



City Council Meeting

October 13, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

Call to Order

The Fridley City Council (Council) requests that all attendees silence cell phones during the meeting. A paper copy of the Agenda is at the back of the Council Chambers. A paper copy of the entire Agenda packet is at the podium. The Agenda and all related materials may also be found on the City's website at <https://www.fridleymn.gov/Your-Government/City-Council-Commissions/Agenda-Center>.

Pledge of Allegiance

Proclamations/Presentations

- [1.](#) Proclamation for Acknowledging the Exceptional Donation by James Noddin, Eagle Scout Candidate, for Picnic Tables at Springbrook Nature Center
- [2.](#) Presentation of GreenStep Cities Step 5 Award

Proposed Consent Agenda

The following items are considered to be routine by the Council and will be approved by one motion. There will be no discussion of these items unless a Councilmember requests, at which time that item may be moved to the Regular Agenda.

Meeting Minutes

- [3.](#) Approve the Minutes from the City Council Meeting of September 22, 2025
- [4.](#) Receive the Minutes from the City Council Conference Meeting of September 22, 2025
- [5.](#) Receive the Minutes from the Planning Commission Meeting of September 17, 2025
- [6.](#) Receive the Minutes from the HRA Commission Meeting of September 4, 2025

New Business

- [7.](#) Resolution No. 2025-122, Accepting the 2025 City of Fridley Flock Camera Grant Agreement Between the City and Cielo Apartments
- [8.](#) Resolution No. 2025-123, Adopting the Assessment for 2025 Utility and Driveway Lateral Repair Projects
- [9.](#) Resolution No. 2025-124, Certifying Certain Delinquent Utility Services and Other Unpaid Charges for Collection with 2026 Property Taxes

- [10.](#) Resolution No. 2025-125, Accepting and Confirming Statutory Tort Limits
- [11.](#) Resolution No. 2025-129, Approving a SCORE Grant Agreement with Anoka County for the Residential Recycling Program
- [12.](#) Resolution No. 2025-130, Approving an Amendment to the Contract for Recycling Services with Allied Waste Services
- [13.](#) Resolution No. 2025-131, Approving an Amendment to the Contract for Organics Collection with Allied Waste Services
- [14.](#) Resolution No. 2025-135, Approving and Authorizing Entering into a Memorandum of Understanding with Patrol Officers (Local #119) for the City of Fridley Public Safety Department.
- [15.](#) Resolution No. 2025-138, Approving Interim Use Permit, IUP #25-02 for a Temporary Outdoor Storage Container at 7490 Central Ave NE (Ward 2)
- [16.](#) Resolution No. 2025-137, Adopting the Assessment for 2025 Tree Removals

Claims

- [17.](#) Resolution No. 2025-136, Approving Claims for the Period Ending October 8, 2025

Open Forum

The Open Forum allows the public to address the Council on subjects that are not on the Regular Agenda. The Council may take action, reply, or give direction to staff. Please limit your comments to five minutes or less.

Regular Agenda

The following items are proposed for the Council's consideration. All items will have a presentation from City staff, are discussed, and considered for approval by separate motions.

Public Hearing(s)

- [18.](#)Public Hearing and Resolution No. 2025-126, Adopting the Assessment for 2025 Street Rehabilitation Project No. ST-2025-01
- [19.](#)Public Hearing and Resolution No. 2025-127, Adopting the Assessment for 2025 East Danube Traffic Calming Project No. ST-2025-02
- [20.](#)Public Hearing and Resolution No. 2025-128, Adopting the Assessment for 2025 Nuisance Abatements and 2025 Rental Reinspection Fees
- [21.](#)Ordinance No. 1434, Amending Title No. 6, Zoning and Subdivision, Related to the Public District, Use Definitions and Conditions and Subdivision Procedures (First Reading)

New Business

[22.](#)Resolution No. 2025-132, Authorizing Execution of Loan Agreement with the Minnesota Public Facilities Authority for the Locke Park WTP GAC Treatment Addition Project No. 24-199

[23.](#)Resolution No. 2025-133, Receiving Bids and Awarding Locke Park WTP GAC Treatment Addition Project No. 24-199

[24.](#)Resolution No. 2025-134, Receiving Feasibility Report and Calling for Public Hearing on Street Rehabilitation Project No. ST2026-01

Informal Status Reports

Adjournment

Accessibility Notice:

- If you need free interpretation or translation assistance, please contact City staff.
- Si necesita ayuda de interpretación o traducción gratis, comuníquese con el personal de la ciudad.
- Yog tias koj xav tau kev pab txhais lus los sis txhais ntaub ntawv dawb, ces thov tiv tauj rau Lub Nroog cov neeg ua hauj lwm.
- Haddii aad u baahan tahay tarjumaad bilaash ah ama kaalmo tarjumaad, fadlan la xiriir shaqaalaha Magaalada.

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact CityClerk@FridleyMN.gov or (763) 572-3450.



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Owen Landrud, Communication Specialist

Title

Proclamation for Acknowledging the Exceptional Donation by James Noddin, Eagle Scout Candidate, for Picnic Tables at Springbrook Nature Center

Background

James Noddin's Eagle Scout service project was to construct two picnic tables to be used in Springbrook Nature Center's Nature Play Area. Not only will these tables benefit Springbrook Nature Center visitors for many years to come, but the completion of this project marks a major milestone in James's process of attaining the rank of Eagle Scout.

Financial Impact

None.

Recommendation

Staff recommends James be recognized by the City Council for the contribution of his time and effort in construction two picnic tables for Springbrook Nature Center.

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☒ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Proclamation – Acknowledging the Exceptional Donation by James Noddin, Eagle Scout Candidate, for Picnic Tables at Springbrook Nature Center

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Proclamation

Acknowledging the Exceptional Donation by James Noddin, Eagle Scout Candidate, for Picnic Tables at Springbrook Nature Center

Whereas, James Noddin, candidate for the rank of Eagle Scout with the Boy Scouts of America, has constructed two custom picnic tables for Springbrook Nature Center; and

Whereas, a service project such as this marks a major milestone in a life scout's journey to attaining the rank of Eagle Scout. This project tests many of the candidates' skills including project management, leadership and providing service. Upon completion of this project, James will enter the final approval phase to become an Eagle Scout; and

Whereas, Springbrook Nature Center receives tens of thousands of visitors each year who enjoy the grounds and amenities, including outdoor furniture; and

Whereas, it is fitting and proper to acknowledge and thank James for his time and effort in creating these picnic tables that will be appreciated by the City and the public for many years to come.

Now therefore, be it proclaimed, that I, Dave Ostwald, Mayor of the City of Fridley, do hereby thank James for his contribution and wish him the best of luck in the remainder of the process of attaining the rank of Eagle Scout.

In witness where of, I have set my hand and caused the seal of the City of Fridley to be affixed this 13th day of October, 2025.

Dave Ostwald, Mayor

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Director of Community Development
 Jim Kosluchar, Director of Public Works
 Stacy Stromberg, Assistant Director of Community Development
 Rachel Workin, Environmental Planner

Title

Presentation of GreenStep Cities Step 5 Award

Background

GreenStep Cities and Tribal Nations is a voluntary, sustainability-focused assistance and recognition program led by the Minnesota Pollution Control Agency and partner agencies including the League of Minnesota Cities and the Clean Energy Resource Teams. The program is comprised of five steps that Cities and Tribal Nations advance through as they meet different environmental and quality-of-life goals. Within the program, Steps 4 and 5 must be reapplied for annually. The City of Fridley (City) joined the program in 2014 as a Step 1 City and reached Step 5 for the first time in 2023.

The City was once again awarded Step 5 status in 2025. Fridley is one of 35 of the 148 Cities enrolled in the program to reach Step 5 this year. This award is the result of efforts from multiple departments including the reforestation efforts, energy efficiency efforts, water conservation initiatives, construction of new trails, communications and more.

Financial Impact

None.

Recommendation

Staff recommend that the Council formally accept the award.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☒ Organizational Excellence	

Attachments and Other Resources

- None

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Beth Kondrick, Deputy City Clerk

Title

Approve the Minutes from the City Council Meeting of September 22, 2025

Background

Attached are the minutes from the City Council meeting of September 22, 2025.

Financial Impact

None.

Recommendation

Staff recommend the approval of the minutes from the City Council meeting of September 22, 2025.

Focus on Fridley Strategic Alignment

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|--|---|
| ☐ Vibrant Neighborhoods & Places | ☐ Community Identity & Relationship Building |
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| ☒ Organizational Excellence | |

Attachments and Other Resources

- Minutes from the City Council Meeting of September 22, 2025

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



City Council Meeting

September 22, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Mayor Ostwald called the City Council Meeting of September 22, 2025, to order at 7:00 p.m.

Present

Mayor Dave Ostwald
Councilmember Patrick Vescio
Councilmember Ryan Evanson
Councilmember Luke Cardona
Councilmember Ann Bolcom

Absent

Others Present

Walter Wysopal, City Manager
Joe Starks, Finance Director
Jim Kosluchar, Public Works Director
Sarah Sonsalla, City Attorney

Pledge Of Allegiance

Proclamations/Presentations

Approval of Proposed Consent Agenda

Motion made by Councilmember Bolcom to adopt the proposed Consent Agenda. Seconded by Councilmember Cardona.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Approval/Receipt of Minutes

1. Approve the Minutes from the City Council Meeting of September 8, 2025.
2. Receive the Minutes from the Council Conference Meeting of September 8, 2025.
3. Receive the Minutes from the Parks and Recreation Commission Meeting of August 4, 2025.
4. Receive the Minutes from the Public Arts Commission Meeting of August 6, 2025.

