.00–3.00%	12/04/2014	02/01/2030
G.O. Tax Abatement Bonds of 2017	3.00–5.00%	11/16/2017	02/01/2038
G.O. Street Reconstruction Bonds of 2018	3.00–5.00%	12/27/2018	02/01/2034
G.O. Street Reconstruction Bonds of 2022	3.00–5.00%	08/18/2022	02/01/2038
G.O. Park Improvement Bonds of 2024	4.00–5.00%	12/12/2024	02/01/2040
G.O. Improvement Bonds of 2025	4.375–5.00%	05/15/2025	02/01/2046
Total other G.O. improvement bonds			
G.O. revenue bonds			
G.O. Water Refunding Revenue Bonds of 2014	2.00–3.00%	12/04/2014	02/01/2026
G.O. Water Revenue Bonds of 2015	2.00–4.00%	09/17/2015	02/01/2036
G.O. Water Revenue Bonds of 2016	2.00–3.00%	01/14/2016	02/01/2036
G.O. Water Refunding Revenue Bonds of 2018	5.00%	12/27/2018	02/01/2025
G.O. Water Revenue Bonds of 2018	3.00–5.00%	12/27/2018	02/01/2034
G.O. Water Revenue Bonds of 2020	1.00–5.00%	11/24/2020	02/01/2036
G.O. Water Revenue Bonds of 2022	3.00–5.00%	08/18/2022	02/01/2038
G.O. Water Revenue Bonds of 2024	4.00–5.00%	12/12/2024	02/01/2040
G.O. Water Revenue Bonds of 2025	4.375–5.00%	05/15/2025	02/01/2046
G.O. Sewer Refunding Revenue Bonds of 2014	2.00–3.00%	12/04/2014	02/01/2026
G.O. Sewer Revenue Bonds of 2015	2.00–4.00%	09/17/2015	02/01/2031
G.O. Sewer Revenue Bonds of 2016	2.00–3.00%	01/14/2016	02/01/2031
G.O. Sewer Refunding Revenue Bonds of 2018	5.00%	12/27/2018	02/01/2025
G.O. Sewer Revenue Bonds of 2018	3.00–5.00%	12/27/2018	02/01/2029
G.O. Sewer Revenue Bonds of 2020	1.00–5.00%	11/24/2020	02/01/2036
G.O. Sewer Revenue Bonds of 2022	3.00–5.00%	08/18/2022	02/01/2038
G.O. Sewer Revenue Bonds of 2025	4.375–5.00%	05/15/2025	02/01/2046
G.O. Surface Water Refunding Revenue Bonds of 2014	2.00–3.00%	12/04/2014	02/01/2026
G.O. Surface Water Revenue Bonds of 2015	2.00–4.00%	09/17/2015	02/01/2031
G.O. Surface Water Revenue Bonds of 2016	2.00–3.00%	01/14/2016	02/01/2031
G.O. Surface Water Refunding Revenue Bonds of 2018	5.00%	12/27/2018	02/01/2025
G.O. Surface Water Revenue Bonds of 2018	3.00–5.00%	12/27/2018	02/01/2034
G.O. Surface Water Revenue Bonds of 2020	1.00–5.00%	11/24/2020	02/01/2036
G.O. Surface Water Revenue Bonds of 2022	3.00–5.00%	08/18/2022	02/01/2038
G.O. Surface Water Revenue Bonds of 2024	4.00–5.00%	12/12/2024	02/01/2040
Total G.O. revenue bonds			
Total bonded indebtedness			
Unamortized premium	N/A	N/A	N/A
Loan payable	–	09/26/2006	N/A
Compensated absences	N/A	N/A	N/A
Net pension liability	N/A	N/A	N/A
Total city indebtedness			

N/A – Not Applicable

Prior Years			2025				
Authorized and Issued	Payments	Outstanding 12/31/2024	Issued	Payments	Outstanding 12/31/2025	Principal Due in 2026	Interest Due in 2026
$ 1,775,000	$ 800,000	$ 975,000	$ –	$ 105,000	$ 870,000	$ 80,000	$ 30,880
295,000	225,000	70,000	–	35,000	35,000	35,000	350
150,000	120,000	30,000	–	30,000	–	–	–
850,000	130,000	720,000	–	75,000	645,000	75,000	12,455
3,070,000	1,275,000	1,795,000	–	245,000	1,550,000	190,000	43,685
2,415,000	1,700,000	715,000	–	175,000	540,000	175,000	10,638
4,670,000	2,570,000	2,100,000	–	330,000	1,770,000	340,000	48,000
12,865,000	3,065,000	9,800,000	–	575,000	9,225,000	590,000	286,000
3,180,000	845,000	2,335,000	–	195,000	2,140,000	205,000	67,245
2,425,000	165,000	2,260,000	–	120,000	2,140,000	125,000	83,045
3,100,000	–	3,100,000	–	–	3,100,000	125,000	141,275
–	–	–	9,080,000	–	9,080,000	–	497,570
28,655,000	8,345,000	20,310,000	9,080,000	1,395,000	27,995,000	1,560,000	1,133,773
915,000	725,000	190,000	–	95,000	95,000	95,000	1,425
6,885,000	2,480,000	4,405,000	–	360,000	4,045,000	370,000	109,852
6,995,000	2,605,000	4,390,000	–	345,000	4,045,000	360,000	109,000
1,010,000	815,000	195,000	–	195,000	–	–	–
1,585,000	425,000	1,160,000	–	100,000	1,060,000	100,000	33,298
2,360,000	390,000	1,970,000	–	145,000	1,825,000	150,000	32,075
920,000	30,000	890,000	–	45,000	845,000	50,000	32,705
2,040,000	–	2,040,000	–	–	2,040,000	85,000	92,925
–	–	–	1,630,000	–	1,630,000	–	90,531
730,000	590,000	140,000	–	70,000	70,000	70,000	1,050
1,650,000	795,000	855,000	–	115,000	740,000	115,000	17,117
230,000	120,000	110,000	–	15,000	95,000	15,000	2,344
245,000	200,000	45,000	–	45,000	–	–	–
345,000	155,000	190,000	–	35,000	155,000	35,000	5,100
3,545,000	585,000	2,960,000	–	215,000	2,745,000	220,000	48,280
1,285,000	40,000	1,245,000	–	65,000	1,180,000	70,000	45,820
–	–	–	545,000	–	545,000	–	30,278
265,000	210,000	55,000	–	25,000	30,000	30,000	450
860,000	415,000	445,000	–	60,000	385,000	60,000	8,912
380,000	195,000	185,000	–	25,000	160,000	25,000	3,944
100,000	80,000	20,000	–	20,000	–	–	–
1,020,000	270,000	750,000	–	65,000	685,000	65,000	21,555
2,670,000	440,000	2,230,000	–	165,000	2,065,000	165,000	36,340
665,000	20,000	645,000	–	35,000	610,000	35,000	23,637
905,000	–	905,000	–	–	905,000	35,000	41,274
37,605,000	11,585,000	26,020,000	2,175,000	2,240,000	25,955,000	2,150,000	787,912
69,330,000	21,205,000	48,125,000	11,255,000	3,880,000	55,500,000	3,900,000	1,965,370
N/A	N/A	2,357,174	526,582	234,399	2,649,357	N/A	N/A
6,000,000	804,965	5,195,035	–	–	5,195,035	–	–
N/A	N/A	662,583	1,045,655	892,867	815,371	54,589	–
N/A	N/A	3,574,948	6,418,787	6,621,776	3,371,959	N/A	N/A
$ 75,330,000	$ 22,009,965	$ 59,914,740	$ 19,246,024	$ 11,629,042	$ 67,531,722	$ 3,954,589	$ 1,965,370

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CITY OF SHOREVIEW, MINNESOTA
Taxable Valuations, Tax Levies, and Tax Rates

	Tax Capacity Values 2023/2024	Tax Capacity Values 2024/2025
Taxable valuations		
Real estate	$ 53,475,614	$ 53,772,365
Personal property	291,382	303,636
Fiscal disparities net	827,390	1,422,040
Less captured tax increment value	(3,457,909)	(2,633,863)
Totals	$ 51,136,477	$ 52,864,178
Tax levies		
Year of extension	2023	2024
Year of collection	2024	2025

	Certified Levy	Tax Capacity Rate	Certified Levy	Tax Capacity Rate
Taxes levied				
General Fund	$ 11,512,747	22.664%	$ 12,617,128	24.042%
Shoreview EDA	240,000	0.472%	265,000	0.503%
Capital project funds	3,075,000	6.031%	2,975,000	5.642%
Debt service funds	1,014,000	1.917%	1,031,500	1.858%
Central Garage Fund	184,000	0.348%	184,000	0.332%
Totals	$ 16,025,747	31.432%	$ 17,072,628	32.377%
Shoreview HRA	$ 310,000	0.607%	$ 325,000	0.615%

CITY OF SHOREVIEW, MINNESOTA
Schedule of Deferred Tax Levies
Other General Obligation Bonds
December 31, 2025

Year of Tax Levy/Collection	G.O. Street Reconstruction Bonds of 2013	G.O. Capital Improvement Plan Refunding Bonds of 2014	G.O. Tax Abatement Bonds of 2017	G.O. Street Reconstruction Bonds of 2018	G.O. Street Reconstruction Bonds of 2022	G.O. Park Improvement Bonds of 2024
2025/2026	$ 185,000	$ 184,000	$ 334,000	$ 250,000	$ 197,000	$ –
2026/2027	198,863	406,928	290,182	291,265	218,841	305,182
2027/2028	–	400,995	254,757	289,427	222,254	307,283
2028/2029	–	400,155	222,662	292,683	219,891	303,607
2029/2030	–	–	188,437	290,372	222,516	304,920
2030/2031	–	–	152,011	287,905	219,366	305,708
2031/2032	–	–	113,316	290,530	221,204	305,970
2032/2033	–	–	72,287	292,430	220,941	305,707
2033/2034	–	–	34,096	–	220,521	304,920
2034/2035	–	–	–	–	219,749	303,608
2035/2036	–	–	–	–	218,615	307,020
2036/2037	–	–	–	–	222,461	307,020
2037/2038	–	–	–	–	–	306,600
2038/2039	–	–	–	–	–	305,760
2039/2040	–	–	–	–	–	–
Totals	$ 383,863	$ 1,392,078	$ 1,661,748	$ 2,284,612	$ 2,623,359	$ 3,973,305

G.O. Improvement Bonds of 2025	Total
$ 150,000	$ 1,300,000
661,329	2,372,590
838,517	2,313,233
843,504	2,282,502
836,679	1,842,924
834,317	1,799,307
841,404	1,772,424
836,417	1,727,782
835,629	1,395,166
838,779	1,362,136
635,304	1,160,939
634,344	1,163,825
637,704	944,304
634,974	940,734
636,864	636,864
$ 10,695,765	$ 23,014,730

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CITY OF SHOREVIEW, MINNESOTA
Schedule of Deferred Tax Levies
General Obligation Improvement Bonds
December 31, 2025

Year of Tax Levy/ Collection	G.O. Improvement Bonds		
	2013C	2020A	Total
2025/2026	$ –	$ –	$ –
2026/2027	10,638	–	10,638
2027/2028	7,782	1,252	9,034
2028/2029	10,176	–	10,176
2029/2030	10,461	–	10,461
2030/2031	6,891	–	6,891
2031/2032	8,571	–	8,571
2032/2033	10,041	–	10,041
2033/2034	6,051	–	6,051
Total	$ 70,611	$ 1,252	$ 71,863

CITY OF SHOREVIEW, MINNESOTA
Debt Service Payments to Maturity
Revenue Bonds
December 31, 2025

	Water Revenue Bonds				
	Refunding 2014	2015	2016	2018A	2020
Bonds payable	$ 95,000	$ 4,045,000	$ 4,045,000	$ 1,060,000	$ 1,825,000
Future interest payable	1,425	671,049	648,900	157,434	161,198
Totals	$ 96,425	$ 4,716,049	$ 4,693,900	$ 1,217,434	$ 1,986,198
Payments to maturity					
2026	$ 96,425	$ 479,852	$ 469,000	$ 133,298	$ 182,075
2027	–	477,028	465,387	133,672	182,500
2028	–	473,152	461,200	134,398	177,850
2029	–	477,971	461,350	136,022	178,125
2030	–	472,340	460,763	137,498	179,900
2031	–	476,538	459,400	133,897	183,140
2032	–	371,455	383,375	135,223	181,185
2033	–	371,613	383,175	136,300	179,060
2034	–	370,725	382,675	137,126	181,730
2035	–	373,988	381,875	–	179,193
2036	–	371,387	385,700	–	181,440
2037	–	–	–	–	–
2038	–	–	–	–	–
2039	–	–	–	–	–
2040	–	–	–	–	–
2041	–	–	–	–	–
Totals	$ 96,425	$ 4,716,049	$ 4,693,900	$ 1,217,434	$ 1,986,198

Water Revenue Bonds			Sewer Revenue Bonds			
			Refunding			
2022	2024	2025	2014	2015	2016	2018
$ 845,000	$ 2,040,000	$ 1,630,000	$ 70,000	$ 740,000	$ 95,000	$ 155,000
216,913	768,575	687,406	1,050	59,155	8,269	10,900
$ 1,061,913	$ 2,808,575	$ 2,317,406	$ 71,050	$ 799,155	$ 103,269	$ 165,900
$ 82,705	$ 177,925	$ 90,531	$ 71,050	$ 132,117	$ 17,344	$ 40,100
80,205	188,300	147,875	–	134,647	16,987	43,400
82,580	188,175	149,000	–	131,827	16,613	41,800
79,830	187,800	149,875	–	133,609	16,219	40,600
81,955	187,175	150,500	–	135,200	15,806	–
78,955	186,300	150,875	–	131,755	20,300	–
80,830	190,050	146,125	–	–	–	–
83,155	188,425	146,250	–	–	–	–
81,055	186,550	146,125	–	–	–	–
83,843	189,300	145,750	–	–	–	–
81,480	186,675	150,000	–	–	–	–
83,980	189,500	149,500	–	–	–	–
81,340	187,800	149,400	–	–	–	–
–	185,900	149,100	–	–	–	–
–	188,700	148,600	–	–	–	–
–	–	147,900	–	–	–	–
$ 1,061,913	$ 2,808,575	$ 2,317,406	$ 71,050	$ 799,155	$ 103,269	$ 165,900

CITY OF SHOREVIEW, MINNESOTA
Debt Service Payments to Maturity
Revenue Bonds
December 31, 2025

	Sewer Revenue Bonds			Surface Water Revenue Bonds		
	2020	2022	2025	Refunding 2014	2015	2016
Bonds payable	$ 2,745,000	$ 1,180,000	$ 545,000	$ 30,000	$ 385,000	$ 160,000
Future interest payable	242,980	302,280	230,578	450	30,898	13,850
Totals	$ 2,987,980	$ 1,482,280	$ 775,578	$ 30,450	$ 415,898	$ 173,850
Payments to maturity						
2026	$ 268,280	$ 115,820	$ 30,278	$ 30,450	$ 68,912	$ 28,944
2027	271,530	112,320	49,375	–	67,653	28,350
2028	269,555	113,695	48,125	–	71,180	27,725
2029	272,355	114,820	51,750	–	69,474	27,069
2030	272,430	115,695	50,250	–	67,735	31,312
2031	274,777	116,320	48,750	–	70,944	30,450
2032	271,845	111,820	47,250	–	–	–
2033	273,625	113,145	50,625	–	–	–
2034	270,115	115,220	48,875	–	–	–
2035	271,308	112,170	52,000	–	–	–
2036	272,160	113,940	50,000	–	–	–
2037	–	115,473	48,200	–	–	–
2038	–	111,842	51,500	–	–	–
2039	–	–	49,700	–	–	–
2039	–	–	47,900	–	–	–
2041	–	–	51,000	–	–	–
Totals	$ 2,987,980	$ 1,482,280	$ 775,578	$ 30,450	$ 415,898	$ 173,850

Surface Water Revenue Bonds				
2018	2020	2022	2024	Total
$ 685,000	$ 2,065,000	$ 610,000	$ 905,000	$ 25,955,000
101,440	183,072	156,984	342,225	4,997,031
$ 786,440	$ 2,248,072	$ 766,984	$ 1,247,225	$ 30,952,031
$ 86,555	$ 201,340	$ 58,637	$ 76,274	$ 2,937,912
88,505	201,315	56,888	84,275	2,830,212
85,705	206,065	60,012	82,025	2,820,682
88,530	205,590	58,013	84,650	2,833,652
86,280	206,865	60,887	82,150	2,794,741
88,955	204,870	58,638	84,526	2,799,390
86,555	202,685	56,387	81,775	2,346,560
89,016	205,277	59,513	83,900	2,363,079
86,339	202,645	58,012	85,775	2,352,967
–	204,780	61,410	82,525	2,138,142
–	206,640	59,678	84,150	2,143,250
–	–	57,904	85,900	730,457
–	–	61,005	82,900	725,787
–	–	–	84,800	469,500
–	–	–	81,600	466,800
–	–	–	–	198,900
$ 786,440	$ 2,248,072	$ 766,984	$ 1,247,225	$ 30,952,031

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CITY OF SHOREVIEW, MINNESOTA
Debt Service Payments to Maturity
General Obligation Improvement Bonds
December 31, 2025

		G.O. Improvement Bonds			
		2013C	2015	2020	Total
Bonds payable		$ 870,000	$ 35,000	$ 645,000	$ 1,550,000
Future interest payable		173,840	350	42,070	216,260
Total		$ 1,043,840	$ 35,350	$ 687,070	$ 1,766,260
Payments to maturity					
	2026	$ 110,880	$ 35,350	$ 87,455	$ 233,685
	2027	108,320	–	95,055	203,375
	2028	110,680	–	92,505	203,185
	2029	107,960	–	94,880	202,840
	2030	109,800	–	93,080	202,880
	2031	101,300	–	92,135	193,435
	2032	97,900	–	81,160	179,060
	2033	99,400	–	35,452	134,852
	2034	100,700	–	5,190	105,890
	2035	96,900	–	5,118	102,018
	2036	–	–	5,040	5,040
	2037	–	–	–	–
	2038	–	–	–	–
	2038	–	–	–	–
		$ 1,043,840	$ 35,350	$ 687,070	$ 1,766,260

CITY OF SHOREVIEW, MINNESOTA
Debt Service Payments to Maturity
Other General Obligation Bonds
December 31, 2025

	Street 2013	Capital Plan Refunding 2014	Tax Abatement 2017	Street 2018	Street 2022
Bonds payable	$ 540,000	$ 1,770,000	$ 9,225,000	$ 2,140,000	$ 2,140,000
Future interest payable	19,366	135,000	1,936,925	316,543	548,822
Total	$ 559,366	$ 1,905,000	$ 11,161,925	$ 2,456,543	$ 2,688,822
Payments to maturity					
2026	$ 185,638	$ 388,000	$ 876,000	$ 272,245	$ 208,045
2027	186,531	382,725	866,000	272,770	206,670
2028	187,197	382,225	861,300	274,020	205,045
2029	–	376,500	857,175	272,195	208,045
2030	–	375,550	857,525	275,145	205,670
2031	–	–	857,275	272,870	207,920
2032	–	–	856,425	270,445	204,795
2033	–	–	854,975	272,600	208,045
2034	–	–	852,925	274,253	207,720
2035	–	–	855,200	–	207,152
2036	–	–	851,800	–	206,245
2037	–	–	857,650	–	205,036
2038	–	–	857,675	–	208,434
2039	–	–	–	–	–
2040	–	–	–	–	–
2041	–	–	–	–	–
2042	–	–	–	–	–
2043	–	–	–	–	–
2044	–	–	–	–	–
2045	–	–	–	–	–
2046	–	–	–	–	–
	$ 559,366	$ 1,905,000	$ 11,161,925	$ 2,456,543	$ 2,688,822

Park 2024	Improvement 2025	Total
$ 3,100,000	$ 9,080,000	$ 27,995,000
1,169,450	4,813,185	8,939,291
$ 4,269,450	$ 13,893,185	$ 36,934,291
$ 266,275	$ 497,570	$ 2,693,773
284,400	527,838	2,726,934
286,650	624,213	2,820,650
288,400	788,463	2,790,778
284,775	792,588	2,791,253
285,775	785,713	2,409,553
286,275	782,963	2,400,903
286,275	788,963	2,410,858
285,775	783,713	2,404,386
284,775	782,338	2,129,465
283,275	784,588	2,125,908
287,400	597,238	1,947,324
287,200	595,738	1,949,047
286,600	598,538	885,138
285,600	595,638	881,238
–	597,038	597,038
–	597,638	597,638
–	592,219	592,219
–	595,331	595,331
–	592,169	592,169
–	592,688	592,688
$ 4,269,450	$ 13,893,185	$ 36,934,291

CITY OF SHOREVIEW, MINNESOTA
Combining Schedule of Property and Equipment
For The Year Ended December 31, 2025

	Capital Assets				
	Balance – January 1, 2025	Increases	Decreases	Adjustments	Balance – December 31, 2025
Governmental activities					
Governmental activities (excluding internal service funds)					
Land	$ 7,270,122	$ –	$ –	$ –	$ 7,270,122
Buildings and structures	57,102,905	616,097	21,966	9,163,103	66,860,139
Machinery and equipment	4,510,978	250,658	44,968	–	4,716,668
Infrastructure	76,669,092	34,534	–	–	76,703,626
Construction in progress	2,091,804	7,739,926	–	(9,163,103)	668,627
Total	147,644,901	8,641,215	66,934	–	156,219,182
Internal service fund					
Central garage					
Land	36,293	–	–	–	36,293
Buildings and structures	7,094,690	–	–	–	7,094,690
Machinery and equipment	7,880,455	1,258,026	814,837	–	8,323,644
Construction in progress	–	94,669	–	–	94,669
Total central garage	15,011,438	1,352,695	814,837	–	15,549,296
Total governmental activities	162,656,339	9,993,910	881,771	–	171,768,478
Business-type activities					
Water utility					
Land	27,577	–	–	–	27,577
Buildings and structures	18,830,877	223,356	–	–	19,054,233
Machinery and equipment	2,568,888	–	–	–	2,568,888
Distribution system	27,658,167	390,678	–	255,699	28,304,544
Construction in progress	41,093	218,909	–	(255,699)	4,303
Total water utility	49,126,602	832,943	–	–	49,959,545
Sewer utility					
Land	11,459	–	–	–	11,459
Buildings and structures	2,115,356	37,373	–	–	2,152,729
Machinery and equipment	112,944	–	–	–	112,944
Collection system	19,221,355	84,681	–	5,268	19,311,304
Construction in progress	–	14,563	–	(5,268)	9,295
Total sewer utility	21,461,114	136,617	–	–	21,597,731
Surface water management utility					
Land	286,166	–	–	–	286,166
Machinery and equipment	6,787	–	–	–	6,787
Collection system	21,778,975	26,749	–	328,869	22,134,593
Construction in progress	–	334,654	–	(328,869)	5,785
Total surface water management utility	22,071,928	361,403	–	–	22,433,331
Street light utility					
Distribution system	4,981,522	13,386	72,478	734,602	5,657,032
Construction in progress	23,171	711,431	–	(734,602)	–
Total street light utility	5,004,693	724,817	72,478	–	5,657,032
Total business-type activities	97,664,337	2,055,780	72,478	–	99,647,639
Total government	$ 260,320,676	$ 12,049,690	$ 954,249	$ –	$ 271,416,117

Accumulated Depreciation					Net Capital Assets	
Balance – January 1, 2025	Increases	Decreases	Adjustments	Balance – December 31, 2025	Balance – January 1, 2025	Balance – December 31, 2025
$ –	$ –	$ –	$ –	$ –	$ 7,270,122	$ 7,270,122
17,285,501	1,271,667	18,096	–	18,539,072	39,817,404	48,321,067
3,084,188	269,619	38,059	–	3,315,748	1,426,790	1,400,920
42,064,319	1,659,785	–	–	43,724,104	34,604,773	32,979,522
–	–	–	–	–	2,091,804	668,627
62,434,008	3,201,071	56,155	–	65,578,924	85,210,893	90,640,258
–	–	–	–	–	36,293	36,293
4,252,859	251,636	–	–	4,504,495	2,841,831	2,590,195
4,480,700	610,163	800,350	–	4,290,513	3,399,755	4,033,131
–	–	–	–	–	–	94,669
8,733,559	861,799	800,350	–	8,795,008	6,277,879	6,754,288
71,167,567	4,062,870	856,505	–	74,373,932	91,488,772	97,394,546
–	–	–	–	–	27,577	27,577
6,341,761	419,916	–	–	6,761,677	12,489,116	12,292,556
1,525,781	103,965	–	–	1,629,746	1,043,107	939,142
12,629,489	520,397	–	–	13,149,886	15,028,678	15,154,658
–	–	–	–	–	41,093	4,303
20,497,031	1,044,278	–	–	21,541,309	28,629,571	28,418,236
–	–	–	–	–	11,459	11,459
1,366,698	68,064	–	–	1,434,762	748,658	717,967
55,307	5,662	–	–	60,969	57,637	51,975
9,554,762	294,238	–	–	9,849,000	9,666,593	9,462,304
–	–	–	–	–	–	9,295
10,976,767	367,964	–	–	11,344,731	10,484,347	10,253,000
–	–	–	–	–	286,166	286,166
6,787	–	–	–	6,787	–	–
5,932,135	450,459	–	–	6,382,594	15,846,840	15,751,999
–	–	–	–	–	–	5,785
5,938,922	450,459	–	–	6,389,381	16,133,006	16,043,950
1,752,204	191,613	72,291	–	1,871,526	3,229,318	3,785,506
–	–	–	–	–	23,171	–
1,752,204	191,613	72,291	–	1,871,526	3,252,489	3,785,506
39,164,924	2,054,314	72,291	–	41,146,947	58,499,413	58,500,692
$ 110,332,491	$ 6,117,184	$ 928,796	$ –	$ 115,520,879	$ 149,988,185	$ 155,895,238

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STATISTICAL SECTION

III. STATISTICAL SECTION (UNAUDITED)

This part of the City of Shoreview, Minnesota's (the City) annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents:

Financial Trends

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the City's most significant revenue source, including the property tax and utility revenue.

Debt Capacity

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Indicators

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides, and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year.

CITY OF SHOREVIEW
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Governmental activities				
Net investment in capital assets	$ 42,222,816	$ 42,933,016	$ 46,904,126	$ 50,530,530
Restricted	6,620,922	6,692,255	6,640,221	6,681,314
Unrestricted	14,277,070	16,713,271	16,300,744	17,755,350
Total governmental activities net position	$ 63,120,808	$ 66,338,542	$ 69,845,091	$ 74,967,194
Business-type activities				
Net investment in capital assets	$ 22,950,528	$ 23,889,946	$ 23,247,084	$ 26,376,882
Restricted	13,267	80,825	47,983	36,105
Unrestricted	9,716,503	9,843,259	12,157,890	10,156,560
Total business-type activities net position	$ 32,680,298	$ 33,814,030	$ 35,452,957	$ 36,569,547
Primary government				
Net investment in capital assets	$ 65,173,344	$ 66,822,962	$ 70,151,210	$ 76,907,412
Restricted	6,634,189	6,773,080	6,688,204	6,717,419
Unrestricted	23,993,573	26,556,530	28,458,634	27,911,910
Total primary government net position	$ 95,801,106	$ 100,152,572	$ 105,298,048	$ 111,536,741

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 57,978,651	$ 61,634,118	$ 62,221,046	$ 61,835,615	$ 63,852,474	$ 67,883,546
7,067,639	7,873,448	8,716,543	9,742,050	10,583,729	12,781,676
12,306,883	14,657,765	17,072,540	22,451,619	26,405,419	29,283,471
$ 77,353,173	$ 84,165,331	$ 88,010,129	$ 94,029,284	$ 100,841,622	$ 109,948,693
$ 25,874,728	$ 27,017,007	$ 27,758,797	$ 31,318,066	$ 31,350,248	$ 31,550,331
95,090	87,258	–	37,502	–	–
12,901,072	13,634,279	14,549,316	13,565,447	15,553,933	17,341,650
$ 38,870,890	$ 40,738,544	$ 42,308,113	$ 44,921,015	$ 46,904,181	$ 48,891,981
$ 83,853,379	$ 88,651,125	$ 89,979,843	$ 93,153,681	$ 95,202,722	$ 99,433,877
7,162,729	7,960,706	8,716,543	9,779,552	10,583,729	12,781,676
25,207,955	28,292,044	31,621,856	36,017,066	41,959,352	46,625,121
$ 116,224,063	$ 124,903,875	$ 130,318,242	$ 138,950,299	$ 147,745,803	$ 158,840,674

CITY OF SHOREVIEW
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year		
	2016	2017	2018
Expenses			
Governmental activities			
General government	$ 2,779,242	$ 2,889,824	$ 2,738,134
Public safety	3,836,127	4,469,412	4,145,531
Public works	4,591,903	4,191,821	4,619,159
Parks and recreation	7,247,189	7,265,886	7,180,495
Community development	3,047,976	1,658,775	1,566,796
Interest on long-term debt	342,529	479,563	759,972
Total governmental activities expenses	21,844,966	20,955,281	21,010,087
Business-type activities			
Water	2,736,575	2,867,238	3,090,385
Sewer	3,721,041	3,813,241	3,777,594
Surface water	1,275,433	1,273,020	1,306,195
Street lights	295,184	305,275	317,788
Total business-type activities expenses	8,028,233	8,258,774	8,491,962
Total primary government expenses	$ 29,873,199	$ 29,214,055	$ 29,502,049
Program revenues			
Government activities			
Charges for services			
General government	$ 1,513,923	$ 1,428,626	$ 1,506,804
Public safety	55,164	50,779	62,596
Public works	922,381	912,497	961,129
Parks and recreation	3,832,222	4,066,937	3,824,104
Community development	797,376	1,232,151	697,794
Operating grants and contributions	985,665	797,103	1,012,976
Capital grants and contributions	1,112,367	1,300,509	1,243,109
Total governmental activities program revenues	9,219,098	9,788,602	9,308,512
Business-type activities			
Charges for services			
Water	2,871,346	3,244,714	3,313,619
Sewer	4,054,563	4,280,337	4,346,724
Surface water	1,618,068	1,782,349	1,855,874
Street lights	555,704	640,876	681,628
Operating grants and contributions	22,715	406	7,379
Capital grants and contributions	417,907	40,561	501,000
Total business-type activities program revenues	9,540,303	9,989,243	10,706,224
Total primary government program revenues	$ 18,759,401	$ 19,777,845	$ 20,014,736

Fiscal Year						
2019	2020	2021	2022	2023	2024	2025
$ 2,818,666	$ 3,026,853	$ 2,934,432	$ 3,310,117	$ 3,704,397	$ 3,867,391	$ 3,909,325
4,369,668	5,309,626	5,055,046	5,140,852	5,883,542	7,323,407	11,413,054
4,272,497	4,872,473	4,347,558	4,889,371	5,118,540	5,772,870	5,823,107
8,436,181	7,112,278	8,069,134	9,898,074	10,372,247	10,559,776	10,981,485
2,006,036	2,329,567	2,793,289	2,636,634	3,017,685	3,767,542	6,048,048
768,658	716,615	664,312	682,259	627,719	625,350	1,053,257
22,671,706	23,367,412	23,863,771	26,557,307	28,724,130	31,916,336	39,228,276
3,123,860	3,330,641	3,354,801	3,550,081	3,897,619	3,588,790	3,889,203
4,118,957	4,361,002	4,240,960	4,457,530	4,559,599	4,707,455	4,898,876
1,366,392	1,607,915	1,639,956	1,696,349	1,690,690	1,948,938	1,999,471
325,531	384,425	388,835	426,706	504,038	543,488	598,112
8,934,740	9,683,983	9,624,552	10,130,666	10,651,946	10,788,671	11,385,662
$ 31,606,446	$ 33,051,395	$ 33,488,323	$ 36,687,973	$ 39,376,076	$ 42,705,007	$ 50,613,938
$ 1,572,258	$ 1,726,043	$ 1,537,641	$ 2,031,516	$ 1,529,869	$ 1,802,624	$ 1,859,206
59,193	39,299	36,945	42,601	30,129	38,936	29,515
983,472	1,178,316	1,259,366	1,389,309	1,279,636	1,767,869	1,743,089
5,144,790	1,558,277	3,180,362	4,951,875	5,634,820	5,857,474	6,197,304
1,265,253	1,203,753	1,454,135	1,266,436	1,439,129	1,831,123	1,156,648
912,161	910,572	976,484	927,808	2,052,141	1,076,703	10,743,429
1,468,899	1,371,401	1,266,920	1,686,756	1,276,694	1,835,180	1,555,147
11,406,026	7,987,661	9,711,853	12,296,301	13,242,418	14,209,909	23,284,338
3,102,813	3,798,620	4,592,272	4,616,828	4,992,128	4,584,657	4,820,362
4,509,362	4,604,235	4,791,667	4,998,527	5,184,983	5,317,013	5,550,465
1,947,975	2,017,272	2,114,438	2,203,118	2,324,998	2,347,505	2,388,379
724,438	749,902	795,591	845,623	897,958	910,808	931,472
9,635	7,864	6,086	8,818	3,351	63,717	100,206
207,943	8,091	–	193,814	148,846	61,757	–
10,502,166	11,185,984	12,300,054	12,866,728	13,552,264	13,285,457	13,790,884
$ 21,908,192	$ 19,173,645	$ 22,011,907	$ 25,163,029	$ 26,794,682	$ 27,495,366	$ 37,075,222

CITY OF SHOREVIEW
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year		
	2016	2017	2018
Net (expense) revenue			
Governmental activities	$ (12,625,868)	$ (11,166,679)	$ (11,701,575)
Business-type activities	1,512,070	1,730,469	2,214,262
Total primary government net expense	$ (11,113,798)	$ (9,436,210)	$ (9,487,313)
General revenues and other changes in net position			
Governmental activities			
Taxes			
Property taxes	$ 10,903,874	$ 11,088,974	$ 11,616,082
Tax increment collections	753,738	861,608	1,027,508
Franchise tax	1,278,643	1,275,995	1,259,315
Grants and contributions not restricted to specific programs	58,743	34,541	65,663
Unrestricted investment earnings (charges)	208,622	328,996	473,304
Gain on disposal of capital assets	43,147	91,798	71,356
Transfers	643,670	702,501	694,896
Total governmental activities	13,890,437	14,384,413	15,208,124
Business-type activities			
Unrestricted investment earnings (charges)	80,404	105,764	119,561
Transfers	(643,670)	(702,501)	(694,896)
Total business-type activities	(563,266)	(596,737)	(575,335)
Total primary government	$ 13,327,171	$ 13,787,676	$ 14,632,789
Change in net position			
Governmental activities	$ 1,264,569	$ 3,217,734	$ 3,506,549
Business-type activities	948,804	1,133,732	1,638,927
Total primary government	$ 2,213,373	$ 4,351,466	$ 5,145,476

Fiscal Year						
2019	2020	2021	2022	2023	2024	2025
$ (11,265,680)	$ (15,379,751)	$ (14,151,918)	$ (14,261,006)	$ (15,481,712)	$ (17,706,427)	$ (15,943,938)
1,567,426	1,502,001	2,675,502	2,736,062	2,900,318	2,496,786	2,405,222
$ (9,698,254)	$ (13,877,750)	$ (11,476,416)	$ (11,524,944)	$ (12,581,394)	$ (15,209,641)	$ (13,538,716)
$ 12,365,629	$ 12,945,692	$ 13,890,264	$ 14,359,768	$ 15,254,886	$ 16,070,795	$ 17,214,456
959,072	1,631,801	1,754,624	2,089,007	2,158,086	3,540,814	2,769,781
1,254,280	1,248,483	1,603,203	1,631,875	1,612,304	1,588,238	1,577,790
41,864	2,035,827	2,982,350	39,995	12,326	145,175	3,469
926,217	502,407	(57,592)	(940,667)	1,542,339	1,915,531	2,186,238
90,307	70,694	14,143	92,811	6,526	186,812	221,875
750,414	(669,174)	777,084	833,015	914,400	1,071,400	1,077,400
16,387,783	17,765,730	20,964,076	18,105,804	21,500,867	24,518,765	25,051,009
299,578	130,168	(30,764)	(333,478)	626,984	557,780	659,978
(750,414)	669,174	(777,084)	(833,015)	(914,400)	(1,071,400)	(1,077,400)
(450,836)	799,342	(807,848)	(1,166,493)	(287,416)	(513,620)	(417,422)
$ 15,936,947	$ 18,565,072	$ 20,156,228	$ 16,939,311	$ 21,213,451	$ 24,005,145	$ 24,633,587
$ 5,122,103	$ 2,385,979	$ 6,812,158	$ 3,844,798	$ 6,019,155	$ 6,812,338	$ 9,107,071
1,116,590	2,301,343	1,867,654	1,569,569	2,612,902	1,983,166	1,987,800
$ 6,238,693	$ 4,687,322	$ 8,679,812	$ 5,414,367	$ 8,632,057	$ 8,795,504	$ 11,094,871

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CITY OF SHOREVIEW
Governmental Activities Tax Revenues by Source
Last Ten Fiscal Years
(Accrual Basis of Accounting)

Fiscal Year	General Property Tax	Tax Increments	Franchise Tax	Total
2016	$ 10,903,874	$ 753,738	$ 1,278,643	$ 12,936,255
2017	11,088,974	861,608	1,275,995	13,226,577
2018	11,616,082	1,027,508	1,259,315	13,902,905
2019	12,365,629	959,072	1,254,280	14,578,981
2020	12,945,692	1,631,801	1,248,483	15,825,976
2021	13,890,264	1,754,624	1,603,203	17,248,091
2022	14,359,768	2,089,007	1,631,875	18,080,650
2023	15,254,886	2,158,086	1,612,304	19,025,276
2024	16,070,795	3,540,814	1,588,238	21,199,847
2025	17,214,456	2,769,781	1,577,790	21,562,027

CITY OF SHOREVIEW
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
General Fund				
Nonspendable				
Prepaid items	$ 135,985	$ 80,440	$ 863,722	$ 28,641
Assigned	–	30,000	–	–
Unassigned	4,673,293	4,915,075	4,321,592	5,554,310
Total General Fund	$ 4,809,278	$ 5,025,515	$ 5,185,314	$ 5,582,951
All other governmental funds				
Nonspendable				
Prepaid items	$ 22,169	$ 4,058	$ 20,541	$ 26,585
Restricted	4,954,524	16,266,250	7,301,624	5,490,701
Committed	10,065,588	12,466,505	11,101,004	11,339,921
Assigned	2,936,626	2,619,061	3,022,851	3,449,549
Unassigned	(989,146)	(904,624)	(803,321)	(794,115)
Total all other governmental funds	$ 16,989,761	$ 30,451,250	$ 20,642,699	$ 19,512,641

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 846,669	$ 922,305	$ 1,007,983	$ 85,022	$ 1,192,094	$ 72,373
211,228	–	–	–	–	–
4,998,626	5,256,575	5,756,640	7,192,932	6,757,514	8,345,228
$ 6,056,523	$ 6,178,880	$ 6,764,623	$ 7,277,954	$ 7,949,608	$ 8,417,601
$ 15,349	$ 32,139	$ 29,867	$ 42,683	$ 28,460	$ 340,289
6,147,842	6,643,000	7,295,848	8,305,557	10,331,434	14,496,755
9,510,921	10,164,929	11,727,463	15,915,347	18,637,292	17,470,454
1,244,923	1,184,027	1,106,111	1,024,180	956,655	952,073
(2,928,465)	(2,269,832)	(1,620,928)	(451,794)	(177,256)	(213,756)
$ 13,990,570	$ 15,754,263	$ 18,538,361	$ 24,835,973	$ 29,776,585	$ 33,045,815