5. Receive the Minutes from the HRA Commission Meeting of August 7, 2025.

New Business

6. Resolution No. 2025-108, Accepting the 2025 City of Fridley Flock Camera Grant Agreement Between the City and Black Forest Condominiums.
7. Resolution No. 2025-109, Approving Gifts, Donations, and Sponsorships Received Between July 12, 2025, and September 12, 2025.
8. Resolution No. 2025-111, Declaring Costs to be Assessed, Ordering Preparation of the Proposed Assessment Roll and Directing Publication of the Public Hearing Notice for the 2025 Street Rehabilitation Project No. ST-2025-01.
9. Resolution No. 2025-112, Declaring Costs to be Assessed, Ordering Preparation of the Proposed Assessment Roll, and Directing Publication of the Public Hearing Notice for the 2025 East Danube Traffic Calming Project No. ST-2025-02.
10. Resolution No. 2025-113, Declaring Costs to be Assessed, Ordering Preparation of the Proposed Assessment Roll, and Directing Publication of the Public Hearing Notice for the 2025 Nuisance Abatements and 2025 Rental Reinspection Fees.
11. Resolution No. 2025-119, Authorizing a Water Quality Cost Share Agreement with Coon Creek Watershed District for Melody Manor Street Project Rain Gardens.
12. Resolution No. 2025-120, Authorizing Execution of Easement Agreement with Fridley Public Schools ISD No. 14 for Safe Routes to School Project.
13. Resolution No. 2025-121, Approving a Lease Agreement Between Rum River Art Center and City of Fridley.

Claims

14. Resolution No. 2025-110, Approving Claims for the Period Ending September 17, 2025.

Open Forum, Visitors: (Consideration of Items not on Agenda – 15 minutes.)

Emma Carter, member of the Environmental Quality and Energy Commission, reminded residents that submissions are currently open for the Fridley Sustainability Award.

Adoption of Regular Agenda

Motion made by Councilmember Evanson to adopt the regular agenda. Seconded by Councilmember Vescio.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Regular Agenda

New Business

15. Resolution No. 2025-114, Approving the Proposed Property Tax Levy for 2025, Collectible in 2026, for the City of Fridley

Joe Starks, Finance Director, presented information on economic expectations and general assumptions, the proposed 2026 general fund budget, property tax levy analysis, and next steps. He noted the action items before the Council tonight and recommended approval as presented.

Mayor Ostwald reviewed language within the City Charter related to voting requirements due to the proposed increase, noting a maximum increase specified within the Charter of eight percent.

Motion made by Councilmember Evanson to approve Resolution No. 2025-114, Approving the Proposed Property Tax Levy for 2025, Collectible in 2026, for the City of Fridley. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

16. Resolution No. 2025-115, Approving the Proposed 2026 General Fund Budget for the City of Fridley

Motion made by Councilmember Cardona to approve Resolution No. 2025-115, Approving the Proposed 2026 General Fund Budget for the City of Fridley. Seconded by Councilmember Vescio.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

17. Resolution No. 2025-116, Consenting to the Property Tax Levy for 2025, Collectible in 2026, for the Housing and Redevelopment Authority in and for the City of Fridley

Mr. Starks presented background information on the HRA property tax levy, along with the recommended action before the Council.

Motion made by Councilmember Bolkcom to approve Resolution No. 2025-116, Consenting to the Property Tax Levy for 2025, Collectible in 2026, for the Housing and Redevelopment Authority in and for the City of Fridley. Seconded by Councilmember Evanson.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

18. Resolution No. 2025-117, Approving Change Order No. 1 for the 2025 Street Rehabilitation Project No. ST2025-01

Jim Kosluchar, Public Works Director, presented a summary of the 2025 Street Rehabilitation Project and the proposed change order. He provided additional background information and details of the change order, including traffic calming improvements, temporary mailbox relocation, and concrete pavement rehabilitation. He recommended approval as presented.

Councilmember Evanson asked if there was anything additional that could have been done to anticipate the improvements that would be needed for the concrete panels. Mr. Kosluchar replied that they could have done more exploratory work, but in many of these cases, the panels looked solid on the surface, but it was determined that additional work was necessary. Councilmember Evanson recognized that they do not have many concrete roads in the community, and the cost is still under the budgeted amount.

Councilmember Bolkcom asked if there had been feedback from the residents related to the traffic calming measures. Mr. Kosluchar anticipated that they would receive more feedback now that the road has been opened. He noted that if the speed humps are less effective than anticipated, they can increase their size.

Motion made by Councilmember Evanson to approve Resolution No. 2025-117, Approving Change Order No. 1 for the 2025 Street Rehabilitation Project No. ST2025-01. Seconded by Councilmember Vescio.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

19. Resolution No. 2025-118, Ordering Preparation of Preliminary Report, Plans, and Specifications for Street Rehabilitation Project No. ST2026-02

Mr. Kosluchar provided background information, noting that initiation is the first step for a special assessment project. He highlighted the proposed project area and recommended approval of the action as presented tonight, and explained the next steps.

Motion made by Councilmember Cardona to approve Resolution No. 2025-118, Ordering Preparation of Preliminary Report, Plans and Specifications for Street Rehabilitation Project No. ST2026-02. Seconded by Councilmember Bolkcom.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously.

Informal Status Reports

Councilmember Cardona highlighted upcoming public safety events, and Councilmember Bolkcom provided details on the Springbrook Sampler event.

Adjourn

Motion made by Councilmember Evanson to adjourn. Seconded by Councilmember Cardona.

Upon a voice vote, all voting aye, Mayor Ostwald declared the motion carried unanimously, and the meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Melissa Moore
City Clerk

Dave Ostwald
Mayor



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Beth Kondrick, Deputy City Clerk

Title

Receive the Minutes from the City Council Conference Meeting of September 22, 2025

Background

Attached are the minutes from the City Council conference meeting of September 22, 2025.

Financial Impact

Recommendation

Receive the minutes from the City Council conference meeting of September 22, 2025.

Focus on Fridley Strategic Alignment

- | | |
|--|---|
| ☐ Vibrant Neighborhoods & Places | ☐ Community Identity & Relationship Building |
| ☐ Financial Stability & Commercial Prosperity | ☐ Public Safety & Environmental Stewardship |
| ☒ Organizational Excellence | |

Attachments and Other Resources

- Minutes from the City Council Conference Meeting of September 22, 2025

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



City Council Conference Meeting

September 22, 2025

5:30 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Roll Call

Present: Mayor Dave Ostwald
 Councilmember Patrick Vescio
 Councilmember Ann Bolkcom
 Councilmember Ryan Evanson
 Councilmember Luke Cardona

Others Present: Wally Wysopal, City Manager
 Joe Starks, Finance Director
 Mike Maher, Parks and Recreation Director
 Paul Bolin, Community Development Director
 Jim Kosluchar, Public Works Director
 Stacy Stromberg, Assistant Community Development Director
 Dylan Martinez, Zoning and Code Enforcement Intern
 Jordynnn Poferl, Code Enforcement Inspector
 Andrea Buddhu, Senior Rental Inspector

Items for Discussion

1. Presentation by Dylan Martinez, Zoning and Code Enforcement Intern

Dylan Martinez gave a presentation to the City Council about research he completed over the summer on creating an ordinance to place a limit on the amount of detached single-family dwellings that are considered rental. He also discussed code enforcement, recycling and energy education possibilities for multi-family properties. Council asked staff to develop more information on the need for such programs in Fridley.

2. Update from Jordynnn Poferl and Andrea Buddhu on Code Enforcement and Rental Inspections.

Jordynnn Poferl, Code Enforcement Inspector and Andrea Buddhu, Senior Rental Inspector, gave the City Council a presentation on Code Enforcement and Rental Inspections in 2025 to date.

3. 2026 Proposed Utility Budgets/Rates Discussion

Time ran short to present the information to the City Council at this meeting. The City Council was asked to review the information provided by Joe Starks, Finance Director.



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Julianne Beberg, Office Coordinator

Title

Receive the Minutes from the Planning Commission Meeting of September 17, 2025

Background

Attached are the Minutes from the September 17, 2025 Planning Commission Meeting.

Financial Impact

None.

Recommendation

Staff recommend the City Council receive the September 17, 2025 Planning Commission Minutes.

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
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Attachments and Other Resources

- Planning Commission Minutes September 17, 2025

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Planning Commission

September 17, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Chair Hansen called the Planning Commission Meeting to order at 7:00 p.m.

Present

Pete Borman
Aaron Brom
Mark Hansen
Mike Heuchert
Ross Meisner

Absent

Aaron Klemz
Paul Nealy

Others Present

Nancy Abts, Senior Planner
Ryan Solberg, HRA and Administrative Intern
Daniel Brenk
Brianna Carfic
Alex Druley
Aidan Smith
Sal Bjornberg

Approval of Meeting Minutes

1. Approve July 16, 2025, Planning Commission Minutes

Motion by Commissioner Meisner to approve the minutes. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Public Hearing

2. Public Hearing to Consider an Interim Use Permit, IUP #25-02, by Brenk Brothers Inc. to Allow the Property at 7490 Central Avenue NE to be Temporarily Used for the Outdoor Storage of a Shipping Container

Motion by Commissioner Brom to open the public hearing. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously, and the public hearing was opened at 7:02 p.m.

Ryan Solberg, HRA and Administrative Intern, presented a request from Brenk Brothers Inc. for an Interim Use Permit (IUP) to allow the property at 7490 Central Avenue NE to be used temporarily for outdoor storage. He provided information on the site description and history, analysis, and recommended approval of the IUP as presented and subject to stipulations. He noted that a neighboring property owner did submit comments in favor of the request.