CITY OF SHOREVIEW
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year			
	2016	2017	2018	2019
Revenues				
Taxes				
General property taxes	$ 10,726,142	$ 10,907,023	$ 11,433,913	$ 12,189,888
Tax increments	753,761	861,608	1,027,508	956,923
Franchise tax	1,278,643	1,275,995	1,259,315	1,254,280
Special assessments	323,464	311,968	351,436	310,318
Licenses and permits	695,250	1,000,637	634,797	1,097,166
Intergovernmental	1,674,144	1,484,186	1,778,150	1,681,388
Charges for services	5,896,213	6,126,896	5,832,229	7,464,997
Fines and forfeits	51,264	47,899	59,366	55,843
Earnings on investments (charges)	196,028	307,559	445,005	851,395
Billboard fees	53,363	58,716	52,862	58,312
Antenna fees	399,928	430,740	464,364	427,865
Miscellaneous	223,692	426,631	118,077	398,013
Total revenues	22,271,892	23,239,858	23,457,022	26,746,388
Expenditures				
Current				
General government	2,516,388	2,633,535	2,518,533	2,597,979
Public safety	3,751,349	4,384,589	4,059,505	4,282,209
Public works	2,886,255	2,116,201	2,586,700	2,277,693
Parks and recreation	6,551,569	6,622,590	6,593,145	7,695,620
Community development	3,016,431	1,626,053	1,643,991	2,012,138
Capital outlay	2,574,263	5,166,469	18,232,967	6,957,100
Debt service				
Principal	1,030,000	1,010,000	1,849,965	1,475,000
Interest	267,231	245,175	538,698	708,939
Fiscal charges	3,082	126,460	51,392	12,131
Total expenditures	22,596,568	23,931,072	38,074,896	28,018,809
Revenues over (under) expenditures	(324,676)	(691,214)	(14,617,874)	(1,272,421)
Other financing sources (uses)				
Issuance of refunding debt	–	–	150,000	–
Debt issuance	–	12,865,000	3,180,000	–
Premium on debt issuance	–	831,537	164,640	–
Payments to refunded bond escrow agent	–	–	–	(160,000)
Sale of capital assets	4,369	13,849	807,190	–
Transfers in	611,573	658,554	667,292	700,000
Transfers out	–	–	–	–
Total other financing sources (uses)	615,942	14,368,940	4,969,122	540,000
Net change in fund balances	$ 291,266	$ 13,677,726	$ (9,648,752)	$ (732,421)
Debt service as a percentage of noncapital expenditures	6.5%	6.7%	12.0%	10.4%

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 12,756,667	$ 13,681,486	$ 14,169,312	$ 15,062,833	$ 15,872,947	$ 17,090,723
1,633,950	1,753,114	2,090,517	2,154,817	3,537,459	2,774,959
1,248,483	1,603,203	1,631,875	1,612,304	1,588,238	1,577,790
292,214	357,681	386,124	262,387	224,628	427,999
1,034,606	1,126,540	1,028,274	1,208,306	1,481,572	1,040,408
3,897,006	4,690,738	1,868,277	2,840,186	1,936,720	10,873,530
4,151,776	5,759,473	7,868,214	8,346,430	9,237,388	9,382,293
36,689	36,685	42,271	29,589	32,237	28,925
462,585	(47,439)	(816,796)	1,385,685	1,767,979	2,073,532
54,091	61,863	73,524	52,191	73,757	75,969
444,904	454,047	681,198	258,898	452,686	481,044
193,060	229,128	172,841	471,071	1,062,005	183,030
26,206,031	29,706,519	29,195,631	33,684,697	37,267,616	46,010,202
2,829,339	2,786,793	2,967,619	3,350,644	3,638,351	3,707,290
5,222,852	4,969,987	5,068,777	5,811,467	7,250,698	17,844,715
2,457,973	2,466,832	2,752,696	3,176,503	3,974,949	4,068,424
6,363,005	7,277,855	8,592,269	9,047,700	9,457,140	10,007,881
2,435,190	2,870,481	2,604,523	3,135,644	4,191,761	6,335,288
11,124,686	5,845,499	4,834,045	933,960	5,496,953	8,641,215
1,730,000	1,665,000	1,695,000	1,540,000	1,310,000	1,310,000
712,756	677,096	630,629	665,657	601,536	637,184
15,211	6,726	47,826	7,179	70,204	163,702
32,891,012	28,566,269	29,193,384	27,668,754	35,991,592	52,715,699
(6,684,981)	1,140,250	2,247	6,015,943	1,276,024	(6,705,497)
–	–	–	–	–	–
850,000	–	2,425,000	–	3,100,000	9,080,000
68,727	–	172,594	–	284,242	404,720
–	–	–	–	–	–
–	800	–	–	–	–
720,190	745,000	770,000	795,000	952,000	958,000
(2,435)	–	–	–	–	–
1,636,482	745,800	3,367,594	795,000	4,336,242	10,442,720
$ (5,048,499)	$ 1,886,050	$ 3,369,841	$ 6,810,943	$ 5,612,266	$ 3,737,223
11.2%	10.3%	9.5%	8.3%	6.3%	4.4%

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CITY OF SHOREVIEW
Taxable Net Tax Capacity Value and Estimated Market Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year	Real Property: Residential Property	Real Property: Commercial Property	Personal Property	Agricultural and Miscellaneous	Less Captured Tax Increment Value	Total Taxable Net Tax Capacity Value	Total Direct Tax Rate	Total Market Value	Net Tax Capacity as a Percentage of Market Value
2016	$ 24,122,506	$6,414,987	$ 217,494	$ 60,810	$ 607,343	$ 30,208,454	35.357%	$2,698,385,600	1.1%
2017	26,119,554	6,513,377	234,673	62,086	702,515	32,227,175	34.302%	2,861,312,100	1.1%
2018	28,149,733	6,915,965	239,129	59,841	828,481	34,536,187	33.617%	3,068,151,200	1.1%
2019	30,228,796	7,158,969	216,621	54,913	840,268	36,819,031	32.960%	3,271,366,800	1.1%
2020	33,291,754	7,081,355	230,113	14,654	1,360,590	39,257,286	32.626%	3,542,781,700	1.1%
2021	35,366,348	7,547,387	253,438	5,213	1,555,347	41,617,039	32.331%	3,744,727,900	1.1%
2022	36,732,406	7,593,343	271,234	–	1,813,786	42,783,197	32.961%	3,851,462,600	1.1%
2023	43,300,031	7,911,887	284,794	5,836	2,117,727	49,384,821	30.258%	4,497,702,682	1.1%
2024	45,791,400	8,498,210	291,382	13,394	3,457,909	51,136,477	31.432%	4,745,162,012	1.1%
2025	46,797,081	8,391,270	303,636	6,054	2,633,863	52,864,178	32.377%	4,774,063,212	1.1%
Percentage of Total Net Tax Capacity Value									
2016	79.9%	21.2%	0.7%	0.2%	2.0%	100.0%			
2017	81.1%	20.2%	0.7%	0.2%	2.2%	100.0%		0.3195	
2018	81.5%	20.0%	0.7%	0.2%	2.4%	100.0%			
2019	82.1%	19.4%	0.6%	0.2%	2.3%	100.0%			
2020	84.8%	18.0%	0.6%	0.0%	3.4%	100.0%			
2021	85.0%	18.1%	0.6%	0.0%	3.7%	100.0%			
2022	85.9%	17.7%	0.6%	0.0%	4.2%	100.0%			
2023	87.7%	16.0%	0.6%	0.0%	4.3%	100.0%			
2024	89.5%	16.6%	0.6%	0.0%	6.8%	100.0%			
2025	88.5%	15.9%	0.6%	0.0%	5.0%	100.0%			

Tax exempt property values are not included in total net capacity value.

Source: Ramsey County Assessor's Office

CITY OF SHOREVIEW
Property Tax Rates
Direct and Overlapping (1) Governments
Last Ten Fiscal Years

	Fiscal Year		
	2016	2017	2018
Tax Capacity Rates:			
City of Shoreview			
General Fund	24.267%	23.588%	22.822%
Special revenue	0.365%	0.356%	0.347%
Capital project	8.302%	8.096%	7.771%
Debt service	1.813%	1.693%	2.145%
Internal service	0.610%	0.569%	0.532%
Total city tax rate	35.357%	34.302%	33.617%
Shoreview HRA	0.332%	0.325%	0.318%
Overlapping rates			
Ramsey County	54.012%	51.173%	49.473%
Ramsey County Library	4.873%	4.677%	4.489%
Total county tax rate	58.885%	55.850%	53.962%
Rice Creek Watershed	2.108%	1.985%	1.826%
Metro Watershed	4.214%	3.813%	3.746%
School Districts			
District No. 621	26.245%	25.305%	28.464%
District No. 623	20.958%	18.894%	34.396%
Other			
Regional rail	4.091%	3.875%	3.830%
Ramsey County Housing Authority	0.000%	0.000%	0.000%
Metropolitan Council	2.379%	2.243%	2.153%
Mosquito Control	0.475%	0.455%	0.440%
Total Direct and Overlapping Tax Capacity Rates:			
Grass Lake, No. 621	127.764%	122.355%	122.784%
Rice Creek, No. 621	129.872%	124.340%	124.610%
Metro Watershed, No. 621	131.978%	126.168%	126.530%
Grass Lake, No. 623	122.477%	115.944%	128.716%
Rice Creek, No. 623	124.585%	117.929%	130.542%
Metro Watershed, No. 623	126.691%	119.757%	132.462%
State-Wide Tax Capacity Rates:			
Commercial, industrial, and non-electric public utilities	48.641%	45.802%	43.865%
Cabins	21.167%	20.845%	20.779%
Market Value Tax Rates:			
Overlapping rates			
School Districts			
District No. 621	0.22261%	0.20712%	0.19725%
District No. 623	0.21044%	0.19350%	0.21951%

Source: Ramsey County Assessor's office

(1) Overlapping rates are those of local, county, regional, and state governments that apply to property owners within the City. Not all overlapping rates apply to all city property owners (e.g., the rates for special districts apply only to the portion of the government's property owners whose property is located within the geographic boundaries of the special district).

Fiscal Year						
2019	2020	2021	2022	2023	2024	2025
22.191%	22.454%	22.429%	23.068%	21.609%	22.664%	24.042%
0.407%	0.407%	0.399%	0.447%	0.434%	0.472%	0.503%
6.808%	6.762%	6.675%	6.938%	5.892%	6.031%	5.642%
3.055%	2.535%	2.386%	2.076%	1.953%	1.917%	1.858%
0.499%	0.468%	0.442%	0.431%	0.370%	0.348%	0.332%
32.960%	32.626%	32.331%	32.960%	30.258%	31.432%	32.377%
0.595%	0.669%	0.634%	0.657%	0.592%	0.607%	0.615%
48.565%	48.081%	43.859%	43.987%	41.232%	41.681%	43.686%
4.315%	4.221%	3.901%	4.080%	3.670%	3.774%	3.790%
52.880%	52.302%	47.760%	48.067%	44.902%	45.455%	47.476%
1.858%	1.925%	1.822%	1.830%	1.671%	1.601%	1.552%
3.387%	3.248%	2.938%	2.893%	2.667%	2.652%	2.612%
26.330%	24.964%	23.863%	23.420%	18.367%	16.469%	17.033%
31.686%	30.668%	31.250%	26.914%	25.533%	25.030%	27.774%
3.886%	3.918%	3.825%	4.054%	3.683%	3.974%	4.176%
0.000%	0.000%	0.000%	1.824%	1.366%	1.526%	1.595%
2.098%	2.003%	1.809%	1.882%	1.681%	1.545%	1.592%
0.423%	0.403%	0.366%	0.381%	0.339%	0.313%	0.324%
119.172%	116.885%	110.588%	113.245%	101.188%	101.321%	105.188%
121.030%	118.810%	112.410%	115.075%	102.859%	102.922%	106.740%
122.559%	120.133%	113.526%	116.138%	103.855%	103.973%	107.800%
124.528%	122.589%	117.975%	116.739%	108.354%	109.882%	115.929%
126.386%	124.514%	119.797%	118.569%	110.025%	111.483%	117.481%
127.915%	125.837%	120.913%	119.632%	111.021%	112.534%	118.541%
42.416%	38.846%	35.978%	36.289%	33.003%	29.294%	28.857%
19.962%	17.997%	17.306%	16.306%	12.321%	10.640%	10.010%
0.18765%	0.29347%	0.25290%	0.25639%	0.22776%	0.24480%	0.23270%
0.22529%	0.19816%	0.16876%	0.26937%	0.21357%	0.23293%	0.22517%

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CITY OF SHOREVIEW
Principal Property Taxpayers
Current Year and Nine Years Ago

	2025				2016			
Taxpayer	Market Value	Taxable Net Tax Capacity Value	Rank	Percentage of Total Net Tax Capacity Value	Market Value	Taxable Net Tax Capacity Value	Rank	Percentage of Total Net Tax Capacity Value
Shoreview Housing Phase 2 LLC	$ 103,457,900	$ 1,293,225	1	2.45%	$ –	$ –	–	0.00%
KJPL Shoreview LLC	97,231,500	1,215,394	2	2.30%	–	–	–	0.00%
Wells Fargo	37,601,500	618,743	3	1.17%	–	–	–	0.00%
McMillan Group LLC	33,519,700	436,840	4	0.83%	25,200,000	502,500	2	1.66%
Shoreview Ridge MF LLC	21,476,000	427,270	5	0.81%	38,743,400	774,118	1	2.56%
Terrace Apartments Company	32,856,200	410,702	6	0.78%	24,667,100	308,340	4	1.02%
Lakeshore Oaks Apts LLP	29,041,500	363,020	7	0.69%	17,142,500	214,280	10	0.71%
SVH Limited	28,154,700	351,934	8	0.67%	–	–	–	0.00%
TSI Inc.	15,978,700	317,324	9	0.60%	12,600,000	251,250	7	0.83%
WPT Rice Creek LP	16,690,500	210,519	10	0.40%	–	–	–	0.00%
Deluxe Corporation	–	–	–	–	20,805,000	415,350	3	1.37%
Dayton Hudson Corporation	–	–	–	–	14,504,100	289,332	5	0.96%
Medtronic	–	–	–	–	14,126,500	281,780	6	0.93%
TSI Inc.	–	–	–	–	12,600,000	251,250	7	0.83%
Carroll Ventures Company	–	–	–	–	17,650,300	220,629	9	0.73%
Total	$ 416,008,200	$ 5,644,971		10.70%	$ 198,038,900	$ 3,508,829		11.60%

Rank is based on taxable net tax capacity value.

Source: Ramsey County Board of Equalization and Assessment

CITY OF SHOREVIEW
Property Tax Levies and Collections
Last Ten Fiscal Years

Levy Year	Total Tax Levy for Fiscal Year (1)	Collections (Refunds) Within the Fiscal Year 2016	2017	2018	2019	2020	2021	2022
Property Taxes:								
2015 and prior	$ 10,362,788	$ 50,926	$ (21,714)	$ 8,158	$ 1,564	$ 15	$ 1,015	$ –
2016	10,767,725	10,708,778	17,544	(8,941)	2,990	986	1,642	223
2017	11,190,497	–	11,105,813	30,948	(25,606)	2,688	1,941	801
2018	11,741,840	–	–	11,690,537	(7,701)	(7,787)	1,989	1,422
2019	12,367,045	–	–	–	12,224,575	19,129	(20,493)	(1,526)
2020	13,079,686	–	–	–	–	13,020,882	14,352	(63)
2021	13,730,874	–	–	–	–	–	13,658,454	34,660
2022	14,356,707	–	–	–	–	–	–	14,297,086
2023	15,341,452	–	–	–	–	–	–	–
2024	16,335,747	–	–	–	–	–	–	–
2025	17,397,628	–	–	–	–	–	–	–
Non-levy collections (2)		150,889	(12,367)	(105,163)	177,146	(97,461)	208,401	20,566
Total collections within fiscal year		$10,910,593	$11,089,276	$11,615,539	$12,372,968	$12,938,452	$13,867,301	$14,353,169
Tax Increments:								
2015 and prior	$ 1,193,512	$ (16,877)	$ –	$ –	$ –	$ –	$ –	$ –
2016	776,270	770,638	–	–	–	–	–	–
2017	868,354	–	861,608	–	–	–	–	–
2018	1,027,508	–	–	1,027,508	–	–	–	–
2019	1,013,478	–	–	–	956,923	17,750	–	–
2020	1,616,200	–	–	–	–	1,616,200	–	–
2021	1,754,624	–	–	–	–	–	1,753,114	1,510
2022	2,089,007	–	–	–	–	–	–	2,089,007
2023	2,202,029	–	–	–	–	–	–	–
2024	3,516,362	–	–	–	–	–	–	–
2025	2,776,405	–	–	–	–	–	–	–
Total collections within fiscal year		$ 753,761	$ 861,608	$ 1,027,508	$ 956,923	$ 1,633,950	$ 1,753,114	$ 2,090,517

(1) Net of county rounding adjustment.
(2) Non-levy collections include interest, petitions, and other collections that do not reduce uncollected taxes.

Collections (Refunds) Within the Fiscal Year			Percentage Collected Within the Fiscal Year of the Levy	Total Collections to Date		Adjustments	Total Uncollected	
2023	2024	2025		Amount	Percentage of Levy		Amount	Percentage of Levy
$ –	$ –	$ –	99.2%	$ 10,323,279	99.6%	$ (39,509)	$ –	0.00%
–	–	–	99.5%	10,723,222	99.6%	(44,503)	–	0.00%
224	1,148	–	99.2%	11,117,957	99.4%	(72,540)	–	0.00%
303	1,868	–	99.6%	11,680,631	99.5%	(61,209)	–	0.00%
2,742	1,130	412	98.8%	12,225,969	98.9%	(141,467)	(391)	0.00%
(1,294)	1,046	651	99.6%	13,035,574	99.7%	(34,477)	9,635	0.07%
(17,328)	(27,817)	1,812	99.5%	13,649,781	99.4%	(79,815)	1,278	0.01%
3,461	(31,951)	4,435	99.6%	14,273,031	99.4%	(84,760)	(1,084)	-0.01%
15,245,537	(41,397)	(1,312)	99.4%	15,202,828	99.1%	(151,050)	(12,426)	-0.08%
–	16,188,702	(29,268)	99.1%	16,159,434	98.9%	(167,035)	9,278	0.06%
–	–	17,272,509	99.3%	17,272,509	99.3%	(59,888)	65,231	0.37%
12,013	13,760	20,379					–	
$15,245,658	$16,106,489	$17,269,618					$ 71,521	
$ –	$ –	$ –	100.0%	$ 1,176,604	98.6%	$ (16,908)	$ –	0.00%
–	–	–	99.3%	770,638	99.3%	(5,632)	–	0.00%
–	–	–	99.2%	861,608	99.2%	(6,746)	–	0.00%
–	–	–	100.0%	1,027,508	100.0%	–	–	0.00%
–	–	–	94.4%	974,673	96.2%	(38,805)	–	0.00%
–	–	–	100.0%	1,616,200	100.0%	–	–	0.00%
–	–	–	99.9%	1,754,624	100.0%	–	–	0.00%
–	–	–	100.0%	2,089,007	100.0%	–	–	0.00%
2,154,817	–	–	97.9%	2,154,817	97.9%	(47,212)	–	0.00%
–	3,513,007	–	99.9%	3,513,007	99.9%	(3,355)	–	0.00%
–	–	2,774,959	0.0%	2,774,959	99.9%	–	1,446	0.05%
$ 2,154,817	$ 3,513,007	$ 2,774,959					$ 1,446	

CITY OF SHOREVIEW
Water Sold by Type of Customer
Last Ten Fiscal Years
(in millions of gallons)

	Residential				
	Tier 1 – First 5,000 Gallons	Tier 2 – Second 5,000 Gallons	Tier 3 – Third 20,000 Gallons	Tier 4 – Remaining Gallons	Total Residential
2016	205.8	154.2	177.5	66.6	604.1
2017	207.5	157.7	185.2	62.3	612.7
2018	205.1	151.0	168.6	63.7	588.4
2019	213.4	154.3	148.0	34.8	550.5
2020	214.8	159.8	186.2	65.1	625.9
2021	214.4	155.8	200.5	105.2	675.9
2022	223.2	155.5	184.3	83.9	646.9
2023	227.3	152.0	184.1	106.5	669.9
2024	227.7	147.0	146.1	47.0	567.8
2025	232.8	153.4	157.3	58.4	601.9
	Percentage of Total Water Sold				
2016	26.2%	19.7%	22.7%	8.5%	77.1%
2017	26.2%	19.9%	23.4%	7.9%	77.4%
2018	26.5%	19.5%	21.8%	8.2%	76.0%
2019	30.2%	21.9%	21.0%	4.9%	78.0%
2020	27.2%	20.2%	23.5%	8.2%	79.1%
2021	24.6%	17.8%	22.9%	12.0%	77.3%
2022	26.4%	18.4%	21.8%	9.9%	76.5%
2023	25.8%	17.2%	20.9%	12.1%	76.0%
2024	30.5%	19.7%	19.6%	6.3%	76.0%
2025	29.7%	19.5%	20.0%	7.4%	76.7%

(1) The City does not bill the various departments for water use; this consumption is for tracking purposes only.

Source: City of Shoreview utility billing department

Commercial/Industrial/Hotel/Motel/Public Institutions Religious/Charitable/Residential Irrigation Only Accounts					
Tier 1 – First 50,000 Gallons	Tier 2 – Second 1,150,000 Gallons	Tier 3 – Remaining Water Consumed	Total Commercial/ Industrial, Etc.	Shoreview City Accounts (1)	Total Water Sold
26.5	114.4	17.4	158.3	21.2	783.6
25.9	107.6	18.8	152.4	26.0	791.1
26.7	117.9	21.7	166.3	20.4	775.1
25.3	94.7	20.2	140.2	15.4	706.1
25.8	101.1	15.7	142.6	22.6	791.1
27.7	121.6	23.5	172.8	25.8	874.5
27.2	121.6	26.1	174.9	23.4	845.2
27.3	129.2	27.1	183.6	28.2	881.7
26.8	107.9	19.1	153.8	25.4	747.0
27.7	114.4	17.9	160.0	23.2	785.1
		Percentage of Total Water Sold			
3.4%	14.6%	2.2%	20.2%	2.7%	100.0%
3.3%	13.6%	2.4%	19.3%	3.3%	100.0%
3.4%	15.2%	2.8%	21.4%	2.6%	100.0%
3.6%	13.4%	2.9%	19.9%	2.2%	100.0%
3.3%	12.7%	2.0%	18.0%	2.9%	100.0%
3.2%	13.8%	2.7%	19.7%	3.0%	100.0%
3.2%	14.4%	3.1%	20.7%	2.8%	100.0%
3.1%	14.6%	3.1%	20.8%	3.2%	100.0%
3.6%	14.4%	2.6%	20.6%	3.4%	100.0%
3.5%	14.6%	2.3%	20.4%	3.0%	100.0%

CITY OF SHOREVIEW
Residential Utility Rates per Quarter
Last Ten Fiscal Years

	Water					Surface Water Management			
		Rate per 1,000 Gallons				Per Unit		Per Acre	
	Base Rate Per Unit	Tier 1 First 5,000 Gallons	Tier 2 Second 5,000 Gallons	Tier 3 Third 20,000 Gallons	Tier 4 Remaining Gallons	Single-Family	Town Home	Condos	Apartments and Mobile Homes
2016	$ 16.73	$ 1.36	$ 2.17	$ 3.01	$ 4.95	$ 25.73	$ 27.25	$ 215.13	$ 215.13
2017	18.74	1.52	2.43	3.37	5.54	28.30	29.98	236.64	236.64
2018	19.49	1.58	2.53	3.50	5.76	29.72	31.48	248.47	248.47
2019	20.27	1.64	2.63	3.64	5.99	31.21	33.05	260.89	260.89
2020	25.00	1.67	2.68	3.71	6.11	32.30	34.21	270.02	270.02
2021	29.00	1.77	2.84	3.93	6.48	33.27	35.24	278.12	278.12
2022	32.00	1.82	2.93	4.05	6.67	35.27	37.35	294.81	294.81
2023	33.00	1.87	3.02	4.17	6.87	36.68	38.84	306.60	306.60
2024	33.99	1.93	3.11	4.30	7.08	37.41	39.62	312.73	312.73
2025	35.69	2.01	3.23	4.47	7.36	38.16	40.41	318.98	318.98

Source: City of Shoreview utility billing department

Sewer						Street Lighting	
	Use Rate per unit (Based on Winter Water Use)					Per Unit	
Base Rate Per Unit	Tier 1 Less Than 5,000 Gallons	Tier 2 Between 5,000 and 10,000 Gallons	Tier 3 Between 10,001 and 20,000 Gallons	Tier 4 Between 20,001 and 30,000 Gallons	Tier 5 Greater Than 30,000 Gallons	Single- and Multi-Family	Condos, Apartments, and Mobile Homes
$ 41.43	$ 17.51	$ 30.14	$ 46.22	$ 62.86	$ 81.66	$ 10.85	$ 8.14
42.67	18.04	31.04	47.61	64.75	84.11	12.48	9.36
43.95	18.58	31.97	49.04	66.69	86.63	13.23	9.92
45.27	19.14	32.93	50.51	68.69	89.23	13.89	10.42
46.18	19.52	33.59	51.52	70.06	91.01	14.31	10.73
47.10	19.91	34.26	52.55	71.46	92.83	15.03	11.27
48.98	20.71	35.63	54.65	74.32	96.54	15.63	11.72
50.45	21.33	36.70	56.29	76.55	99.44	16.41	12.31
51.46	21.76	37.43	57.42	78.08	101.43	16.74	12.56
53.00	22.41	38.55	59.14	80.42	104.47	17.07	12.81

CITY OF SHOREVIEW
Commercial Utility Rates per Quarter
Last Ten Fiscal Years

Fiscal Year	Water			
	Base Rate Per Account	Rate per 1,000 Gallons		
		First 50,000	Next 1,150,000	All Remaining
2016	$ 16.73	$ 2.17	$ 3.01	$ 4.95
2017	18.74	2.43	3.37	5.54
2018	19.49	2.53	3.50	5.76
2019	20.27	2.63	3.64	5.99
2020	25.00	2.68	3.71	6.11
2021	29.00	2.84	3.93	6.48
2022	32.00	2.93	4.05	6.67
2023	33.00	3.02	4.17	6.87
2024	33.99	3.11	4.30	7.08
2025	35.69	3.23	4.47	7.36

Source: City of Shoreview utility billing department

Sewer		Surface Water Management	Street Lights
Sewer Availability Charge Per Account	Rate per 1,000 Gallons	Rate Per Acre	Rate Per Acre
$ 41.43	$ 4.43	$ 215.13	$ 32.58
42.67	4.56	236.64	37.47
43.95	4.70	248.47	39.72
45.27	4.84	260.89	41.71
46.18	4.94	270.02	42.96
47.10	5.04	278.12	45.11
48.98	5.24	294.81	46.91
50.45	5.40	306.60	49.26
51.46	5.51	312.73	50.25
53.00	5.68	318.98	51.26

CITY OF SHOREVIEW
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities					Business-Type Activities
Fiscal Year	General Obligation Improvement Bonds	Other General Obligation Bonds	Certificates of Participation	Loan Payable	Unamortized Premium	Water Bonds
2016	$ 2,480,000	$ 8,125,000	$ 2,910,000	$ 6,000,000	$ 361,812	$ 17,900,000
2017	2,305,000	20,270,000	2,535,000	6,000,000	1,151,055	16,940,000
2018	2,270,000	22,710,000	2,145,000	5,195,035	1,235,605	18,470,000
2019	1,935,000	21,530,000	1,745,000	5,195,035	1,143,138	16,280,000
2020	2,600,000	20,115,000	1,330,000	5,195,035	1,124,086	17,465,000
2021	2,405,000	18,775,000	900,000	5,195,035	1,032,613	16,260,000
2022	2,220,000	19,820,000	460,000	5,195,035	1,119,008	15,815,000
2023	2,025,000	18,615,000	–	5,195,035	1,026,164	14,460,000
2024	1,795,000	20,310,000	–	5,195,035	1,217,562	15,240,000
2025	1,550,000	27,995,000	–	5,195,035	1,498,939	15,585,000

Note: Details regarding the City's outstanding debt can be found in the notes to basic financial statements.

(1) See Table for Taxable Net Tax Capacity Value and Estimated Market Value of Taxable Property for the estimated actual market value.

(2) See Table for Demographic and Economic Statistics schedule for estimated personal income and population data.

Business-Type Activities						
Sewer Bonds	Surface Water Bonds	Unamortized Premium	Total Primary Government	Percentage of Estimated Personal Income (2)	Percentage of Estimated actual Market Value of Property (1)	Per Capita (2)
$ 3,190,000	$ 3,390,000	$ 596,551	$ 44,953,363	3.36%	1.67%	$ 1,723
2,960,000	3,030,000	548,448	55,739,503	4.03%	1.95%	2,114
3,300,000	3,770,000	786,501	59,882,141	4.21%	1.95%	2,264
2,775,000	3,275,000	705,290	54,583,463	3.72%	1.67%	2,061
6,035,000	5,500,000	1,123,529	60,487,650	3.95%	1.71%	2,266
5,745,000	5,030,000	1,009,206	56,351,854	3.28%	1.50%	2,093
6,555,000	5,220,000	1,100,407	57,504,450	3.26%	1.49%	2,132
6,070,000	4,720,000	983,120	53,094,319	2.82%	1.18%	1,956
5,545,000	5,235,000	1,139,612	55,677,209	2.83%	1.17%	2,034
5,530,000	4,840,000	1,150,418	63,344,392	3.04%	1.33%	2,294

CITY OF SHOREVIEW
Ratios of Net General Bonded Debt Outstanding
Last Ten Fiscal Years

	Governmental Activities			Business-Type Activities			
Fiscal Year	General Obligation Improvement Bonds	Other General Obligation Bonds	Unamortized Premium	Water Bonds	Sewer Bonds	Surface Water Bonds	Unamortized Premium
2016	$ 2,480,000	$ 8,125,000	$ 361,812	$17,900,000	$ 3,190,000	$ 3,390,000	$ 596,551
2017	2,305,000	20,270,000	1,151,055	16,940,000	2,960,000	3,030,000	548,448
2018	2,270,000	22,710,000	1,235,605	18,470,000	3,300,000	3,770,000	786,501
2019	1,935,000	21,530,000	1,143,138	16,280,000	2,775,000	3,275,000	705,290
2020	2,600,000	20,115,000	1,124,086	17,465,000	6,035,000	5,500,000	1,123,529
2021	2,405,000	18,775,000	1,032,613	16,260,000	5,745,000	5,030,000	1,009,206
2022	2,220,000	19,820,000	1,119,008	15,815,000	6,555,000	5,220,000	1,100,407
2023	2,025,000	18,615,000	1,026,164	14,460,000	6,070,000	4,720,000	983,120
2024	1,795,000	20,310,000	1,217,562	15,240,000	5,545,000	5,235,000	1,139,612
2025	1,550,000	27,995,000	1,498,939	15,585,000	5,530,000	4,840,000	1,150,418

Note: Details regarding the City's outstanding debt can be found in the notes to financial statements.

(1) See Table for Taxable Net Tax Capacity Value and Estimated Market Value of Taxable Property for the estimated actual market value.

(2) See Table for Demographic and Economic Statistics schedule.

Total	Resources Restricted for Repayment	Net General Bonded Debt	Percentage of Estimated Actual Market Value of Property (1)	Per Capita (2)
$36,043,363	$ 1,145,579	$34,897,784	1.29%	$ 1,337
47,204,503	1,110,868	46,093,635	1.61%	1,748
52,542,106	1,508,902	51,033,204	1.66%	1,930
47,643,428	1,490,238	46,153,190	1.41%	1,743
53,962,615	1,293,283	52,669,332	1.49%	1,973
50,256,819	1,282,046	48,974,773	1.31%	1,819
51,849,415	1,212,238	50,637,177	1.31%	1,878
47,899,284	1,289,815	46,609,469	1.04%	1,717
50,482,174	1,123,151	49,359,023	1.04%	1,803
58,149,357	1,392,529	56,756,828	1.19%	2,055

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CITY OF SHOREVIEW
Direct and Overlapping Governmental Activities Debt
as of December 31, 2025

Governmental Unit	Gross Debt Outstanding (1)	Estimated Percentage Applicable (2)	Estimated Share of Overlapping Debt
Overlapping debt			
Ramsey County	$ 233,227,000	6.410%	$ 14,950,816
Independent School District No. 621 (Mounds View)	195,795,000	30.508%	59,732,470
Independent School District No. 623 (Roseville)	154,390,000	3.740%	5,774,948
Metropolitan Council	1,564,245,118	0.835%	13,063,260
Metro Watershed District	2,140,000	7.926%	169,613
Total overlapping debt			93,691,107
City of Shoreview direct debt (1)			36,238,974
Total direct and overlapping debt			$ 129,930,081

Debt Ratios	
Ratio of debt per capita (27,616 population, Table 18)	$ 4,747.34
Ratio of debt to net tax capacity valuations (after fiscal disparities) ($52,864,178, Table 6)	245.78%
Ratio of debt to estimated actual market value of property ($4,774,063,212, Table 6)	2.72%

Sources: Assessed value data used to estimate applicable percentages provided by the County Board of Equalization and Assessment. Debt outstanding data provided by the county.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) Gross bonded and direct debt outstanding includes all general obligation debt and loans.

(2) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the government's boundaries and dividing it by the county's total taxable assessed value.

CITY OF SHOREVIEW
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year			
	2016	2017	2018	2019
Debt limit	$ 80,951,568	$ 85,839,363	$ 92,044,536	$ 98,141,004
Total net debt applicable to limit	10,064,636	8,985,056	10,947,380	9,620,097
Legal debt margin	$ 70,886,932	$ 76,854,307	$ 81,097,156	$ 88,520,907
Total net debt applicable to the limit as a percentage of debt limit	12.43%	10.47%	11.89%	9.80%

Fiscal Year					
2020	2021	2022	2023	2024	2025
$ 106,283,451	$ 112,341,837	$ 115,543,878	$ 134,931,080	$ 142,354,860	$ 143,221,896
8,422,988	7,204,348	8,471,679	7,676,044	6,921,868	6,957,393
$ 97,860,463	$ 105,137,489	$ 107,072,199	$ 127,255,036	$ 135,432,992	$ 136,264,503
7.93%	6.41%	7.33%	5.69%	4.86%	4.86%

Legal Debt Margin Calculation for Fiscal Year 2025	
Market value (payable 2025 value)	$4,774,063,212
Debt limit (3% of market value)	143,221,896
Debt applicable to limit	
Other general obligation bonds	7,410,000
Less cash set aside for repayment of general obligation debt	(452,607)
Total net debt applicable to limit	6,957,393
Legal debt margin	$ 136,264,503

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CITY OF SHOREVIEW
Pledged Revenue Coverage
Last Ten Fiscal Years

Fiscal Year	Utility Revenues	Less Operating Expenses (1)	Net Available Revenue	Debt Service		Times Coverage
				Principal	Interest	
Water Revenue Bonds						
2016	$ 2,929,180	$ 1,570,611	$ 1,358,569	$ 450,000	$ 462,503	1.49
2017	3,285,821	1,609,969	1,675,852	960,000	436,998	1.20
2018	3,354,356	1,693,957	1,660,399	1,065,000	409,713	1.13
2019	3,190,556	1,740,009	1,450,547	2,190,000	426,613	0.55
2020	3,832,806	1,933,768	1,899,038	1,175,000	396,199	1.21
2021	4,589,799	1,969,936	2,619,863	1,205,000	402,072	1.63
2022	4,519,199	2,173,359	2,345,840	1,365,000	374,605	1.35
2023	5,165,691	2,279,254	2,886,437	1,355,000	351,045	1.69
2024	4,703,179	2,195,528	2,507,651	1,260,000	320,810	1.59
2025	4,981,401	2,375,939	2,605,462	1,285,000	416,963	1.53
Sewer Revenue Bonds						
2016	$ 4,085,178	$ 3,328,440	$ 756,738	$ 175,000	$ 82,853	2.93
2017	4,324,274	3,403,098	921,176	230,000	75,034	3.02
2018	4,402,907	3,377,484	1,025,423	250,000	68,294	3.22
2019	4,642,639	3,715,864	926,775	525,000	70,471	1.56
2020	4,661,074	3,913,924	747,150	285,000	68,536	2.11
2021	4,778,867	3,767,841	1,011,026	290,000	121,193	2.46
2022	4,883,409	3,962,386	921,023	475,000	121,560	1.54
2023	5,577,279	3,951,090	1,626,189	485,000	130,368	2.64
2024	5,602,178	4,182,476	1,419,702	525,000	113,641	2.22
2025	5,816,777	4,355,501	1,461,276	560,000	114,289	2.17
Surface Water Management Revenue Bonds						
2016	$ 1,630,559	$ 922,576	$ 707,983	$ 335,000	$ 88,721	1.67
2017	1,799,161	903,944	895,217	360,000	78,096	2.04
2018	1,878,164	930,275	947,889	380,000	67,526	2.12
2019	2,008,708	966,391	1,042,317	495,000	90,014	1.78
2020	2,047,484	1,169,906	877,578	445,000	81,365	1.67
2021	2,108,781	1,177,555	931,226	470,000	112,843	1.60
2022	2,146,189	1,185,997	960,192	475,000	104,941	1.66
2023	2,479,421	1,114,872	1,364,549	500,000	104,774	2.26
2024	2,538,369	1,335,874	1,202,495	390,000	95,277	2.48
2025	2,623,649	1,370,675	1,252,974	395,000	118,133	2.44

Note: Details regarding the City's outstanding debt can be found in the notes to financial statements. Utility revenues include operating revenue, earnings on investments and the federal credit associated with Build America Bonds and Intergovernmental revenue.

(1) Operating expenses do not include depreciation.

CITY OF SHOREVIEW
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Estimated Personal Income (Amounts Expressed in Whole Dollars) (2)	Per Capita Personal Income (3)	School Enrollment District No. 621 (4)	School Enrollment District No. 623 (4)	Unemployment Rate (5)
2016	26,092	$ 1,339,563,280	$ 51,340	11,146	7,549	3.2 %
2017	26,366	1,383,265,824	52,464	11,297	7,615	2.9 %
2018	26,447	1,420,944,416	53,728	11,389	7,652	2.3 %
2019	26,480	1,468,104,160	55,442	11,656	7,580	2.6 %
2020	26,695	1,532,853,595	57,421	11,726	7,580	4.8 %
2021	26,921	1,719,067,376	63,856	11,507	7,299	2.7 %
2022	26,967	1,762,509,186	65,358	11,486	7,471	2.1 %
2023	27,141	1,881,142,710	69,310	11,402	7,198	2.2 %
2024	27,369	1,964,245,761	71,769	11,257	7,234	2.9 %
2025	27,616	2,081,071,339	75,357	11,426	7,115	2.9 %

Notes/Sources:

(1) Population figures other than census year are estimates provided by the Metropolitan Council. The last census figures available are for 2020. Figures are as of December 31 of the prior year.

(2) This estimated personal income number is calculated by taking the per capita personal income and multiplying it by the City's population. Also see note (3) regarding the per capita personal income figures.

(3) Per capital personal income data is provided by the Bureau of Economic Analysis. The 2014–2024 data is for Ramsey County, in which the City resides, the smallest region applicable to the City that this information is available for. The 2025 figure is an estimate for the state of Minnesota as there were no other relevant estimates available at the time of this report.

(4) The City is served by two independent school districts. District No. 621 covers approximately 90% of the City, while District No. 623 covers approximately 10% of the City. Not all students enrolled in District No. 621 or District No. 623 live in the City.

(5) Annual average unemployment provided by the Minnesota Department of Employment & Economic Development.

CITY OF SHOREVIEW
Principal Employers
Current Year and Nine Years Ago

	2025			2016		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Wells Fargo	1,200	1	8.19%	1,200	1	8.41%
Target Corporation	500	2	3.41%	500	5	3.50%
Hillrom-Baxter	380	3	2.59%	250	8	1.75%
TSI Inc.	345	4	2.35%	485	6	3.40%
Westinghouse (PaR Nuclear)	300	5	2.05%	300	7	2.10%
PaR Systems	270	6	1.84%	200	10	1.40%
Fiserv	228	7	1.56%	–	–	0.00%
Cummins Power Generation	200	8	1.36%	600	4	4.20%
Kowalski's	137	9	0.93%	–	–	0.00%
Ally Financial Services	73	10	0.50%	247	9	1.73%
Deluxe Corporation	–	–	–	1,150	2	8.06%
Land O' Lakes	–	–	–	800	3	5.60%
Total	3,633		24.79%	5,732		40.15%

Source: City of Shoreview Community Development Department

Total City employment provided by the Minnesota Department of Employment & Economic Development.

CITY OF SHOREVIEW
Budgeted Full-Time Equivalent City Government Employees by Function
Last Ten Fiscal Years

	Budgeted Full-Time Equivalent Employees as of December 31,			
	2016	2017	2018	2019
Function				
General government	14.59	14.08	13.60	13.40
Public works				
Engineering	4.01	3.43	3.05	3.05
Maintenance	7.63	7.64	8.07	8.33
Parks and recreation				
Administration	4.10	4.60	5.02	5.44
Maintenance	10.02	9.83	11.25	11.55
Community center	37.55	37.04	42.25	43.52
Recreation programs	34.47	32.94	33.90	37.93
Community development	7.25	7.25	7.39	8.14
Water	8.18	8.29	8.02	8.69
Sewer	7.20	7.31	7.03	7.15
Surface water	3.96	4.04	4.03	4.03
Street lights	0.25	0.15	0.10	0.20
Central garage	2.40	2.40	2.40	2.40
Total	141.61	139.00	146.11	153.83
Full-time	84.32	84.86	84.56	87.47
Part-time	1.60	0.50	0.60	1.13
Associate	55.69	53.64	60.95	65.23
Total	141.61	139.00	146.11	153.83

Source: City Finance Department

Budgeted Full-Time Equivalent Employees as of December 31,					
2020	2021	2022	2023	2024	2025
13.42	14.39	15.09	14.82	14.70	15.95
3.13	3.13	3.13	2.95	2.41	2.91
8.78	8.14	8.89	7.91	7.57	7.57
6.10	6.44	5.44	5.25	4.99	5.35
11.58	12.20	12.20	13.20	13.40	13.00
46.13	44.87	44.98	45.63	46.27	46.13
40.25	34.67	32.61	34.13	31.77	32.43
8.92	8.39	9.68	11.48	10.96	10.36
8.41	8.52	8.54	8.65	9.19	9.21
7.42	7.54	7.56	7.82	8.10	8.13
4.45	4.46	4.37	5.63	5.68	5.68
0.35	0.50	0.50	0.70	0.85	0.85
2.35	2.35	2.35	2.40	2.40	2.40
161.29	155.60	155.34	160.57	158.29	159.97
91.08	91.67	91.17	97.25	98.00	98.00
1.63	2.00	1.63	1.12	1.27	1.87
68.58	61.93	62.54	62.20	59.02	60.10
161.29	155.60	155.34	160.57	158.29	159.97

CITY OF SHOREVIEW
Operating Indicators by Function
Last Ten Fiscal Years

	Fiscal Year		
	2016	2017	2018
Function			
Police (contracted with Ramsey County Sheriff's Department)			
Calls for service	8,533	8,839	8,895
Fire (contractual service with Lake Johanna Fire Department)			
Calls for service	1,784	1,858	1,948
Public works			
Salt (tons)	300	400	678
Crack sealant (pounds)	15,000	10,000	8,000
Asphalt repairs (tons of asphalt)	232	453	770
Recyclables collected (tons)	2,683	2,421	2,508
Trails resurfaced (miles)	7.72	7.30	6.50
Parks and recreation			
Recreation program users (registered participants)	27,478	27,814	25,089
Community program attendance (non-fee programs)	33,150	36,524	17,245
Community center users	564,444	544,713	528,918
Community development			
Permits issued	1,332	1,602	1,307
Permit valuation (millions)	$ 41.9	$ 100.3	$ 27.9
Water			
Water main breaks	7	10	16
Meters replaced	52	32	20
Curb box repairs (water valves)	85	128	105
Hydrants repaired	32	10	22
Average annual residential water use per household	73,879	70,850	69,882
Average daily consumption (millions of gallons)	2.26	2.24	2.27
Maximum daily gallons pumped (millions)	5.54	4.86	4.84
Sewer			
Sewage flow (millions of gallons)	840	763	840
Miles jetted	62	72	68
Miles inspected	45	45	50
Surface water management			
Material dredged from ponds (yards)	–	–	–
Sweepings collected (tons of material)	83	180	188
Miles of street swept	792	1,017	904
Street sweeping rounds per year	7	9	8
Lake augmentation, gallons pumped (millions)	–	–	–
Central garage			
Gallons of gas	20,053	18,608	24,054
Gallons of diesel	17,497	16,572	17,030
Oil changes	84	81	64
Tires replaced	35	53	53

Sources: Various city departments
Note: Indicators are not available for the general government city functions.
Public works Crack sealant and Park and recreation 2020 operating indicators were affected by the COVID-19 pandemic.

Fiscal Year						
2019	2020	2021	2022	2023	2024	2025
9,150	8,110	8,268	8,470	8,947	8,672	8,595
2,037	2,020	2,211	2,536	2,530	2,548	2,596
552	484	588	404	424	209	205
9,500	1,000	14,000	6,000	500	1,400	–
436	245	254	253	507	112	363
2,488	2,583	2,688	2,481	2,290	2,290	2,064
–	5.30	7.00	10.50	5.50	–	–
53,288	7,910	11,607	30,092	41,328	42,385	44,713
32,666	28,305	41,570	40,644	48,841	48,778	54,421
511,220	194,896	299,856	476,150	539,257	586,695	575,227
2,222	2,715	2,616	2,286	2,822	2,361	2,462
$ 77.0	$ 69.3	$ 88.7	$ 90.9	$ 97.1	$ 119.8	$ 44.6
12	7	3	7	9	12	12
32	33	29	12	24	28	83
138	131	162	317	104	14	51
35	12	36	38	11	4	16
64,069	73,724	79,411	75,726	78,351	66,366	69,963
2.04	2.25	2.53	2.39	2.51	2.22	2.30
4.33	4.92	5.88	5.47	6.02	4.33	4.55
865	772	824	772	680	680	734
80	63	60	59	23	33	37
85	68	60	60	55	8	9
–	1,000	–	2,500	–	–	768
719	257	286	213	112	468	76
678	618	678	580	480	904	495
6	6	6	5	5	5	6
–	–	–	672,000	38,000	17,000	–
24,962	24,890	25,360	24,924	24,938	24,872	24,294
22,440	17,592	15,918	18,173	17,718	14,737	16,330
87	85	76	81	74	89	87
40	58	84	28	49	40	68

CITY OF SHOREVIEW
Capital Asset Statistics by Function
Last Ten Fiscal Years

	Fiscal Year			
	2016	2017	2018	2019
Function				
Public safety				
Police (contractual service with Ramsey County Sheriff's Department)				
Patrol units (24-hour)	2	2	2	2
Fire (contractual service with Lake Johanna Fire Department)				
Fire stations in service	4	3	3	3
Number of firefighters	79	78	82	79
Public works				
Streets (miles)	93.32	93.32	93.32	93.32
Culture and recreation				
Parks acreage	268	268	268	273
Parks	10	10	10	11
Park buildings	8	8	8	8
Picnic shelters	7	7	7	7
Community center (square footage)	111,000	111,000	134,992	134,992
Water				
Water mains (miles)	131.8	132.2	134.8	134.8
Fire hydrants	1,302	1,306	1,310	1,310
Wells	6	6	6	6
Maximum storage capacity (millions of gallons)	4	4	4	4
Sewer				
Sanitary sewers (miles)	108.6	108.6	108.6	108.6
Lift stations	19	19	19	19
Surface water management				
Storm water lift stations	4	4	4	4
Storm ponds	198	198	198	198
Street lights	787	809	809	807

Sources: Various city departments
Note: No capital asset indicators are available for the general government and community development functions.

Fiscal Year					
2020	2021	2022	2023	2024	2025
2	2	2	2	2	2
3	3	3	3	3	3
83	83	85	84	85	85
93.32	93.32	93.38	93.38	93.38	93.38
273	273	273	273	273	273
11	11	11	11	11	11
8	8	8	8	8	9
7	8	8	8	8	7
134,992	134,992	134,992	134,992	134,992	134,992
135	135	135	135	135	135
1,310	1,310	1,310	1,310	1,310	1,310
6	6	6	6	6	6
4	4	4	4	4	4
108.6	108.6	108.6	109.5	109.5	109.5
19	19	19	20	20	21
4	4	5	5	5	5
198	198	198	198	198	198
821	821	821	811	811	807

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Management Report

for

City of Shoreview
Ramsey County, Minnesota

December 31, 2025



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LB | CARLSON

To the City Council and Management
City of Shoreview, Minnesota

We have prepared this management report in conjunction with our audit of the City of Shoreview, Minnesota's (the City) financial statements for the year ended December 31, 2025. We have organized this report into the following sections:

- Audit Summary
- Governmental Funds Overview
- General Fund Overview
- Enterprise Funds Overview
- Government-Wide Financial Statements
- Accounting and Auditing Updates

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the City, management, and those who have responsibility for oversight of the financial reporting process comments resulting from our audit process and information relevant to city finances in Minnesota. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 4, 2026

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AUDIT SUMMARY

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the City Council, administration, or those charged with governance of the City.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA AND *GOVERNMENT AUDITING STANDARDS*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINIONS AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2025:

- We have issued unmodified opinions on the City's basic financial statements.
- We reported no deficiencies in the City's internal control over financial reporting that we considered to be material weaknesses.
- The results of our testing disclosed no instances of noncompliance that are required to be reported under *Government Auditing Standards*.
- We reported two findings based on our testing of the City's compliance with Minnesota laws and regulations as we described in the schedule of findings and responses in the special purpose audit reports.
    - 2025-001 Subcontractor Language – For one contract tested in the current year, the required language to pay subcontractors within 10 days was not included in the contract.
    - 2025-002 Claims and Disbursements – Three of twenty-five disbursements tested were not paid within the 35-day statutory time limit.

OTHER OBSERVATIONS AND RECOMMENDATIONS

Internal Controls Over Vendors

A relatively common method of attempting to defraud local governments involves inducing them to pay claims from fictitious vendors for goods or services that were never provided. Strong safeguards over adding new vendors or making changes to existing vendors within the government's accounts payable system is an important control to mitigate this risk. Some considerations in this area include:

- Limiting the number of employees with access to add or alter vendor records within the accounts payable system,
- Requiring vendor additions or changes to be reviewed and approved by supervisory personnel, preferably one not directly involved in processing accounts payable,
- Verifying the legitimacy of vendors by obtaining a W-9 or other means,
- Verifying any changes to vendor address or banking information prior to processing payments, and
- Periodically reviewing the vendor listing to remove inactive vendors from the system.

Uniform Guidance Revisions

Although the City did not earn enough federal funding to require a Single Audit of its expenditures of federal awards this year, if the City receives any federal funding it is obligated to maintain a comprehensive system of internal controls over federal grant compliance that is up to date with current requirements. The U.S. Office of Management and Budget issued a revision to Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) in 2024, aiming to streamline grant management and reduce grantor agency and recipient burden. The revised guidance is effective for new federal grant entitlements awarded on or after October 1, 2024.

The revision includes a number of significant changes to the federal Single Audit process, including: an increase in dollar threshold for requiring a Single Audit from $750,000 to $1,000,000; changes to the thresholds and process used for determining major programs; an increase in the threshold for the disposition of equipment and remitting unused supplies from $5,000 to $10,000; and an increase in the federal de minimis indirect cost rate from 10 percent to 15 percent. Key changes to written policy requirements for recipients include: enhancement of cybersecurity controls, inclusion of veteran-owned businesses to the group of entities for procurement preference, and a broadened scope for reporting of mandatory disclosures. We recommend the City review its internal control policies to ensure compliance with current guidance.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Depreciation** – Management's estimates of depreciation expense are based on the estimated useful lives of the assets.

- **Pension Benefits** – The City has recorded amounts and activity for pension benefits. These obligations are calculated using actuarial methodologies described in Governmental Accounting Standards Board Statement No. 68. These actuarial calculations include significant assumptions, including projected changes, investment returns, retirement ages, proportionate share, and employee turnover.

- **Compensated Absences** – Management's estimate is based on current rates of pay, unused compensated absence balances, and the likelihood that unused balances will be used over the course of employment or ultimately be paid out at termination.

We evaluated the key factors and assumptions used by management to develop these accounting estimates in determining that they are reasonable in relation to the basic financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The disclosures included in the notes to the basic financial statements related to pension benefits are particularly sensitive, due to the materiality of the liabilities, and the large and complex estimates involved in determining the disclosures.

The financial statement disclosures are neutral, consistent, and clear.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

The City passed on reporting the audit adjustment to the financial statements for the other post-employment benefits (OPEB) obligations in governmental activities and business-type activities totaling $144,092, along with the related expense of $200 in the current year. The City records OPEB liability obligations on a pay-as-you-go basis. Management had determined that the effects of these items were immaterial, both individually and taken together, to each opinion unit's financial statements taken as a whole.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated June 4, 2026.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to the management's discussion and analysis and the required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual nonmajor fund statements and schedules and other City financial information, reported as supplementary information accompanying the financial statements, which are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections, which accompany the financial statements, but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

GOVERNMENTAL FUNDS OVERVIEW

This section of the report provides you with an overview of the financial trends and activities of the City's governmental funds, which includes the General, special revenue, debt service, and capital project funds. These funds are used to account for the basic services the City provides to all of its citizens, which are financed primarily with property taxes. The governmental fund information in the City's financial statements focuses on budgetary compliance and the sufficiency of each governmental fund's current assets to finance its current liabilities.

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2025, presented both by fund balance classification and by major fund:

Governmental Funds Change in Fund Balance

	Fund Balance as of December 31, 2025	Fund Balance as of December 31, 2024	Change
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 412,662	$ 1,220,554	$ (807,892)
Restricted	14,496,755	10,331,434	4,165,321
Committed	17,470,454	18,637,292	(1,166,838)
Assigned	952,073	956,655	(4,582)
Unassigned	8,131,472	6,580,258	1,551,214
Total governmental funds	$ 41,463,416	$ 37,726,193	$ 3,737,223
Total by fund			
General	$ 8,417,601	$ 7,949,608	$ 467,993
Community Center Operations	2,164,949	2,146,395	18,554
Recreation Programs	1,314,836	1,196,459	118,377
Fire Station #1	5,439,253	–	5,439,253
Municipal State Aid	1,641,034	448,369	1,192,665
Street Renewal	3,420,992	2,574,103	846,889
Capital Asset Replacement	4,800,089	5,623,542	(823,453)
Community Investment	5,396,234	6,747,229	(1,350,995)
Other governmental funds	8,868,428	11,040,488	(2,172,060)
Total governmental funds	$ 41,463,416	$ 37,726,193	$ 3,737,223

In total, the fund balances of the City's governmental funds increased by $3,737,223 during the year. The largest increase was in the Fire Station #1 with an increase in restricted fund balance. This change is due to a temporary project that the City is handling for a new fire station used jointly with other nearby cities. The change in the committed portion of fund balance was largely as anticipated with the timing of projects and activity in the Street Renewal, Capital Asset Replacement, and Community Investment Capital Project Funds. The net change of the nonspendable and unassigned fund balance portions was primarily a result of General Fund changes in the current year as further discussed later in this report.

GOVERNMENTAL FUNDS REVENUE

The following table presents the City's governmental funds revenue by source for the last two fiscal years.

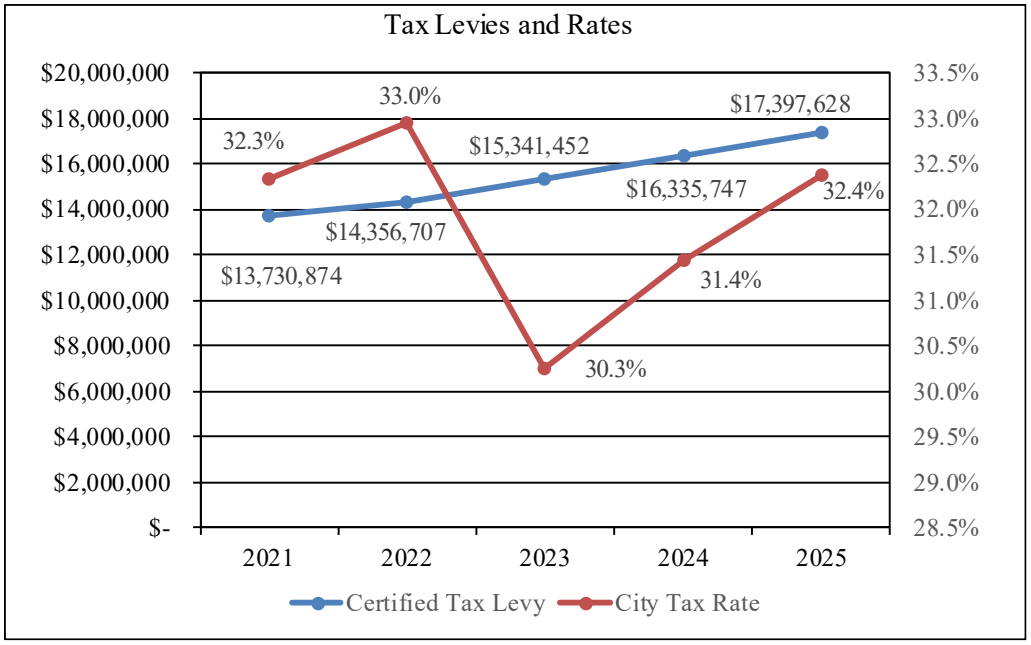
Governmental Funds Revenue by Source

	2025		2024		Year-to-Year Change	
	Revenue	Percent of Total	Revenue	Percent of Total	Dollar Change	Percent Change
Property taxes	$ 17,090,723	37.2 %	$ 15,872,947	42.5 %	$ 1,217,776	7.7 %
Tax increments	2,774,959	6.0	3,537,459	9.5	(762,500)	(21.6) %
Franchise and other taxes	1,577,790	3.4	1,588,238	4.3	(10,448)	(0.7) %
Special assessments	427,999	0.9	224,628	0.6	203,371	90.5 %
Licenses and permits	1,040,408	2.3	1,481,572	4.0	(441,164)	(29.8) %
Intergovernmental	10,873,530	23.6	1,936,720	5.2	8,936,810	461.4 %
Charges for services	9,382,293	20.4	9,237,388	24.8	144,905	1.6 %
Other	2,842,500	6.2	3,388,664	9.1	(546,164)	(16.1) %
Total revenue	$ 46,010,202	100.0 %	$ 37,267,616	100.0 %	$ 8,742,586	23.5 %

The City's governmental fund revenues for 2025 were $46,010,202, an increase of $8,742,586 (23.5 percent) from the prior year. Property taxes increased as anticipated with the change in the adopted levy. Intergovernmental revenues are up compared to the prior year, due to the City receiving funding from the state and other nearby cities on the joint project for Fire Station #1.

PROPERTY TAXES

The following graph presents the City's certified tax levy and resulting tax rates applied to city residents for each of the last five levy years:

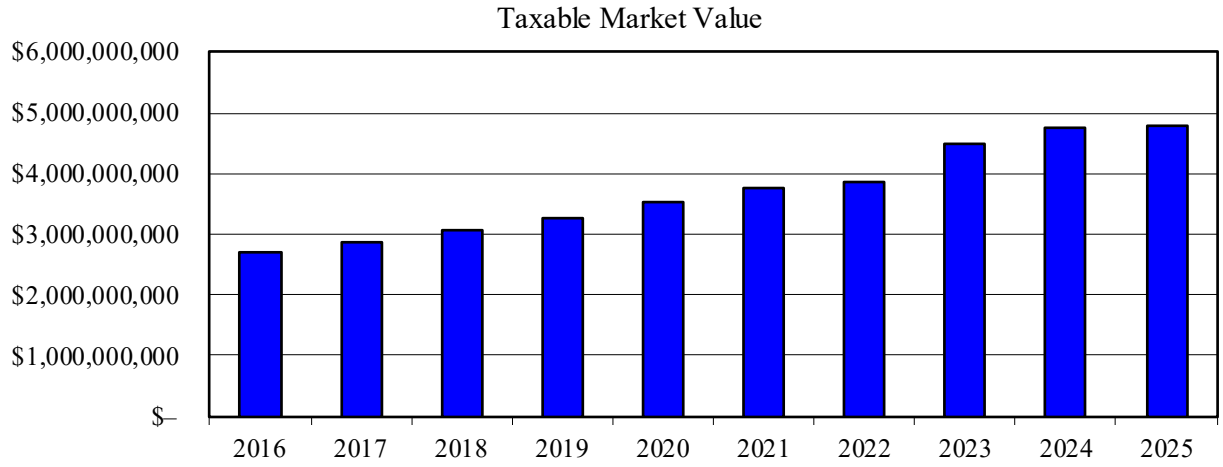


The City's certified levy has continued to grow over the last five years, while the tax rate has also changed due to the change of the tax base.

TAX VALUES

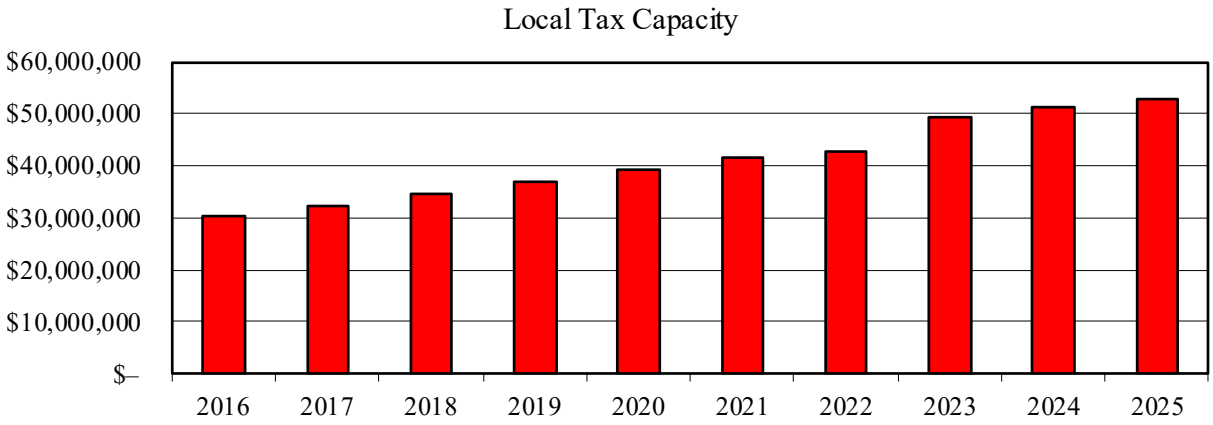
Minnesota cities rely heavily on local property taxes to support governmental fund activities. In the 2025 fiscal year, ad valorem property taxes provided 47.9 percent while tax increment provided 13.0 percent of the City's total governmental funds revenue.

The City's taxable market value increased by 5.5 percent for taxes payable in 2024 and 0.6 percent for taxes payable in 2025. The following graph shows the City's changes in taxable market value over the past 10 years:



Tax capacity is considered the actual base available for taxation. It is calculated by applying the state's property classification system to each property's market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city's total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of its tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City's tax capacity increased 3.5 percent and 3.4 percent for taxes payable in 2024 and 2025, respectively.

The following graph shows the City's change in tax capacities over the past 10 years:



GOVERNMENTAL FUNDS EXPENDITURES

The expenditures of governmental funds will also vary from state-wide averages and from year-to-year, based on the City's circumstances. Expenditures are classified into three types as follows:

- **Current** – These are typically the general operating type expenditures occurring on an annual basis, and are primarily funded by general sources, such as taxes and intergovernmental revenues.

- **Capital Outlay and Construction** – These expenditures do not occur on a consistent basis, more typically fluctuating significantly from year-to-year. Many of these expenditures are project-oriented, and are often funded by specific sources that have benefited from the expenditure, such as special assessment improvement projects.

- **Debt Service** – Although the expenditures for debt service may be relatively consistent over the term of the respective debt, the funding source is the important factor. Some debt may be repaid through specific sources, such as special assessments or redevelopment funding, while other debt may be repaid with general property taxes.

The following table presents the City's governmental funds expenditures by type for the last two fiscal years:

Governmental Funds Expenditures by Type

	2025		2024		Year-to-Year Change	
	Expenditures	Percent of Total	Expenditures	Percent of Total	Dollar Change	Percent Change
Current						
General government	$ 3,707,290	7.0 %	$ 3,638,351	10.1 %	$ 68,939	1.9 %
Public safety	17,844,715	33.9	7,250,698	20.0	10,594,017	146.1 %
Public works	4,068,424	7.7	3,974,949	11.0	93,475	2.4 %
Parks and recreation	10,007,881	19.0	9,457,140	26.3	550,741	5.8 %
Community development	6,335,288	12.0	4,191,761	11.6	2,143,527	51.1 %
Total current	41,963,598	79.6	28,512,899	79.0	13,450,699	47.2 %
Capital outlay	8,641,215	16.4	5,496,953	15.5	3,144,262	57.2 %
Debt service	2,110,886	4.0	1,981,740	5.5	129,146	6.5 %
Total expenditures	$ 52,715,699	100.0 %	$ 35,991,592	100.0 %	$ 16,724,107	46.5 %

Total expenditures in the City's governmental funds for 2025 were $52,715,699, an increase of $16,724,107 (46.5 percent).

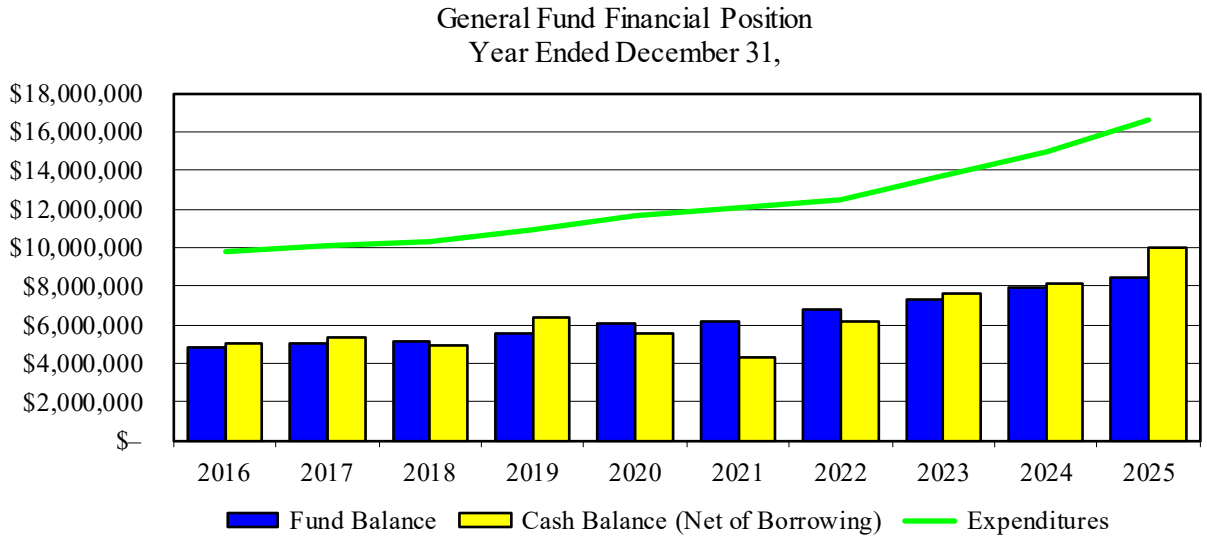
Public safety spending changed with increased contract costs for police and fire protection, along with the spending on a new fire station for a joint project the City is managing for a joint project with other cities. Community development spending was up with new projects within the City that was previously the site of the Deluxe Corporation Headquarters. Capital outlay was up with an increase in park improvement projects in 2025.

GENERAL FUND OVERVIEW

This section of the report focuses specifically on the financial trends and activities of the General Fund, which accounts for the financial activity of the basic services provided to the community. The primary services included within this fund include the administration of municipal operations, police and fire protection, permitting and building inspection, streets and highway maintenance, culture and recreation, and economic development.

GENERAL FUND FINANCIAL POSITION

The following graph displays the City's General Fund trends of financial position and changes in the volume of financial activity. Fund balance and cash balance are typically used as indicators of financial health or equity, while annual expenditures are often used to measure the size of the operation.



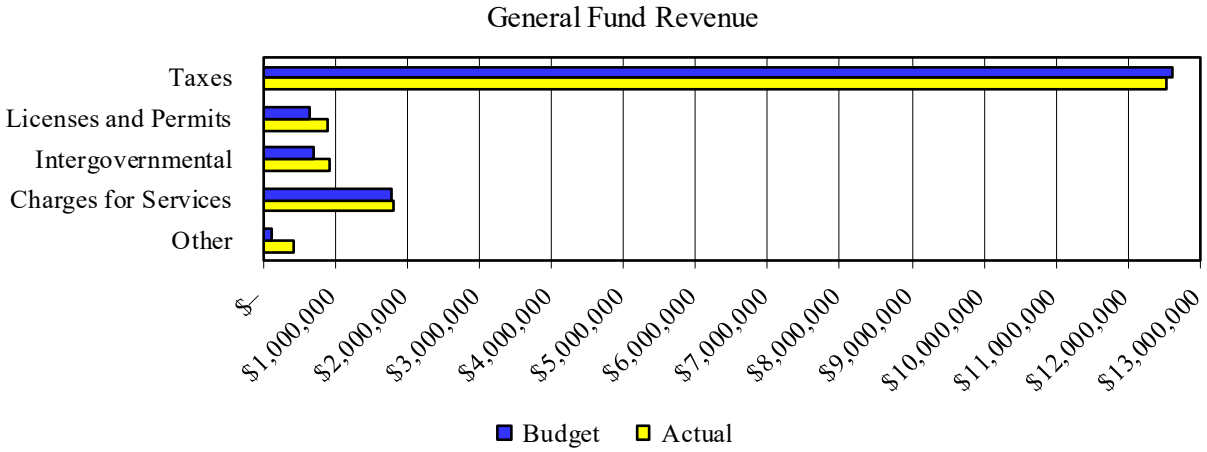
The City's General Fund cash and investments balance (net of borrowing) on December 31, 2025, was $10,037,910, an increase of $1,942,453 from the previous year. Total fund balance on December 31, 2025, was $8,417,601, an increase of $467,993 over the prior year. The City continues to meet its minimum fund balance policy for nonspendable items, assigned items, working capital needs, and unanticipated expenditures.

A government, like any organization, requires a certain amount of equity to operate. A healthy financial position allows the City to avoid volatility in tax rates; helps minimize the impact of state funding changes; allows for the adequate and consistent funding of services, repairs, and unexpected costs; and is a factor in determining the City's bond rating and resulting interest costs.

A trend that is typical of Minnesota local governments, especially the General Fund of cities, is the unusual cash flow experienced throughout the year. The City's General Fund cash disbursements are spread relatively evenly throughout the year, other than the impact of seasonal services such as snowplowing, street maintenance, and recreation activities. Cash receipts of the General Fund are quite a different story. Property taxes comprise about 75.5 percent of the fund's total annual revenue. Approximately half of the City's annual property tax levy is collected and remitted to the City by the end of June and the rest by December. Consequently, cities depend on the resources this fund balance represents to provide adequate cash reserves to finance their everyday operations between these collections.

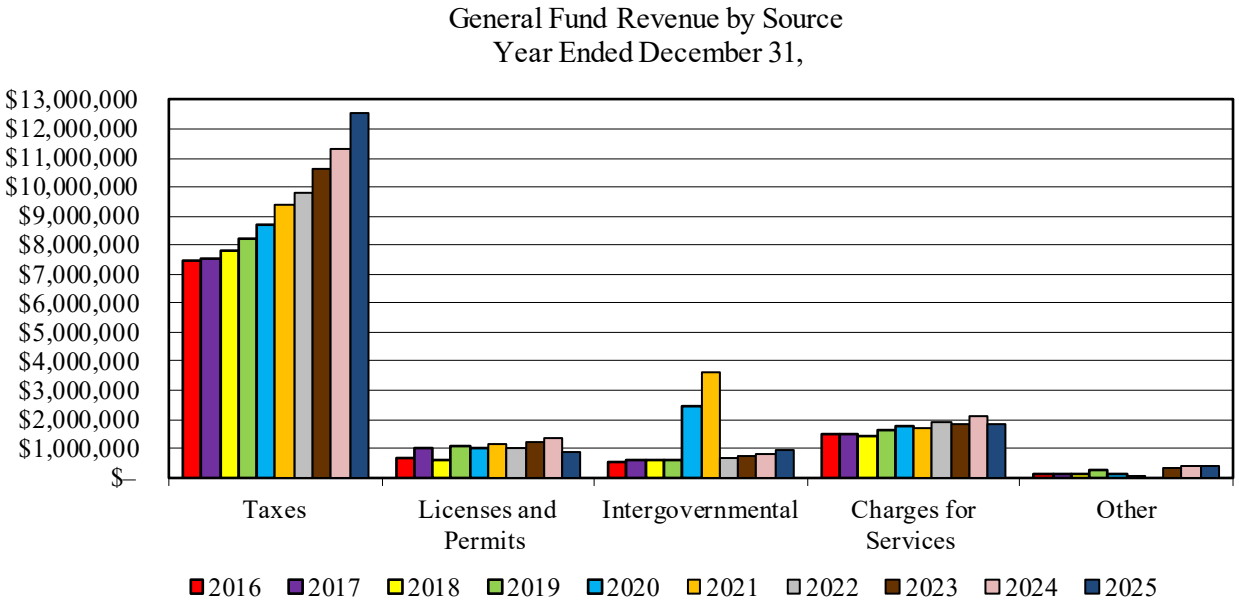
GENERAL FUND REVENUE

The following graph reflects the City's General Fund revenue sources for 2025 compared to budget:



General Fund revenues for 2025 totaled $16,591,073, which was $683,635 (4.3 percent) over the final budget. Licenses and permits revenue exceeded budget by $248,093, due to development activity in the current year. The City's conservative budgeting for development activity and investment returns contributed to revenues exceeding budget.

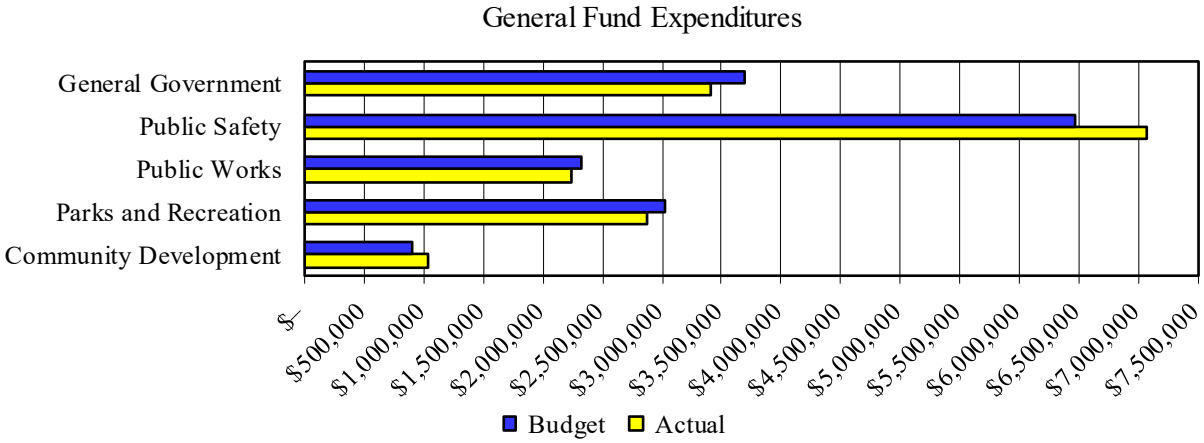
The following graph presents the City's General Fund revenue by source for the last 10 years:



Overall, General Fund revenues were up by $652,142 (4.1 percent) compared to the previous year. Tax revenues were up by $1,216,820 from last year, as established through the annual levy process. Property taxes comprised 75.5 percent of General Fund revenues in 2025. This concentration of taxes, in relation to other revenue sources, is reflected in the graph above. Licenses and permits and charges for services decreased by $445,519 and $273,147, respectively. The decrease in these two categories was due to the change in the level of development activity in the prior year compared to fiscal 2025. Remaining sources for intergovernmental and other revenues were up, but to a lesser extent.

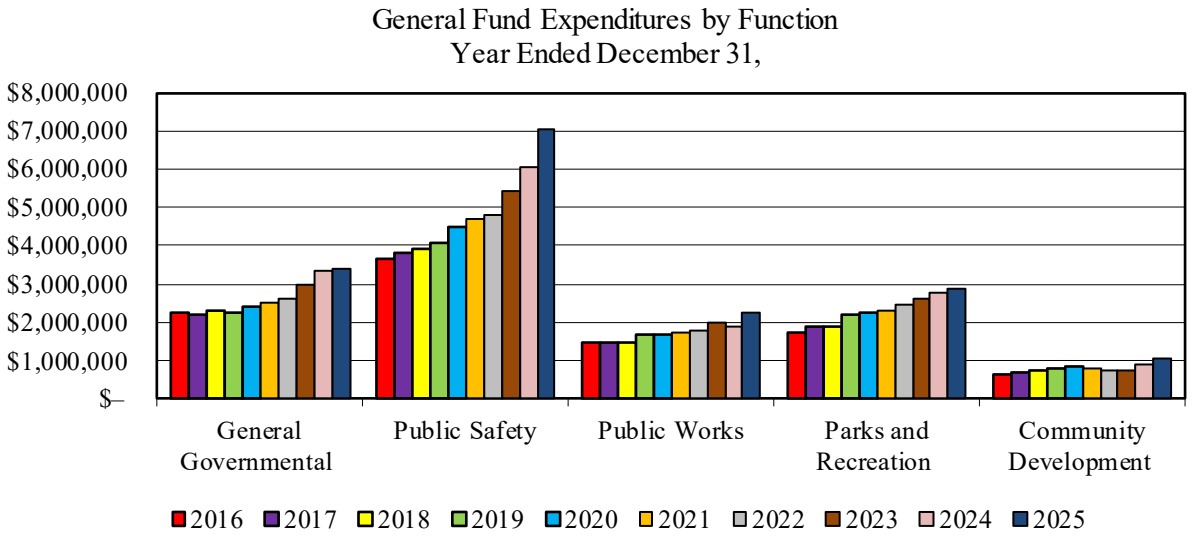
GENERAL FUND EXPENDITURES

The following graph illustrates the components of General Fund spending for 2025 compared to budget:



General Fund expenditures for 2025 were $16,626,080, which was $215,642 (1.3 percent) over the final budget. Efforts by departments to operate within approved appropriations, along with effective budgetary controls, resulted in favorable variances in most activities. Public safety spending was over budget by $600,097, due to more spending than anticipated for contracted police services and fire protection. Community development was more than anticipated for planning and zoning and building inspections. Savings in general government, parks and recreation, and public works partially offset amounts over budget in the remaining functions.