Commissioner Brom requested additional information on the recommended three-year period. Nancy Abts, Senior Planner, replied that although the applicant requested one year, three years is a reasonable timeline and would prevent the need for a future extension.

Commissioner Borman asked for more information on the shipping done by the business. Daniel Brenk, representing the applicant, explained that this would allow the shipping containers to be stored out of the way. Commissioner Borman commented that this seems like a great storage solution, as these appear to be reusable containers.

Commissioner Meisner asked for information on the Brenk Brothers business. Mr. Brenk provided more information on the business.

Motion by Commissioner Heuchert to close the public hearing. Seconded by Commissioner Meisner.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously, and the public hearing was closed at 7:12 p.m.

Commissioner Borman commented that this seems to be a reasonable request that will allow more space within the facility.

Motion by Commissioner Meisner recommending approval of an Interim Use Permit, IUP #25-02, to allow the property at 7490 Central Avenue NE to be used temporarily for the outdoor storage of a shipping container, with stipulations. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

It was noted that this item would move forward to the City Council at the October 13, 2025, meeting.

3. Public Hearing to Consider Ordinance No. 1434 Amending Title 6 Zoning and Subdivision Related to the Public District, Use Definitions and Conditions, and Subdivision Procedures

Motion by Commissioner Meisner to open the public hearing. Seconded by Commissioner Heuchert.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously, and the public hearing was opened at 7:15 p.m.

Ms. Abts provided background information on the Zoning Code update process and goals for annual updates. She provided more specific information on proposed changes to subdivision procedures, public facilities district, use definitions, use table, principal use standards, and recommended approval of the ordinance as presented.

Commissioner Meisner referenced the residential care use definition and standards, verifying that the setback is intentional. Ms. Abts provided additional information on the difference between residential group homes and other care facilities, such as a nursing home.

Commissioner Borman asked and received additional clarification on the difference between in-home and commercial daycare uses.

Commissioner Heuchert asked for more information on public use properties and clarification on the rezoning that occurred on a specific property. Ms. Abts provided more information on the rezoning that occurred when a public entity purchased the property per the current ordinance. She explained that with the changes, a public entity other than the City would need to request the rezoning; it would no longer be automatic.

Commissioner Meisner suggested language be added related to the office requirement for an auto sales use. It was determined that language should be added to specify that there be a permanent, on-site office.

Motion by Commissioner Heuchert to close the public hearing. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously, and the public hearing was closed at 7:30 p.m.

Motion by Commissioner Heuchert recommending approval of Ordinance No. 1434 Amending Title 6 Zoning and Subdivision Related to the Public District, Use Definitions and Conditions, and Subdivision Procedures. Seconded by Commissioner Meisner.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

It was noted that this item would move forward to the City Council at the October 13, 2025, meeting.

Other Business

4. Approval of the 2026 Planning Commission Meeting Dates

Motion by Commissioner Borman approving the 2026 Planning Commission meeting dates as presented. Seconded by Commissioner Meisner.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously.

Adjournment

Motion by Commissioner Meisner to adjourn the meeting. Seconded by Commissioner Borman.

Upon a voice vote, all voting aye, Chair Hansen declared the motion carried unanimously, and the meeting adjourned at 7:34 p.m.

Respectfully submitted,

Nancy Abts, Staff Liaison



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Julianne Beberg, Office Coordinator

Title

Receive the Minutes from the HRA Commission Meeting of September 4, 2025

Background

Attached are the Minutes from the September 4, 2025, HRA Commission Meeting.

Financial Impact

None.

Recommendation

Staff recommend the City Council receive the HRA Commission Minutes from September 4, 2025, HRA Commission Meeting.

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☒ Organizational Excellence	

Attachments and Other Resources

- HRA Commission Minutes September 4, 2025

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Housing and Redevelopment Authority

September 4, 2025

7:00 PM

Fridley City Hall, 7071 University Avenue NE

Minutes

Call to Order

Acting Chairperson Brueggemeier called the Housing and Redevelopment Authority meeting to order at 7:00 p.m.

Present

Gordon Backlund
Troy Brueggemeier
Frank Inamagua
Rachel Schwankl

Absent

Elizabeth Showalter

Others Present

Paul Bolin, Community Development Director
Joe Starks, Finance Director

Action Items

1. Approval of Expenditures

Motion by Commissioner Backlund to approve the expenditures. Seconded by Commissioner Inamagua.

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried unanimously.

2. Approval August 7, 2025, Meeting Minutes

Motion by Commissioner Schwankl to approve the meeting minutes of August 7, 2025, as presented. Seconded by Commissioner Backlund.

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried unanimously.

3. Resolution No. 2025-06, Adopting the Final HRA Tax Levy for Taxes Payable in 2026

Joe Starks, Finance Director, provided background information on the HRA's levy authority and proposed tax levy for 2026. He stated that if approved by the HRA, this would move to the City

Council at its September 22nd meeting. He provided additional information on financial items that will come before the HRA at its October 2nd meeting.

Motion by Commissioner Inamagua to approve HRA Resolution No. 2025-06, Adopting a 2025 Tax Levy Collectible in 2026. Seconded by Commissioner Backlund.

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried unanimously.

4. Resolution No. 2025-07 Designating Bank Signers

Paul Bolin, Community Development Director, stated that this item typically comes before the HRA in January, designating a bank for the year, with staff authorized to sign. He stated that due to recent staffing changes in the finance department, changes would need to be made to the designated bank signers as proposed.

Motion by Commissioner Backlund to approve HRA Resolution No. 2025-07, Designating Official Depositories for the Housing and Redevelopment Authority. Seconded by Commissioner Inamagua.

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried unanimously.

5. Approval of Resolution 2025-08 Decertification of TIF District #17

Mr. Bolin identified the location of TIF District #17 and provided background information on the redevelopment that has occurred. He noted the increase in value that has occurred through the redevelopment and advised that all tax increment obligations have been fulfilled and, therefore, it is recommended to decertify the district.

Commissioner Schwankl asked if an excess increment had been received that would need to be refunded. Mr. Bolin did not believe that had occurred, but stated that staff could verify that.

Motion by Commissioner Backlund to approve HRA Resolution No. 2025-08, Approving Decertification of Tax Increment Financing District No. 17 (Gateway East). Seconded by Commissioner Inamagua.

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried unanimously.

6. Approval of Resolution 2025-09 Decertification of TIF District #19

Mr. Bolin identified the location of TIF District #19, which was created in 2007. He explained how the tax increment was used within the district to assist with redevelopment. The tax increment obligations have been met, and the district is recommended to be decertified. He noted that there has been no excess increment collected for this district.

Commissioner Schwankl asked if there is an estimate on the increased taxes that the City, County, and School District will receive as a result of these two districts. Mr. Bolin was unsure but noted that staff could follow up with that information.

Motion by Commissioner Schwankl to approve HRA Resolution No. 2025-09, Approving Decertification of Tax Increment Financing District No. 19 (5110 Main Street Project). Seconded by Commissioner Inamagua.

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried unanimously.

Informational Items

7. Update on Housing Programs

Mr. Bolin provided an update on the August loan activity, as well as year-to-date information on the loans and programs.

Adjournment

Motion by Commissioner Inamagua to adjourn the meeting. Seconded by Commissioner Schwankl.

Upon a voice vote, all voting aye, Acting Chair Brueggemeier declared the motion carried and the meeting adjourned at 7:17 p.m.

Respectfully submitted,

Paul Bolin, Staff Liaison



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Patrick Faber, Deputy Director

Title

Resolution No. 2025-122, Accepting the 2025 City of Fridley Flock Camera Grant Agreement Between the City and Cielo Apartments

Background

The City of Fridley (City) is offering a special grant program to local businesses for the installation of Flock Safety ALPR cameras on their properties. This program aims to enhance community safety through strategic camera placement. Businesses that receive this grant must agree to a four-year commitment. The grant covers the full cost of camera installation at an approved location, plus 100% of service costs in the first year and 50% in the second year. Grant recipients will be responsible for all service costs during the third and fourth years of the agreement. This cost-sharing approach creates a partnership between the City and local businesses to improve public safety infrastructure.

Financial Impact

Financial responsibility is shared by the City and the grantee. The City's cost is covered by public safety aid that was awarded to the City in December 2023.