The following graph presents the City's General Fund expenditures by function for the last 10 years:



Total General Fund expenditures increased $1,611,949 (10.7 percent) over the prior year with the most significant changes in public safety and public works. These increases were primarily the result of normal inflationary growth and development activities. The change in public safety includes increases for contract fire services and pension pass-through payments of state fire aid. Parks and recreation and community development increased with more maintenance, planning, and inspection expenditures in the current year.

After considering the variances in both revenues and expenditures, the net change to fund balance before transfers was $467,993 better than planned in the budget. Transfers out of $630,000 matched the amount included in the budget, as approved by the City Council. After considering transfers, the ending fund balance of the General Fund was also $467,993 more than planned in the budget, per review of the net change in fund balance, and meets the requirements of the City's minimum fund balance policy.

The following tables summarize the operating results for the City's Community Center Operations Fund and the Recreation Programs Fund:

COMMUNITY CENTER OPERATIONS FUND

	Year Ended December 31,				
	2021	2022	2023	2024	2025
Revenues	$ 1,915,635	$ 3,260,256	$ 3,974,974	$ 4,220,828	$ 4,332,309
Expenditures	(2,907,108)	(3,732,578)	(3,924,102)	(4,354,073)	(4,618,755)
Net transfers in	2,285,000	295,000	305,000	305,000	305,000
Net change in fund balances	$ 1,293,527	$ (177,322)	$ 355,872	$ 171,755	$ 18,554

The change in fund balance of the City's Community Center Operations Fund, as presented above, was $74,314 above the $55,760 decrease projected in the budget. Revenues were over budget by $110,294 and expenditures were also more than amounts planned in the budget by $35,980. Conservative budgeting for investment earnings was the primary factor contributing to the favorable budget variance.

RECREATION PROGRAMS FUND

	Year Ended December 31,				
	2021	2022	2023	2024	2025
Revenues	$ 1,234,689	$ 1,528,462	$ 1,796,832	$ 1,823,345	$ 2,028,225
Expenditures	(1,451,537)	(1,798,485)	(1,926,890)	(2,070,209)	(2,209,848)
Net transfers in (out)	550,000	250,000	300,000	300,000	300,000
Net change in fund balances	$ 333,152	$ (20,023)	$ 169,942	$ 53,136	$ 118,377

The increase in fund balance of the City's Recreation Programs Fund, as presented above, was $125,187 more than the $6,810 decrease projected in the budget. Revenues were $107,475 more than projected, while expenditures were $17,712 below the amounts planned in the budget. Revenues were more than anticipated in investment earnings, while expenditures were under budget with savings on contractual services.

ENTERPRISE FUNDS OVERVIEW

The City maintains several enterprise funds to account for services the City provides that are financed primarily through fees charged to those utilizing the service. This section of the report provides you with an overview of the financial trends and activities of the City's enterprise funds, which include the Water, Sewer, Surface Water, and Street Lights Funds.

The utility funds comprise a considerable portion of the City's activities. These funds help to defray overhead and administrative costs and provide additional support to general government operations. We understand that the City is proactive in reviewing these activities on an ongoing basis and we want to reiterate the importance of continually monitoring these operations. Over the years, we have emphasized to our city clients the importance of these utility operations being self-sustaining, preventing additional burdens on general government funds. This would include the accumulation of net position for future capital improvements and to provide a cushion in the event of a negative trend in operations.

ENTERPRISE FUNDS FINANCIAL POSITION

The following table summarizes the changes in the financial position of the City's enterprise funds during the year ended December 31, 2025, presented both by classification and by fund:

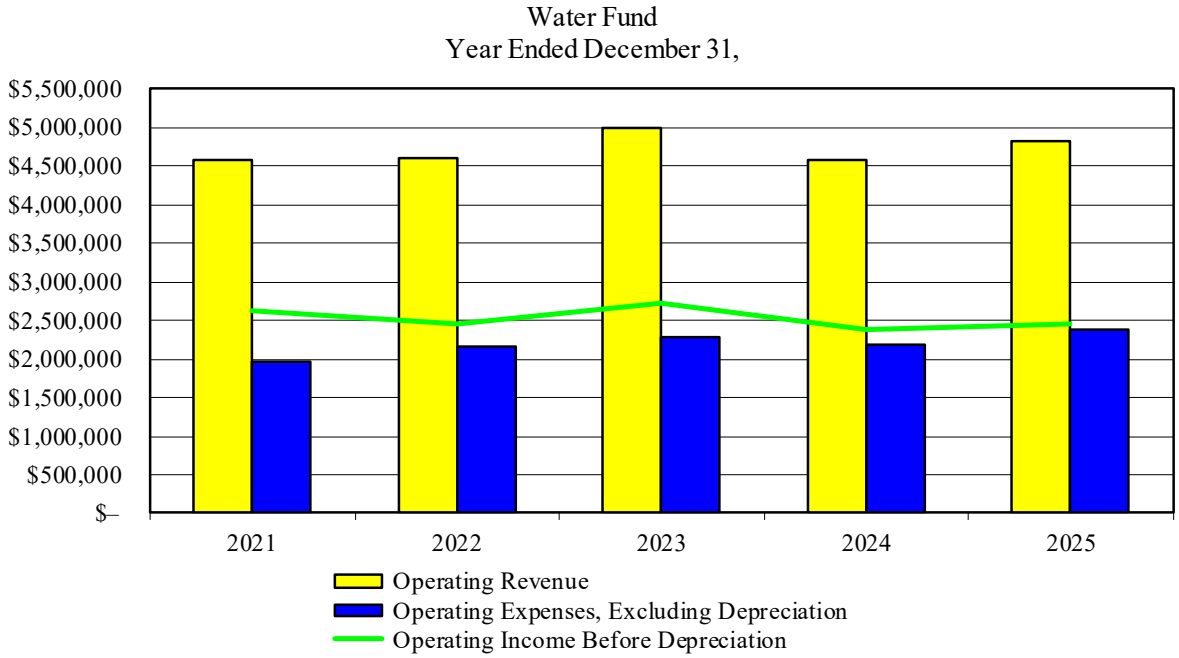
Enterprise Funds Change in Financial Position

	Net Position as of December 31, 2025	Net Position as of December 31, 2024	Change
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 31,550,331	$ 31,350,248	$ 200,083
Unrestricted	17,632,307	15,723,671	1,908,636
Total enterprise funds	$ 49,182,638	$ 47,073,919	$ 2,108,719
Total by fund			
Water	$ 16,808,236	$ 16,227,248	$ 580,988
Sewer	12,393,160	11,656,989	736,171
Surface Water	14,688,766	14,250,806	437,960
Street Lights	5,292,476	4,938,876	353,600
Total enterprise funds	$ 49,182,638	$ 47,073,919	$ 2,108,719

In total, the net position of the City's enterprise funds increased by $2,108,719 during the year ended December 31, 2025. The increase in net position is primarily related to positive operating results in the current year. Individual enterprise funds are discussed on the following pages.

WATER FUND

The following graph presents five years of operating results for the City's Water Fund:

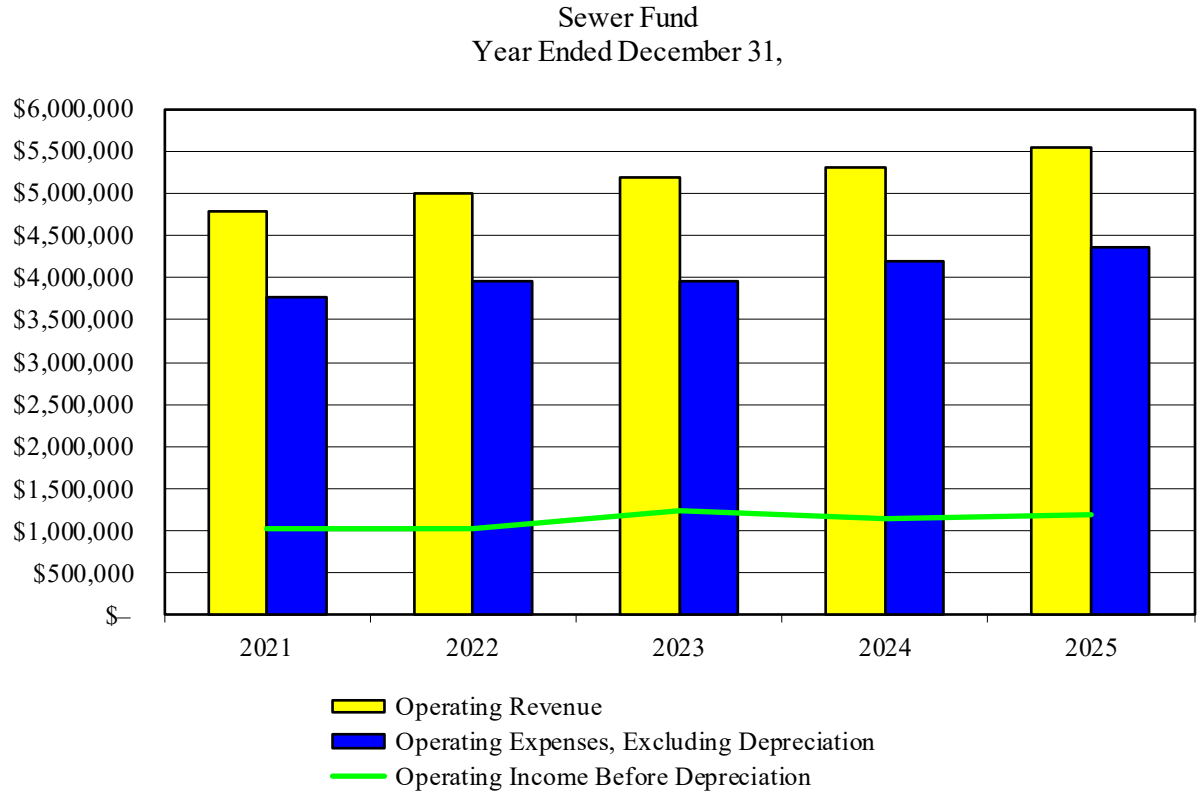


The Water Fund ended 2025 with a net position of $16,808,236, an increase of $580,988 from the prior year. Of this, $12,212,306 represents the net investment in capital assets, leaving $4,595,930 of unrestricted net position.

Water Fund operating revenues for 2025 were $4,820,362, an increase of $235,705 from the prior year. The increase in revenue was due to an increase in rates in the current year. Operating expenses for 2025 (including depreciation of $1,044,278) were $3,420,217, an increase of $211,920, or 6.6 percent, from the prior year. Increases in administrative charges, personal services, materials and supplies, contractual services, and depreciation contributed to the change in expenses in the current year.

SEWER FUND

The following graph presents five years of operating results for the City's Sewer Fund:

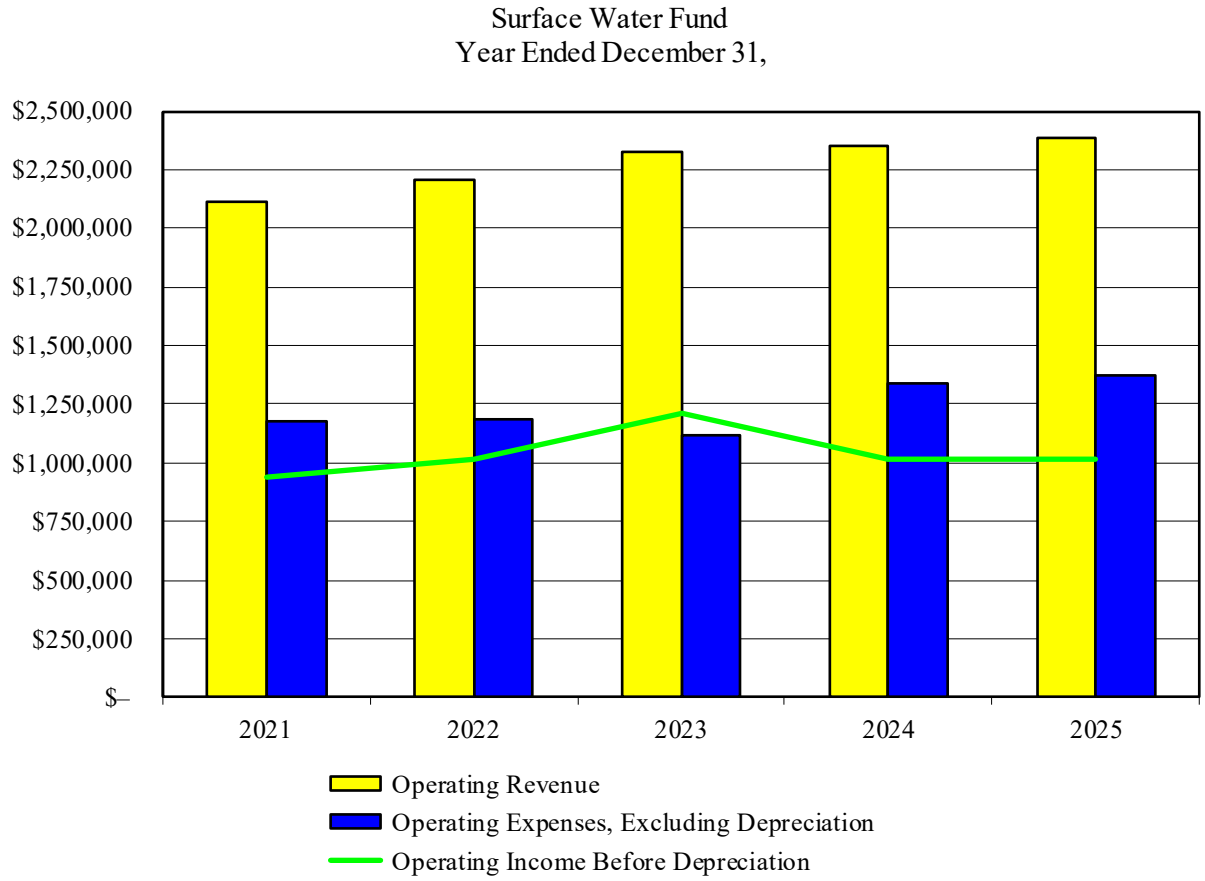


The Sewer Fund ended 2025 with a net position of $12,393,160, an increase of $736,171 from the prior year. Of this, $4,614,360 represents the net investment in capital assets, leaving $7,778,800 of unrestricted net position.

Sewer Fund operating revenues for 2025 were $5,550,465, an increase of $233,452 (4.4 percent) from last year. This increase was largely due to a rate increase approved for fiscal 2025. Operating expenses for 2025 (including depreciation of $367,964) were $4,723,465, an increase of $177,501, or 3.9 percent, from the prior year. Increases in sewer service charges and personal services contributed to the change in expenses in the current year.

SURFACE WATER FUND

The following graph presents five years of operating results for the City's Surface Water Fund:

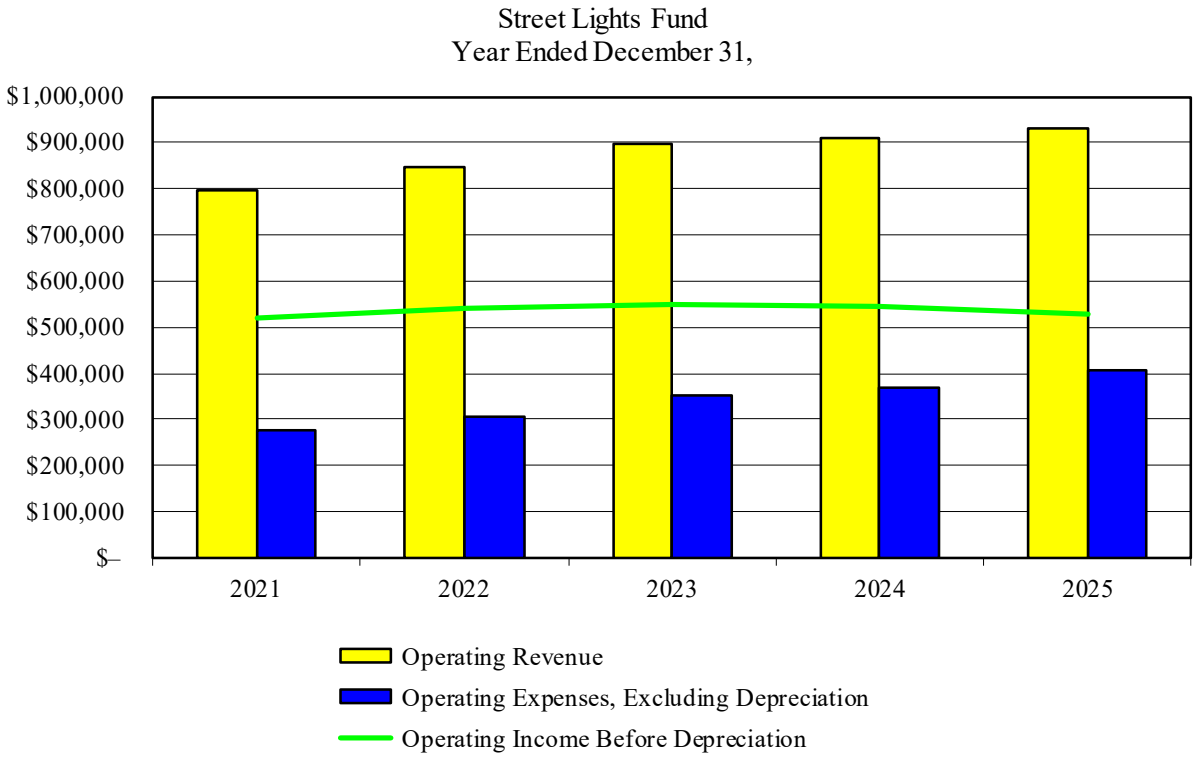


The Surface Water Fund ended 2025 with a net position of $14,688,766, an increase of $437,960 from the prior year. Of this, $10,938,159 represents the net investment in capital assets, leaving $3,750,607 of unrestricted net position.

Surface Water Fund operating revenues for 2025 were $2,388,379, an increase of $40,874 (1.7 percent) from last year. This increase was largely due to the increase in surface water rates applied in fiscal 2025. Operating expenses for 2025 (including depreciation of $450,459) were $1,821,134, an increase of $49,595, or 2.8 percent, from the prior year. Increases in contractual services and depreciation contributed to the overall increase in expenses in the current year.

STREET LIGHTS FUND

The following graph presents five years of operating results for the City's Street Lights Fund:



The Street Lights Fund ended 2025 with a net position of $5,292,476, an increase of $353,600 from the prior year. Of this, $3,785,506 represents the net investment in capital assets, leaving $1,506,970 of unrestricted net position.

The Street Lights Fund operating revenues for 2025 were $931,472, an increase of $20,664 (2.3 percent) from last year. This increase was largely due to the increase in street light rates applied in fiscal 2025. Operating expenses for 2025 (including depreciation of $191,613) were $596,513, an increase of $53,330, or 9.8 percent, from the prior year. Increases in administrative charges, personal services, and depreciation contributed to the overall increase in expenses in the current year.

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

In addition to fund-based information, the current reporting model for governmental entities also requires the inclusion of two government-wide financial statements designed to present a clear picture of the City as a single, unified entity. These government-wide financial statements provide information on the total cost of delivering services, including capital assets and long-term liabilities.

STATEMENT OF NET POSITION

The Statement of Net Position essentially tells you what the City owns and owes at a given point in time, the last day of the fiscal year. Theoretically, net position represents the resources the City has leftover to use for providing services after its debts are settled. However, those resources are not always in spendable form, or there may be restrictions on how some of those resources can be used. Therefore, net position is divided into three components: net investment in capital assets, restricted, and unrestricted.

The following table presents the components of the City's net position as of December 31, 2025, and 2024, for governmental activities and business-type activities (utility fund operations):

	As of December 31,		
	2025	2024	Change
Net position			
Governmental activities			
Net investment in capital assets	$ 67,883,546	$ 63,852,474	$ 4,031,072
Restricted	12,781,676	10,583,729	2,197,947
Unrestricted	29,283,471	26,405,419	2,878,052
Total governmental activities	109,948,693	100,841,622	9,107,071
Business-type activities			
Net investment in capital assets	31,550,331	31,350,248	200,083
Unrestricted	17,341,650	15,553,933	1,787,717
Total business-type activities	48,891,981	46,904,181	1,987,800
Total net position	$ 158,840,674	$ 147,745,803	$ 11,094,871

Net position for governmental activities increased by $9,107,071 in 2025, as presented above. The net investment in capital assets increased $4,031,072 this year. The change in this category of net position typically depends on the relationship of the rate at which the City is adding capital assets, the rate capital assets are being depreciated, and how that relates to the rate at which the City is repaying the debt issued to purchase or construct those assets. The restricted portion of net position increased $2,197,947, largely due to the increase in the amounts restricted for housing and redevelopment, recycling, fire station #1, and municipal state aid purposes. The unrestricted category increased by $2,878,052, consistent with positive operations of the governmental funds, as previously discussed.

The change in the net position for business-type activities is consistent with our earlier discussion of the utility operations, which are presented under the same full accrual basis of accounting.

At the end of the current fiscal year, the City continues to present positive balances in all categories of net position, both for the government as a whole, and for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

STATEMENT OF ACTIVITIES

The Statement of Activities tracks the City's yearly revenues and expenses, as well as any other transactions that increase or reduce total net positions. These amounts represent the full cost of providing services. The Statement of Activities provides a more comprehensive measure than just the amount of cash that changed hands, as reflected in the fund-based financial statements. This statement includes the cost of supplies used, depreciation of long-lived capital assets, and other accrual-based expenses.

The following table presents the change in the net position of the City for the years ended December 31, 2025 and 2024:

	2025			2024
	Expenses	Program Revenues	Net Change	Net Change
Net (expense) revenue				
Governmental activities				
General government	$ 3,909,325	$ 1,902,541	$ (2,006,784)	$ (2,013,878)
Public safety	11,413,054	9,831,237	(1,581,817)	(6,856,890)
Public works	5,823,107	3,737,361	(2,085,746)	(2,608,672)
Parks and recreation	10,981,485	6,321,878	(4,659,607)	(3,795,734)
Community development	6,048,048	1,491,321	(4,556,727)	(1,805,903)
Interest on long-term debt	1,053,257	–	(1,053,257)	(625,350)
Business-type activities				
Water	3,889,203	4,828,233	939,030	1,014,481
Sewer	4,898,876	5,577,800	678,924	646,124
Surface water	1,999,471	2,453,379	453,908	468,861
Street lights	598,112	931,472	333,360	367,320
Total net (expense) revenue	$ 50,613,938	$ 37,075,222	(13,538,716)	(15,209,641)
General revenues				
Property taxes, tax increment collections, and franchise tax			21,562,027	21,199,847
Grants and contributions not restricted to specific programs			3,469	145,175
Unrestricted investment earnings			2,846,216	2,473,311
Gain on disposal of capital assets			221,875	186,812
Total general revenues			24,633,587	24,005,145
Change in net position			$ 11,094,871	$ 8,795,504

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as property taxes and unrestricted grants. In contrast, the City's business-type activities tend to rely more heavily on program revenues, like charges for services (sales) and program specific grants to cover expenses. This is critical given the current downward pressures on the general revenue sources. It also shows that the City's business-type activities are generating sufficient program revenues (service charges and program-specific grants) to cover expenses.

ACCOUNTING AND AUDITING UPDATES

The following is a summary of Governmental Accounting Standards Board (GASB) standards expected to be implemented in the next few years.

GASB STATEMENT NO. 103, *FINANCIAL REPORTING MODEL IMPROVEMENTS*

The objective of this statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. This statement also addresses certain application issues.

This statement continues the requirement that the basic financial statements be preceded by management's discussion and analysis (MD&A), which is presented as required supplementary information (RSI). This statement requires that the information presented in MD&A be limited to the related topics discussed in five sections: (1) Overview of the Financial Statements, (2) Financial Summary, (3) Detailed Analyses, (4) Significant Capital Asset and Long-Term Financing Activity, and (5) Currently Known Facts, Decisions, or Conditions. Furthermore, this statement stresses that the detailed analyses should explain why balances and results of operations changed rather than simply presenting the amounts or percentages by which they changed. In addition, this statement continues the requirement that information included in MD&A distinguish between that of the primary government and its discretely presented component units.

This statement defines unusual or infrequent items as transactions and other events that are either unusual in nature or infrequent in occurrence, and requires governments to display the inflows and outflows related to each unusual or infrequent item separately.

This statement requires that the proprietary fund statement of revenues, expenses, and changes in fund net position continue to distinguish between operating and nonoperating revenues and expenses. In addition to the subtotals currently required in a proprietary fund statement of revenues, expenses, and changes in fund net position, this statement requires that a subtotal for operating income (loss) and noncapital subsidies be presented before reporting other nonoperating revenues and expenses.

This statement requires governments to present each major component unit separately in the reporting entity's statement of net position and statement of activities if it does not reduce the readability of the statements. If the readability of those statements would be reduced, combining statements of major component units should be presented after the fund financial statements.

This statement requires governments to present budgetary comparison information using a single method of communication—RSI. Governments also are required to present (1) variances between original and final budget amounts and (2) variances between final budget and actual amounts. An explanation of significant variances is required to be presented in the notes to RSI.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 104, *DISCLOSURE OF CERTAIN CAPITAL ASSETS*

The objective of this statement is to provide users of government financial statements with essential information about certain types of capital assets.

This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by GASB Statement No. 34. Lease assets recognized in accordance with Statement No. 87, *Leases,* and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital assets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this statement requires intangible assets other than those three types to be disclosed separately by major class.

This statement also requires additional disclosures for capital assets held for sale. A capital asset is considered held for sale if (a) the government has decided to pursue the sale of the capital asset and (b) it is probable that the sale will be finalized within one year of the financial statement date. Governments should consider relevant factors to evaluate the likelihood of the capital asset being sold within the established time frame. Capital assets held for sale are required to be evaluated each reporting period. Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset.

The requirements of this statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

GASB STATEMENT NO. 105, *SUBSEQUENT EVENTS*

The objective of this statement is to improve the financial reporting requirements for subsequent events, thereby enhancing consistency in their application and better meeting the information needs of financial statement users.

This statement defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This statement describes the date the financial statements are available to be issued as the date at which (1) the financial statements are complete in a form and format that complies with generally accepted accounting principles and (2) approvals necessary for issuance have been obtained. That definition modifies the subsequent events time frame throughout the GASB literature. This statement also requires the date through which subsequent events have been evaluated to be disclosed.

This statement clarifies the subsequent events that constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events.

The requirements of this statement are effective for fiscal years beginning after June 15, 2026, and all reporting periods thereafter. Earlier application is encouraged.

CITY OF SHOREVIEW
RAMSEY COUNTY, MINNESOTA

Special Purpose Audit Reports

Year Ended
December 31, 2025

LB | CARLSON
Certified Public Accountants Business Consultants

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CITY OF SHOREVIEW
RAMSEY COUNTY, MINNESOTA

Special Purpose Audit Reports
Year Ended December 31, 2025

Table of Contents

	Page
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*	1–2
Independent Auditor's Report on Minnesota Legal Compliance	3–4
Schedule of Findings and Responses	5–6

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the City Council and Management
City of Shoreview, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Shoreview, Minnesota (the City) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 4, 2026.

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

(continued)

605 US Highway 169 N, Suite 650, Minneapolis, MN 55441
763.535.8150 I www.lbcarlson.com

REPORT ON COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,

LB Carlson, LLP

LB CARLSON, LLP
Minneapolis, Minnesota

June 4, 2026

LB | CARLSON

INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the City Council and Management
City of Shoreview, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Shoreview, Minnesota (the City) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 4, 2026.

MINNESOTA LEGAL COMPLIANCE

In connection with our audit, we noted that the City failed to comply with provisions of the contracting – bid laws and claims and disbursements sections of the *Minnesota Legal Compliance Audit Guide for the Cities*, promulgated by the State Auditor pursuant to Minnesota Statutes § 6.65, insofar as they relate to accounting matters as described in the Schedule of Findings and Responses as findings 2025-001 and 2025-002. Also, in connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the depositories of public funds and public investments, conflicts of interest, public indebtedness, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

CITY'S RESPONSE TO FINDINGS

Government Auditing Standards requires the auditor to perform limited procedures on the City's responses to the legal compliance findings identified in our audit and described in the accompanying Schedule of Findings and Responses. The City's responses were not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

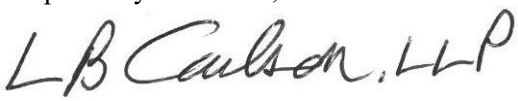
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763.535.8150 I www.lbcarlson.com

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this report is not suitable for any other purpose.

Respectfully submitted,



LB CARLSON, LLP
Minneapolis, Minnesota

June 4, 2026

MINNESOTA LEGAL COMPLIANCE FINDINGS

2025-001 SUBCONTRACTOR LANGUAGE

Criteria – Minnesota Statutes § 471.425, Subd. 4a.

Condition – For each contract between the City of Shoreview, Minnesota (the City) and a prime contractor, Minnesota Statutes require contract language be included that mandates the prime contractor to pay subcontractors within 10 days of receipt of payment from the government entity or pay interest at the rate of 1.5 percent per month or any part a month. For one contract tested in the current year, the required language to pay subcontractors within 10 days was not included in the contract.

Questioned Costs – Not applicable.

Context – One of two contracts tested was not in compliance.

Repeat Finding – This is a current year finding.

Cause – This was an oversight by city personnel.

Effect – The contract between the City and a prime contractor did not include language to pay subcontractors within 10 days of payment as required by state statute.

Recommendation – We recommend that the City review contract and bid law procedures in place to ensure future compliance with this statute.

Management Response – There is no disagreement with the audit finding. The City will review requirements with appropriate staff to ensure the planned controls are being followed and essential language is included in future contracts to pay subcontractors as required by state statutes.

MINNESOTA LEGAL COMPLIANCE FINDINGS (CONTINUED)

2025-002 CLAIMS AND DISBURSEMENTS

Criteria – Minnesota Statutes § 471.425, Subd. 2.

Condition – Minnesota Statutes require prompt payment of local government bills within a standard payment period of 35 days from the receipt of goods and services for governing boards that meet at least once a month. If such obligations are not paid within the appropriate time period, local governments must pay interest on the unpaid obligations at the rate of 1.5 percent per month or part of a month. Three of twenty-five disbursements tested were not paid within the statutory time limit.

Questioned Costs – Not applicable.

Context – Three of twenty-five disbursements tested were not in compliance.

Repeat Finding – This is a current year finding.

Cause – This was an oversight by city personnel.

Effect – Certain payments made to vendors were not paid within the timeframe as required by state statutes.

Recommendation – We recommend that the City review claims and disbursements payment procedures in place to ensure that all invoices are paid within statutory requirements.

Management Response – There is no disagreement with the audit finding. The City will review its procedures in place to ensure future compliance with Minnesota Statutes.

Memorandum

TO: City Council

FROM: Cinde Morris , Deputy clerk

DATE: July 20, 2026

SUBJECT: Approve lower-potency hemp edible retail registrations for the remainder of 2026.

ITEM NUMBER: 8.g

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve the following lower-potency hemp edible retail registrations for the remainder of 2026:

- Lexington Avenue LLC dba Marathon Gas Station, 3592 Lexington Avenue North
- Holiday Stationstores LLC, 3467 Rice Street

INTRODUCTION

Last December, the city council approved updates to chapter 10, article IV regarding cannabis businesses. The updates removed any language referencing edible cannabinoids. This is due to changes in Minnesota Statutes where lower-potency hemp edibles (LPHE) have replaced edible cannabinoids. Lower-potency hemp edibles are already included in the definition of approved products and other regulations throughout article IV. Under these updates, retailers wishing to sell lower-potency hemp edible products will need to obtain a state license, as well as register with the city.

The city has received two registration applications and the city council is being asked to approve them.

DISCUSSION

The Office of Cannabis Management (OCM), recently re-opened the application period for LPHE licenses. Lexington Avenue LLC dba Marathon Gas Station, 3592 Lexington Avenue North, and Holiday Stationstores LLC, 3467 Rice Street North have applied for and received a LPHE license from OCM. They are now applying for the city registration. All required paperwork and fees have been submitted to the city. Background checks have also been completed.

RECOMMENDATION

Staff is recommending that the city council approve the following lower-potency hemp edible retail registrations for the remainder of 2026:

- Lexington Avenue LLC dba Marathon Gas Station, 3592 Lexington Avenue North
- Holiday Stationstores LLC, 3467 Rice Street

ATTACHMENTS

Lexington Avenue LLC
Holiday Stationstores LLC

Cannabis Business License Application

City of Shoreview

Submitted On:
Jun 24, 2026, 03:58PM CDT

Cannabis Business License Application

Registration information

Select application type:	Low potency hemp edible retail (initial & first renewal) - $125
Amount due	125
Enter MN tax ID or Federal tax ID (FEIN):	8793550
Office of Cannabis Management ID:	LPDIS-L26-000012

Applicant information

Full name	**First Name:** KIRPABEN **Last Name:** PATEL
Other names (maiden name, names from previous marriages, or aliases):	
Residential address	**Street Address:** [redacted] **City:** [redacted] **State:** [redacted] **Zip:** [redacted]
Email	kirpa2810@gmail.com
Phone number	[redacted]
Driver's license number	[redacted]
Issuing state	[redacted]

Property owner information

Full name	**First Name:** BHAVESHKUMAR **Last Name:** PATEL
Full address	**Street Address:** [redacted] **City:** [redacted]

	State: [redacted] **Zip:** [redacted]
Email	kirpa2810@gmail.com
Phone number	[redacted]

Business information

Business name	LEXINGTON AVENUE LLC
Business address	**Street Address:** 3592 lexington ave n **City:** shoreview **State:** MN **Zip:** 55126
Business email	kirpa2810@gmail.com
Business phone number	3522291034
Legal description of property	GAS STATION WITH CONVENIENCE STORE
Describe the following: type of business to be conducted, services to be offered, and the items to be sold on the licensed premises.	C-STORE GAS,FOOD,TOBACCO,LPHE

Partnership information

Is there a partnership?	No

If additional partners exist, upload additional partner information at end of this form. Be sure to include partner name, address, phone number and date of birth for every partner in the partnership.

Corporation information

Is this a corporation applying?	Yes
Corporation name	LEXINGTON AVENUE LLC
Corporation address	**Street Address:** 3592 lexington ave n **City:** shoreview **State:** MN **Zip:** 55126
Business phone number	6514781982
Date of incorporation	05/01/2023

Corporate officer

Corporation officer name	BHAVESHKUMAR
Corporation officer date of birth	02/17/1975
Corporation officer address	**Street Address:** 9643 95th Place North **City:** Maple Grove **State:** MN **Zip:** 55369
Corporation officer phone number	3522291034
Is the corporation authorized to do business in Minnesota? If you check no, you cannot proceed with this application.	Yes

Document Checklist

The following items must be uploaded with this application:

1. Copy of valid state license or written notice of OCM license preapproval
2. Certificate of liability insurance
3. Certificate of compliance for worker's compensation
4. Copy of background investigation submitted to OCM
5. Floor plan of premises to be licensed, drawn to scale (for new applications)
6. Filed copy of articles of organization or incorporation (if applicable)
7. Executed copy of partnership agreement (for partnership applicant's only)
8. Any additional partner or corporation officer information.

Copy of state license or written notice of OCM license preapproval	LEXINGTON LPHE LIC.pdf
Certificate of liability insurance	LEXINGTON AVENUE LLC - LIAB COI (2026-2027).pdf
Certificate of compliance for Minnesota workers' compensation law	LEXINGTON AVENUE LLC - LIAB COI (2026-2027).pdf
Floor plan of the licensed premises (must be drawn to scale)	Final Plan of Record - LPHE Site, Security, and Operations Plan -- LEXINGTON AVENUE LLC (4).pdf

Signature Required

By signing this application, I swear:

- All the information above is true and to the best of my knowledge
- I am at least 21 years old
- I am not prohibited from holding a cannabis license
- I have read chapter 10, article IV of the Shoreview city code. Link: Chapter 10
- I understand the conditions set forth for cannabis licenses
- I am consenting to release of information about myself

Consent For Information

Consent for the release of information in accordance with MSA 13.05, aubd. 4(d):

I authorize the Ramsey County Sheriff's Office to release criminal history data, as defined by Minnesota Statute 13.87, subd. 1 and driver's license and traffic record data to the Deputy Clerk for the City of Shoreview. I understand that some of this data may be classified as private data under Minnesota statutes and I hereby give my informed consent to the release of that private data by the Ramsey County Sheriff's Office to the deputy clerk for the City of Shoreview. This consent for the release of data is for the purpose of obtaining a permit or license with the City of Shoreview. This information cannot be used for any other purposes. This authorization may be revoked in writing by me at any time and in no event will it be valid for more than one year from the date below.	Yes
Full Name	**First Name:** KIRPABEN **Initial:** B **Last Name:** PATEL
Other names used (maiden name, name change, alias, etc.)	
Address	**Street Address:** [redacted] **City:** [redacted] **State:** [redacted] **Zip:** [redacted]

Sex	FEMALE
Date of birth	**Month:** 5 **Day:** 28 **Year:** [redacted]
Driver license number	[redacted]
State Issued	[redacted]

PRIVACY NOTICE/TENNESSEN WARNING:

In connection with your request for a license, the City has asked that you provide information about yourself which may be classified as private, confidential, nonpublic, or protected nonpublic under the Minnesota Government Data Practices Act.

This means that this data is not ordinarily available to the general public. Accordingly, the City is required to inform you of the following:

1. The purpose and intended use of the information requested is to determine if you are eligible for a cannabis registration from the City of Shoreview.
2. The known consequences of supplying the requested information is that the information or further investigation could disclose information which could cause your application to be denied.
3. You are not legally obligated to supply the requested information. The known consequences of refusing to supply the requested information is that your request for a registration cannot be processed.
4. A criminal charge, arrest, or conviction will not necessarily bar you from obtaining a license with the City, unless the conviction is related to the matter for which the license is sought, according to Minn Stat. 364.03. However, failure to reveal the requested criminal information will be considered falsification of the application and may be used as grounds for the denial of the application.
5. Other governmental agencies necessary to process your application are authorized by law to receive the information provided.
6. The city is required by law to furnish some of this information to the Department of Labor and Industry and the Minnesota Commissioner of Revenue.

The undersigned, by signing this notice, acknowledges that they have read and understood the contents of this notice and has received a copy of this notice.

My signature constitutes agreement of the Tennessen Warning and this entire application.

I certify that all statements by me on this form are true and complete. I understand that any false statements or omissions on this form shall be sufficient cause for rejecting my license.

I hereby authorize the City of Shoreview to use this information to determine my suitability for obtaining a license.