	Camera Installation Cost		Service Cost		Agreement w/ City
	City	Grantee	City	Grantee	
Year 1	\$600-\$850	\$0	\$3,000-\$3,500	\$0	Yes
Year 2	\$0	\$0	\$1,500-\$1,750	\$1,500-\$1,750	Yes
Year 3	\$0	\$0	\$0	\$3,000-\$3,500	Yes
Year 4	\$0	\$0	\$0	\$3,000-\$3,500	Yes
Year 5 and beyond	\$0	\$0	\$0	\$3,000-\$3,500	No

Recommendation

Staff recommend approval of Resolution No. 2025-122, Accepting the 2025 City of Fridley Flock Camera Grant Agreement Between the City and Cielo Apartments

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-122
- 2025 City of Fridley Flock Camera Grant Agreement between the City and Cielo Apartments

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-122

Accepting the 2025 City of Fridley Flock Camera Grant Agreement Between the City and Cielo Apartments

Whereas, the City of Fridley (City) is providing grants to private property owners in the City that will cover the cost of partial funding for service charges of Flock Safety (Flock) automated license plate reader cameras to be placed on their properties; and

Whereas, the Flock cameras will be placed at busy retail locations and at the entrances of large apartment complexes and will be installed on private property; and

Whereas the Flock cameras will assist the City's Department of Public Safety with locating suspect vehicles, Amber Alerts, and KOPS (Keep Our Police Safe) Alerts; and

Whereas, the Grantee's property is located in an area that has been identified by the City as location that would be helpful for Flock camera placement as it will provide a benefit to the City as a whole; and

Whereas, the Grantee's property is described on the attached Exhibit A (Property); and

Whereas, the Grantee has requested, and Flock is willing to provide a Flock camera that can be installed on the Property; and

Whereas, the Grantee has agreed to maintain service on the Flock camera on the Property for a period of four years from the date of its installation.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves City's City of Fridley Flock Camera Grant Agreement Between the City and Cielo Apartments

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

GRANT AGREEMENT
(Flock Camera Grant)

THIS GRANT AGREEMENT (this "Agreement") is made as of this ____ day of _____, 2025, by and between the City of Fridley, a Minnesota municipal corporation (the "City"), and PC Cielo, LLC, DRE of Peak Aries 2021 LP, a Limited Liability Company (the "Grantee"):

WHEREAS, the City is providing grants to private property owners in the City of Fridley that will cover the cost of partial funding for service charges of Flock Safety ("Flock") automated license plate reader cameras to be placed on their properties; and

WHEREAS, the Flock cameras will be placed at busy retail locations and at the entrances of large apartment complexes and will be installed on private property; and

WHEREAS, the Flock cameras will assist the City's Department of Public Safety with locating suspect vehicles, Amber Alerts, and KOPS (Keep Our Police Safe) Alerts; and

WHEREAS, the Grantee's property is located in an area that has been identified by the City as location that would be helpful for Flock camera placement as it will provide a benefit to the City as a whole; and

WHEREAS, the Grantee's property is described on the attached Exhibit A (the "Property"); and

WHEREAS, the Grantee has requested, and Flock is willing to provide a Flock camera that can be installed on the Property; and

WHEREAS, the Grantee has agreed to maintain service on the Flock camera on the Property for a period of four years from the date of its installation; and

NOW, THEREFORE, in consideration of the mutual promises set forth herein, the parties hereto covenant and agree as follows:

1. Flock Agreement. The Grantee shall enter into a separate agreement between the Grantee and Flock governing the installation of the Flock camera on the Property and payment of the Grantee's portion of the service charges for the Flock camera.
2. Camera Installation. The Grantee shall work with Flock to determine the Flock camera location on the Property and to install the Flock camera on the Property. The Flock camera will be installed in a location that is mutually agreed to by the Grantee and the City. The Flock camera will be maintained and serviced by Flock during the service period in accordance with the installation and service agreement between Flock and the Grantee. The Grantee may purchase additional

Flock cameras from Flock and additional products from Flock. The costs of these additional purchases are the responsibility of the Grantee.

3. Service Period. The Grantee agrees that it will be responsible for maintaining and paying for service for the Flock camera on the Property in the location mutually agreed to by the City and the Grantee for a period of four years from the date of its installation by Flock (the "Service Period"). If the Grantee is a commercial business and is non-residential, it may create in-house custom hot list alerts with Flock.

4. Grantee and the City's Financial Obligations.

The Grantee and the City will be responsible for the following costs with respect to the Flock camera installed on the Property. Flock will invoice the City and the Grantee for their respective costs based on the following chart (costs are based upon Flock's current pricing):

	Camera Installation Cost		Service Cost		Agreement w/ City
	City	Grantee	City	Grantee	
Year 1	\$600-\$900	\$0	\$3,000-\$4,500	\$0	Yes
Year 2	\$0	\$0	\$1,500-\$2,100	\$1,500-\$2,100	Yes
Year 3	\$0	\$0	\$0	\$3,000-\$4,200	Yes
Year 4	\$0	\$0	\$0	\$3,000-\$4,200	Yes
Year 5 and beyond	\$0	\$0	\$0	\$3,000-\$4,200	No

Flock will invoice the Grantee for the Grantee's portion of the service costs for the Flock camera. The Grantee shall pay Flock for the Grantee's portion of the Flock camera service costs within 30 days of the date of the invoice. Should the Grantee not pay Flock for the Grantee's portion of the service costs, the City may discontinue payment of its portion of the service costs.

Should the service costs change, the City and the Grantee shall split the difference in the service costs equally.

5. Conveyance of the Property. In the event that the Property is sold or conveyed, the new owner of the Property shall acknowledge that it will be responsible for making the remaining payments to Flock for the Flock camera service costs and that it will continue to pay the remaining service costs for the Service Period.
6. Termination. This Agreement shall terminate upon the end of the Service Period. At that time, the parties shall execute a release of this Agreement that may be

recorded by the City or the Grantee against the Property. The Grantee may terminate this Agreement prior to the end of the Service Period by providing the City with 30 days' written notice. Notice shall be provided to the attention of the City's Public Safety Director at 7071 University Avenue NE, Fridley, MN 55432. Upon termination of this Agreement, the Grantee may keep the Flock camera on the Property.

7. Amendments. Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the parties.
8. No Waiver. If the City fails to enforce any provisions of this Agreement, such failure does not waive the provision or the City's right to enforce it.
9. Entire Agreement. This Agreement contains all negotiations and agreements between the Grantee and the City. No other agreements or understandings regarding this Agreement, may be used to bind either party.
10. Indemnification. The Grantee will indemnify, defend, and hold harmless the City, its officials, agents, contractors and employees, from any claims or causes of action, including attorneys' fees, arising from the performance of this Agreement by the Grantee or its officials, agents, contractors or employees. The City will indemnify, defend, and hold harmless the Grantee, its officers, agents, contractors, and employees from any claims or causes of action, including attorneys' fees, arising from the performance of this Agreement by the City or its officials, agents, contractors, or employees.
11. Data and Data Practices. The City will ensure that it is in compliance with Minnesota Statutes Section 13.824 governing automated license plate readers and the use of that data collected by the camera that contains this information. The Grantee will have access to raw data from the camera on the Property that does not include any National Crime Information Center or Criminal Justice Information Services data that is received by the City from the camera. The City will also have access to the raw data from the camera. The data will be maintained by the City or Flock in accordance with the City's record retention requirements. The Grantee shall comply with applicable provisions of the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. If the Grantee receives a request to release data referred to in this paragraph, the Grantee must immediately notify the City. The City will give the Grantee instructions concerning the release of the data to the requesting party, prior to such release.
12. Applicable Law. The law governing the obligations of this Agreement and the venue for all legal proceedings associated therewith shall be in the State of Minnesota.

13. Binding Effect. This Agreement may be recorded with the property records of Anoka County. The City shall pay for the cost of recording this Agreement. The terms and conditions of this Agreement shall run with the land and be binding on the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands as of _____, 2025.

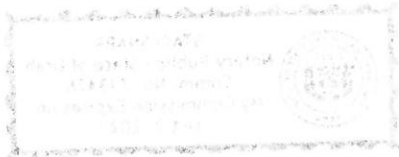
CITY OF FRIDLEY

Dave Ostwald, Mayor

Wally Wysopal, City Manager

STATE OF MINNNEOTA)
) ss
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Dave Ostwald and Wally Wysopal, the Mayor and City Manager, respectively, of the City of Fridley, a Minnesota municipal corporation, on behalf of the City.



Notary Public

Grantee

By: Kelianne Crapo
 Its: President

STATE OF Utah)
) ss
 COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 9th day of September 2025,
 by Kelianne Crapo the President of Peak Living LLC, a
company in the State of Utah on behalf of the
PC Cielo, LLC DRE of Peak Acres 2021 LP

Staci Snarr
 Notary Public

NOTARY STAMP OR SEAL

THIS INSTRUMENT DRAFTED BY:
 Kennedy & Graven, Chartered (SJS)
 Fifth Street Towers, Suite 700
 150 South Fifth Street
 Minneapolis, MN 55402
 (612) 337-9300

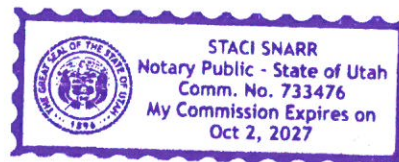


EXHIBIT A

Description of the Property

[to be added]



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Resolution No. 2025-123, Adopting the Assessment for 2025 Utility and Driveway Lateral Repair Projects

Background

Pursuant to Minnesota Statute § 429.021 and Fridley City Charter § 8.03, the Fridley City Council (Council) may finance certain improvements through special assessments, including the maintenance of water utility facilities. Additionally, City Code § 402.06 establishes the property owner as responsible for all maintenance activities associated with the lateral water or sanitary sewer line extending from the respective main to their premises. The property owner may request assistance from the City of Fridley (City), but must reimburse any costs resulting from these services, including any street repairs, at a rate set by administrative policy.

Based on the prohibitive cost of the water and sanitary sewer repairs, the City provided the opportunity for the property owner to enter into an Assessment Agreement, which allowed the City to perform the repairs and assess the associated costs. For 2025, the City completed 10 utility lateral repair projects, 4 projects have already been paid for by the property owner. For the 6 remaining projects (Exhibit A), the cost of the assessment totals about \$32,491, which includes a 10% assessment fee that will be certified to the county at an interest rate of 10.50% payable over a five-year period.

Per the Assessment Agreement, the property owner waived their right to a public hearing. As such, the Council may adopt the assessment without comment from the property owner(s).

Financial Impact

The assessment reflects the costs already incurred by the City for utility lateral repairs within the community. The Adopted 2025 Budget contained sufficient budget authority to support these activities.

Recommendation

Staff recommend the approval of Resolution No. 2025-123, Adopting the Assessment for 2025 Utility and Driveway Lateral Repair Projects.

Focus on Fridley Strategic Alignment

___ Vibrant Neighborhoods & Places

___ Community Identity & Relationship Building

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

☒ Financial Stability & Commercial Prosperity
☐ Organizational Excellence

☒ Public Safety & Environmental Stewardship

Attachments and Other Resources

- Resolution No. 2025-123
- Exhibit A: Assessment Roll - 2025 Utility and Driveway Lateral Repair Projects

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-123**Adopting the Assessment for the 2025 Utility & Driveway Lateral Repair Projects**

Whereas, pursuant to contracts signed by property owners or their representative, the Fridley City Council has met and considered the proposed assessment for the 2025 Utility and Driveway Lateral Repair Projects.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves:

1. Such proposed assessment, a copy of which is attached hereto as Exhibit A and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 5 years for utility lateral repair and 10 years for driveway lateral repair, the first of the installments to be certified to property taxes in 2026 and shall bear interest at the rate of 10.50% per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County, make one payment of at least one hundred dollars (\$100.00), to the City of Fridley; no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment.

A property owner may pay to the City of Fridley the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Please note, no payments will be accepted between November 15 and December 31 of any year.

4. Upon receipt of any such prepayment, the City Clerk, with the assistance of the City Treasurer, shall note the same upon the records of the City, credit the payee therefore, and reduce the assessment as originally made in the amount of the prepayment received. The balance remaining shall then be noted as the amount due and may then be certified to the county together with and as a part of the assessment roll in which the original amount due was contained.
5. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Fridley this 13th day of October 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Exhibit A: Assessment Roll
2025 Utility and Driveway Lateral Repair Projects

2025 Utility Lateral Repair Projects			
PIN	Parcel Address	Owner Name	Assessment Amount
03-30-24-22-0034	565 Glencoe St NE	Robert Tatro	\$5,822.85
03-30-24-32-0108	609 Cheryl St NE	Anquanette Woods	\$3,952.85
10-30-24-11-0016	7501 East River Road NE	Eric Eide	\$5,555.00
14-30-24-33-0033	6100 Sunrise Dr	Kent Walters	\$7,150.00
15-30-24-44-0007	45 62 1/2 Way NE	Charles Swanson	\$5,500.00
23-30-24-2-0114	5810 124th St NE	Kenneth Jordan	\$4,510.00
TOTAL			\$ 32,490.70

2025 Driveway Lateral Repair Project			
PIN	Parcel Address	Owner Name	Assessment Amount
TOTAL			\$ -

TOTAL (Utility and Driveway Lateral Repairs)			\$ 32,490.70
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AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Resolution No. 2025-124, Certifying Certain Delinquent Utility Services and Other Unpaid Charges for Collection with 2026 Property Taxes

Background

Pursuant to Minnesota Statute § 444, and various sections of the Fridley City Code (Code), the Fridley City Council (Council) may certify delinquent unpaid charges to the County Auditor, which become a lien against the property in question and payable in same manner as property taxes. Generally, these charges include delinquent utility accounts, unpaid pond treatment charges and unpaid false alarm fees. Prior to the certification of delinquent accounts, the City notifies any "past due" property owners and/or occupants of their balance and account status. To avoid certification, the unpaid charges in question must be current as of November 14, 2025.

The Landscape Chapter of the Code considers any unpaid pond treatments to be delinquent at the end of the calendar quarter in which the bill was sent out and authorized the Council to assess any applicable parcel for the balance. As shown in Exhibit A, there are 9 properties with delinquent Pond Treatments totaling approximately \$1,635 which includes a \$50 assessment fee per property.

The False Alarms Chapter of the Code considers any unpaid false alarm fees to be delinquent after 30 days from the date of notice by the City and authorizes the Council to assess any applicable parcel for the balance. As shown in Exhibit B, there are 9 properties with delinquent false alarm fees totaling about \$7,956, which includes a 10% "past due" penalty in addition to a 10% assessment fee.

For public utilities, the Water, Storm Water and Sanitary Sewer Administration chapter of the Code considers any unpaid bill to be delinquent immediately after the end of the calendar quarter. This year, the City sent delinquent utility letters to 1,217 or about 15% of all accounts with a total balance due of \$712,409 which includes a 10% assessment fee. Last year, the City sent delinquent utility letters to 1,422 or about 17% of all accounts with a total balance due of \$892,233. As of October 7, 2025, the number of delinquent utility accounts decreased to 765 from the initial notice, with a total value of approximately \$622,802 which also includes a 10% assessment fee as shown in Exhibit C. Last year at this time there was \$681,411 outstanding which was comprised of 949 accounts.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Financial Impact

Receipt of every payment due is paramount to the financial health of the City.

Recommendation

Staff recommend the approval of Resolution No. 2025-124, Certifying Certain Delinquent Utility Services and Other Unpaid Charges for Collection with 2026 Property Taxes.

Focus on Fridley Strategic Alignment

☐	Vibrant Neighborhoods & Places	☐	Community Identity & Relationship Building
☒	Financial Stability & Commercial Prosperity	☐	Public Safety & Environmental Stewardship
☐	Organizational Excellence		

Attachments and Other Resources

- Resolution No. 2025-124
- Exhibit A: Pond Treatment Assessment Roll
- Exhibit B: False Alarms Assessment Roll
- Exhibit C: Delinquent Utility Accounts

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-124

Certifying Certain Delinquent Utility Services and Other Unpaid Charges for Collection with 2026 Property Taxes

Whereas, Minnesota Statute § 444.075, the Fridley City Charter § 1.02, and various sections of the Fridley City Code including the False Alarms Chapter, Solid Waste and Recycling Chapter, Landscape Chapter and the Water, Storm Water and Sanitary Sewer Administration Chapter provide for the certification of delinquent charges to Anoka County for collection with the property taxes, and

Whereas, pursuant to proper notice duly given as required by law, the Fridley City Council has met, heard, and passed upon all objections to the proposed certifications of unpaid charges for municipal fees and utilities; and

Whereas, the amounts of bad debt have been minimized through collection efforts by staff.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves:

1. Such proposed certification of unpaid charges, copies of which is hereby attached as Exhibit A, Exhibit B and Exhibit C and made a part hereof, is hereby accepted and shall constitute a lien against the lands named herein. Such certification shall be payable over a period of one year on or before the first Monday in January.
2. The owner of the affected property may, at any time prior to certification of unpaid charges to the County Auditor, pay either in part or in whole the certified unpaid charges on such property if the amount is paid within 30 days from the adoption of the resolution. The taxpayer may at any time, thereafter, pay the County Auditor, the entire amount certified and remaining unpaid, with applicable assessment fees.
3. The City Clerk shall forthwith transmit a certified copy of this certification role to the County Auditor to be extended on the property tax lists of the county and such certified unpaid charges shall be collected and paid over in the same manner as property taxes.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Exhibit A: Assessment Roll

2025 Pond Treatments, Assessed One (1) Year with a \$50 Assessment Fee

No.	County Parcel No.	Property Owner Name	Property Address	Amount
1	13-30-24-41-0016	Christopher & Audry Broback	1591 Dana CT NE	\$ 187.44
2	13-30-24-41-0017	Frederick & Ouma Aboge	1580 Dana CT NE	187.44
3	13-30-24-41-0020	Roger & Caitlin Schlachter	6431 Squire Dr NE	187.44
4	13-30-24-41-0026	Vassilios Kalabokis	1611 Camelot Ln NE	187.44
5	13-30-24-41-0028	Sadiq Alnabi	1631 Camelot Ln NE	187.44
6	13-30-24-41-0084	Richard Olson	1660 Mississippi St NE	187.44
7	13-30-24-41-0025	Kimberly & Sean London	6351 Squire Dr NE	187.44
8	13-30-24-41-0083	Christopher & Bruce Iverson	1668 Mississippi St NE	187.44
9	25-30-24-12-0051	Bui Thuy-Vy	5197 St Moritz Dr NE	135.35
			Total	\$ 1,634.87

Exhibit B: Assessment Roll

2024 False Alarms, Assessed One (1) Year with a 10% Penalty and a 10% Assessment Fee

No.	County Parcel No.	Property Owner Name	Property Address	Amount
1	2-30-24-23-0005	Orthopedic Partners	800 Transfer Rd Ste 15	\$ 242.00
2	2-30-24-32-0017	Tires Direct	8090 Ranchers Rd	393.25
3	3-30-24-13-0003	Nor-Ell	8251 Ashton Ave NE	726.00
4	11-30-24-31-0002	Casey's General Store	7295 University Ave NE	3,751.00
5	14-30-24-31-0097	Fairview Clinic	6341 University Ave NE	181.50
6	14-30-24-34-0094	University Apartments	6257 University Ave NE	393.25
7	14-30-24-34-0094	Callisto Commons	6257 University Ave NE	272.25
8	23-30-24-42-0042	MN Autism Center	500 Medtronic PKWY NE	1,603.25
9	27-30-24-42-0011	N Parallel	42 Northern Stacks Dr NE Suite 100	393.25
			Total	\$ 7,955.75