Signature Data

First Name: KIRPABEN
Last Name: PATEL
Email Address: kirpa2810@gmail.com



Signed at: June 24, 2026 3:57pm America/Chicago

Cannabis Business License Application

City of Shoreview

Submitted On:
Jul 7, 2026, 09:59AM CDT

Add Image	

Cannabis Business License Application

Registration information

Select application type:	Low potency hemp edible retail (initial & first renewal) - $125
Amount due	125
Enter MN tax ID or Federal tax ID (FEIN):	[redacted]
Office of Cannabis Management ID:	LPDIS-L26-000241-90

Applicant information

Full name	**First Name:** Joan **Last Name:** Almjeld
Other names (maiden name, names from previous marriages, or aliases):	
Residential address	**Street Address:** [redacted] **City:** [redacted] **State:** [redacted] **Zip:** [redacted]
Email	holidaylicenses@holidaycompanies.com
Phone number	8123799227
Driver's license number	[redacted]
Issuing state	[redacted]

Property owner information

Full name	**First Name:** Holiday Stationstores **Last Name:** LLC
Full address	**Street Address:** P.O. Box 347 **City:** Columbus

	State: IN **Zip:** 47202
Email	holidaylicenses@holidaycompanies.com
Phone number	(812) 379-9227

Business information

Business name	Holiday Stationstores, LLC
Business address	**Street Address:** 3467 N Rice St **City:** Shoreview **State:** MN **Zip:** 55126
Business email	holidaylicenses@holidaycompanies.com
Business phone number	8123799227
Legal description of property	Gas station
Describe the following: type of business to be conducted, services to be offered, and the items to be sold on the licensed premises.	Gas Station

Partnership information

Is there a partnership?	No

If additional partners exist, upload additional partner information at end of this form. Be sure to include partner name, address, phone number and date of birth for every partner in the partnership.

Corporation information

Is this a corporation applying?	No

Document Checklist

The following items must be uploaded with this application:

1. Copy of valid state license or written notice of OCM license preapproval
2. Certificate of liability insurance
3. Certificate of compliance for worker's compensation
4. Copy of background investigation submitted to OCM

5. Floor plan of premises to be licensed, drawn to scale (for new applications)
6. Filed copy of articles of organization or incorporation (if applicable)
7. Executed copy of partnership agreement (for partnership applicant's only)
8. Any additional partner or corporation officer information.

Copy of state license or written notice of OCM license preapproval	2746588 LPHER License 07.06.2027.pdf
Certificate of liability insurance	2746588 COI.pdf
Certificate of compliance for Minnesota workers' compensation law	2746588 Corkers Comp.pdf
Floor plan of the licensed premises (must be drawn to scale)	
Other documents	

Signature Required

By signing this application, I swear:

- All the information above is true and to the best of my knowledge
- I am at least 21 years old
- I am not prohibited from holding a cannabis license
- I have read chapter 10, article IV of the Shoreview city code. Link: Chapter 10
- I understand the conditions set forth for cannabis licenses
- I am consenting to release of information about myself

Consent For Information

Consent for the release of information in accordance with MSA 13.05, aubd. 4(d):

I authorize the Ramsey County Sheriff's Office to release criminal history data, as defined by Minnesota Statute 13.87, subd. 1 and driver's license and traffic record data to the Deputy Clerk for the City of Shoreview. I understand that some of this data may be classified as private data under Minnesota statutes and I hereby give my informed consent to the release of that private data by the	Yes

Ramsey County Sheriff's Office to the deputy clerk for the City of Shoreview. This consent for the release of data is for the purpose of obtaining a permit or license with the City of Shoreview. This information cannot be used for any other purposes. This authorization may be revoked in writing by me at any time and in no event will it be valid for more than one year from the date below.	
Full Name	**First Name:** Joan **Initial:** M **Last Name:** Almjeld
Other names used (maiden name, name change, alias, etc.)	
Address	**Street Address:** [redacted] **City:** [redacted] **State:** [redacted] **Zip:** [redacted]
Sex	[redacted]
Date of birth	**Month:** [redacted] **Day:** [redacted] **Year:** [redacted]
Driver license number	[redacted]
State Issued	[redacted]

PRIVACY NOTICE/TENNESSEN WARNING:

In connection with your request for a license, the City has asked that you provide information about yourself which may be classified as private, confidential, nonpublic, or protected nonpublic under the Minnesota Government Data Practices Act.

This means that this data is not ordinarily available to the general public. Accordingly, the City is required to inform you of the following:

1. The purpose and intended use of the information requested is to determine if you are eligible for a cannabis registration from the City of Shoreview.
2. The known consequences of supplying the requested information is that the information or further investigation could disclose information which could cause your application to be denied.
3. You are not legally obligated to supply the requested information. The known consequences of refusing to supply the requested information is that your request for a registration cannot be processed.
4. A criminal charge, arrest, or conviction will not necessarily bar you from obtaining a license with the City, unless the conviction is related to the matter for which the license is sought, according to Minn Stat. 364.03. However, failure to reveal the requested criminal information will be considered falsification of the application and may be used as grounds for the denial of the application.
5. Other governmental agencies necessary to process your application are authorized by law to receive the information provided.
6. The city is required by law to furnish some of this information to the Department of Labor and Industry and the Minnesota Commissioner of Revenu

The undersigned, by signing this notice, acknowledges that they have read and understood the contents of this notice and has received a copy of this notice.

My signature constitutes agreement of the Tennessen Warning and this entire application.

I certify that all statements by me on this form are true and complete. I understand that any false statements or omissions on this form shall be sufficient cause for rejecting my license.

I hereby authorize the City of Shoreview to use this information to determine my suitability for obtaining a license.

Signature Data	First Name: Joan Last Name: Almjeld Email Address: holidaylicenses@holidaycompanies.com  Signed at: July 7, 2026 9:57am America/Chicago

Memorandum

TO: City Council

FROM: Cinde Morris , Deputy clerk

DATE: July 20, 2026

SUBJECT: Approve application for special event liquor license - Church of St. Odilia

ITEM NUMBER: 8.h

SECTION: CONSENT AGENDA

REQUESTED MOTION
To approve the application for a special event liquor license for the Church of St. Odilia

INTRODUCTION
St. Odilia has submitted an application for a temporary on-sale liquor license for their annual fall festival. The event is at their church, 3495 Victoria Street North, September 11 - 13, 2026. It will take place in the parking lot.

DISCUSSION
St. Odilia will be hosting a fundraising event September 11 - 13, 2026 in their parking lot. 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 St. Odilia for a temporary on-sale intoxicating liquor license for their annual fall festival to be held at the Church of St. Odilia, 3495 Victoria Street North, September 11 - 13, 2026.

ATTACHMENTS
St. Odilia temporary liquor license application

501

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
Church of St. Odilia	January 1, 1960	[redacted]

Organization Address (No PO Boxes)	City	State	Zip Code
3495 Victoria Street N.	Shoreview	MN	55126

Name of person making application	Business phone	Home phone
Rick Storms	(651) 415-3347	[redacted]

Date(s) of event: September 11-13, 2026

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

Organization officer's name	City	State	Zip Code
Fr. Phillip Rask	Shoreview	MN	55126
		MN	
		MN	

Location where permit will be used. If an outdoor area, describe.
Inside in our Courtyard
Outdoor Back Parking Lot of the Church of St. Odilia located at 3495 Victoria Street N., Shoreview, MN 55126

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.

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: Stephanie Smith , City engineer

DATE: July 20, 2026

SUBJECT: Approve change order 1 and payment 7-final for the County Road I Boardwalk Replacement, city project 25-04

ITEM NUMBER: 8.i

SECTION: CONSENT AGENDA

REQUESTED MOTION
To adopt resolution 26-53 approving change order 1 and payment 7-final for the County Road I Boardwalk Replacement, city project 25-04

INTRODUCTION
Change order 1 and payment 7-final for County Road I Boardwalk Replacement, CP26-04 have been prepared by staff. Council approval of the change order and payment are required to modify the contract, accept the improvements and begin the warranty period.

DISCUSSION
On September 2, 2025, council awarded a contract to Grit Contracting, LLC in the amount of $806,776 for County Road I Boardwalk Replacement, CP25-04.

The contractor has completed additional work beyond the scope of the original contract. Change order 1 has been prepared in order to address the additions to the original contract and is attached at the end of this report. This change order in the amount of $44,123.10 will increase the contract amount to $850,899.10. The additional items included the installation of split rail fence at each end of the trail and additional pavement removal. The split rail fence was required due to the slope of the ground along the edge of the trail as it transitions from the boardwalk to the paved trail. Reducing the slope could not be completed due to impacts to the adjacent wetland. Change order 1 will be funded from the community investment fund.

All of the work for the projects is complete, as per the requirements of the contract. Payment 7-final in the amount of $42,544.96 results in a total amount of work completed of $850,899.10.

RECOMMENDATION
Staff recommends council adopt resolution 26-53 approving change order 1 and payment 7-final for the County Road I Boardwalk Replacement, city project 25-04.

ATTACHMENTS
Change Order #1
Resolution 26-53

CITY OF SHOREVIEW
CONTRACT CHANGE ORDER

Projects:	County Road I Boardwalk
City Project No.:	25-04
Change Order Number:	1
Date:	June 29, 2025
Contractor:	Grit Contracting LLC

The additions, deductions, revisions and corrections contained herein shall be made to the Contract Documents for the project and shall become part of the Scope of Work.

ADDITIONS:

Split Rail Wood Fence	$ 37,931.60
Additional Remove Bituminous Pavement	$ 6,191.50
TOTAL ADDITIONS	$ 44,123.10
TOTAL CHANGE ORDER NO. 1	**$ 44,123.10**

SUMMARY:

Original Contract Amount:	$ 806,776.00
Change Order No. 1:	$ 44,123.10
Amended Contract Amount	**$ 850,899.10**

APPROVALS:

APPROVED BY: City of Shoreview

By:_____ Title: City Engineer Date:_____

ACCEPTED BY: Grit Contracting LLC

By:_____ Title: President Date: 6/29/24

EXTRACT OF MINUTES OF MEETING OF THE

CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD JULY 20, 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 July 20, 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. 26-53

A RESOLUTION APPROVING CHANGE ORDER 1 AND PAYMENT 7-FINAL FOR THE COUNTY ROAD I BOARDWALK REPLACEMENT, CITY PROJECT 25-04

WHEREAS, on September 2, 2025, the city council awarded a contract for the County Road I Boardwalk Replacement, city project 25-04 Grit Contracting, LLC in the amount of $806,776.00; and

WHEREAS, change order 1 has been prepared in the amount of $44,123.10 to address certain changes and modifications to the contract and will increase the total contract amount to $850,899.10; and

WHEREAS, Grit Contracting has satisfactorily completed the improvements under the contract; and

WHEREAS, payment 7-final in the amount of $42,544.96, will bring the work complete total to $850,899.10.

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

1. That change order 1 in the amount of $44,123.10 and resulting in a revised total contract amount of $850,899.10 is hereby approved;
2. The work completed under this contract is accepted and approved;
3. Upon receiving final documents from the contractor, the city manager is directed to issue payment 7 for the final payment under the contract;
4. The warranty period as specified in the contract shall comments on July 20, 2026.

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

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 20th day of July, 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 20th day of July, 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 change order 1 and payment 7-final for the County Road I Boardwalk Replacement, city project 25-04.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 21st day of July, 2026.

_____

Brad Martens, City Manager

SEAL

Memorandum

TO: City Council

FROM: Stephanie Smith , City engineer

DATE: July 20, 2026

SUBJECT: Approve plans and specifications, order the improvement, and order the taking of bids for the Target Pond Improvement Project, CP 26-10A

ITEM NUMBER: 8.j

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve plans and specifications, order the improvement, and order the taking of bids for the Target pond improvement project, CP 26-10A.

INTRODUCTION

The city's 2026 capital improvement plan includes funding for stormwater improvement projects. The city contracted with an engineering consultant, KHA to develop plans and specifications for stormwater quality improvements at the city-owned pond near Target. Council action is required to approve the plans and specifications, order the improvement, and order the taking of bids.

DISCUSSION

The Target pond improvement project, CP26-10A 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.

This project was budgeted for in the capital improvement plan for 2026 construction. Quotes were solicited, but all quotes received were in excess of $175,000, requiring the project to be publicly bid. The estimated cost is $370,000 for construction, engineering, administration and contingency costs. The Rice Creek Watershed District awarded a stormwater management grant of $75,000 for the project. The remaining $295,000 in funding will come from the city's surface water fund. The project will not include special assessments.

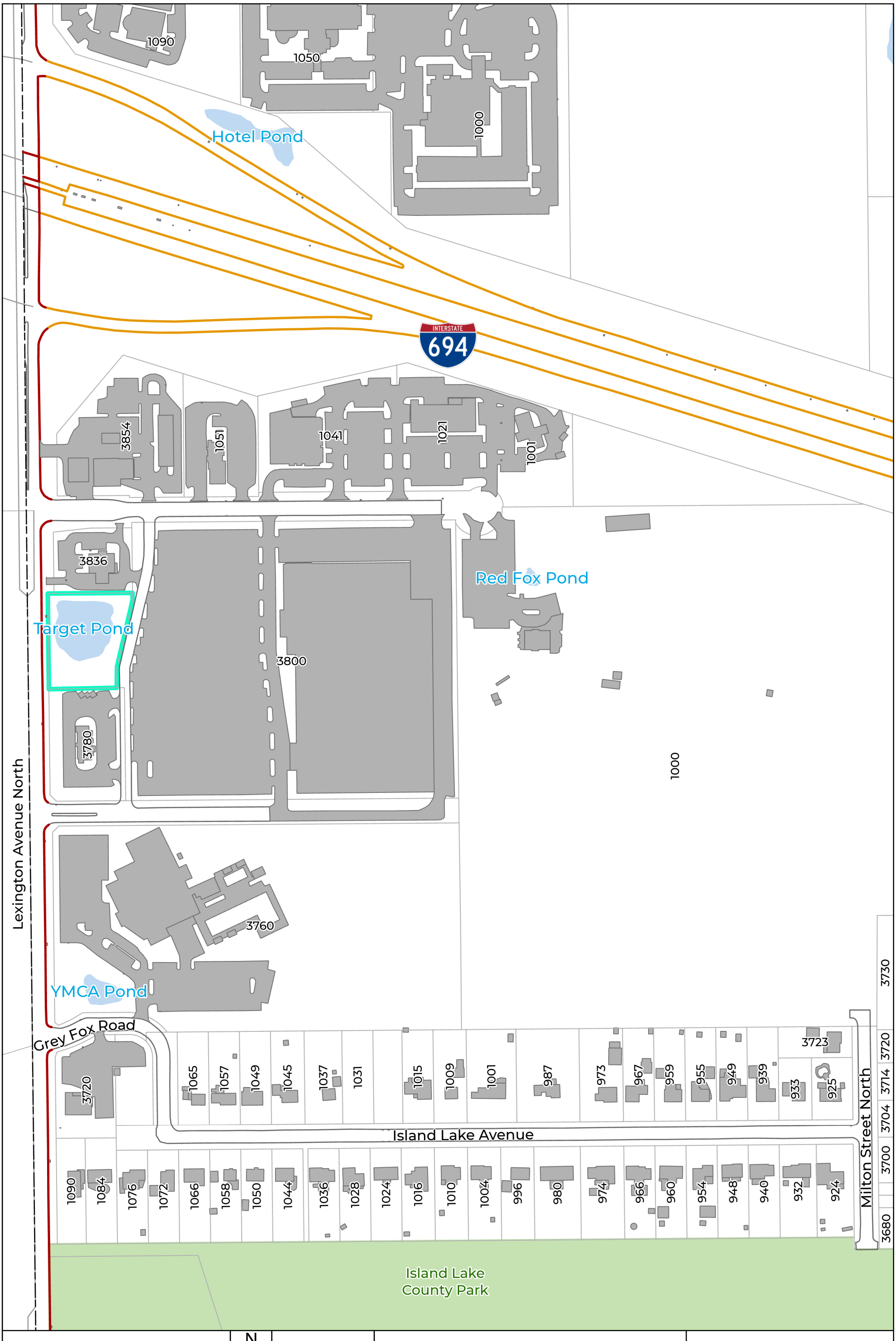
Plans and specifications are essentially complete and are available in the office of the city engineer. Due to the anticipated costs for the project, a public, lowest-qualified bidder process will be used to solicit and evaluate contractor bids. City council must order the advertisement for bids to begin this process.

RECOMMENDATION

It is recommended the city council adopt the attached resolution 26-59 approving the plans and specifications, ordering the improvement and ordering the taking of bids for the Target Pond Improvement, city project 26-10A.

ATTACHMENTS

Target Pond Improvement Map
Resolution 26-59



SHOREVIEW

N

1" = 200'

Target Pond Improvements (2026)

City of Shoreview Public Works
3/26/2

EXTRACT OF MINUTES OF MEETING OF THE

CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD JULY 20, 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 July 20, 2026 at 7 pm. The following members were present:

Councilmembers

And the following members were absent:

Councilmember introduced the following resolution and moved its adoption.

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

RESOLUTION NO. 26-59

A RESOLUTION APPROVING PLANS AND SPECIFICATIONS,

ORDERING THE PROJECT, AND ORDERING THE TAKING OF BIDS

FOR THE TARGET POND IMPROVEMENTS, CITY PROJECT 26-10A

WHEREAS, plans and specifications have been prepared for the Target Pond Improvements, city project 26-10A and presented to the city council for approval.

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

1. Such improvements are hereby ordered to proceed to the construction phase; and
2. The plans and specifications for the Target Pond Improvemetns, city project 26-10A are hereby approved; and
3. The city manager shall prepare and cause to be inserted in the official newspaper an advertisement for bids for the making of such improvement under such approved plans and specifications. The advertisement shall be published at least twice, at least three weeks prior to the bid opening, shall specify the work to be done, that the bids are the responsibility of the bidder and shall state that bids are to be received electronically through BidVault. Submitted bids shall be reviewed at an online bid opening meeting by a minimum of two designated officers of the city.

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

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 20th day of July, 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 20th day of July, 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 the approving plans and specifications and ordering ad for bid for the Target Pond Improvements, city project 26-10A.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 21st day of July, 2026.

_____

Brad Martens, City Manager

SEAL

Memorandum

TO: City Council

FROM: Will Harris , Associate Planner

DATE: July 20, 2026

SUBJECT: Adopt resolutions relating to 855 Tanglewood Drive Conditional Use Permits approved on June 15, 2026

ITEM NUMBER: 8.k

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve resolutions 26-55 and 26-56 for the conditional use permits that were approved by Pam Larson, 855 Tanglewood Drive, on June 15, 2026, subject to the approved conditions listed below:

Resolution 26-55 - Non-domestic animal conditional use permit

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city planner, will require review by the planning commission and city council.
2. The building permit and fence permit are required and must be finalized prior to the animals inhabiting the property
3. A buffer strip enclosing the arena and paddocks shall be installed and established prior to the animals inhabiting the property to ensure runoff is contained to the subject property
4. The owner shall submit an additional fence permit before the installation of additional fencing to separate the paddock area if necessary.
5. No horse may be kept on the property if it is being used for commercial purposes, whether or not the commercial use occurs on the residentially-zoned property.
6. No horse shall be permitted to run outside the confines of the proposed paddock, arena, or accessory structure area
7. No person shall be permitted to ride or drive a horse after the hour of sunset or before the hour of sunrise.
8. The escape of a horse necessitating recovery by agents or employees of the city shall automatically suspend the conditional use permit until the city manager or their designee has re-inspected the premises.
9. Cruel and inhumane treatment of horses shall be grounds for the revocation of the conditional use permit. Adequate care includes, but is not limited to, the following:
    a. Horses must be provided with food of sufficient quantity and quality to allow for normal growth or the maintenance of body weight. Feed standards shall be those recommended by the National Research Council.
    b. Horses must be provided with clean, potable water in sufficient quantity to satisfy the animal's needs or supplied by free choice. Snow or ice is not an adequate water

source.
   c. Horses must be provided a minimum of free choice protection of a constructed shelter from direct rays of the sun when temperatures exceed 95 degrees Fahrenheit, from wind, and from freezing precipitation for all horses.
   d. Constructed shelters must be structurally sound, free of injurious matter, maintained in workmanlike repair, and ventilated.
   e. Stalls must be cleaned and kept dry to the extent that the animal is not required to lie or stand in fluids. Bedding must be provided in all stalls, kept reasonably clean, and periodically changed. The nature of the bedding must not pose a health hazard to the animal.
   f. Horses must be provided an opportunity for periodic exercise, either through free choice or through a forced work program, unless exercise is restricted by a licensed veterinarian.
10. All horses must have their hooves properly trimmed periodically to prevent lameness. All accumulations of manure shall be removed at such periods as will ensure that no leaching or objectionable odors exist, and the premises shall not be allowed to constitute a nuisance.
11. Upon complaint to the city that any provisions are not being met, an authorized animal control officer or city representative shall be permitted upon the premises where livestock are kept for the purpose of making an inspection to determine compliance with this chapter.
12. If at any point the owner subdivides the property so as to reduce the total acres below the allowed 2-acre threshold, this agreement will be nullified.

Resolution 26-56 - Detached accessory structure

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city staff, will require review by the planning commission and city council.
2. This approval will expire after one year if a building permit has not been issued and construction commenced.
3. The owners shall apply for a demo permit for the existing detached accessory structure.
4. The existing detached accessory structure shall be demolished before the issuance of a building permit for the new accessory structure.
5. The detached accessory structure shall not exceed 1,200 sq ft in size.
6. The structure shall be used to house the animals and for the storage of personal property only.
7. The structure shall not be used in any way for commercial purposes.
8. The applicant shall obtain permits as required from the Rice Creek Watershed District, if required.
9. A building permit must be obtained before any construction activity begins.
10. A riparian lot detached accessory structure permit must be obtained before any construction activity begins.
11. A tree protection and replacement plan shall be submitted prior to issuance of a building permit (including a grading permit). Tree protection shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
12. Applicant shall maintain historic drainage patterns.

13. A side-yard swale may be required if needed to keep drainage from new building on the subject property
14. Grading as-built shall be submitted after construction upon request by the city engineer.
15. This approval is subject to a 5-day appeal period.

INTRODUCTION

DISCUSSION

The item was reviewed and approved by the City Council at the June 15, 2026 meeting. Resolutions were not included with that action and are required for recording of conditional use permits against the property. The City Council is being asked to formally adopt the resolutions associated with the conditional use permits that were approved last month. Please see the City Council meeting agenda and staff reports linked below.

Meeting Agenda
Staff Report

RECOMMENDATION

Staff is recommending adoption of resolutions 26-55 and 26-56 for the conditional use permits that were approved by Pam Larson, 855 Tanglewood Drive, on June 15, 2026, subject to the approved conditions listed below:

Resolution 26-55 - Non-domestic animal conditional use permit

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city planner, will require review by the planning commission and city council.
2. The building permit and fence permit are required and must be finalized prior to the animals inhabiting the property
3. A buffer strip enclosing the arena and paddocks shall be installed and established prior to the animals inhabiting the property to ensure runoff is contained to the subject property
4. The owner shall submit an additional fence permit before the installation of additional fencing to separate the paddock area if necessary.
5. No horse may be kept on the property if it is being used for commercial purposes, whether or not the commercial use occurs on the residentially-zoned property.
6. No horse shall be permitted to run outside the confines of the proposed paddock, arena, or accessory structure area
7. No person shall be permitted to ride or drive a horse after the hour of sunset or before the hour of sunrise.
8. The escape of a horse necessitating recovery by agents or employees of the city shall automatically suspend the conditional use permit until the city manager or their designee has re-inspected the premises.
9. Cruel and inhumane treatment of horses shall be grounds for the revocation of the conditional use permit. Adequate care includes, but is not limited to, the following:
    a. Horses must be provided with food of sufficient quantity and quality to allow for normal growth or the maintenance of body weight. Feed standards shall be those recommended by the National Research Council.
    b. Horses must be provided with clean, potable water in sufficient quantity to satisfy the animal's needs or supplied by free choice. Snow or ice is not an adequate water

source.
   c. Horses must be provided a minimum of free choice protection of a constructed shelter from direct rays of the sun when temperatures exceed 95 degrees Fahrenheit, from wind, and from freezing precipitation for all horses.
   d. Constructed shelters must be structurally sound, free of injurious matter, maintained in workmanlike repair, and ventilated.
   e. Stalls must be cleaned and kept dry to the extent that the animal is not required to lie or stand in fluids. Bedding must be provided in all stalls, kept reasonably clean, and periodically changed. The nature of the bedding must not pose a health hazard to the animal.
   f. Horses must be provided an opportunity for periodic exercise, either through free choice or through a forced work program, unless exercise is restricted by a licensed veterinarian.
10. All horses must have their hooves properly trimmed periodically to prevent lameness. All accumulations of manure shall be removed at such periods as will ensure that no leaching or objectionable odors exist, and the premises shall not be allowed to constitute a nuisance.
11. Upon complaint to the city that any provisions are not being met, an authorized animal control officer or city representative shall be permitted upon the premises where livestock are kept for the purpose of making an inspection to determine compliance with this chapter.
12. If at any point the owner subdivides the property so as to reduce the total acres below the allowed 2-acre threshold, this agreement will be nullified.

Resolution 26-56 - Detached accessory structure

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city staff, will require review by the planning commission and city council.
2. This approval will expire after one year if a building permit has not been issued and construction commenced.
3. The owners shall apply for a demo permit for the existing detached accessory structure.
4. The existing detached accessory structure shall be demolished before the issuance of a building permit for the new accessory structure.
5. The detached accessory structure shall not exceed 1,200 sq ft in size.
6. The structure shall be used to house the animals and for the storage of personal property only.
7. The structure shall not be used in any way for commercial purposes.
8. The applicant shall obtain permits as required from the Rice Creek Watershed District, if required.
9. A building permit must be obtained before any construction activity begins.
10. A riparian lot detached accessory structure permit must be obtained before any construction activity begins.
11. A tree protection and replacement plan shall be submitted prior to issuance of a building permit (including a grading permit). Tree protection shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
12. Applicant shall maintain historic drainage patterns.

13. A side-yard swale may be required if needed to keep drainage from new building on the subject property
14. Grading as-built shall be submitted after construction upon request by the city engineer.
15. This approval is subject to a 5-day appeal period.

ATTACHMENTS

Resolution 26-55 Non-domestic animals
Resolution 26-56 Detached Acc Structure

EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA
HELD JULY 20, 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 July 20th, 2026 at 7:00 P.M.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption.

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

RESOLUTION NO. 26-55
CONDITIONAL USE PERMIT

WHEREAS, Pam Larson submitted a conditional use permit application for the following described property:

SECTION 14 TOWN 30 RANGE 23 EX S 33 FT FOR CO RD G 2 THE W 1/2 OF W ...OF GOVT LOT 3 SEC 14 TN 30 RN 23
(This property is commonly known as 855 Tanglewood Dr)

WHEREAS, pursuant to the Development Code Section 107-67 (b) (5), R-1 Residentially Zoned properties the keeping of non-domestic animals requires a conditional use permit if the council determines that it is in the best interest of the public's health, safety or general welfare

WHEREAS, the applicant has requested to keep and house two non-domestic animals on the property.

WHEREAS, the Shoreview Planning Commission heard the proposal on May 26, 2026; and

WHEREAS, the Shoreview City Council held a public hearing on June 16, 2026; and

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW CITY COUNCIL, to approve the conditional use permit request for property described above, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the City Planner, will require review by the Planning Commission and City Council.
2. The building permit and fence permit are required and must be finalized prior to the animals inhabiting the property
3. A buffer strip enclosing the arena and paddocks shall be installed and established prior to the animals inhabiting the property to ensure runoff is contained to the subject property
4. The owner shall submit an additional fence permit before the installation of additional fencing to separate the paddock area if necessary.
5. No horse may be kept on the property if it is being used for commercial purposes, whether or not the commercial use occurs on the residentially-zoned property.
6. No horse shall be permitted to run outside the confines of the proposed paddock, arena, or accessory structure area
7. No person shall be permitted to ride or drive a horse after the hour of sunset or before the hour of sunrise.
8. The escape of a horse necessitating recovery by agents or employees of the city shall automatically suspend the conditional use permit until the City Manager or their designee has re-inspected the premises.
9. Cruel and inhumane treatment of horses shall be grounds for the revocation of the conditional use permit. Adequate care includes, but is not limited to, the following:
    a. Horses must be provided with food of sufficient quantity and quality to allow for normal growth or the maintenance of body weight. Feed standards shall be those recommended by the National Research Council.
    b. Horses must be provided with clean, potable water in sufficient quantity to satisfy the animal's needs or supplied by free choice. Snow or ice is not an adequate water source.
    c. Horses must be provided a minimum of free choice protection of a constructed shelter from direct rays of the sun when temperatures exceed 95 degrees Fahrenheit, from wind, and from freezing precipitation for all horses.
    d. Constructed shelters must be structurally sound, free of injurious matter, maintained in workmanlike repair, and ventilated.
    e. Stalls must be cleaned and kept dry to the extent that the animal is not required to lie or stand in fluids. Bedding must be provided in all

stalls, kept reasonably clean, and periodically changed. The nature of the bedding must not pose a health hazard to the animal.

f. Horses must be provided an opportunity for periodic exercise, either through free choice or through a forced work program, unless exercise is restricted by a licensed veterinarian.
g. All horses must have their hooves properly trimmed periodically to prevent lameness.

10. All accumulations of manure shall be removed at such periods as will ensure that no leaching or objectionable odors exist, and the premises shall not be allowed to constitute a nuisance.
11. Upon complaint to the City that any provisions are not being met, an authorized Animal Control Officer shall be permitted upon the premises where livestock are kept for the purpose of making an inspection to determine compliance with this Chapter
12. If at any point the owner subdivides the property so as to reduce the total acres below the allowed 2-acre threshold, this agreement will be nullified.

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

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

And the following voted against the same:

Adopted this 20th day of July, 2026

_____
Sue Denkinger, Mayor
City of Shoreview

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 20th day of July, 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. 26-55.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 20th day of July, 2026.

_____
Brad Martens
City Manager

SEAL

Drafted By: Will Harris, Associate Planner
4600 Victoria St N
Shoreview, MN 55126

EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA
HELD JULY 20, 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 July 20, 2026 at 7:00 P.M.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption.

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

RESOLUTION NO. 26-56
CONDITIONAL USE PERMIT

WHEREAS, Pam Larson submitted a conditional use permit application for the following described property:

SECTION 14 TOWN 30 RANGE 23 EX S 33 FT FOR CO RD G 2 THE W 1/2 OF W ...OF GOVT LOT 3 SEC 14 TN 30 RN 23
(This property is commonly known as 855 Tanglewood Dr)

WHEREAS, pursuant to the Development Code Section 107-67, Detached Residential Zoning, accessory buildings exceeding 440 square feet require a conditional use permit.

WHEREAS, the applicant has requested a conditional use permit in order to construct a 1,200 square foot detached garage and barn structure on the property; and

WHEREAS, the Shoreview Planning Commission heard the proposal on May 26, 2026; and
WHEREAS, the Shoreview City Council held a public hearing on June 16, 2026; and

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW CITY COUNCIL, to approve the conditional use permit request for property described above, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the conditional use permit applications. Any significant changes to these plans, as determined by the city staff, will require review by the Planning Commission and City Council.
2. This approval will expire after one year if a building permit has not been issued and construction commenced.
3. The owners shall apply for a demo permit for the existing detached accessory structure.
4. The existing detached accessory structure shall be demolished before the issuance of a building permit for the new accessory structure
5. The detached accessory structure shall not exceed 1,200 sq ft in size.
6. The structure shall be used to house the animals and for the storage of personal property only.
7. The structure shall not be used in any way for commercial purposes.
8. The applicant shall obtain permits as required from the Rice Creek Watershed District, if required.
9. A building permit must be obtained before any construction activity begins.
10. A Riparian Lot Detached Accessory Structure Permit must be obtained before any construction activity begins.
11. A tree protection and replacement plan shall be submitted prior to issuance of a building permit (including a grading permit). Tree protection shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
12. Applicant shall maintain historic drainage patterns.
13. A side-yard swale may be required if needed to keep drainage from new building on the subject property
14. Grading as-built shall be submitted after construction upon request by the city engineer.
15. This approval is subject to a 5-day appeal period.

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

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

And the following voted against the same:

Adopted this 20th day of July, 2026

_____

Sue Denkinger, Mayor
City of Shoreview

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 20th day of July, 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. 26-56.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 20th day of July, 2026.

Brad Martens
City Manager

SEAL

Drafted By: Will Harris, Associate Planner
4600 Victoria St N
Shoreview, MN 55126

Memorandum

TO: City Council

FROM: Steve Benoit , Parks and Recreation Director

DATE: July 20, 2026

SUBJECT: Approve change no. 09 for the Bobby Theisen Park improvements project

ITEM NUMBER: 8.l

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve change no. 09 for the Bobby Theisen Park improvements project.

INTRODUCTION

LHB, the architect firm the city contracted with for the Bobby Theisen Park improvement project, has requested that the city approve change no. 09 for the Bobby Theisen Park improvements project.

DISCUSSION

As the construction of the Bobby Theisen Park improvement project has progressed the key groups working with the city on the project, including LHB and Ebert Construction, have continued to work collaboratively to refine the design in order to improve the quality and longevity of the park improvements.

The adjustments in this change order address the general conditions revised substantial completion date, modifications to the booster pump to allow for better accessibility to perform maintenance, and a credit due to some minor imperfections on a trail and court section.

Below is a cost outline of these changes:

- GC#19 revised substantial completion date general conditions dated October 15, 2026 — ADD $7,500.00
- GC#24 booster pump dated June 2, 2026 — ADD $970.49
- GC#25 asphalt & court resurfacing credit dated June 8, 2026 — DEDUCT $3,500

- The original contract sum was: $3,585,000.00
- The net change by previously authorized changer order was: $798,345.95
- The contract sum prior to this change order was: $4,383,345.95
- The contract sum will be increased by this change order in the amount of: $4,970.49
- The contract sum including this change order will be: $4,388,316.44

Budget summary:

- Project budget for Ebert's scope of work: $4,817,000.00
- Updated contract sum: $4,388,316.44
- Updated under budget amount: $428,683.56

RECOMMENDATION

Based on the foregoing information it is recommended that the city council approve change no. 09 for the Bobby Theisen Park improvements project.

ATTACHMENTS

Bobby Theisen Change Order 09.pdf

Docusign Envelope ID: 905A2B40-E3BD-888D-812E-6525E17E4A07

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Bobby Theisen Park Improvements
3575 Vivian Avenue
Shoreview, Minnesota
LHB Project No. 221054

CONTRACT INFORMATION:
Contract For: General Construction
Date: August 28, 2024

CHANGE ORDER INFORMATION:
Change Order Number: 009 - Revised
Date: July 9, 2026

OWNER: *(Name and address)*
City of Shoreview
4600 Victoria Street North
Shoreview, Minnesota 55126

ARCHITECT: *(Name and address)*
LHB, Inc.
701 Washington Avenue North, Suite 200
Minneapolis, Minnesota 55401

CONTRACTOR: *(Name and address)*
Ebert Inc. dba Ebert Companies
23350 County Road 10
Corcoran, Minnesota 55357

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Proposal Number: GC #19 Revised Substantial Completion Date General Conditions dated October 15, 2025…….....ADD $7,500.00
Change Proposal Number: GC #24 Booster Pump dated June 2, 2026……...ADD $ 970.49
Change Proposal Number: GC #25 Asphalt & Court Resurfacing Credit dated June 8, 2026……..…..DEDUCT $3,500.00

The original Contract Sum was	$	3,585,000.00
The net change by previously authorized Change Orders	$	798,345.95
The Contract Sum prior to this Change Order was	$	4,383,345.95
The Contract Sum will be increased by this Change Order in the amount of	$	4,970.49
The new Contract Sum including this Change Order will be	$	4,388,316.44

The Contract Time will be increased by Eighty-Five (85) days.
The new date of Substantial Completion will be December 18, 2025.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

ARCHITECT *(Firm name)*	CONTRACTOR *(Firm name)*	OWNER *(Firm name)*
LHB, Inc.	Ebert Inc. dba Ebert Companies	City of Shoreview
SIGNATURE	SIGNATURE	SIGNATURE
		Signed by: Brad Martens 4B0F726CBF36458...
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
Lydia Major, Project Manager		Brad Martens City Manager
DATE	DATE	DATE
July 9, 2026		7/9/2026

C.J. Olson

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EBERT

23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal

To: LHB, Inc
701 Washington Ave North
Suite 200
Minneapolis, MN 55401
Ph: (218)727-8446

Number: GC #19
Date: 10/15/25
Job: 66112 Bobby Theisen Park Imp
Phone:

Description: Revised Substantial Completion Date General Conditions

Proposed are the following changes:

Additional general conditions costs from August 20, 2025 to October 31, 2025. Final substantial completion date of 12-15-25 to be included on the next change order.

72 - Days
10 - weeks
2 - Months

Per our meeting on 6/25 Ebert indicated that we would not split hairs over a couple weeks of general conditions past our substantial completion date. Since this meeting the playground subcontractor took substantial longer than the timeframe provided to complete their work preventing our subcontractors from installing asphalt, concrete, irrigation, landscaping, sod and deeding.

Ebert and our subcontractors have received seven (7) proposal requests and two (2) ASI's since our substantial completion date causing additional schedule impacts.

The total amount to provide this work is $7,500.00
(Please refer to attached sheet for details.)

If you have any questions, please contact me at 763-498-7844.

Pricing subject to review/change if not approved within 14 days of receipt.

Submitted by: Randy Pavey (Ebert Companies)

Approved by: _____
Date: _____

Docusign Envelope ID: 905A2B40-E3BD-888D-812E-6525E17E4A07

EBERT

23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal GC #19 Price Breakdown
Continuation Sheet

Description: Revised Substantial Completion Date General Conditions

Description	Labor	Material	Equipment	Subcontract	Other	Price
General Conditions					$7,500.00	$7,500.00
				Subtotal:		**$7,500.00**
						$0.00
						$0.00
				Total:		**$7,500.00**

Docusign Envelope ID: 905A2B40-E3BD-888D-812E-6525E17E4A07

EBERT

23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal

To: LHB, Inc
701 Washington Ave North
Suite 200
Minneapolis, MN 55401
Ph: (218)727-8446

Number: GC #24
Date: 6/2/26
Job: 66112 Bobby Theisen Park Imp
Phone:

Description: Booster Pump

Proposed are the following changes:

Additional plumbing costs to add union valve at the irrigation booster pump as requested by the owner.

Any item or scope of work not clarified on the back up documents or not itemized as a cost is not included and if additional work is required that is not indicated will be added in a separate change proposal.

The total amount to provide this work is $970.49
(Please refer to attached sheet for details.)

If you have any questions, please contact me at 763-498-7844.

Pricing subject to review/change if not approved within 14 days of receipt.