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
1	23-30-24-23-0142	ESTATE OF BETTY L LOEWEN	278 58 AVE NE FRIDLEY MN 55432	\$ 1,629.49
2	15-30-24-41-0052	TYRON & CAROL JACOBSON	101 SYLVAN LN NE FRIDLEY MN 55432	1,109.02
3	13-30-24-43-0018	BECKY HAGMANN	6250 BEN MORE DR NE FRIDLEY MN 55432	796.36
4	14-30-24-32-0239	MIKE VANT	200 CHRISTENSON WAY NE FRIDLEY MN 55432	121.00
5	15-30-24-42-0030	CB COMMONS LLC	6480 RIVERVIEW TER NE FRIDLEY MN 55432	1,673.71
6	14-30-24-23-0078	NORTHEAST PARK PLACE	6525 2 ST NE FRIDLEY MN 55432	6,419.39
7	23-30-24-21-0062	HEIDI YOUNGQUIST	5949 5 ST NE FRIDLEY MN 55432	852.48
8	14-30-24-41-0060	MATTHEW J AHLBERG	6410 ABLE ST NE FRIDLEY MN 55432	694.56
9	24-30-24-41-0010	PATRICIA A REIN	1559 N OBERLIN Cir NE FRIDLEY MN 55432	495.83
10	13-30-24-14-0130	CHRISTOPHER & COLTON GREEN	6544 ANOKA ST NE FRIDLEY MN 55432	535.43
11	23-30-24-22-0055	CURTIS & JUDY WILLCOX	6018 2 ST NE FRIDLEY MN 55432	1,134.72
12	23-30-24-43-0108	DANIEL LAUBACH	671 CHERI LN NE FRIDLEY MN 55421	634.36
13	14-30-24-34-0049	D & E WILLIAMS	6131 6 ST NE FRIDLEY MN 55432	531.37
14	14-30-24-11-0051	J & S KRAWCZYNSKI	741 RICE CREEK TER NE FRIDLEY MN 55432	531.82
15	13-30-24-41-0035	MARK GARCIA	1690 CAMELOT LN NE FRIDLEY MN 55432	741.87
16	26-30-24-23-0096	JEREMY DOSCHADIS	5084 TOPPER LN NE FRIDLEY MN 55421	538.01
17	23-30-24-24-0170	MIKE HANNAY	5706 4 ST NE FRIDLEY MN 55432	470.17
18	14-30-24-12-0052	TERESA SAMPSON	6801 MADISON ST NE FRIDLEY MN 55432	161.00
19	15-30-24-42-0086	JOHN ESTLING	6440 RIVERVIEW TER NE FRIDLEY MN 55432	583.69
20	14-30-24-23-0028	KEVIN MAKIE	200 RICE CREEK TER NE FRIDLEY MN 55432	151.44
21	14-30-24-42-0011	JIMMIE & MARICHU HARRIS	574 MISSISSIPPI ST NE FRIDLEY MN 55432	1,046.45
22	13-30-24-44-0049	MARVIN & BELINDA HINTON	1601 61 AVE NE FRIDLEY MN 55432	579.63
23	23-30-24-13-0115	ESTATE OF DANIEL J BERGANINI	5897 7 ST NE FRIDLEY MN 55432	445.80
24	14-30-24-31-0027	CHERYL ANNE TROCKE	415 63 AVE NE FRIDLEY MN 55432	795.92
25	15-30-24-43-0046	VUI NGUYEN	193 RIVER EDGE WAY NE FRIDLEY MN 55432	826.47
26	26-30-24-32-0007	JEREMY TORELL	4827 3 ST NE FRIDLEY MN 55421	659.08
27	24-30-24-44-0030	HANY OMAR	5519 E BAVARIAN PASS NE FRIDLEY MN 55432	558.53
28	24-30-24-21-0010	RJ HOGETVEDT	6057 CENTRAL AVE NE FRIDLEY MN 55432	511.95
29	26-30-24-32-0041	SCOTT JESKA	4851 2 ST NE FRIDLEY MN 55421	462.89
30	26-30-24-23-0022	WENDY SAUMER	160 PANORAMA AVE NE FRIDLEY MN 55421	481.65
31	14-30-24-34-0082	TOM & DIANA GUZA	6221 5 ST NE FRIDLEY MN 55432	796.71
32	14-30-24-33-0019	JOYCE KNUITSEN	6231 RAINBOW DR NE FRIDLEY MN 55432	659.08
33	15-30-24-43-0069	RANDY ISKIERKA	100 RIVER EDGE WAY NE FRIDLEY MN 55432	755.62
34	15-30-24-43-0053	DONALD WASHINGTON	165 RIVER EDGE WAY NE FRIDLEY MN 55432	410.60
35	26-30-24-23-0053	PAULINE KELLY-OSENBERG	4917 ROMAN RD NE FRIDLEY MN 55421	673.01
36	15-30-24-42-0107	BRIGETTA ZELEVAREOV	6475 RIVERVIEW TER NE FRIDLEY MN 55432	113.87
37	13-30-24-23-0014	D & J PROPERTIES	945 MISSISSIPPI ST NE FRIDLEY MN 55432	560.67
38	24-30-24-41-0024	HEIDI KOLLER	5562 WALDECK CROSSING NE FRIDLEY MN 55432	194.51
39	14-30-24-14-0048	MICHAEL KLOHS	6588 CLOVER PL NE FRIDLEY MN 55432	948.22
40	25-30-24-21-0047	PATTI NELSON	5230 LINCOLN ST NE FRIDLEY MN 55421	186.74
41	26-30-24-23-0058	NATE SPEVACEK	4977 ROMAN RD NE FRIDLEY MN 55421	916.03
42	24-30-24-34-0036	KAREN BROWN & JANICE MAPES	1316 SKYWOOD CT NE FRIDLEY MN 55421	156.63
43	26-30-24-33-0109	YVONNE SANDIN	201 45 AVE NE FRIDLEY MN 55421	743.67
44	14-30-24-23-0056	BRETT KRUSE	6701 PLAZA CUR NE FRIDLEY MN 55432	183.43
45	13-30-24-33-0023	TODD TRANBY	6281 ABLE ST NE FRIDLEY MN 55432	755.62
46	13-30-24-14-0007	JUDITH ZAVALA	1655 MISSISSIPPI ST NE FRIDLEY MN 55432	751.09
47	15-30-24-44-0027	KEVIN WELTER	6105 E RIVER Rd NE FRIDLEY MN 55432	602.39
48	26-30-24-22-0045	SIRENA MORISSET-SOSA	5273 HORIZON DR NE FRIDLEY MN 55421	1,063.93
49	13-30-24-41-0048	BRIGID VOLK	1540 CAMELOT LN NE FRIDLEY MN 55432	196.37
50	13-30-24-43-0024	J YOUNGMARK & NATYA STROUD	6257 BEN MORE DR NE FRIDLEY MN 55432	457.03
51	24-30-24-31-0104	TARA & ELI BARROWS	5720 REGIS DR NE FRIDLEY MN 55432	707.39
52	26-30-24-32-0010	VICKI BODE	4863 3 ST NE FRIDLEY MN 55421	788.12
53	23-30-24-43-0051	JOSHUA & JAMIE SCHOMMER	530 CHERI CIR NE FRIDLEY MN 55421	525.06
54	23-30-24-33-0096	TERESA HUGHES & BRIAN HAESSIG	5407 ALTURA RD NE FRIDLEY MN 55421	778.15
55	14-30-24-41-0098	MELISSA DARGAY	6350 ABLE ST NE FRIDLEY MN 55432	606.50
56	34-30-24-42-0014	COPART INC/MPLS	3737 E RIVER Rd NE FRIDLEY MN 55432	134.23
57	23-30-24-22-0046	JASON PAUL	6031 2 ST NE FRIDLEY MN 55432	956.76
58	23-30-24-13-0029	JONATHAN EBENSTEINER	5705 WASHINGTON ST NE FRIDLEY MN 55432	594.75

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
59	15-30-24-44-0065	MOHAMED NOR	6170 STARLITE BLVD NE FRIDLEY MN 55432	205.73
60	14-30-24-33-0073	CHAD & JULIE ERICKSON	6101 TRINITY DR NE FRIDLEY MN 55432	749.83
61	14-30-24-33-0011	TIM DOLD	6102 STAR LN NE FRIDLEY MN 55432	1,516.12
62	13-30-24-42-0003	ROGER UNGEMACH	6420 ARTHUR ST NE FRIDLEY MN 55432	141.59
63	26-30-24-33-0074	MILES NIELSEN & JOCELYN MELY	4543 MAIN ST NE FRIDLEY MN 55421	742.13
64	24-30-24-12-0049	TODD & CHRISTINE BELLAND	1322 HILLCREST DR NE FRIDLEY MN 55432	963.86
65	14-30-24-32-0207	CARSON BENJAMIN	6497 CHRISTENSON LN NE FRIDLEY MN 55432	171.88
66	26-30-24-23-0095	JODI MARIE NELSON	5096 TOPPER LN NE FRIDLEY MN 55421	1,054.68
67	14-30-24-41-0018	STEVE COURNEYA	6320 QUINCY ST NE FRIDLEY MN 55432	569.47
68	15-30-24-42-0107	BRIGETTA CELEVAROV	6473 RIVERVIEW TER NE FRIDLEY MN 55432	109.22
69	24-30-24-44-0042	JEROME CARLSON	5506 E BAVARIAN PASS NE FRIDLEY MN 55432	190.47
70	14-30-24-24-0095	TEYUL HIPOLITO	6716 7 ST NE FRIDLEY MN 55432	623.71
71	25-30-24-21-0036	LI QING XIE	5240 BUCHANAN ST NE FRIDLEY MN 55421	259.62
72	24-30-24-44-0006	MICHAEL MOHN	1521 BERNE CIR W FRIDLEY MN 55421	317.82
73	25-30-24-11-0054	DENISE & SATVEER CHAUDHARY	5290 ST IMIER DR NE FRIDLEY MN 55421	347.58
74	26-30-24-32-0088	DANIEL J HARRIS	4733 2 ST NE FRIDLEY MN 55421	159.07
75	26-30-24-23-0068	ANTHONY FULFORD	4928 3 ST NE FRIDLEY MN 55421	2,232.79
76	25-30-24-22-0036	TEDI ABBOTT	5250 TAYLOR ST NE FRIDLEY MN 55421	648.35
77	23-30-24-34-0089	ALICE SCHWANTES	5459 4 ST NE FRIDLEY MN 55421	149.08
78	13-30-24-42-0046	PATRICK PIATZ	6391 CENTRAL AVE NE FRIDLEY MN 55432	626.69
79	14-30-24-24-0006	PAMELA CUMMINGS	401 MISSISSIPPI ST NE FRIDLEY MN 55432	551.65
80	15-30-24-42-0045	J'NELL NORDIN	170 63 1/2 WAY NE FRIDLEY MN 55432	1,076.63
81	26-30-24-23-0024	RANDI & MATTHEW TOLVE	184 PANORAMA AVE NE FRIDLEY MN 55421	1,020.39
82	23-30-24-34-0039	RESCARE OF MN	5380 5 ST NE FRIDLEY MN 55432	614.92
83	13-30-24-13-0108	GINA PATON	1379 CREEK PARK LN NE FRIDLEY MN 55432	737.08
84	26-30-24-32-0087	MARCIE S MCCLURE	4725 2 ST NE FRIDLEY MN 55421	1,160.93
85	26-30-24-33-0020	CHERYL BOLITHO	4630 3 ST NE FRIDLEY MN 55421	929.81
86	26-30-24-23-0080	WINGATE INVESTMENTS INC	5045 3 ST NE SOUTH FRIDLEY MN 55421	1,328.84
87	13-30-24-13-0107	ZEINAB MOHAMED	1371 CREEK PARK LN NE FRIDLEY MN 55432	337.41
88	14-30-24-42-0114	AHMED MOHAMUD MUSSE	608 63 AVE NE FRIDLEY MN 55432	623.19
89	26-30-24-23-0042	JENNIFER LARIVIERE	4952 ROMAN RD NE FRIDLEY MN 55421	1,270.39
90	14-30-24-32-0220	MICHAEL & PAULINE MORRIS	181 CHRISTENSON CT NE FRIDLEY MN 55432	459.54
91	15-30-24-41-0006	STEPHANIE EMERSON	6412 ASHTON AVE NE FRIDLEY MN 55432	691.65
92	24-30-24-41-0026	MARK BRUCE	5554 WALDECK CROSSING NE FRIDLEY MN 55432	1,469.11
93	13-30-24-31-0020	HAJRUDIN DJIHIC	6411 PIERCE ST NE FRIDLEY MN 55432	396.77
94	24-30-24-21-0028	AMIRA R ATTIA	5927 CENTRAL AVE NE FRIDLEY MN 55432	839.09
95	14-30-24-13-0056	SARA YOUNG	500 67 AVE NE FRIDLEY MN 55432	770.98
96	15-30-24-44-0016	KEN SCHEIERL	80 62 1/2 WAY NE FRIDLEY MN 55432	721.11
97	24-30-24-41-0050	WILLIAM & STACY BAUER	5590 MEISTER RD NE FRIDLEY MN 55432	1,829.31
98	14-30-24-11-0029	WILLIAM DAVIS	751 68 AVE NE FRIDLEY MN 55432	888.99
99	26-30-24-23-0080	WINGATE INVESTMENTS INC	5045 3 ST NE NORTH FRIDLEY MN 55421	382.94
100	14-30-24-32-0031	STEVE & DONNA PREWEDO	244 MERCURY DR NE FRIDLEY MN 55432	270.69
101	23-30-24-22-0158	MOHAMED ABDILAH	5901 3 ST NE FRIDLEY MN 55432	3,279.76
102	24-30-24-24-0085	WENDY MARTINSON	5866 HACKMANN AVE NE FRIDLEY MN 55432	499.51
103	13-30-24-31-0019	RAYMOND & TAMMY KOENIG	6435 PIERCE ST NE FRIDLEY MN 55432	346.30
104	14-30-24-34-0071	NURA WARSAME HASSAN	6111 5 ST NE FRIDLEY MN 55432	523.26
105	14-30-24-14-0097	SARAH DRUDE	6750 OVERTON DR NE FRIDLEY MN 55432	408.64
106	26-30-24-23-0017	JOYCE & GERALD COLE	100 PANORAMA AVE NE FRIDLEY MN 55421	155.82
107	14-30-24-24-0076	SISAY HIRUY	350 67 AVE NE FRIDLEY MN 55432	1,167.80
108	14-30-24-14-0105	HEATHER OFTEDAHL	6701 JACKSON ST NE FRIDLEY MN 55432	78.05
109	14-30-24-23-0064	BEE THAO	6811 PLAZA CUR NE FRIDLEY MN 55432	712.11
110	24-30-24-24-0042	DANIEL ANSA	5824 TENNISON DR NE FRIDLEY MN 55432	584.65
111	14-30-24-23-0020	CECILIA L BERG	6710 2 ST NE FRIDLEY MN 55432	766.16
112	14-30-24-13-0062	FACONNABLE PROPERTY HOLDINGS	601 67 AVE NE FRIDLEY MN 55432	252.42
113	25-30-24-22-0041	HECTOR CAMARENA	1280 52 AVE NE FRIDLEY MN 55421	933.49
114	23-30-24-42-0012	JODI & JON REHLANDER	615 57 AVE NE FRIDLEY MN 55432	337.32
115	13-30-24-32-0013	T HONL-ZMUDA & M ZMUDA	980 MISSISSIPPI ST NE FRIDLEY MN 55432	636.88
116	23-30-24-31-0028	ASHLEE R STACHOWSKI	5649 5 ST NE FRIDLEY MN 55432	511.12

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2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

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No.	County Parcel No.	Property Owner Name	Property Address	Amount
117	23-30-24-43-0080	TAMARA THOMPSON	533 53 1/2 AVE NE FRIDLEY MN 55421	800.84
118	14-30-24-34-0083	JOSEPH HOFF	6231 5 ST NE FRIDLEY MN 55432	1,379.58
119	26-30-24-23-0018	PETER & AMY KRUEGER	112 PANORAMA AVE NE FRIDLEY MN 55421	708.08
120	15-30-24-13-0017	WILLIAM GUNLOGSON	72 RICE CREEK WAY NE FRIDLEY MN 55432	2,761.47
121	14-30-24-33-0010	THOMAS H KOONCE	6101 SUNRISE DR NE FRIDLEY MN 55432	4,924.60
122	15-30-24-41-0035	ALICIA M NAWROCKI	20 63 1/2 WAY NE FRIDLEY MN 55432	1,053.20
123	14-30-24-42-0068	ALINA & JUAN GONZALEZ	6380 MADISON ST NE FRIDLEY MN 55432	707.01
124	13-30-24-21-0043	GARRET BORNRAGER	6810 CHANNEL RD NE FRIDLEY MN 55432	905.25
125	13-30-24-44-0093	BRANDON KEMPF	6200 RICE CREEK DR NE FRIDLEY MN 55432	521.77
126	26-30-24-23-0025	P EDMOND & C NESGODA	185 GIBRALTAR RD NE FRIDLEY MN 55421	377.61
127	24-30-24-24-0019	VIRGINIA GOBEL	1049 GARDENA AVE NE FRIDLEY MN 55432	524.49
128	13-30-24-23-0003	ANNA SCOZZARI	6553 OAKLEY DR NE FRIDLEY MN 55432	561.07
129	14-30-24-33-0023	CHRIS HARRIS	6191 RAINBOW DR NE FRIDLEY MN 55432	99.86
130	13-30-24-44-0120	MICHELLE & SCOTT BARSNESS	1552 WOODSIDE CT NE FRIDLEY MN 55432	230.85
131	23-30-24-23-0080	ALEF A FELEKE	5820 2 1/2 ST NE FRIDLEY MN 55432	40.78
132	23-30-24-31-0038	COSCO PROPERTIES II	5600 5 ST NE FRIDLEY MN 55432	48.97
133	24-30-24-41-0218	AMY TURNER	5627 W BAVARIAN PASS NE FRIDLEY MN 55432	758.90
134	23-30-24-43-0026	LUIS M MERCHAN	505 54 AVE NE FRIDLEY MN 55421	666.01
135	26-30-24-22-0016	ANGEL NEIRA	5180 3 ST NE FRIDLEY MN 55421	607.63
136	13-30-24-21-0007	ANDRES PINEIRO LOPEZ	6735 CHANNEL RD NE FRIDLEY MN 55432	1,336.47
137	25-30-24-11-0030	LIBAN MOHAMUD	5201 ST IMIER DR NE FRIDLEY MN 55421	1,914.20
138	13-30-24-23-0040	SARA E BOULGER	6799 OVERTON DR NE FRIDLEY MN 55432	434.76
139	24-30-24-44-0288	MATTHEW HULTS	5494 E BRENNER PASS NE FRIDLEY MN 55432	166.49
140	14-30-24-42-0119	IASIS III LLC	548 63 AVE NE FRIDLEY MN 55432	309.76
141	23-30-24-41-0019	NEE LEE	5685 QUINCY ST NE FRIDLEY MN 55432	1,935.53
142	15-30-24-42-0022	LEE JOHNSON	6410 E RIVER Rd NE FRIDLEY MN 55432	777.01
143	23-30-24-31-0016	AHMED A MOHAMED	5626 6 ST NE FRIDLEY MN 55432	626.30
144	24-30-24-41-0150	AARON JAHNKE	5526 W BAVARIAN PASS NE FRIDLEY MN 55432	22.32
145	14-30-24-33-0080	CYNTHIA STRASSBURG	6280 COMET LN NE FRIDLEY MN 55432	1,706.88
146	15-30-24-14-0043	BRYAN COX	41 65 1/2 WAY NE FRIDLEY MN 55432	1,443.08
147	13-30-24-43-0067	MARY SHEPPARD	6127 WOODY LN NE FRIDLEY MN 55432	719.87
148	13-30-24-44-0051	REUWDA & SIRAG MAHAMED	1621 61 AVE NE FRIDLEY MN 55432	105.90
149	14-30-24-41-0004	THOMAS W MENKE	701 BENNETT DR NE FRIDLEY MN 55432	1,096.32
150	24-30-24-21-0037	MICHAEL NORGAAARD	6061 WOODY LN NE FRIDLEY MN 55432	639.54
151	24-30-24-41-0165	ABRAHAM KENA	5654 W BAVARIAN PASS NE FRIDLEY MN 55432	81.08
152	23-30-24-33-0053	DARCELL DAVIS	5301 HORIZON DR NE FRIDLEY MN 55421	676.48
153	13-30-24-31-0010	SUNDAY OLATEJU	1150 MISSISSIPPI ST NE FRIDLEY MN 55432	593.36
154	13-30-24-21-0009	NICHOLE MEHOK	6715 CHANNEL RD NE FRIDLEY MN 55432	512.89
155	23-30-24-13-0123	ABDULAH YUSUF	5700 WASHINGTON ST NE FRIDLEY MN 55432	5,582.06
156	14-30-24-23-0072	JACOB OLSON	230 67 AVE NE FRIDLEY MN 55432	703.44
157	26-30-24-23-0047	PAUL & SONHUI BAKER	125 PILOT AVE NE FRIDLEY MN 55421	242.64
158	15-30-24-43-0091	FELICE SPOSITO	120 62 WAY NE FRIDLEY MN 55432	1,210.54
159	23-30-24-22-0066	MICHAEL NAZARIO INVESTMNTS LLC	6035 MAIN ST NE FRIDLEY MN 55432	5,541.29
160	23-30-24-14-0081	FLEURETTE FELIX	680 58 AVE NE FRIDLEY MN 55432	562.68
161	13-30-24-31-0063	TIM KOVACH	6449 DELLWOOD DR NE FRIDLEY MN 55432	539.47
162	24-30-24-14-0019	BRIAN MCAMIS & BRANDY PUISSEGUR	1640 GARDENA AVE NE FRIDLEY MN 55432	1,018.72
163	26-30-24-23-0049	SHANNON MARTINSON	101 PILOT AVE NE FRIDLEY MN 55421	2,098.90
164	13-30-24-13-0044	KAREN PLUFF	1427 MISSISSIPPI ST NE FRIDLEY MN 55432	1,622.25
165	23-30-24-13-0078	JOHN MORELAND	630 HELENE PL NE FRIDLEY MN 55432	500.58
166	14-30-24-42-0108	NAOMI ST JOHN	680 63 AVE NE FRIDLEY MN 55432	443.76
167	23-30-24-34-0054	WILLIAM REYNOLDS	5339 4 ST NE FRIDLEY MN 55421	1,169.22
168	15-30-24-42-0095	NANCY PENARANDA	6437 E RIVER Rd NE FRIDLEY MN 55432	527.07
169	15-30-24-42-0036	TAYLOR BRETT	171 63 1/2 WAY NE FRIDLEY MN 55432	133.42
170	23-30-24-43-0066	DONALD KOSTICK	588 54 AVE NE FRIDLEY MN 55421	445.71
171	24-30-24-11-0081	MARK & STEPHANIE KYCIA	1572 61 AVE NE FRIDLEY MN 55432	418.00
172	13-30-24-24-0052	SHANTELL STATELY	6581 PIERCE ST NE FRIDLEY MN 55432	695.77
173	23-30-24-21-0083	LITTLE INVESTORS GROUP	5942 4 ST NE FRIDLEY MN 55432	28.61
174	24-30-24-11-0067	JILL CARTWRIGHT	1521 60 AVE NE FRIDLEY MN 55432	1,241.81