Submitted by: Randy Pavey (Ebert Companies)

Approved by: _____
Date: _____

Docusign Envelope ID: 905A2B40-E3BD-888D-812E-6525E17E4A07

EBERT

23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal GC #24 Price Breakdown
Continuation Sheet

Description: Booster Pump

Description	Labor	Material	Equipment	Subcontract	Other	Price
Plumbing				$907.00		$907.00
					Subtotal:	**$907.00**
			Overhead & Profit	$907.00	5.00%	$45.35
			Insurance & Bond	$907.00	2.00%	$18.14
					Total:	**$970.49**

Docusign Envelope ID: 905A2B40-E3BD-888D-812E-6525E17E4A07

CLARKSYSTEM TAKEOFF SHEETS

DATE: 05/28/2026
JOB NAME: BOBBY THEISEN PARK
SYSTEM:
COMMENTS: ADD (1) 2" TRU UNION BALLL VALVE TO SERVE THE OWNER'S IRRIGATION\ BOOSTER PUMP

ITEM #	QTY	MAT'L @	MAT'L EXT		
2" TRU UNION BV	1	$180.00	$180.00		0.00
GLUE, CLEANER, ETC. INCLUDED			$0.00		0.00
			$0.00		0.00
FIND & PROCURE A VALVE, ROAD TIME	1		$0.00	4.00	4.00
INSTALL TIME			$0.00		0.00
			$0.00		0.00
			$0.00		0.00
		TOTAL	$180.00	HOURS	4.00

DATE: 05/28/2026

SUN MECHANICAL, INC.
JOB NAME: BOBBY THEISEN PARK

ADD (1) 2" TRU UNION BALLL VALVE TO SERVE THE OWNER'S IRRIGATION\ BOOSTER PUMP

MATERIALS		$180.00
TAX		$17.00
LABOR (HRS)		
4	AT $135	$540.00
DELIVERIES		$0.00
PLBR TRUCK COSTS		$50.00
TOOLS		$0.00
SUBTOTAL		$787.00
OH&P %		$120.00
TOTAL		$907.00

Docusign Envelope ID: 905A2B40-E3BD-888D-812E-6525E17E4A07

EBERT

23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal

To: LHB, Inc
701 Washington Ave North
Suite 200
Minneapolis, MN 55401
Ph: (218)727-8446

Number: GC #25
Date: 6/8/26
Job: 66112 Bobby Theisen Park Imp
Phone:

Description: Asphalt & Court Surfacing Credit

Proposed are the following changes:

Credit for asphalt path and court surfacing damage. Final Acceptance no additional repairs required.

The total amount to provide this work is ..... $-3,500.00
(Please refer to attached sheet for details.)

If you have any questions, please contact me at 763-498-7844.

Pricing subject to review/change if not approved within 14 days of receipt.

Submitted by: Randy Pavey (Ebert Companies)

Approved by: _____
Date: _____

Docusign Envelope ID: 905A2B40-E3BD-888D-812E-6525E17E4A07

EBERT

23350 County Road 10
Corcoran, MN 55357
Ph : 763-498-7844

Change Proposal GC #25 Price Breakdown
Continuation Sheet

Description: Asphalt & Court Surfacing Credit

Description	Labor	Material	Equipment	Subcontract	Other	Price
Asphalt Path & Court Surfacing Credit				$-3,500.00		$-3,500.00

Subtotal:	**$-3,500.00**
	$0.00
	$0.00
Total:	**$-3,500.00**

Memorandum

TO: City Council

FROM: Todd Jagoe , Utilities Supervisor

DATE: July 20, 2026

SUBJECT: Accept the quote from Berwald Roofing to remove and replace the roof at the water booster station.

ITEM NUMBER: 8.m

SECTION: CONSENT AGENDA

REQUESTED MOTION

To accept the quote from Berwald Roofing in the amount of $54,969 for removal and replacement of the roof at the booster station.

INTRODUCTION

Staff solicited quotes to complete the replacement of the water booster station roof and is recommending that the city council accept the quote from Berwald Roofing.

DISCUSSION

The city's 2026 capital improvement program includes a project to replace the roof at the water booster station. The existing roof has reached the end of its expected service life and is exhibiting signs of deterioration, resulting in water leaks. At approximately 17 years old, replacement is necessary to prevent further damage and maintain the integrity of the facility.

Staff requested and received two quotes for the roof removal and replacement work and is recommending approval of the low quote from Berwald Roofing in the amount of $54,969. Copies of the two quotes received are attached at the end of this report. The estimated project cost was $50,000. Project costs will be funded through the water fund.

RECOMMENDATION

It is recommended that the city council accept the quote from Berwald Roofing in the amount of $54,969 for the roof removal and replacement.

ATTACHMENTS

Berwald Roofing quote
McPhillips Bros. quote

Berwald Roofing Company, Inc.
ROOFING AND SHEET METAL
2440 North Charles Street
North St. Paul, MN 55109
651-777-7411
fax: 651-777-1371
www.berwaldroofing.com

PROPOSAL – REVISION #1

June 16, 2026

Emailed_____
Mailed_____

SUBMITTED TO: CITY OF SHOREVIEW
4600 VICTORIA ST N
SHOREVIEW, MN 55126

ATTENTION: Mr. Todd Jagoe
PHONE: 651-396-2466 Email: tjagoe@shoreviewmn.gov

JOB NAME: REROOF WELLS PUMPHOUSE APPROXIMATELY 1900 SQ FT
JOB LOCATION: 885 WEST HIGHWAY 96, SHOREVIEW, MN 55126

Vacuum the rock ballast from roof and remove from premises.

Remove the EPDM membrane from roof and premises

Remove and replace the wet or deteriorated roof insulation. See unit price at end of bid.

Install new wood board at roof edge to raise height to accommodate new roof insulation.

Install new wood blocking at roof top unit curbs to raise height to accommodate new roof insulation where required.

Loose lay one (1) layer of 2" isocyanurate roof insulation.

Taper insulation down at scuppers creating sump areas for better drainage.

Loose lay one layer of 60 mil EPDM roofing membrane.

Loose lay 10# per sq ft of ¾-1 ½" washed river rock for ballast. Furnished with manufacturer's 20-year guarantee.

Make roofing connection to stacks, sewer vents, and scuppers.

Install new 24-gauge prefinished galvanized iron cap flashing at roof edge with 22-gauge galvanized iron continuous keeper.

Install new prefinished galvanized iron scuppers and connect to new open face prefinished galvanized iron downspouts.

We propose to furnish material and labor – complete in accordance with above specifications, for the sum of: **Fifty-Four Thousand Nine Hundred Sixty-Nine and no/100 dollars ($54,969.00)**

UNIT PRICE:

#1 – Remove and replace wet or deteriorated roof insulation at $4.00 /BD FT.

Unit Pricing will be an extra charge added to base price.

NOTE:

1. Roof insulations and roofing products are very volatile at this time. Due to this volatility on pricing, our bids are subject to change after 30 days. Any additional cost increase incurred will be passed on directly to each bid project.
2. Disconnect and reconnect roof top equipment will be taken care of by owner.

Terms of payment: Net 30 days. NOTE: This proposal is valid for 30 days. It may be withdrawn or modified if not accepted during this time. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: *COLLIN PROCHNOW /ree*

Collin K. Prochnow

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____



McPhillips Bros. Roofing Co.

2590 Centennial Drive, Saint Paul, MN 55109
Phone: 651-770-2062 Fax 651-770-2891
www.mcphillipsbros.com

July 7, 2026

City of Shoreview
4600 Victoria St. N
Shoreview, MN 55126

Attn: Todd Jagoe

RE: Roof Replacement at Booster Station, 885 Highway 96 West, Shoreview

Todd
We propose to furnish all labor, material, and equipment to install a new roof on the above captioned building as follows:

Specifications:

General Conditions

1. Set up at site. Protect building from debris and secure a work area.
2. Secure the required building permits.
3. Provide a temporary toilet facility for roofing and sheet metal crews.

Demolition

1. Remove the existing roof assembly down to the existing roof deck.
2. Haul away all roofing debris and keep site clean daily.

Roof Insulation

1. Install new wood blocking as necessary at the roof perimeters to accommodate the new insulation heights.
2. Install a 2 new layers of 2.5” Isocyanurate roof insulation to bring the R Value of the system up to R=30.
3. Install 1/8” per foot tapered system along with sumps at all the scuppers to improve drainage.
4. Install new crickets between scuppers to improve drainage.



McPhillips Bros. Roofing Co.

2590 Centennial Drive, Saint Paul, MN 55109
Phone: 651-770-2062 Fax 651-770-2891
www.mcphillipsbros.com

Roof Membrane

1. Install a new John Mansville 60 mil Ballast EPDM roof system in accordance with manufacturer's specifications.
2. Install flashings at all perimeters, unit curbs, and roof to wall locations in accordance with manufacturer's published details and specifications.
3. Make the proper roof connections at all pipes, drains and scuppers per the manufacturer's details.

Sheet Metal

1. Remove and discard all the existing metal flashings.
2. Fabricate and install new 24ga prefinished metal fascia at the roof perimeters complete with a continuous keeper.
3. Fabricate and install new 24ga prefinished metal downspouts at current locations

Warranty

1. Furnish a John Mansville 15 year no dollar limit guarantee upon completion.

Contract Price

All of the above described work will be provided for the sum of:

Roof Replacement with Ballasted EPDM **$62,275.00**

Exclusions:

No Interior Protection Included
No Night / Weekend Work

We carry worker's compensation, property damage, and public liability insurance.



McPhillips Bros. Roofing Co.

2590 Centennial Drive, Saint Paul, MN 55109
Phone: 651-770-2062 Fax 651-770-2891
www.mcphillipsbros.com

Acceptance

By signing this Contract, the Purchaser accepts all of its term and conditions:

1. **Payment Terms:** Payment of the Contract Price shall be made monthly upon receipt of an invoice for the portion of the work performed during that month. If any invoice remains unpaid to the 20th day following receipt by Customer, Customer agrees to pay Contractor interest at the rate of six percent (6%)per annum form the due date until paid.

2. **Taxes:** Contractor's price includes applicable taxes imposed on the work or materials included in this contract, to the extent required by law to be collected by Contractor. Such taxes may be separately itemized on invoices.

3. **Security For Payment:** Customer understands that if Contractor is not paid they can assert a lien against the property. Contractor will issue waivers of its lien rights only to the extent it receives payment.

4. **Rider:** Customer understands and agrees to all items and clarifications within Rider# 1 (Attachment) if any.

The offer of this Contract shall expire automatically unless Customer delivers a properly authorized and signed copy of this document to McPhillips Bros. Roofing Co before the 30th day after the date shown above**. No modifications** by Customer shall become a part of this Contract unless specifically agreed to in writing by McPhillips Bros. Roofing Co.

Date Accepted:_____

Customer	McPhillips Bros Roofing Co
By:_____	By:_____
Title:_____	Title:_____

Respectfully,

C.J. Olson

McPHILLIPS BROS. ROOFING CO
C.J. Olson
Project Manager

Rider #1

Asbestos/Hazardous Substance

The owner warrants that there is no asbestos containing materials present in or on the building that could be affected in the performance of this work under contract. Contractor's scope of work shall not include the identification, detection, abatement, encapsulation, removal and/or disposal of asbestos or other hazardous substances. If contractor encounters or disturbs in any way any such products or materials in the course of performing its work, or if such hazardous materials are encountered by any other firm performing work at the job site and contractor determines that such materials present a hazard to its employees, contractor shall have the right to discontinue its work and remove its employees from the job site until such products or materials, and any hazards connected therewith, are located and abated, encapsulated, or removed, or it is determined that no hazard exists(as the case may require),and contractor shall receive an extension of time to complete its work hereunder and compensation for the delays or other additional costs encountered as a result of such situation or correction. (This is required by our Insurance Co).

Mechanical and Other Rooftop Equipment

If in order for McPhillips Bros Roofing Co to perform its work under this contract, it becomes necessary to disconnect, remove, relocate, or otherwise deal with any mechanical or other equipment located on the deck or other surfaces on which McPhillips Bros Roofing's work is to be performed, the Customer or Customer's Agent shall provide for the disconnection, removal, relocation, or other appropriate action with respect to such mechanical or equipment and further, shall provide for the reconnection, replacement, or relocation of such mechanical or other equipment following completion of the roofing work. McPhillips Bros Roofing Co shall have no responsibility with respect to any such rooftop equipment.

Mold

Moisture that has entered into the building prior to our installation or repair of the roofing system may result in mold growth. We disclaim any and all responsibility for damages to persons or property arising from or relation to the presence of mold in the building. By executing the contract to which this notice is affixed, Customer1) releases McPhillips Bros from any and all claims the Customer and Customer's family, employees, tenants or any other building occupants may have as a result of such mold growth and agrees to hold McPhillips Bros harmless from any and all penalties, actions, liabilities, costs, expenses, or damages arising from or relating to the presence of mold in the Customer's building.

Memorandum

TO: City Council

FROM: Steve Benoit , Parks and Recreation Director

DATE: July 20, 2026

SUBJECT: Approve Horizon Commercial Pools quote to re-grout the Tropics Indoor Waterpark pool and hot tub.

ITEM NUMBER: 8.n

SECTION: CONSENT AGENDA

REQUESTED MOTION

To award the quote to re-grout the Tropics Indoor Waterpark pool and hot tub to Horizon Commercial Pools in the amount of $43,135.

INTRODUCTION

The city council is being asked to approve a quote re-grout the Tropics Indoor Waterpark pool and hot tub.

DISCUSSION

The city's 2026 capital improvement program includes a project to re-grout the Tropics Indoor Waterpark pool and hot tub. As the grout between the pool and hot tub tiles ages, it slowly wears causing areas to develop where mildew can grow. This mildew contributes to further deterioration of the surfaces. This grout maintenance will prolong the life of the tile and tile base material within the pool structure. Re-grouting is typically needed every four to five years in order to fill in any voids or cracks in the existing grout. The last time the Tropics Indoor Waterpark pool and hot tub were re-grouted was in 2022.

The city recently solicited a quote for this work as noted below:

- Horizon Commercial Pools $43,135

Staff reached out to multiple companies regarding this project however Horizon Commercial Pools was the only one to submit a quote. There are a limited number of companies that provide this type of specialty work. In addition, this work needs to be done during our annual pool shutdown and only Horizon Commercial Pools is available during that timeframe. Staff has worked Horizon Commercial Pools in the past and has had positive experiences.

The estimated cost of this project was budgeted at $60,000. The project will be funded through the city's capital asset replacement fund.

RECOMMENDATION

Based on the foregoing information, it is recommended that the city council award the quote to re-grout the Tropics Indoor Waterpark pool and hot tub to Horizon Commercial Pools in the

amount of $43,135.

ATTACHMENTS
Horizon Commercial Pools Quote.pdf

PREPARED FOR:

Joe Kuntz
Shoreview Community Center

MN License #BC809763

PREPARED BY:

Randy Davis
randy.davis@horizonpoolsupply.com
(612) 242-7991



Hello Joe,

Below you will find our proposal to regrout your pool and spa.

Please don't hesitate to reach out with any questions.

Thank you,

Randy Davis
Finishing Sales/Estimating Manager

The attached quote is subject to change due to the ongoing fluctuations in domestic tariff policy related to key materials and parts. All signed contracts on active quotes will be honored by Horizon Commercial Pools.



Customer Proposal

Prepared For:

Shoreview Community Center

4580 Victoria Street North

Shoreview, MN 55126

Contact: Joe Kuntz
Phone: 651-755-8019
Email: jkuntz@shoreviewmn.gov
MN License #BC809763

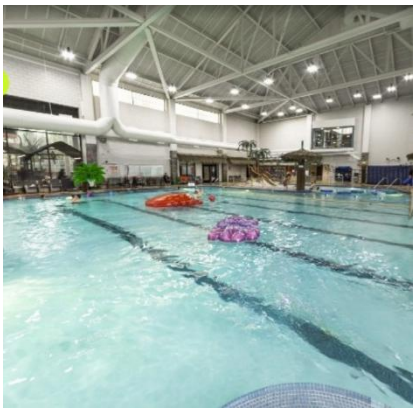
Date: 6/4/2026
Good Through: 7/30/2026
Customer ID: CUS10685
Quote #: **20260603 CUS10685**

Description:

Quoted by: **Randy Davis | randy.davis@horizonpoolsupply.com | (612) 242-7991 mobile**

Acid Wash and Regrout:

1. Apply a pressure wash rinse with sanitizing agent.
2. Acid wash pool shell and neutralize. All rinse water will be tested for neutral PH to discharge into sanitary sewer.
3. Pressure rinse with plain water.
4. Regrout pool shell floor and walls.





Pool and spa to be drained and clear of obstacles and area 3' clear around coping on pool deck for access.

NOTES:

- Please read & initial attached Proposal Notes.
- Depth tiles/markings, drain covers, and other fittings are excluded unless otherwise specified.
- Excludes draining, filling, and balancing of pool unless otherwise specified.
- Horizon is responsible for clean-up inside the work area only. We are not responsible for dust clean-up outside of the immediate work area, including plants, rocks, walls, ceilings, fixtures, windows, etc.

Pricing:

Quantity	Item Number	Description	Unit Price	Total Price
1		Acid wash and regrout	$43,135.00	$43,135.00

Total: **$43,135.00**

ACCEPTANCE OF PROPOSAL – I am authorized to sign on behalf of the owner and I have read the attached **Terms & Conditions** and Proposal Notes and the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment(s) will be made as specified.

Authorized Signature: _____

Name (Printed): _____

Date: _____ **PO (if req.):** _____

- **Quotes exceeding $2,000 will require a payment of 50% upon quote acceptance and the remainder is due Net 10 Days after Completion.**
- Products and equipment used to complete job are subject to applicable state & city sales taxes.
- Please read all attached Terms & Conditions, Proposal Notes, and product information. This quote, once signed, is a contract between Horizon Commercial Pools & the property owner.

Proposal Notes

General Notes:

1. Our region of the country has a relatively high water table. Owner to take full responsibility if in the unlikely event the pool should float up or pop out of the ground. Our quote does not include the cost of lowering the water table around pool if this becomes necessary.
2. Our work may create some dust. Owner to be responsible for any dust clean up if necessary.
3. Owner is responsible for filling the pool with water unless otherwise specified in the proposal.
4. Owner is responsible for providing domestic water and electricity to work site(s).
5. Price does not include the repair of deteriorated cement under the coping, water line tile or under the existing plaster finish. If in the unlikely event there is deterioration, we can determine this during our work. We will not proceed with work involving extra costs without written approval of the owner.
6. Access to the pool area for our employees, supplies, tools and equipment must be provided by the owner.
7. Lodging, if required, is not included unless otherwise specified. Owner can provide suitable lodging for the duration of the project. If suitable lodging cannot be provided, expenses will be added to the final invoice.
8. Unless otherwise specified, modifications to gas, electrical, or venting are not included.
9. Unless otherwise specified, no permits, fees, or engineer drawings are included. If required, all fees will be added to the final invoice.

Coping & Tile

1. Owner to take necessary measures and full responsibility to prevent staining of new coping and tile due to water borne minerals and chemistry.
2. If waterline tile is not being replaced under this contract, and if any tile should be damaged due to our work, we will repair damaged tile with the closest matching locally available tile. In some cases, the tile may not be a close match.
3. Owner is responsible for any repairs to the deck surrounding the pool whether these repairs are needed as a result of preexisting conditions or as a result of our work.
4. If this quote is for replacing waterline tile, depth markings will be installed according to state code.
5. The coping/deck expansion joint must be sealed with a flexible caulking at all times to prevent water intrusion. Lack of caulking joint maintenance will void all guarantees on coping and water line tile.
6. Grout sealer is not necessary, but can add to the life of the grout. Grout seal is not included in this quote unless otherwise specified.

Plaster Surface

1. **It is the owner's responsibility to read and understand the enclosed "New Plaster Surface Notice & Directions." The quality and life of the plaster surface will depend on the care detailed in the Notice and Directions. Failure to follow the directions can result in termination of all Warranties and Guarantees associated with the new plaster surface.**
2. Plaster Cures Under-Water: Newly plastered pool MUST start filling no later than the following morning after the plastering is completed, unless otherwise instructed by the plastering crew. Failure to start filling by the instructed time will cause damage to the new plaster and voids all warranties and guarantees.
3. **Owner to take necessary measures and full responsibility to prevent staining of new plaster finish with water borne minerals, or other contaminates. Bromine sanitizers and salt are NOT recommended during initial 30-day curing period due to risk of spot etching.**
4. Any structural cracks in the existing shell may surface through the new finish; however, this likely will not affect its integrity.
5. There is no warranty against shrinkage checks, mottling (lighter and darker areas and streaks in the surface) and the caustic action at the surface of the plaster as explained in the Notice & Directions.
6. All plastered pools have shrinkage checks and mottling associated with them to varying degrees. This is considered normal and not covered by warranty.
7. If waterline tile is not being replaced under this contract, and if any tile should be damaged due to our work, we will repair damaged tile with the closest matching locally available tile. In some cases, the tile may not be a close match.

GUARANTEE – Resurfacing comes with a Limited 1-Year Manufacturers' warranty for commercial applications. Manufacturers' guarantee provides for material only. Labor covered for 1-Year by Horizon's "Limited Warranty on Workmanship." Guarantee does NOT cover damage from water balance, staining, cleaning or improper maintenance.

New Plaster Surface Notice & Directions

NOTICE - Plaster Cures Under-Water

Newly plastered pool(s) MUST start filling no later than the following morning after the plastering is completed, unless otherwise instructed by the plastering crew. Failure to start filling by the instructed time WILL cause damage to the new plaster and VOIDS all warranties and guarantees.

Pool Interior Finishes are composed of materials which may have inherent shading and/or color variation which is normal and should not be construed as a defect. Environmental factors such as humidity, temperature, substrate conditions, etc., during the installation process can cause normal color variations (normal mottling) across the surface of a coating. This is generally a uniform shading or cloudy appearance. These variations may be more pronounced on a cloudy day or at night with the light on. These conditions are beyond the contractor's control. Discoloration or mottled-shade variation is not considered a failure or defect, but is characteristic of most cementitious products, not needing remedy. It is a normal occurrence of most exposed aggregate finishes to have variation in the surface aggregate density, or variations in the concentration of aggregates across the finished surface. Proper evaluation of an interior finish is done when the pool is full of water and under natural light conditions only. The pool interior finish is NOT guaranteed for evenness of color and may not be the exact shade anticipated. The shade and color of pigmented surfaces will vary and "fade" over time. Crazing (check cracks and hairline cracks), may be noticeable and may be quite pronounced with colored finishes and are normal and are not considered defects.

It is highly recommended to perform a start-up procedure on freshly plastered pools, such as the NPC Start-up Procedure. A proper Start-Up will promote a longer lasting interior finish.

The longevity of the surface will be dependent on the water chemistry after Start-Up being properly maintained in accordance with the Association of Pool & Spa Professionals (APSP) published standards recommended practice of maintaining the Langelier Saturation Index at 0 to +/- 0.5. Overall common water chemistry parameters to be monitored are chlorine, total and carbonate alkalinity, pH, calcium hardness, cyanuric acid and total dissolved solids.

This document is endorsed by the National Plasterers Council, Inc

Note: Chemical treatment alone will not produce sanitary pool water. A filtration system in proper operation along with a regiment of care including pool brushing will produce the optimal results for a clean and safe pool. Horizon Commercial Pools is your NPC Professional Applicator. Please reach out for more information specific to your pool or spa.

Additional consumer awareness information is available from the following sources:

The Association of Pool & Spa Professionals (APSP)	Pool & Hot Tub Alliance (PHTA)	National Plasters Council (NPC)
703-838-0083	719-540-9119	847-416-7271
www.apsp.org	www.phta.org	www.npconline.org

DIGITAL LINK - National Plasters Council Start-Up Procedure

SWIMMING POOL START-UP PROCEDURES

NATIONAL PLASTERERS COUNCIL

THE FOREMOST AUTHORITY IN THE CEMENTITIOUS INTERIOR POOL FINISHING INDUSTRY

www.npconline.org 847-416-7272

RECOMMENDATIONS

The pool will start to hydrate immediately after mixing, with the majority of hydration taking place within the first 28 days. This critical time period is when a finish is most susceptible to staining, scaling and discoloration.

Proper start-up procedures including timely brushing and constant monitoring and adjusting of the pool water is mandatory.
The following recommended start-up method is based on procedures shown to produce the best aesthetic results.

Due to unique local water conditions and environmental factors, parts of these recommended start-up procedures may need to be modified to protect the pool finish. For example: filling the pool with extremely low calcium hardness, low pH or low total alkalinity levels may necessitate changes to these procedures. Brushing and monitored chemical[2] adjustments will be mandatory by the homeowner or a trained pool technician *during the service life of any pool surface.*

ALWAYS ADD A CHEMICAL TO WATER, NEVER WATER TO THE CHEMICAL.

POOL FILLING DAY PREPARATION STEPS

1. **Make sure the filtration equipment is operational.**
2. **Remove all floor return heads and directional eyeballs** *(if appropriate and recommended in your geographical area.)*
3. **Based on temperature and type of finish, fill the pool to the middle of the skimmer or specified water level without interruption as rapidly as possible with clean potable water to help prevent a bowl ring.** Place a clean cloth on the end of the hose and then position the hose in the deepest area of the pool to prevent damage to the surface material. If a water truck is required, 24 inches (60 cm) of water should be placed at the deepest area for a water cushion. Wheeled devices should not be used in the pool until after 28 days.
4. **At no time should any person or pets be allowed in the pool during the fill.** Do not allow any external sources of water to enter the pool to help prevent streaking. It is recommended that you do not swim in the pool until the water is properly balanced and sanitized.
5. **Test fill water for pH, alkalinity, calcium hardness and metals.** Record test results.
6. **Start the filtration system immediately when the pool is full to the middle of the skimmer or specified water level.**

THE 1ST DAY

It's vital to follow these steps in order prior to proceeding to the next step

1. **Test fill water for pH, alkalinity, calcium hardness and metals.** Record test results.
2. **High alkalinity should be adjusted to 80 ppm[1] using pre-diluted Muriatic Acid (31-33% Hydrochloric acid).** Always pre-dilute the acid by adding it to a five gallon (19 L) bucket of pool water[2].
3. **Low alkalinity should be adjusted to 80 ppm[1] using sodium bicarbonate (baking soda[1].)**
4. **pH should be reduced to 7.2 to 7.6 adding pre-diluted[2] Muriatic Acid** *if the alkalinity is already 80-100 ppm[1].*
5. **Brush the entire pool surface thoroughly at least twice daily to remove all plaster dust.** Wheeled devices should not be used in the pool until after 28 days.
6. **Although optional, it is highly recommended to pre-dilute and add a quality sequestering agent using the recommended initial start-up dosage and then the recommended maintenance dosage per the sequestering agent's manufacturer.[2]**
7. **Operate filtration system continuously for a minimum of 72 hours.**
8. **DO NOT add chlorine for 48 hours. DO NOT turn on pool heater until there is no plaster dust in the pool.**

THE 2ND DAY

Brush the Pool

1. **Test pH, Alkalinity and Calcium Hardness and repeat steps of 1st day except for Step 6.**
2. **Once the alkalinity is adjusted to 80ppm and the pH is adjusted to 7.2 to 7.6, then adjust calcium hardness levels to a minimum of 150 ppm.** (CAUTION: Adjustments requiring more than 20 lb. of $CaCl^2$ should be pre-diluted and added in 10 lb. increments – morning and afternoon.)

THE 3RD DAY

1. **Test pH, Alkalinity and Calcium Hardness and repeat 1st day, Steps 1 through 5.**
2. **Pre-diluted[2] chlorine may now be added to achieve 1.5 to 3 ppm[1]. NO SALT SHOULD BE ADDED FOR 28 DAYS.**
3. **Brush the entire pool surface thoroughly at least twice daily to remove all plaster dust.**

THE 4TH–28TH DAY

1. **Test pH, Carbonate Alkalinity and Calcium Hardness and repeat 1st day Steps 1 through 5 every day for 14 days to help prevent the scaling of the pool surface.**
2. **On the 7th day, if there is any plaster dust remaining – remove it using a brush pool vacuum.**
3. **After the 4th Day, Calcium levels should be adjusted slowly over the 28 day period not to exceed 200 ppm[1]**
4. **After the 4th Day, Adjust Cyanuric acid levels to 30 to 50 ppm[1] based on the primary sanitizer of the pool (pre-dissolve[2] and add through the skimmer).**

These procedures are sound technical practices in the industry and are advisory and non-binding. The National Plasterers Council does not regulate, control, or monitor the acts of its members or others in terms of conformance to any of the guidelines, recommendations, or other information contained in these technical procedures.

TERMS AND CONDITIONS

MECHANIC'S LIEN NOTICES (Minnesota & Wisconsin)

MINNESOTA: Pursuant to MINN. STAT. § 514.011 (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.

WISCONSIN: As required by the Wisconsin construction lien law, claimant hereby notifies owner that persons or companies performing, furnishing, or procuring labor, services, materials, plans, or specifications for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned claimant, are those who contract directly with the owner or those who give the owner notice within 60 days after they first perform, furnish, or procure labor, services, materials, plans or specifications for the construction. Accordingly, owners probably will receive notices from those who perform, furnish, or procure labor, services, materials, plans, or specifications for the construction, and should give a copy of each notice received to the mortgage lender, if any. Claimant agrees to cooperate with the owner and the owner's lender, if any, to see that all potential lien claimants are duly paid.

PAYMENT: On contracts exceeding two thousand dollars ($2,000.00), unless otherwise agreed, in writing on the first page of this Contract, payment shall be made in two equal installments. The first installment shall be due as a deposit and paid at the time this contract is signed by the Customer. The second installment is due and payable upon completion of the Project. If, for any reason, any amount less than 50% of the Contract is paid in the first installment, the entire remaining balance shall be paid in the second installment even though such payment renders the installment unequal. All payments on account must be made within **10 days from the invoice date**, unless otherwise agreed to by Horizon Commercial Pools and Customer in writing. Customer agrees that receipt of any invoice setting forth the amount owed to Horizon Commercial Pools represents an account stated unless, within ten days (10) days of receipt of the invoice, Customer objects to the invoice in writing and said written objection is delivered to Horizon Commercial Pools.

INTEREST AND ATTORNEYS' FEES: Horizon Commercial Pools will charge, and Customer agrees to pay, a service charge of 1.5% per month (18.0% per annum) or the maximum rate allowed by law. The service charge will be assessed on the past due portion of the account. Customers agree to pay on demand all costs and expenses including reasonable attorneys' fees incurred by Horizon Commercial Pools in connection with this Contract, and any other document or agreement related thereto, including all costs, expenses and attorneys' fees incurred by Horizon Commercial Pools in enforcing these Terms and Conditions.

SCHEDULING AND ESTIMATES: All time estimates, schedules, start dates, completion dates, etc., are subject to change at Horizon Commercial Pools' sole discretion and Horizon shall not be liable for any changes thereof. Customers acknowledge that time estimates, schedules, start and completion dates can and will change due to weather, unforeseen changes to jobs, workforce variations, material availability, unforeseen delays due to other contractors' work, equipment breaking down and holidays, etc. Any quotes, estimates or representations as to pricing are subject to change at Horizon Commercial Pools' sole discretion as well.

LIMITED WARRANTY ON WORKMANSHIP: Horizon Commercial Pools provides a limited one-year warranty on its workmanship. This Limited Warranty on Workmanship ("Warranty") covers labor provided by Horizon staff only. Any product or equipment warranties are limited to and provided by their respective manufacturer or supplier. This Warranty does not cover problems arising from normal wear and tear, chemical action, stains from pool water or pool water minerals, neglect, abuse, or acts of God. Failure to pay the full Contract price relieves Horizon Commercial Pools of all of its responsibilities under this Warranty and shall render this Warranty void. Warranty claims can be made by contacting Horizon Commercial Pools at (651) 917-3075 within 12 months of completion. Horizon Commercial Pools shall not be responsible or held liable for damages resulting from causes beyond its control caused by fire, flood, accidents, delay in transit, labor difficulty, inability of our normal sources of supply, acts of God, any law, act or regulation of any governmental body. Customers acknowledge and agree that Horizon Commercial Pools' liability for any reason, including, without limitation, negligence, or strict liability, shall not include special, consequential or incidental damages.

Horizon Chemical LLC
Horizon Commercial Pools
www.horizonpoolsupply.com
(800) 969-0454

Corporate Office
4444 Round Lake Rd W
Arden Hills, MN 55112
(651) 917-3075

Milwaukee Office
12900 W Silver Spring Dr
Butler, WI 53007
(262) 783-6040

Green Bay Office
2009 Enterprise Dr
De Pere, WI 54115
(920) 687-8351

Memorandum

TO: City Council

FROM: Steve Benoit , Parks and Recreation Director

DATE: July 20, 2026

SUBJECT: Approve community center rate adjustment summary.

ITEM NUMBER: 8.0

SECTION: CONSENT AGENDA

REQUESTED MOTION

To approve the ordinance summary for publication for ordinance 1063.

INTRODUCTION

The city council is being asked to approve a summary of ordinance 1063 for publication in the Shoreview Press.

DISCUSSION

At the June 1, 2026 meeting, the city council adopted ordinance 1063 amending the community center rates. Pursuant to Minn. Stat. 412.191, a city may publish a summary of the ordinance in its official newspaper with four-fifths approval from the city council. Publishing a summary instead of the full ordinance saves a significant amount in publication costs. If approved, the attached summary will be published in the July 28, 2026 edition of the Shoreview Press.

RECOMMENDATION

Based on the foregoing information it is recommended the city council approve the ordinance summary for ordinance 1063 to be published in the Shoreview Press in the July 28, 2026 edition.

ATTACHMENTS

Ordinance No. 1063 Summary.pdf

CITY OF SHOREVIEW

ORDINANCE SUMMARY

ORDINANCE NO. 1063

AN ORDINANCE DETERMINING THE COMMUNITY CENTER RATE SCHEDULE

On the 1st day of June, 2026 the Shoreview City Council adopted ordinance 1063 amending exhibit D, community center rate adjustments. On the 20th day of July, 2026 pursuant to Minn. Stat. 412.191 Subd. 4, the Shoreview City Council directed that a summary of ordinance 1063 be published.

Ordinate 1063 amends the following community center fees: daily admissions, memberships and rental rates for the Shoreview Room, Community Room, and Haffeman Pavilion. The ordinance is effective August 1, 2026. A copy of the ordinance is available for inspection by any person during regular business hours at the office of the city manager, 4600 North Victoria Street, Shoreview, Minnesota 55126.

Brad Martens, City Manager

Published on the 28th day of July, 2026

The Shoreview City Council ordains, pursuant to Minnesota law and Shoreview City Code, a fee schedule for community center rates are hereby adopted.

Community center rate schedule

a) The code of the City of Shoreview establishes that certain rates be set from time to time by the Shoreview City Council.

b) City staff has reviewed the community center rate schedule and is hereby recommending that Exhibit D be adopted.

c) Upon consideration and review of the Shoreview City Council, the community center rate schedule, hereto attached as Exhibit D, is hereby adopted, and shall be effective August 1, 2026.

Adoption Date: Passed by the city council of the City of Shoreview on the 1st day of June, 2026.

Effective Date: This ordinance shall become effective August 1, 2026.

Publication Date: Published on the 16th day of June, 2026.

_____

Sue Denkinger, Mayor

Attest:

_____

Brad Martens, City Manager

SEAL

Memorandum

TO: City Council

FROM: Tom Simonson , Assistant City Manager and Community Development Director

DATE: July 20, 2026

SUBJECT: Resolution approving collateral assignment of tax increment financing note and development agreement - TIF District 13, 4100 Lexington Avenue

ITEM NUMBER: 8.p

SECTION: CONSENT AGENDA

REQUESTED MOTION

To adopt resolution 26-57, approving the collateral assignment of tax increment financing note and development agreement relating to the 4100 Lexington Avenue building (TIF District 13).

INTRODUCTION

The city has been asked to approve a collateral assignment of the tax increment financing note and development agreement to Alliance Bank for a loan to the new owner of the 4100 Lexington Avenue office building, Yellowbrick II, LLC.

This proposed action is in follow-up to the recent transfer of ownership and assignment of tax increment related documents from Shoreview Ridge Office LLC, the developer and owner of the 4100 Lexington Avenue building within Tax Increment District 13, to Yellowbrick II, LLC. A collateral assignment requires the consent of the city by resolution adopted by the city council.

DISCUSSION

Background

The city entered into a tax increment development agreement, dated December 1, 2019, followed by execution of an amended and restated development agreement, dated October 13, 2022, with Shoreview Ridge Office, LLC. Pursuant to the terms of the development agreement, the city issued a Tax Increment Revenue Note (Shoreview Ridge Office LLC 4100 Building Project) in the principal amount of $4,700,000, dated August 21, 2023.

The city and the developer were also parties to an assessment agreement dated December 1, 2019, subsequently updated in an amended and restated assessment agreement dated December 6, 2022, and together with the development agreement and the TIF Note, a minimum market value was established for the development property and the improvements constructed. The developer undertook and completed all building and site approvements, as required.

On March 16, 2026, the city approved a resolution allowing for the assignment of all tax increment related documents from Shoreview Ridge Office, LLC to the purchaser Yellowbrick

II, LLC.

Assignment request

The new property owner, Yellowbrick II, LLC, is now seeking approval of another collateral assignment of the tax increment financing note and development agreement to Alliance Bank for a loan they are seeking.

A resolution has been prepared by the city's tax increment development attorneys at the Taft Law firm that would approve the collateral assignment. The collateral assignment agreement has also been reviewed and approved by our legal counsel. No financial terms of the tax increment assistance previously approved changes with the proposed assignment, and there is no risk to the city associated with this action. The proposed resolution and collateral assignment agreement are included with this memorandum.

RECOMMENDATION

Staff is recommending the city council adopt resolution 26-57, approving the collateral assignment of tax increment financing note and development agreement relating to the 4100 Lexington Avenue building (TIF District 13).

ATTACHMENTS

Shoreview TIF 13 - Resolution No. 26-57, Approving Collateral Assignment 4100 Lexington
Collateral Assignment of TIF Note and Development Agreement (Alliance Bank 4100 Lexington) July 2026

EXTRACT OF MINUTES OF A MEETING

OF THE CITY COUNCIL OF THE

CITY OF SHOREVIEW, MINNESOTA

HELD: July 20, 2026

Pursuant to due call and notice thereof, a regular or special meeting of the City Council of the City of Shoreview, Ramsey County, Minnesota, was duly called and held at the City Hall on July 20, 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. 26-57

RESOLUTION APPROVING THE COLLATERAL ASSIGNMENT OF TIF NOTE AND DEVELOPMENT AGREEMENT

WHEREAS, the City of Shoreview, Minnesota (the "**City**"), and Shoreview Ridge LLC, a Delaware limited liability company (the "**Prior Developer**") entered into that certain Development Agreement dated December 1, 2019 (the "**Original Development Agreement**"), in connection with the construction of an office building in the City (the "Project");

WHEREAS, the Original Development Agreement was subsequently assigned to Shoreview Ridge Office LLC, a Minnesota limited liability company (the "**Developer**") pursuant to that certain Assignment and Assumption of Development Agreement and TIF Note dated October 13, 2022 (the "**First Assignment**"), as such Original Development Agreement was amended and restated in its entirety pursuant to that certain Amended and Restated Development Agreement dated October 13, 2022 between the City and the Developer, and all amendments thereto and assignments thereof (collectively, the "**Development Agreement**"), as such Development Agreement was assigned to Yellowbrick II, LLC (the "**Borrower**") pursuant to that certain Assignment and Assumption of Tax Increment Financing Documents dated June 3, 2026 (the "**Borrower Assignment**");

WHEREAS, the City issued that certain Tax Increment Revenue Note (Shoreview Ridge Office LLC 4100 Building Project), in the principal amount of $4,700,000.00 (the "**TIF Note**") pursuant to the Development Agreement, which was subsequently assigned to the Borrower as payee and holder;

WHEREAS, Alliance Bank, a Minnesota banking corporation (the "Lender") intends to make a loan to the Developer (the "Loan") in connection with the Project and the Lender has required, as a condition to the making of the Loan, that the Developer assign its interests under the Development Agreement and the TIF Note to the Lender pursuant to a Collateral Assignment of Tax Increment Note and Development Agreement (the "Collateral Assignment"); and

WHEREAS, pursuant to the Development Agreement, the execution of the Collateral Assignment requires the consent of the City; and

WHEREAS, a draft of the Collateral Assignment has been submitted to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Shoreview, Minnesota, as follows:

1. The City Council hereby approves the Collateral Assignment in substantially the form submitted, and the Mayor and the City Manager are hereby authorized and directed to execute the Consent to the Collateral Assignment on behalf of the City. In the absence of the Mayor or the City Manager, any document authorized by this resolution to be executed may be executed by an acting or duly designated official.

2. The approval hereby given to the Collateral Assignment includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Collateral Assignment. The execution of the Collateral Assignment by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Collateral Assignment in accordance with the terms hereof.

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

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.

Adopted this 20th day of July, 2026.

_____
Mayor

Attest:

_____
City Manager

STATE OF MINNESOTA

RAMSEY COUNTY

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 giving approval to a Collateral Assignment and authorizing the execution therefor.

WITNESS my hand this ___ day of July, 2026.

_____

City Manager

COLLATERAL ASSIGNMENT OF INTEREST IN TAX INCREMENT REVENUE NOTE

THIS COLLATERAL ASSIGNMENT OF INTEREST IN TAX INCREMENT REVENUE NOTE (this "**Assignment**") is made as of July ___, 2026, by and between YELLOWBRICK II, LLC, a Minnesota limited liability company (hereinafter referred to as "**Assignor**" or "**Borrower**"), and ALLIANCE BANK, a Minnesota banking corporation (hereinafter referred to as "**Lender**").

RECITALS

On even date herewith, Lender has agreed to make a loan up to the principal amount of $3,570,500.00 to Borrower (the "**Loan**") pursuant to the terms and conditions contained in that certain Loan Agreement by and between Borrower and Lender of even date herewith (the "**Loan Agreement**"). The Loan is evidenced by a Promissory Note from Borrower to Lender of even date herewith in the principal amount of the Loan (the "**Promissory Note**"). Borrower is using the proceeds of the Loan to finance future tax increment financing payments from that certain property located on certain real property in the City of Shoreview, County of Ramsey, State of Minnesota (the "**Property**"). The Promissory Note is secured by, *inter alia*, this Assignment, and a Pledge of Deposit Account (the "**Pledge Agreement**"), all executed by Borrower in favor of Lender of even date herewith. The Loan Agreement, Promissory Note, and all other documents executed in connection with the Loan (along with any extensions, modifications or renewals thereof) are hereinafter sometimes collectively referred to as the "**Loan Documents**". Capitalized terms not defined herein shall have the meaning ascribed to them in the Loan Agreement. In the event of any conflict between the terms hereof and the Loan Agreement, the terms and conditions of the Loan Agreement shall control. As a condition to granting the Loan on the date hereof, Lender has requested Borrower to cause the execution and delivery of this Assignment.

NOW, THEREFORE, in consideration of the Loan and intending to be legally bound, Assignor does hereby covenant, agree, warrant, represent, assign, set over and transfer, to the extent assignable and transferable, as set forth herein:

1. The City of Shoreview, Minnesota (the "**City**"), issued that certain Tax Increment Revenue Note (Shoreview Ridge Office LLC 4100 Building Project), in the principal amount of $4,700,000.00 (the "**TIF Note**") pursuant to that certain Development Agreement dated December 1, 2019 (the "**Original Development Agreement**"), between the City and Shoreview Ridge LLC, a Delaware limited liability company (the "**Prior Developer**"), as such TIF Note and Original Development Agreement were assigned to Shoreview Ridge Office LLC, a Minnesota limited liability company (the "**Developer**") pursuant to that certain Assignment and Assumption of Development Agreement and TIF Note dated October 13, 2022 (the "**First Assignment**"), as such Original Development Agreement was amended and restated in its entirety pursuant to that certain Amended and Restated Development Agreement dated October 13, 2022 between the City and the Developer, and all amendments thereto and assignments thereof (collectively, the "**Development Agreement**"), as such TIF Note and Development Agreement were assigned to the Borrower pursuant to that certain Assignment and Assumption of Tax Increment Financing Documents dated

June 3, 2026 (the "**Borrower Assignment**"). The TIF Note shall be the subject of this Assignment and Borrower shall promptly deliver the original of the TIF Note to Lender.

2. Assignor hereby assigns, transfers and sets over unto Lender all of its current and future right, title and interest, in and to the TIF Note, and all rights and benefits therefrom, including, without limitation, rights to payments as set forth in Section 3 below, as security for the full, timely and faithful repayment by Borrower of the Loan, and performance by Borrower of its obligations under the Loan Documents. Borrower hereby agrees to execute such additional documentation as required by Lender in order to give full force and effect to such assignment to Lender of the TIF Note.

3. Commencing on the date hereof, and continuing until the earlier of the date the Promissory Note is paid in full, or July 10, 2036 (the "**Maturity Date**"), or payment in full of the TIF Note, whichever shall first occur, all payments made by the City under the TIF Note, shall be deposited by Borrower into the Account (as defined in the Pledge Agreement, whereby Borrower pledged the Account to Lender) held by Borrower at Lender. Lender shall automatically be authorized to apply monies from the payments under the TIF Note deposited in the Account (as defined in the Pledge) against the Promissory Note as and when due pursuant to the terms of the Promissory Note. The affidavit or written statement of an officer, agent or attorney of Lender stating that Lender is exercising its right to payments under the TIF Note or this Assignment shall constitute conclusive evidence thereof, and the City or other persons are authorized and directed to rely thereon.

4. Assignor agrees to faithfully observe and perform all of the obligations and agreements imposed upon it under the TIF Note, subject to Assignor's right to reasonably contest observance/performance.

5. Lender will not be deemed in any manner to have assumed any of the obligations related to the TIF Note, nor shall Lender be liable to the City by reason of any default by any party under the TIF Note. Borrower agrees to indemnify and to hold Lender harmless of and from any and all liability, loss or damage which it may or might incur by reason of any claims or demands against it based on its alleged assumption of Assignor's duty and obligation to perform and discharge the terms, covenants and agreements in the TIF Note.

6. After the occurrence and during the continuance of an Event of Default (as defined in the Loan Agreement):

a. Lender may elect to exercise any and all of Assignor's rights and remedies under the TIF Note without any interference or objection from Assignor, and Assignor shall cooperate in causing the City to comply with all the terms and conditions of the TIF Note.

b. Lender may exercise Assignor's rights under the TIF Note and perform all acts in the same manner and to the same extent as Assignor might do. In connection with any and all of the foregoing powers, and without limiting the same, Lender may amend the terms of and make concessions to the City.

c. Lender may exercise any remedies provided to it in the Loan Agreement or Loan Documents.

7. All of the foregoing powers herein granted to Lender shall be liberally construed. Lender need not expend its own funds in the exercise of such power, but if it does, such amounts shall be considered as advances for and on behalf of Borrower secured by this Assignment and evidenced by the Promissory Note and secured by other Loan Documents. Any amounts so advanced shall bear interest at the then current rate prescribed in the Promissory Note.

8. Nothing herein contained shall be construed as constituting a waiver or suspension by Lender of its right to enforce payment of the debts under the terms of the Promissory Note, the Loan Agreement or other Loan Documents. Lender is not the agent, partner or joint venturer of Borrower, Assignor, any Guarantor or the City.

9. This Assignment may be enforced from time to time by Lender at its discretion, with or without order of any court, as Lender shall determine. Lender may also, at any time, cease to enforce this Assignment. Any failure on the part of Lender promptly to exercise any option hereby given or reserved shall not prevent the exercise of any such option at any time thereafter. Lender may pursue and enforce any remedy or remedies accorded it herein independently of, in conjunction or concurrently with, or subsequent to its pursuit and enforcement of any remedy or remedies which it may have under the Promissory Note, the Loan Agreement and/or other Loan Documents.

10. Assignor warrants and represents to Lender that:

a. It has the right to exercise and deliver this Assignment. The execution of this Assignment and performance and observance of its terms hereof have been duly authorized by necessary company action and do not contravene or violate any provision of Assignor's organizational documents.

b. The outstanding principal balance on the TIF Note as of the date of issuance shall be $4,596,673.91, together with interest at 4.75% per annum from and after the date of issuance.

c. It has made no prior assignments of the TIF Note, except for the First Assignment and the Borrower Assignment.

To Assignor's knowledge, there exists no event, condition or occurrence which constitutes, or which with notice and/or the passage of time would constitute, a breach of or default under any terms or conditions of any of the TIF Note. Assignor also hereby covenants and agrees not to do any act which would destroy or impair the security to Lender of this Assignment.

d. Assignor has filed all tax returns required to be filed and either paid all taxes shown thereon to be due, including interest and penalties, which are not being contested in good faith and by appropriate proceedings, and Assignor has no knowledge of any

objections or claims for additional taxes in respect to federal tax or excise profit tax returns for prior years.

11. When the context so requires, the singular shall include the plural and conversely, and use of any gender shall include all genders.

12. This Assignment shall be governed by and be construed in accordance with the laws of the State of Minnesota. Whenever possible, each provision of this Assignment shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Assignment shall be prohibited by or be invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Assignment.

13. Any notices required or contemplated hereunder shall be effective upon two (2) business days after placing thereof in the United States mail, certified mail and with return receipt requested, postage prepaid, and addressed as follows:

If to Assignor at:	Yellowbrick II, LLC 21079 Yellow Pine Street NW Oak Grove, Minnesota 55011 Attn: Ryan Hank
If to Lender at:	Alliance Bank 30 East 7th Street, Suite 230 St. Paul, Minnesota 55101 Attn: R. Scott Johnson
With a copy to:	Michelle R. Jester, Esq. Messerli & Kramer P.A. 50 South 6th Street, Suite 2300 Minneapolis, Minnesota 55402

or to such other address specified in writing by one party to the other upon ten (10) days advance written notice in accordance herewith.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE(S) TO FOLLOW]

IN WITNESS WHEREOF, Assignor / Borrower has caused this Assignment to be executed as of the day and year first above written.

ASSIGNOR / BORROWER:

YELLOWBRICK II, LLC,
a Minnesota limited liability company

By:_____
Ryan Hank
Its: Chief Manager

Signature Page to Collateral Assignment of Interest in Tax Increment Revenue Note

CONSENT TO ASSIGNMENT OF PAYMENTS UNDER TAX INCREMENT REVENUE NOTE

The City of Shoreview, Minnesota (the "**City**"), issued that certain Tax Increment Revenue Note (Shoreview Ridge Office LLC 4100 Building Project), in the principal amount of $4,700,000.00 (the "**TIF Note**") pursuant to that certain Amended and Restated Development Agreement dated October 13, 2022, between the City and Shoreview Ridge Office LLC, a Minnesota limited liability company (the "**Developer**"), and all amendments thereto and assignments thereof (collectively, the "**Development Agreement**"), as such TIF Note and Development Agreement was assigned to Yellowbrick II, LLC, a Minnesota limited liability company (the "**Borrower**"). The City has received a Collateral Assignment of Interest in Tax Increment Revenue Note which assigns as collateral to Alliance Bank, a Minnesota banking corporation ("**Alliance Bank**"), all of Borrower's interests in the payments of Tax Increments (as defined in the Development Agreement) under the TIF Note. The City consents to such assignment pursuant to the terms of the TIF Note.

Until further notified, provided that the Developer, or another party acting on the Developer's behalf, is in compliance with the terms, conditions, and provisions of the Development Agreement and the TIF Note, the City shall make all payments under the TIF Note to Borrower to be deposited into the deposit account held in Borrower's name at Alliance Bank, at the following address:

Alliance Bank
30 East 7th Street, Suite 230
St. Paul, Minnesota 55101
Attn: R. Scott Johnson

CITY OF SHOREVIEW, MINNESOTA

By: _____

Its: Mayor

By: _____

Its: City Manager

Signature Page to Consent to Assignment of Payments Under Tax Increment Revenue Note

Memorandum

TO: City Council

FROM: Tom Wesolowski , Public Works Director

DATE: July 20, 2026

SUBJECT: Accept the quote from Frontier Precision for the purchase of two GPS collection units

ITEM NUMBER: 8.q

SECTION: CONSENT AGENDA

REQUESTED MOTION

To accept the quote from Frontier Precision in the amount of $23,830 for the purchase of two GPS collection units used by public works department staff.

INTRODUCTION

Staff has solicited a quote for replacement GPS collection units and city council authorization is required to purchase the units.

DISCUSSION

The public works department maintains a Global Information System (GIS) database of the city's public work infrastructure including, but not limited to, the water distribution system, street lights and sanitary sewer collection system. GIS software allows data about the infrastructure, such as age, type or size of a pipe, type of street light, etc. to be linked to maps that can be viewed and edited or updated by staff. The infrastructure is also tied to a GPS location to accurate reflect the location on the GIS maps.

Several years ago the public works department purchased GPS collector units that are used by staff to collect location information of existing and new infrastructure. The current units have become obsolete and are in need in of replacement.

Staff solicited a quote for new collector units from Frontier Precision, the local company that represents the required GPS units, for two new units in the amount of $23,830. A copy of the quote is attached at the end of this report. Currently public works has four collector units, but the locations of a majority of the existing infrastructure has been collected and not as many units are required to complete collecting the locations of exiting infrastructure or information of future changes. The existing units will be traded in to reduce the total cost of the new units. The new units have better accuracy and should be functional for the next seven to 10 years.

The units are used to collect information on the city's water distribution system, sanitary sewer collection system, storm water collection and treatment system and street lights. The cost for the units will be split between these four operating funds.

RECOMMENDATION

It is recommended the city council accept the quote from Frontier Precision in the amount of $23,830 for the purchase of two GPS collector units used by public works department staff.

ATTACHMENTS

Frontier Precision quote

Quote

Acct. No.	Date	Order #
M220741	7/9/2026	QU60771

Frontier Precision, Inc.
10900 73rd Ave N Maple Grove, MN 55369
763-496-1366

Bill To:	Ship To:
CITY OF SHOREVIEW 4600 VICTORIA ST. NORTH SHOREVIEW MN 55126	CITY OF SHOREVIEW 4600 VICTORIA ST. NORTH SHOREVIEW MN 55126

Contract: MN State Contract (MN Contract) **#:**State Contract #278552

Contact	Contact #	Expires	Sales Rep
Jonathan Mortensen	651-490-4600	8/8/2026	DANIEL BRAUN
jmortensen@shoreviewmn.gov			daniel@frontierprecision.com

Item #	Description	Qty	Rate	Amount
R580-111-00	**Trimble R580, single receiver** Trimble R580, single receiver	2	$2,835.00	$5,670.00
R580-CFG-001-43	**Trimble R580 Configuration Level - 1 cm** Trimble R580 Configuration Level - 1 cm (Includes NMEA and all const support with IBSS Base eventually) L1/L2/L5 GPS/GLONASS/QZSS,BeiDou, Galileo, NavIC L5, SBAS, and Triple Frequency (Full GNSS1)	2	$13,920.00	$27,840.00
Subtotal				$33,510.00
SL-DISC	MN State Contract Discount -10%		-10%	($3,351.00)
ADLS-GNSS2-BNDLE-STK	TPP- Survey R9S, R2 GNSS, 5 Yrs, W/Firmware	2	$2,420.00	$4,840.00
FPI-R2	4 Trimble R2 CM Receiver Trade in - $2,792.25 each	1	($11,169.00)	($11,169.00)

Subtotal:	$23,830.00
Shipping:	$0.00
Total:	$23,830.00

To proceed with your order, please reach out to your sales rep: DANIEL BRAUN daniel@frontierprecision.com

TERMS & CONDITIONS

All invoices are in U.S. Dollars. Prices are good for 30 days, unless otherwise noted. Payment terms are net 30 days upon approved credit. We also accept VISA, MasterCard and American Express. Returns may be accepted 30 days from invoice. A restocking fee of up to 25% may be charged for any return. Special orders are not returnable. Shipping and handling charges are prepaid and added to invoice. Shipment will be made by UPS Ground unless otherwise specified. Credit card payments are subject to a 3% surcharge. FOB Shipping Point.

Signature _____ Date _____

QU60771

Memorandum

TO: City Council

FROM: David Yang , Staff Engineer

DATE: July 20, 2026

SUBJECT: Accept quote for the replacement of city trailhead signs

ITEM NUMBER: 8.r

SECTION: CONSENT AGENDA

REQUESTED MOTION

To accept the quote from Image360 Woodbury in the amount of $20,974.20 for the replacement of trailhead signs.

INTRODUCTION

Staff solicited a quote to complete the replacement and installation of eight trailhead signs located at various locations in the city. City council authorization is required to purchase and install the new signs.

DISCUSSION

In 2006, the city received a donation from the volunteer committee that organized the annual Turtleman Triathlon held in the city. The donation was used to purchase signs mapping the city's network of trails, sidewalks, parks, lakes, and waterways. These signs were then installed by staff on wooden posts at various trailheads and parks throughout the city.

The existing trailhead signs are in need of replacement as the wooden posts and signs themselves are now showing considerable deterioration after 20 years. Additionally, the information on them are now outdated since the city's trails and sidewalks has expanded significantly since their installation. Replacing them will allow the city to provide the community with updated information on durable, weather-resistant materials.

Unlike the existing signs, which are covered with acrylic sheets that are prone to discoloration, the will new signs will feature a vinyl panel with imprinted information and graphics. The sign panels are replaceable and will be held up by treated lumber encased in vinyl sleeves to protect against moisture, ultraviolet light, and extreme temperatures.

Communication staff has been heavily involved in the process to determine the type of sign and vendor required and will be completing the design of the new map to ensure the new signs meet the city's brand guidelines.

Replacement of the existing trailhead signs will funded by the trail maintenance fund as designated in the 2026 - 2031 capital improvement program. The estimated project cost was $30,000.

RECOMMENDATION

It is recommended the city council accept the quote from Image360 Woodbury in the amount of $20,974.20 for the replacement of the trailhead signs.

ATTACHMENTS
Image360 Estimate

680 Commerce Drive
Suite 140
Woodbury, MN 55125
(651) 444-8111

Bold, Local and Creative!
www.image360woodbury.com

ESTIMATE
E-SG-23543

Payment Terms: Cash Customer

DESCRIPTION: New Trailhead Signs

Bill To: City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
US

Pickup At: Image360 Woodbury
680 Commerce Drive
Suite 140
Woodbury, MN 55125
US

Requested By: Alisha Seifert
Email: aseifert@shoreviewmn.gov
Tax ID: TBD

Salesperson: Emma Tretsven
Email: emma@image360woodbury.com
Entered By: Emma Tretsven

	PRODUCTS	QTY	UNIT PRICE	TOTALS
1	**Double Sided Trailhead Signs (6ft tall, panel size: 36"x48")**	5	$1,165.236	$5,826.18
1.1	Large Format Printing - Vinyl Frame			
1.2	96" x 48" ACM 6MM DP WHITE 2 SIDED - Substrate			
1.3	Premium Calendared Digital Vinyl - Double Sided Graphics			
1.4	Non Electrical Signs X Install - Embedded posts			
2	**Single Sided Trailhead Signs (6ft tall, panel size: 36"x48")**	3	$1,179.34	$3,538.02
2.1	Large Format Printing - Vinyl Frame			
2.2	96" x 48" ACM 6MM DP WHITE 2 SIDED - substrate			
2.3	Premium Calendared Digital Vinyl - Single sided graphic			
2.4	Non Electrical Signs X Install - Embedded posts			
3	**(If required) Permit Admin (Cost of permits will be added once we receive invoice for the cost of permits from Shoreview)**	1	$1,600.00	$1,600.00
3.1	Simple Permit Admin on Existing Buildings - 8 locations			
4	**File Setup (Client Provided Design)**	1	$460.00	$460.00
4.1	Design Service -			
5	**Removal of Existing Signs**	1	$2,750.00	$2,750.00
5.1	Installation Services -			
6	**Installation of New Signage**	1	$6,800.00	$6,800.00
6.1	Installation Services -			

Subtotal:	$20,974.20
Taxes:	$0.00
Grand Total:	$20,974.20
Credit Card Surcharge:	*3.00%*
Total with Surcharge:	*$21,603.43*

Conditions:

This estimate covers only the services and products as described above. If the scope of the work changes from the original estimate, approved revisions and additions will be charged accordingly.

Your sign or graphic is a customized piece work. If you require changes to your design after it has been designed and approved, charges for additional design time as well as any restocking charges incurred will apply.

Quoted pricing is guaranteed for 14 days.

Estimated completion time on MOST graphics orders is about 10 BUSINESS days from the date of proof approval; however, this timing varies depending upon the speed of email correspondence, and existing production orders. Additional design time is billed in 15 minutes increments as required (excludes exterior signage).

This estimate does not include removal of existing graphics or installation unless otherwise specifically quoted as a line item and is available upon request.

If the purchased product is being attached to a structure, the client is responsible for amending existing structure for load or wind bearing, based upon the size and weight of the product purchased.

For vinyl installations, it is the responsibility of the customer to insure that area is easily accessible, walls are prepped (paint cured) and windows are cleaned.

The installation crew is not responsible for damage made to property. Installations are scheduled during normal business hours unless otherwise specified. Installation charges are based upon the time to complete the installation and travel time to/from the installation site during normal business hours.

Conditions applicable to VEHICLE GRAPHICS ONLY:

Vehicle must not have been painted within 3 weeks prior to graphic application. Vehicle must be clean of grime, oils, tar, and other contaminants on the body prior to graphic application. Any additional cleaning which is needed will be billed at $110.00 per man hour (with a minimum charge of $110.00).

Vehicles are required for a minimum of one (1) business day and must arrive at install site, fully cleaned, typically Image360-Woodbury address, the night before the scheduled installation.

Client is requested to remove all factory logos/lettering that may obstruct the installation of graphic film.

Most vehicles have few if any truly straight lines. Therefore, in lieu of specific instructions from you, our client, the determination of where to line up images and copy will be made based upon our experience, training and general knowledge of the best application for the body style, contours and finished look. At times this will skew or stretch the finished graphic appearance - particularly on curves. We will make every effort to not have this negatively affect the overall impression of the finished graphic Vinyl has a number of excellent properties for vehicle applications and the type we use is specifically designed for this purpose. Still, it is important for you to be aware of some of the basic properties of the material and the potential challenges as a result. ALL vinyl shrinks over time. This means that vinyl applied on a convex curve will tighten down on the curve over time with little resulting image distortion. However, on concave curves (including body rivets), shrinkage will tend to pull the vinyl away from the concave surface.

This may happen in 1 day, 1 month, 6 months, 36 months or longer, but in time it is likely to happen more often than NOT happen. Additionally, vinyl has a "memory" and tends to try to return to the position it started from. The application of vehicle graphics involves stretching, pushing, coaxing, forcing and "tricking" the vinyl to lie down in places to achieve the final look. Methods used involve squeegees, heat guns, propane torches, hands, rivet brushes and other tools designed for that purpose. Despite all of this, the vinyl can work its way off the surface of the vehicle when pressed into concave areas, recesses, etc. In some cases, the cutting of film on the painted surface is required. Marks on the film may be visible after the film and/or adhesive is removed.

During the application process wrinkling and bubbling may occasionally occur. We make our best efforts to apply the graphics "wrinkle and bubble free". In addition, we make out best effort to work wrinkles out and "pop" bubbles. Please be aware that some minor wrinkles and bubbles are not unusual for vinyl graphics installation.

By accepting this proposal, you agree that you have been advised of these challenges, that we will use our expertise and best efforts to overcome them, but that they are inherent in the application process.

To proceed with this order, please sign and return the estimate along with your form of payment. The design and production process will begin after these steps are complete. You will have final proof approval on all designs prior to production.

We look forward to working with you!

Signature: _____ Date: _____

Memorandum

TO: City Council

FROM: Niki Hill, AICP , Assistant Community Development Director

DATE: July 20, 2026

SUBJECT: Nuisance Abatement - 4835 Nottingham Place

ITEM NUMBER: 10.a

SECTION: GENERAL BUSINESS

REQUESTED MOTION

To adopt Resolution No. 26-58, approving the abatement of a public nuisance to correct a non-compliant garage on the property located at 4835 Nottingham Place.

INTRODUCTION

The city council is being asked to order an abatement of a public nuisance on property located at 4835 Nottingham Place. The council has the authority to declare and abate nuisances on private property that do not comply with the city's property maintenance standards.

DISCUSSION

On January 10, 2020, a permit was issued for the construction of a new detached garage. The approved plans included the conversion of the existing attached garage, as the property could not maintain both the attached and detached garages as proposed without violating Section 107-67 and the applicable accessory structure regulations. The conversion of the existing attached garage was a condition of approval for the detached garage. While the detached garage was constructed, the permit was never finalized because a final inspection was not requested and the existing attached garage was never converted as required.

A code enforcement case was started in June of 2025. The property owner has received numerous notices and correspondence regarding the continued non-compliance. A permit application was submitted, received, and approved on November 6, 2025 but was not issued as the homeowner did not pay or answer questions from the building department staff. An abatement hearing was scheduled for January 2, 2026. The permit was issued on December 30, 2025 after payment. Since that issue date, no further contact has been made with the city and no observable construction activity has occurred nor inspection requests were submitted. The permit expired on June 28, 2026.

Because the required conversion of the existing attached garage was never completed, the detached garage does not comply with the conditions of approval and is not an allowable structure on the property. As a result, the city is pursuing abatement of the detached garage in order to bring the property into compliance with city code.

Section 22-24 - abatement procedure

The condition identified above is defined as a public nuisance in the city's code.

Abatement notices are posted on the property or sent via mail to the property owner of record. The notice specifies that the nuisance must be corrected within five working days, and if that nuisance remains, the city council will hold a hearing to order the abatement of the nuisance. The notice also identifies the time and date of the hearing scheduled before the city council. The property owner has the right to appear at the hearing.

If the council orders the abatement, the city will abate the nuisance and the cost of the abatement, including administrative costs, will be charged to the property owner and certified against the property for collection with taxes if the bill is not paid. Staff has prepared resolution 26-58 ordering the abatement of the public nuisance conditions for consideration by the city council.

The abatement hearing notice/correction notice has been mailed to the property owner, requiring the property be brought into compliance. If the abatement is ordered, the staff will work to correct the conditions. The cost of correcting the public nuisance condition will be recovered by the city either by a lien against the property, by obtaining a judgment against the owner, or by special assessment.

Included with this report is a resolution to order the abatement of the nuisance on the property at 4835 Nottingham Place.

RECOMMENDATION

Staff recommends that the city council conduct the required hearing and adopt resolution 26-58, approving the abatement of the nuisance at 4835 Nottingham Place. The order specifies the corrections required to bring the property into compliance with the city's property maintenance codes and would permit the city to abate the conditions. If the council approves the motion, staff will move forward with abatement of the nuisance condition.

ATTACHMENTS

Location Map - 4835 Nottingham Place
Approved Site Plans
Scanned Permit app, plans and property owner waiver 7-13-2026
Resolution 26-58 - Nuisance Abatement - 4835 Nottingham Place

4835 Nottingham Place



12/30/2025, 10:02:01 AM

Personal Property

Tax Parcels

Cities

County Offices

2024 Aerial

Red: Band_1

Green: Band_2

Blue: Band_3

1:600

0 0.01 0.01 0.02 mi

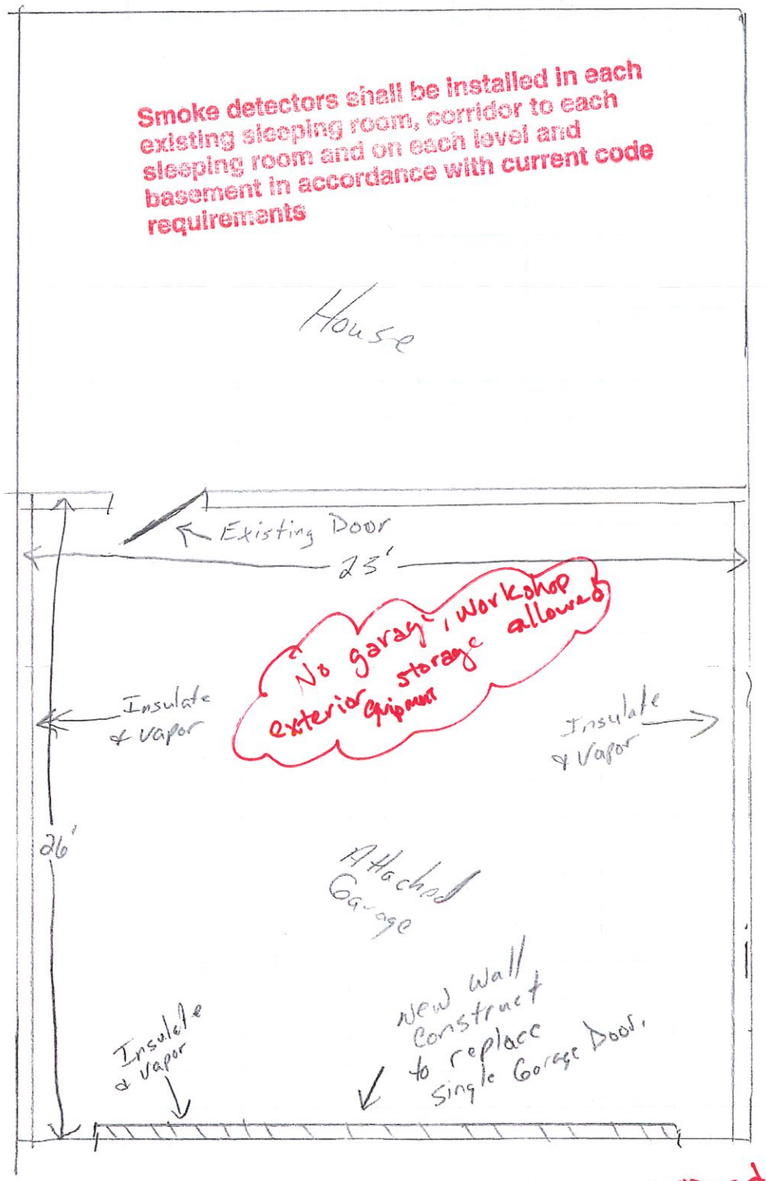
0 0.01 0.01 0.03 km

574

Ramsey County

Ramsey County MN

Attached Garage 4835 N. Hingham Pl. Shoreview



Conditioned space.

Lang VinZant Construction
651-644-2700

January 2nd 2020

Narrative for turning attached garage into conditioned living space as requested by Dave.

Summary:
Remove existing garage door.
Install new treated bottom plate where existing garage door is.
- Construct new wall using 2x6's
- OSB exterior sheathing 7/16"
- House wrap new wall section.
- New hardboard siding to best match existing house siding.

Insulate entire space R19 Bat insulation. → $ lame retardant, $ not covered
Vapor barrier entire space.

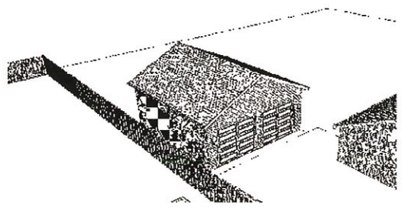
Please attach this to existing permit application per Dave's request.

Thank You
Ron
Lang Vinzant Construction
651-238-5937 Cell
Ron@langvinzantconstruction.com

Smoke detectors shall be installed in each existing sleeping room, corridor to each sleeping room and on each level and basement in accordance with current code requirements

12/31/2019 11:59 AM PST TO:16514904696 FROM:6124374855 Page: 3

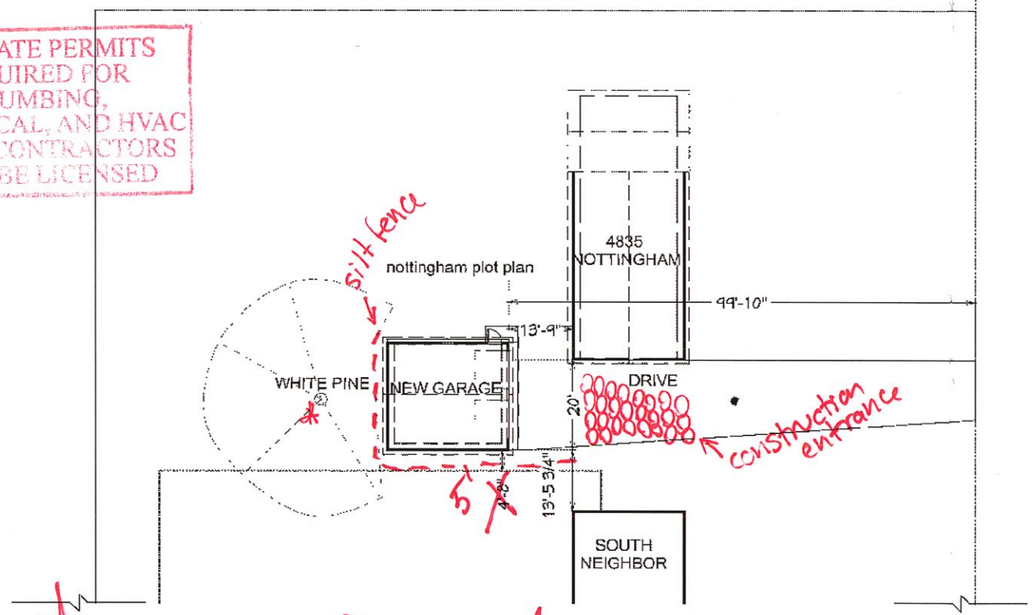




PROVIDE APPROVED PLANS ON SITE

EROSION CONTROL REQUIRED DURING CONSTRUCTION

SEPARATE PERMITS REQUIRED FOR PLUMBING, ELECTRICAL, AND HVAC WORK. CONTRACTORS MUST BE LICENSED



MUST MAINTAIN 5 FT SIDE SETBACK FROM PROPERTY LINE

APPROVED
CITY OF SHOREVIEW
BY PB19-1996 SR
DATE 1/6/2020
SUBJECT TO FIELD INSPECTION

PLOT PLAN
SCALE:1"=20'-0" IF PRINTED ON 18"X24" PAPER

WALL HEIGHT SHALL NOT EXCEED 10FT

BUILDING CONTRACTOR/HOMEOWNER TO FIELD VERIFY ALL DIMENSIONS, PIPES, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after permit are made by the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. SIMPATICO DESIGNS is not liable for errors since construction has begun. While every effort has been made in the preparation of this plan to assure accuracy, no liability for damages against the owner, the contractor or the job will be assumed. All dimensions and other details prior to construction and the safety responsibility thereafter.

LAYOUT PAGE TABLE

LABEL	TITLE
A-1	PLOT PLAN
A-2	PLAN/ROOF PLAN
A-3	BUILDING SECTION/TYPICAL DETAILS
A-4	ELEVATIONS

MUST LOCATE, EXPOSE AND VERIFY PROPERTY CORNER IRONS

For footing inspections

Conditioned Attached Garage to be Converted to Residential living space, No garage, exterior equipment storage, workshop or similar allowed in space

CITY WILL HOLD $ 500.00 SURETY FOR Erosion Control

NO SOIL OR MATERIAL SHALL REACH neighbor or road

NO TREE REMOVAL AUTHORIZED

EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED

NO	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
4835 Nottingham Pl.
Shoreview MN 55126

DRAWINGS PROVIDED BY:
STACY DEMARS
612-354-2280
stacy@simpaticodesigns.com

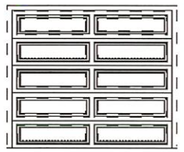
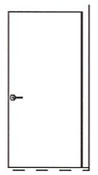
DATE: 12/19/2019

SCALE:

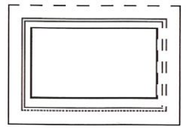
SHEET: A-1

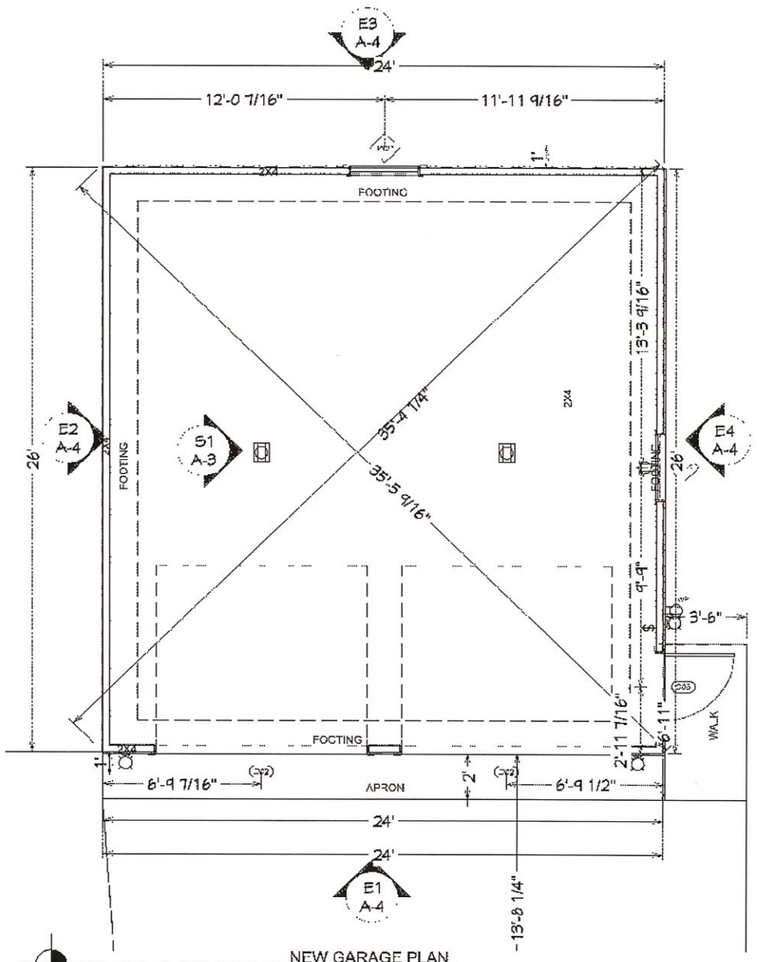
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DOOR SCHEDULE

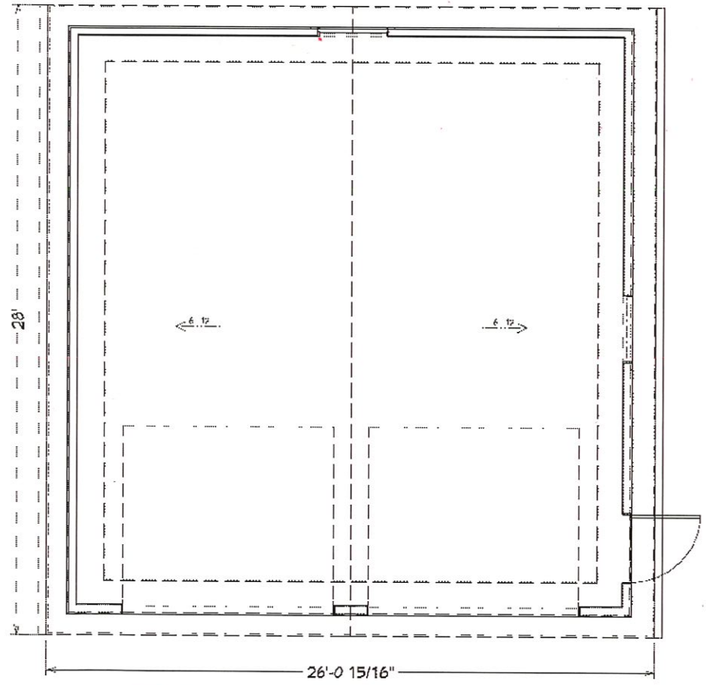
3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE
	D02	2	1	9080	110"X99"	GARAGE-GARAGE DOOR F01	2X12X116" (2)	
	D03	1	1	3068 L EX	38"X83"	EXT. HINGED-SLAB	2X6X41" (2)	

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER
	W01	2	1	3020AW	37"X25"		SINGLE AWNING	2X6X40" (2)



NEW GARAGE PLAN
SCALE:1/4"=1'-0" IF PRINTED ON 18"X24" PAPER



6" WOOD/EARTH SEPARATION

ROOF PLAN
SCALE:1/4"=1'-0" IF PRINTED ON 18"X24" PAPER

BUILDING CONTRACTOR/OWNER TO FIELD VERIFY ALL DIMENSIONS, SPECS, AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after plans are made so, be sure all the owner's and/or builder's agents are reasonably. The contractor shall verify all dimensions and enclose drawings. SIMTATICO DESIGNS is not liable for errors and omissions in this report. While every effort has been made in the preparation of this plan to avoid omissions and errors, any use of previous agreements over. The contractor shall verify all dimensions and other details prior to construction and be solely responsible therefor.

NO. DESCRIPTION BY DATE

SHEET TITLE:

PROJECT DESCRIPTION:
4835 Nottingham Pl.
Shoreview MN 55126

DRAWINGS PROVIDED BY:
SIMATICO DESIGNS
612-360-6266

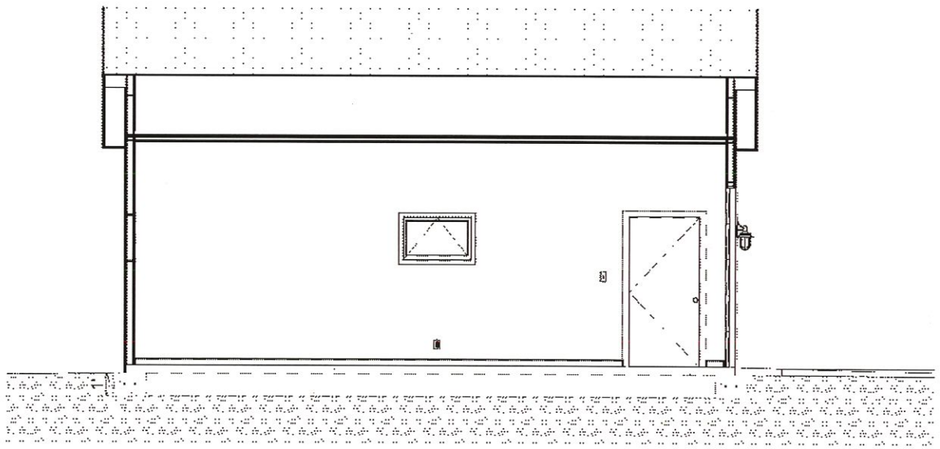
DATE:
12/19/2019

SCALE:

SHEET:
A-2

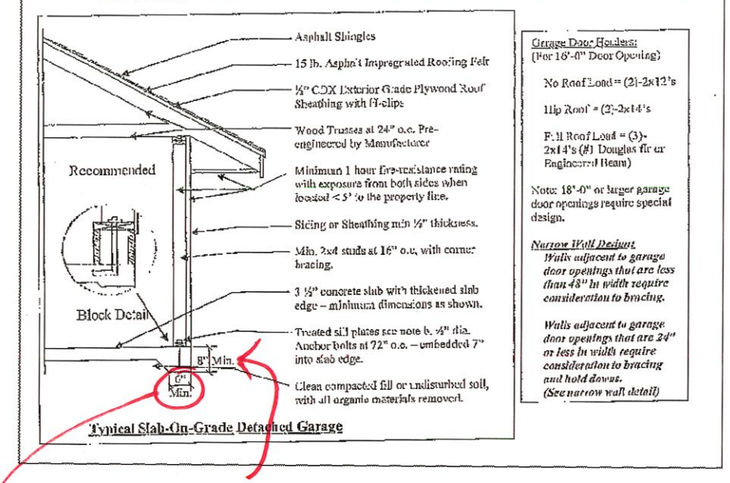
BUILDING CONTRACTOR/ OWNER TO FIELD VALIDATE ALL DIMENSIONS, SPECS, AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made to, be sent to the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. SIMPATICO DESIGNS is not liable for errors and omissions that happen. While every effort has been made in the preparation of these plans to avoid omissions and errors, any one of these may occur. It is the contractor's responsibility to review these plans and check all dimensions and other details prior to construction and bring to the attention of the designer any discrepancies or omissions found.



BUILDING SECTION
SCALE:1/4"=1'-0" IF PRINTED ON 18"X24" PAPER

ALL CONSTRUCTION MUST MEET 2015 MINNESOTA RESIDENTIAL CODE. (See below)



Typical Slab-On-Grade Detached Garage

6" WOOD/EARTH SEPARATION

minimum width 12"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
4835 Nottingham Pl.
Shoreview MN 55126

SIMPATICO DESIGNS

DRAWINGS PROVIDED BY:
STACY DENNIS
612-437-4855
stacy@simpaticodesigns.com

DATE:
12/19/2019

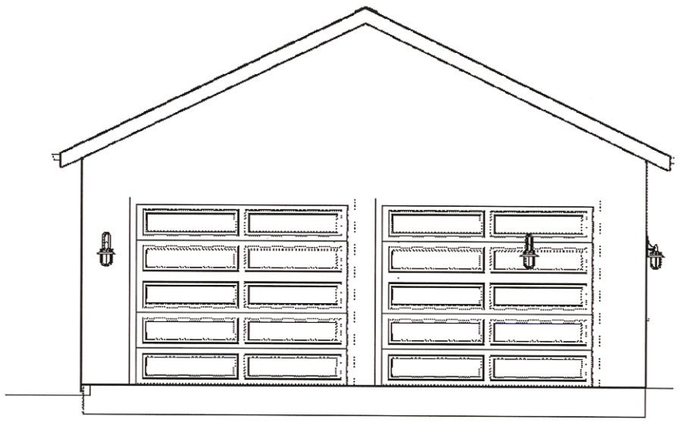
SCALE:

SHEET:
A-3

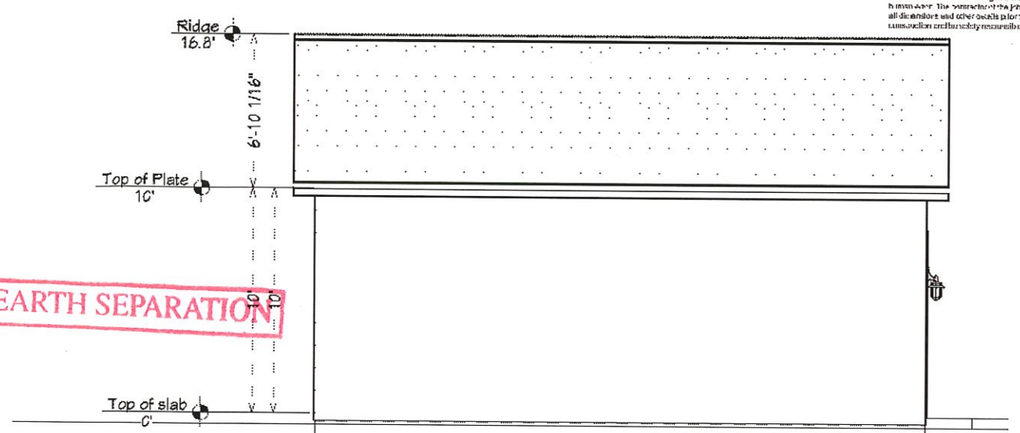
12/31/2019 11:59 AM PST TO:16514904696 FROM:6124374855 Page: 6

BUILDING CONTRACTOR/OWNER TO FIELD VALIDATE ALL DIMENSIONS, SPECS, AND CONDITIONS BEFORE CONSTRUCTION BEGINS.

To the best of my knowledge these plans are drawn to comply with owner's and or builder's specifications and any changes made on them after plans are made to be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawings. SIMPATICO DESIGNS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, no warranties of guarantees against human error. The contractor of the job must check all dimensions and other details prior to construction and immediately report errors.



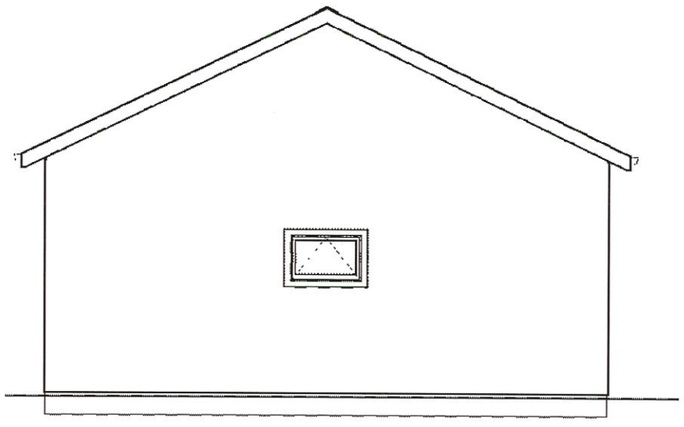
Exterior Elevation Front



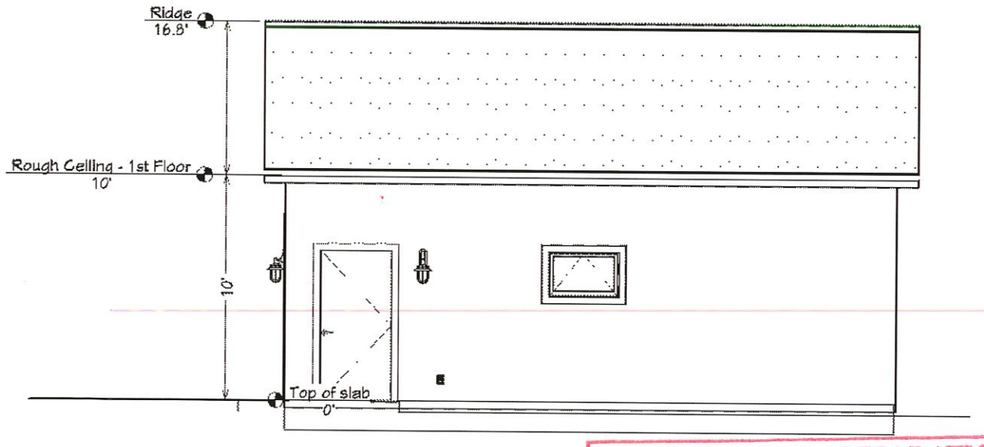
6" WOOD/EARTH SEPARATION

Exterior Elevation Left

WALL HEIGHT SHALL NOT EXCEED 10FT



Exterior Elevation Back



6" WOOD/EARTH SEPARATION

Exterior Elevation Right

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

PROJECT DESCRIPTION:
4835 Nottingham Pl.
Shoreview MN 55126

DRAWINGS PROVIDED BY:
SIMPATICO DESIGNS
612-237-0696
steve@simpaticodesigns.com

DATE:
12/19/2019

SCALE:

SHEET:
A-4

Docusign Envelope ID: 7AE94722-BEED-4AA5-9078-B59845DF4865

BUILDING PERMIT APPLICATION

Shoreview Building Department
4600 Victoria Street North
Shoreview, MN 55126
Send to: permits@shoreviewmn.gov

Date Received: _____
Permit Number: _____

Property Information

Property Address: 4835 Nottingham Pl

Owner Name: (Required) Jeffery Blahut

Owner Phone Number: (Required) 763-292-1859

Owner Email Address: (Required) JefferyLblahut@yahoo.com & Ron.Integrity@outlook.com

Applicant/Contractor Information

Company Name (Contractors Only):

Company Email Address:

Contact Name:

Office Phone Number:
Cell Phone Number:

Mailing Address | City | State: | Zip:

Contractor License # _____ EPA Lead Certification # _____ Lead Remediation Yes __ No __

Residential Project Details

☒ Single Family ___ Townhouse ___ 2-Family Dwelling

___ Addition	___ Door	___ Pool-Underground	___ Roof	___ Other _____
___ Basement	___ Garage	☒ Remodel	___ Shed Over 200 SF	
___ Deck	___ Kitchen	___ Repair	___ Siding	
___ Demo	___ New Home	___ Retaining Walls Over 4'	___ Window	

Scope of Work: Convert part of attached garage to conditioned space.

Valuation of project (labor, materials and equipment) $14,890

Commercial /Industrial/Multifamily Project Details

___ New Construction ___ Addition ___ Remodel ___ Tenant Finish ___ Repair ___ Other

Owner/Tenant: | Phone:

Address:

Scope of Work:

Occupancy Classification: _____
Square Footage: _____
Estimated Completion Date: _____

Type of Construction: _____
Sprinkled: Yes ___ No ___
Value of Improvement: $ _____

By signing this application, you hereby certify that you have read and examined this application and know the same to be true and correct. All provision of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Applicant takes full responsibility for all work performed.

Signature Signed by: [signature] E81D2C02DF0A489 Date 9/30/25

Docusign Envelope ID: 7AE94722-BEED-4AA5-9078-B59845DF4865

Property Owner Waiver

The purpose of this form is to have property owners acknowledge their responsibilities to the Minnesota State Building Code, to Zoning Ordinances, and to other applicable rules and regulations when they are acting as general contractor in building projects.

I understand that the State of Minnesota requires that all Residential Building Contractors, Remodelers, and Roofers, obtain a State License unless they qualify for a specific exemption from the licensing requirements. By signing this waiver, I attest to the fact that I am building or improving my property by myself. I claim to be exempt from the State License requirements because I am not in the business of building on speculation or for resale and this is the first residential structure that I have built or improved in the past 24 months.

I acknowledge that because I do not have a State License, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minnesota State Statue 514.01.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property. Some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota State Statute 326.92, subdivision 1, and that I forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event that any contractors that I hire are unlicensed.

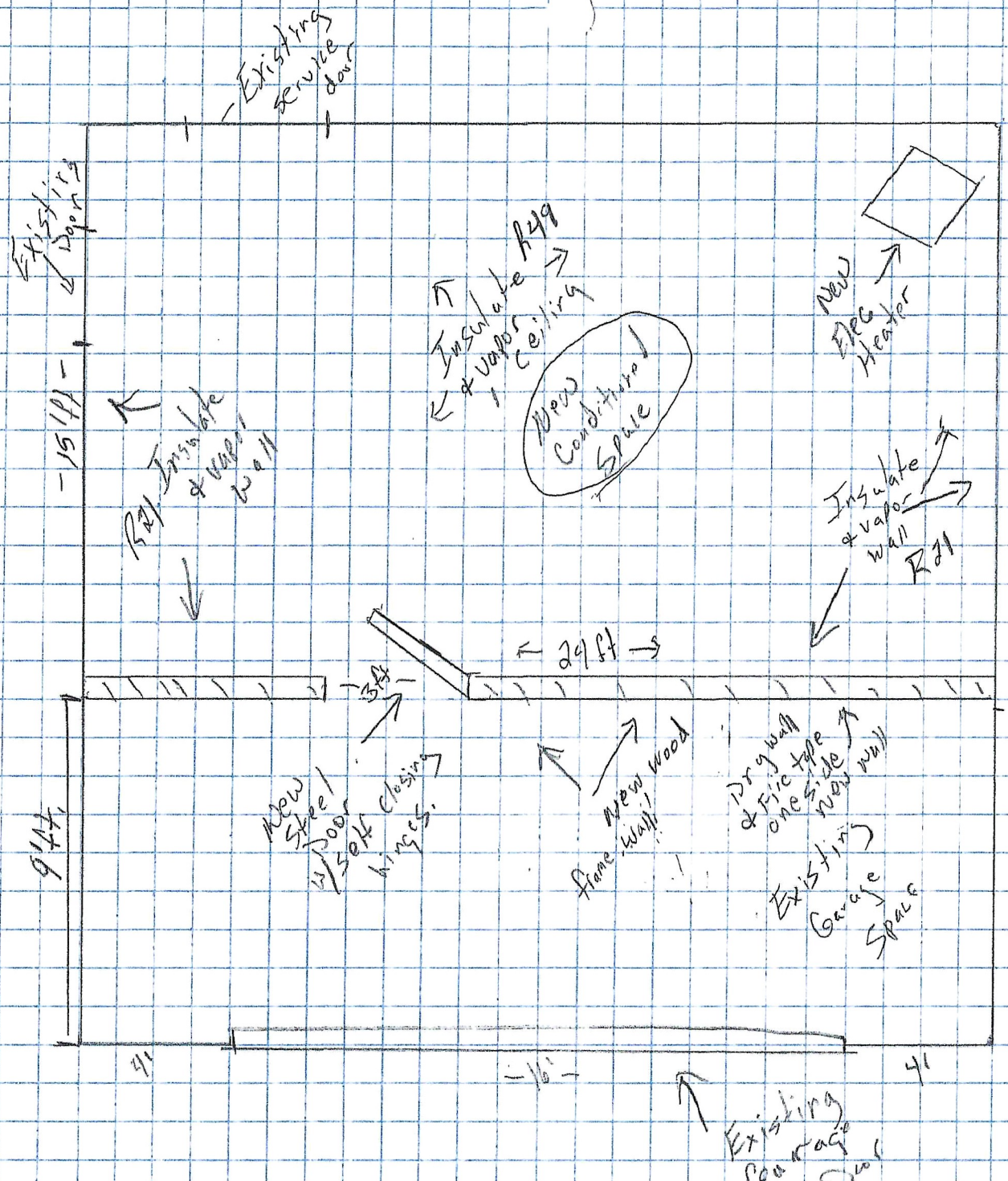
I also acknowledge that as the contractor on this project, I am solely and personally responsible for any violations of the State Building Code and/or jurisdictional Ordinance in connection with the work performed on this property.

City of Shoreview – Permit Number _____

Signature of Property Owner Signed by: _____ E61D2C02DF0A469...

Project Address 4835 Northwood Pl **Date** 9/30/25

Revised 3/25/2020



1. Convert to Conditioned Space
2. Install Elec Heat.
3. Frame New wall as to divide space to city specs
4. New Service door. Steel w/ soft closing hinges
5. Insulate 3 walls & Cieling. Incl. vapor barrier
6. Drywall new wall one side & tape.

EXTRACT OF MINUTES OF MEETING OF THE CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD JULY 20, 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 July 20, 2026 at 7:00 p.m.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption:

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

RESOLUTION NO. 26-58
ABATEMENT OF A NUISANCE

WHEREAS, there is a nuisance present on the following described property:

Lot 6, Block 2, TURTLE LAKE PARK 2ND ADDITION, Ramsey County, Minnesota

(This property is commonly known 4835 Nottingham Place)

WHEREAS, a square foot detached garage in addition to adding a new 672 square foot detached garage;

WHEREAS, a building permit application was pulled and the approval noted that the detached garage needed to be modified to allow the new detached accessory structure; and

WHEREAS, a building permit was pulled in January of 2020 for the modification of the garage and the permit expired before the project was finaled and the attached garage was not converted; and

WHEREAS, notice was emailed to said property of violations pursuant to City Regulations on June 5, 2025; and

WHEREAS, upon re-inspection of the property by city personnel on August 29, 2025 said violations continued to be observed; and

WHEREAS, the city mailed a notice of continued violations and notified the property owner that an abatement hearing would be held on January 2, 2026 by the city council if corrective action is not taken; and

WHEREAS, a building permit was pulled in January of 2026 for the modification of the attached garage and the permit expired before any work was done; and

WHEREAS, zoning code violations continue to be an issue; and

WHEREAS, this abatement was initiated pursuant to the City of Shoreview Municipal Code; and

WHEREAS, the city mailed a notice of continued violations and notified the property owner that an abatement hearing would be held on July 20, 2026 by the city council if corrective action is not taken; and

WHEREAS, the city council held a hearing on July 20, 2026 and all persons present at said meeting were given an opportunity to be heard and present written statements. The council also considered the recommendation of the city staff that this abatement be approved.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shoreview, County of Ramsey, State of Minnesota, hereby adopts Resolution 26-58 to abate the following nuisances:

> City Code Section 107-67 Detached Residential District Accessory buildings are subject to the maximum size and setback standards of Table 107-67. The conversion of the attached garage was a condition of approval for the new two car detached garage.

located on the property located at:

4835 Nottingham

and to charge the property owner(s) the abatement costs, including administrative costs.

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

The motion was duly seconded by Member _____ 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 20th day of July, 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 20th day of July 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 the abatement of a nuisance at 4835 Nottingham Place.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 20th day of July, 2026.

_____

Brad Martens, City Manager

Memorandum

TO:	City Council
FROM:	Niki Hill, AICP , Assistant Community Development Director
DATE:	July 20, 2026
SUBJECT:	Tall Grass and Weed Abatements: 715 Emil Avenue, 1649 Hillview Road, and 292 Oakwood Drive
ITEM NUMBER:	10.b
SECTION:	GENERAL BUSINESS

REQUESTED MOTION

Adopting the following resolutions, approving the abatements of vegetative growth pursuant section Section 22-2 (4):

- Resolution No. 26-60, property located at 715 Emil Avenue
- Resolution No. 26-61, property located at 1649 Hillview Road
- Resolution No. 26-62, property located at 292 Oakwood Drive

The cost of the above listed abatements, including administrative costs, will be billed to the property owner. The city manager is authorized to monitor the properties throughout the 2026 and 2027 growing seasons and to abate any vegetative growth on the properties that do not comply with city regulations.

INTRODUCTION

The city council is being asked to order a weed/vegetative growth abatements for properties at 715 Emil Avenue, 1649 Hillview Road, and 292 Oakwood Drive. The council has the authority to declare and abate nuisances, including noxious weeds, grass and plant growth on private property that does not comply with the city's property maintenance standards.

DISCUSSION

ORDINANCE REQUIREMENTS

In accordance with section 28-6(c), all exterior property areas shall be kept free from species of weeds or plant growth which are noxious or a detriment to public health. Grass plots and lawn areas, including any contiguously abutting street boulevard areas, shall not exceed nine inches in height. Non-woody vegetation on vacant properties shall not exceed 18 inches in height. Landscaping shall be maintained so as to prevent unsightliness, health hazards or unsafe conditions.

In addition, section 22-24, abatement procedure, outlines the notification and hearing process. When the city staff determines a public nuisance is being maintained or exists on a property, the staff shall notify in writing the owner of record or occupant of the nuisance and order the nuisance to be terminated and abated. This notice shall specify the timeframe in which the nuisance must be abated.

Weed and vegetative growth abatement notices are posted on the property and also sent via mail to the property owner of record. The notice specifies that the nuisance weeds, vegetation and grass must be mowed or removed within five working days, and if that nuisance remains, the city council will hold a hearing to order the abatement of the nuisance. The notice also identifies the time and date of the hearing scheduled before the city council. The property owner has the right to appear at the hearing.

If the council orders the abatement, the city will abate the nuisance and the cost of the abatement, including administrative costs, will be charged to the property owner and certified against the property for collection with taxes if the bill is not paid.

PROPERTY CONDITIONS

715 Emil Avenue
Staff identified tall grasses, nuisance weeds and other vegetative growth in excess of nine inches in height upon inspection of the property. This vegetation is located all over the yard of the subject property.

The property was given notice to abate the nuisance growth of tall grasses, weeds and other vegetation. A copy of the notice was posted on the property. The notice specifies the pertinent city regulations, the conditions constituting a violation of those regulations, and identifies that the council will hold a hearing on July 20th, 2026 to consider abatement of the nuisance conditions, with costs charged to the property owner. A copy of the notice and photographs of the property are attached.

To date, the property owner has not brought the property into compliance. The property will be re-inspected on the day of the scheduled hearing.

1649 Hillview Road
Staff identified nuisance weeds and other vegetative growth in excess of nine inches in height upon inspection of the property. This vegetation is located around the home and includes weeds and scrub vegetative growth.

The property was given notice to abate the nuisance growth of tall grasses, weeds and other vegetation. A copy of the notice was posted on the property. The notice specifies the pertinent city regulations, the conditions constituting a violation of those regulations, and identifies that the council will hold a hearing on July 20th, 2026 to consider abatement of the nuisance conditions, with costs charged to the property owner. A copy of the notice and photographs of the property are attached.

To date, the property owner has not brought the property into compliance. The property will be re-inspected on the day of the scheduled hearing.

292 Oakwood
Staff identified nuisance weeds and other vegetative growth in excess of nine inches in height upon inspection of the property. This vegetation is located around the home and includes weeds and scrub vegetative growth.

The property was given notice to abate the nuisance growth of tall grasses, weeds and other

vegetation. A copy of the notice was posted on the property. The notice specifies the pertinent city regulations, the conditions constituting a violation of those regulations, and identifies that the council will hold a hearing on July 20th, 2026 to consider abatement of the nuisance conditions, with costs charged to the property owner. A copy of the notice and photographs of the property are attached.

To date, the property owner has not brought the property into compliance. The property will be re-inspected on the day of the scheduled hearing.

RECOMMENDATION

Staff recommends adoption of the following resolutions, approving the abatements of vegetative growth pursuant section Section 22-2 (4):

- Resolution No. 26-60, property located at 715 Emil Avenue
- Resolution No. 26-61, property located at 1649 Hillview Road
- Resolution No. 26-62, property located at 292 Oakwood Drive

The cost of the above listed abatements, including administrative costs, will be billed to the property owner. The city manager is authorized to monitor the properties throughout the 2026 and 2027 growing seasons and to abate any vegetative growth on the properties that do not comply with city regulations.

Staff will continue to work with the property owners to achieve compliance. However, if the situation is not remedied, an outside firm will be hired to mow the lawn, remove vegetation and remedy the violation. Costs associated will be billed to the property owners.

ATTACHMENTS

715 Emil Avenue Correction Notice and Pictures - July 2026
Resolution 26-60 Tall Grass and Weeds Abatement - 715 Emil Avenue
1649 Hillview Rd Correction Notice and Pictures
Resolution 26-61 Tall Grass and Weeds Abatement - 1649 Hillview Road
292 Oakwood Drive Correction Notice and Pictures - July 2026
Resolution 26-62 Tall Grass and Weeds Abatement - 292 Oakwood Drive

City of Shoreview
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4680 I shoreviewmn.gov

Correction Notice

Re: City of Shoreview Municipal Code Section 211.060 (C), grass or lawn areas over nine (9) inches in height

To:

Name: Steven Rider

Address: 715 Emil Ave.

From:

~~☐ Frank Cupery – (651) 490-4669~~ ☒ Renee Bredy- 651- 490- 4689

Nuisance information:

Case number: ECC2026-1052 Property address: 715 Emil

On 6/18/26, I inspected your property and found it is in violation of Section 211.060 (C) of the city code. This section requires that grass and lawn areas not exceed nine (9) inches in height and be free of nuisance weeds.

Per section 210 of the city code, the city has the authority to abate certain nuisances. This includes tall grasses, nuisance weeds, or other vegetative growth over nine (9) inches in height. This includes all tall grass and weeds within landscaping features around the foundation of the building and along any fence lines.

Correction and public hearing information:

This letter serves as notice that a nuisance condition exists on your property. Please remedy this by: 6/24/26 Re-inspection date: 6/24/26

If the nuisance has not been corrected, the city will proceed with abatement. You can also contact me at 651-490-4669 to let me know it's been corrected.

If the city moves forward with abatement, the city council will hold a public hearing on 7/20/26 at 7 pm. The hearing will take place at Shoreview City Hall, 4600 Victoria Street North, Shoreview. The city council will consider ordering the abatement of the nuisance at this time. You have the right to attend the hearing. Staff will notify the council if the property is brought into compliance by the hearing date. This correspondence serves as notice of the hearing.

If the city council orders the abatement, you will be sent an invoice for the abatement costs, including administrative costs. The invoice will be certified against your property taxes if it is not paid.

Thank you in advance for your cooperation.

715


715

Renee Bredy
Property Maintenance Specialist
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4689 | rbredy@shoreviewmn.gov
shoreviewmn.gov

City of Shoreview
00 Victoria Street North
eview, Minnesota 55126
-4680 I shoreviewmn.gov

rection Notice

de Section 211.060 (C), grass or lawn areas over nine (9) inches in height

To:

Name: Steven Rider

Address: 715 Emil Ave

From:

~~Frank Cupery - (651) 490-4669~~ ☒ Renee Bredy- 651- 490- 4689

Nuisance information:

Case number: EC2026-1052 Property address: 715 Emil

On 6/16/26, I inspected your property and found it is in violation of Section 211.060 (C) of the city code. This section requires that grass and lawn areas not exceed nine (9) inches in height and be free of nuisance weeds.

Per section 210 of the city code, the city has the authority to abate certain nuisances. This includes tall grasses, nuisance weeds, or other vegetative growth over nine (9) inches in height. This includes all tall grass and weeds within landscaping features around the foundation of the building and along any fence lines.

Correction and public hearing information:

This letter serves as notice that a nuisance condition exists on your property. Please remedy this by: 6/24/26 Re-inspection date: 6/24/26

If the nuisance has not been corrected, the city will proceed with abatement. You can also contact me at 651-490-4669 to let me know it's been corrected.

If the city moves forward with abatement, the city council will hold a public hearing on 7/20/26 at 7 pm. The hearing will take place at Shoreview City Hall, 4600 Victoria Street North, Shoreview. The city council will consider ordering the abatement of the nuisance at this time. You have the right to attend the hearing. Staff will notify the council if the property is brought into compliance by the hearing date. This correspondence serves as notice of the hearing.

If the city council orders the abatement, you will be sent an invoice for the abatement costs, including administrative costs. The invoice will be certified against your property taxes if it is not paid.

Thank you in advance for your cooperation.

EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD JULY 20, 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 July 20, 2026 at 7:00 p.m.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption:

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

RESOLUTION NO. 26-60
ABATEMENT OF A NUISANCE-VEGETATIVE GROWTH

WHEREAS, the nuisance vegetative growth is present on the following described properties:

LOT 14, BLOCK 11, WESTERN PINES NO. 4, Ramsey County Minnesota
(commonly known AS 715 Emil Avenue)

WHEREAS, notice therefore was posted on said property pursuant to City Regulations, and

WHEREAS, this abatement was initiated pursuant to the City of Shoreview Municipal Code, and

WHEREAS, the Shoreview City Council held a hearing on July 20, 2026 and all persons present at said meeting were given an opportunity to be heard and present written statements. The Council also considered the recommendation of the city staff that this abatement be approved, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shoreview, County of Ramsey, State of Minnesota, hereby adopts Resolution 26-60 to abate vegetative growth at the property located at:

715 Emil Avenue

and to charge the property owner(s) abatement costs, including administrative costs. The City Manager is authorized to monitor the property throughout the

remainder of the 2026 and all of the 2027 growing seasons and to abate any vegetative growth on the property that does not comply with city regulations.

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

The motion was duly seconded by Member _____ 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 this 20th day of July, 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 20th day of July 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 the abatement of a nuisance at 715 Emil Avenue.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 20th day of July, 2026.

_____

Brad Martens, City Manager

SEAL

City of Shoreview
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4680 I shoreviewmn.gov

Correction Notice

Re: City of Shoreview Municipal Code Section 211.060 (C), grass or lawn areas over nine (9) inches in height

To:

Name: Jennifer Mitchell

Address: 1649 Hillview Rd.

From:

☐ ~~Frank Cupery – (651) 490-4669~~

☒ Renee Bredy - 651-490-4660

Nuisance information:

Case number: ECC2026-1012 Property address: 1649 Hillview Rd.

On _____, I inspected your property and found it is in violation of Section 211.060 (C) of the city code. This section requires that grass and lawn areas not exceed nine (9) inches in height and be free of nuisance weeds.

Per section 210 of the city code, the city has the authority to abate certain nuisances. This includes tall grasses, nuisance weeds, or other vegetative growth over nine (9) inches in height. This includes <u>all</u> tall grass and weeds within landscaping features around the foundation of the building and along any fence lines.

Correction and public hearing information:

This letter serves as notice that a nuisance condition exists on your property. Please remedy this by: 6/24/26 Re-inspection date: 6/30/26

If the nuisance has not been corrected, the city will proceed with abatement. You can also contact me at 651-490-4669 to let me know it's been corrected.

If the city moves forward with abatement, the city council will hold a public hearing on 7/20/26 at 7 pm. The hearing will take place at Shoreview City Hall, 4600 Victoria Street North, Shoreview. The city council will consider ordering the abatement of the nuisance at this time. You have the right to attend the hearing. Staff will notify the council if the property is brought into compliance by the hearing date. This correspondence serves as notice of the hearing.

If the city council orders the abatement, you will be sent an invoice for the abatement costs, including administrative costs. The invoice will be certified against your property taxes if it is not paid.

Thank you in advance for your cooperation.


A20 004856

ACE
SOLID WASTE, INC.
763-427-3110
A20 0048536
FLS 488

City of Shoreview
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4600 · shoreviewmn.gov

Correction Notice

Re City of Shoreview Municipal Code Section 210.60 (C), grass or lawn areas over nine (9) inches in height

To:
Name: Jennifer Mitchell
Address: 3049 Rustic Pl Rd

From:
☐ Ramsey County - 651-490-4888 R. Jason Brady - 651-490-4609

Nuisance information:
Case number: ECC 2026-1012 Property address: 3049 Rustic Pl Rd

On _____, I inspected your property and found it is in violation of Section 210.060 (C) of the city code. This section requires that grass and lawn areas not exceed nine (9) inches in height and be free of nuisance weeds.

Per section 210 of the city code, the city has the authority to abate certain nuisances. This includes tall grasses, nuisance weeds, or other vegetative growth over nine (9) inches in height. This includes all tall grass and weeds within landscaping features around the foundation of the building and along any fence lines.

Correction and public hearing information:
This letter serves as notice that a nuisance condition exists on your property. Please remedy this by: 8/28/26 Re-inspection date: 8/30/26
If the nuisance has not been corrected, the city will proceed with abatement. You can disconnect me at 651-490-4888 to let me know it's been corrected.

If the city moves forward with abatement, the city council will hold a public hearing on 9/21/26 at 7 pm. The hearing will take place at Shoreview City Hall, 4600 Victoria Street North, Shoreview. The city council will consider ordering abatement of the nuisance at this time. You have the right to attend the hearing. Staff will notify the council if the property is brought into compliance by the hearing day. This correspondence serves as notice of the hearing.

If the city council orders the abatement, you will be sent an invoice for the abatement cost, including administrative costs. The invoice will be certified against your property taxes if it is not paid.

Thanks in advance for your cooperation.

EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD JULY 20, 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 July 20, 2026 at 7:00 p.m.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption:

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

RESOLUTION NO. 26-61
ABATEMENT OF A NUISANCE-VEGETATIVE GROWTH

WHEREAS, the nuisance vegetative growth is present on the following described properties:

LOT 24, BLOCK 5, EDGETOWN ACRES, Ramsey County Minnesota
(commonly known AS 1649 Hillview Road)

WHEREAS, notice therefore was posted on said property pursuant to City Regulations, and

WHEREAS, this abatement was initiated pursuant to the City of Shoreview Municipal Code, and

WHEREAS, the Shoreview City Council held a hearing on July 20, 2026 and all persons present at said meeting were given an opportunity to be heard and present written statements. The Council also considered the recommendation of the city staff that this abatement be approved, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shoreview, County of Ramsey, State of Minnesota, hereby adopts Resolution 26-61 to abate vegetative growth at the property located at:

1649 Hillview Road

and to charge the property owner(s) abatement costs, including administrative costs. The City Manager is authorized to monitor the property throughout the

remainder of the 2026 and all of the 2027 growing seasons and to abate any vegetative growth on the property that does not comply with city regulations.

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

The motion was duly seconded by Member _____ 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 this 20th day of July, 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 20th day of July 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 the abatement of a nuisance at 1649 Hillview Road.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 20th day of July, 2026.

_____

Brad Martens, City Manager

SEAL


SPEED
LIMIT
30

606

City of Shoreview
4600 Victoria Street North
Shoreview, Minnesota 55126
651-490-4680 I shoreviewmn.gov

Correction Notice

Re: City of Shoreview Municipal Code Section 211.060 (C), grass or lawn areas over nine (9) inches in height

To:

Name: Michelle Eisenberg

Address: 292 Oakwood Dr.

From:

☐ ~~Frank Cupery – (651) 490-4669~~ ☒ Renee Bredy - 651-490-4689

Nuisance information:

Case number: ECC 2026-1059 *Property address:* 292 Oakwood Dr.

On 7/1/26, I inspected your property and found it is in violation of *Section 211.060 (C) of the city code. This section requires that grass and lawn areas not exceed nine (9) inches in height and be free of nuisance weeds.*

Per section 210 of the city code, the city has the authority to abate certain nuisances. This includes tall grasses, nuisance weeds, or other vegetative growth over nine (9) inches in height. This includes all tall grass and weeds within landscaping features around the foundation of the building and along any fence lines.

Correction and public hearing information:

This letter serves as notice that a nuisance condition exists on your property. Please remedy this by: 7/7/26 Re-inspection date: 7/7/26

If the nuisance has not been corrected, the city will proceed with abatement. You can also contact me at 651-490-4669 to let me know it's been corrected.

If the city moves forward with abatement, the city council will hold a public hearing on 7/20/26 at 7 pm. The hearing will take place at Shoreview City Hall, 4600 Victoria Street North, Shoreview. The city council will consider ordering the abatement of the nuisance at this time. You have the right to attend the hearing. Staff will notify the council if the property is brought into compliance by the hearing date. This correspondence serves as notice of the hearing.

If the city council orders the abatement, you will be sent an invoice for the abatement costs, including administrative costs. The invoice will be certified against your property taxes if it is not paid.

Thank you in advance for your cooperation.


curbside
WASTE
762.504.CURB

EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF SHOREVIEW, MINNESOTA

HELD JULY 20, 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 July 20, 2026 at 7:00 p.m.

The following members were present:

And the following members were absent:

Member _____ introduced the following resolution and moved its adoption:

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

RESOLUTION NO. 26-62
ABATEMENT OF A NUISANCE-VEGETATIVE GROWTH

WHEREAS, the nuisance vegetative growth is present on the following described properties:

LOT 13, BLOCK 8, SHOREVIEW OAKS, Ramsey County Minnesota
(commonly known AS 292 Oakwood Drive)

WHEREAS, notice therefore was posted on said property pursuant to City Regulations, and

WHEREAS, this abatement was initiated pursuant to the City of Shoreview Municipal Code, and

WHEREAS, the Shoreview City Council held a hearing on July 20, 2026 and all persons present at said meeting were given an opportunity to be heard and present written statements. The Council also considered the recommendation of the city staff that this abatement be approved, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shoreview, County of Ramsey, State of Minnesota, hereby adopts Resolution 26-62 to abate vegetative growth at the property located at:

292 Oakwood Drive

and to charge the property owner(s) abatement costs, including administrative costs. The City Manager is authorized to monitor the property throughout the

remainder of the 2026 and all of the 2027 growing seasons and to abate any vegetative growth on the property that does not comply with city regulations.

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

The motion was duly seconded by Member _____ 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 this 20th day of July, 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 20th day of July 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 the abatement of a nuisance at 292 Oakwood Drive.

WITNESS MY HAND officially as such city manager and the corporate seal of the City of Shoreview, Minnesota this 20th day of July, 2026.

_____

Brad Martens, City Manager

SEAL