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2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

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No.	County Parcel No.	Property Owner Name	Property Address	Amount
175	13-30-24-14-0068	KEVIN & SHARLYNN MCCARTY	6683 ANOKA ST NE FRIDLEY MN 55432	2,150.51
176	13-30-24-24-0077	WINNETKA INVESTMENTS LLC	6551 CHANNEL RD NE FRIDLEY MN 55432	3,571.48
177	23-30-24-23-0132	PAUL BEALL	261 57 PL NE FRIDLEY MN 55432	682.72
178	23-30-24-14-0076	WALLACE JORGENSEN	5715 QUINCY ST NE FRIDLEY MN 55432	570.90
179	23-30-24-23-0111	JOHN KEPPLER	100 58 AVE NE FRIDLEY MN 55432	143.01
180	15-30-24-43-0093	BARBARA C STEELE	140 62 WAY NE FRIDLEY MN 55432	662.62
181	23-30-24-13-0047	BEVERLY PFEIFER	660 58 AVE NE FRIDLEY MN 55432	561.12
182	13-30-24-32-0046	ANDREW J STANEK	6301 ABLE ST NE FRIDLEY MN 55432	508.57
183	14-30-24-41-0059	TIMOTHY & KATHLEEN WERNER	6424 ABLE ST NE FRIDLEY MN 55432	509.54
184	13-30-24-24-0020	MANCHESTER INVESTMENTS INC	6568 CENTRAL AVE NE FRIDLEY MN 55432	1,668.72
185	24-30-24-24-0083	JIM & KIM RINGHOFFER	5882 HACKMANN AVE NE FRIDLEY MN 55432	1,739.86
186	25-30-24-21-0012	NICHOLAS KUSHNIR	5260 PIERCE ST NE FRIDLEY MN 55421	810.41
187	24-30-24-31-0093	TODD & LISA CORBETT	5650 REGIS DR NE FRIDLEY MN 55432	167.32
188	23-30-24-13-0095	TAMARA KIMBALL	5873 WASHINGTON ST NE FRIDLEY MN 55432	639.71
189	26-30-24-23-0115	CHARLES HANSON	5024 CLEARVIEW ST NE FRIDLEY MN 55421	174.42
190	24-30-24-32-0038	ROBERT JENSEN	1011 LYNDE DR NE FRIDLEY MN 55432	649.01
191	13-30-24-41-0084	RICHARD OLSON	1660 MISSISSIPPI ST NE FRIDLEY MN 55432	466.68
192	24-30-24-41-0053	JOANNE THOMAS	5578 MEISTER RD NE FRIDLEY MN 55432	188.43
193	13-30-24-42-0032	HERB LENNOX	1461 RICE CREEK RD NE FRIDLEY MN 55432	545.51
194	14-30-24-12-0057	FRANCES DUENOW	625 RICE CREEK TER NE FRIDLEY MN 55432	155.88
195	24-30-24-34-0046	MARY JO RAINS	1370 SKYWOOD LN NE FRIDLEY MN 55421	532.60
196	15-30-24-42-0050	ERIC T RANSOM	195 63 WAY NE FRIDLEY MN 55432	695.31
197	15-30-24-13-0024	MARK HYLAND	81 66 WAY NE FRIDLEY MN 55432	162.49
198	14-30-24-32-0013	STEVEN&COURTNEY RATHKE	6270 JUPITER RD NE FRIDLEY MN 55432	2,698.32
199	13-30-24-24-0077	WINNETKA INVESTMENTS LLC	6571 CHANNEL RD NE FRIDLEY MN 55432	5,835.96
200	23-30-24-43-0005	LON & DAWNNE JOHNSON	536 CHERI CIR NE FRIDLEY MN 55421	540.29
201	26-30-24-23-0070	NEIL ELMQUIST	4901 3 ST NE FRIDLEY MN 55421	566.68
202	13-30-24-14-0060	DANNY WHITE	6600 FRIDLEY ST NE FRIDLEY MN 55432	533.84
203	14-30-24-41-0112	JAY & JENNIE MARQUARDT	792 MISSISSIPPI ST NE FRIDLEY MN 55432	1,009.11
204	15-30-24-43-0032	KATHERINE LANE SELE	131 62 WAY NE FRIDLEY MN 55432	719.59
205	13-30-24-44-0016	CYNTHIA MORRISSEY	1629 WOODSIDE CT NE FRIDLEY MN 55432	517.33
206	14-30-24-11-0062	ROBERT & SUSAN TREUCHEL	6862 MONROE ST NE FRIDLEY MN 55432	465.76
207	25-30-24-22-0028	LORIANN & RICHARD KEMPE	5235 TAYLOR ST NE FRIDLEY MN 55421	595.49
208	24-30-24-44-0160	LEWIS A BOONE	5413 W BRENNER PASS NE FRIDLEY MN 55432	140.79
209	15-30-24-13-0023	DAVID L HART	91 66 WAY NE FRIDLEY MN 55432	1,508.19
210	13-30-24-33-0015	GREGG HEBEISEN	6200 BAKER AVE NE FRIDLEY MN 55432	69.19
211	26-30-24-23-0052	KAREN CRUZ	201 49 AVE NE FRIDLEY MN 55421	265.00
212	13-30-24-24-0023	SPENCER P. OLSON	6631 CHANNEL RD NE FRIDLEY MN 55432	481.70
213	14-30-24-12-0010	CHRISTOPHER HAINEY	6840 WASHINGTON ST NE FRIDLEY MN 55432	1,069.85
214	26-30-24-32-0121	CRISTAL MEYERS	4763 3 ST NE FRIDLEY MN 55421	169.98
215	13-30-24-14-0006	YOU THAO	6517 MCKINLEY ST NE FRIDLEY MN 55432	749.57
216	13-30-24-41-0083	CHRISTOPHER G IVERSON	1668 MISSISSIPPI ST NE FRIDLEY MN 55432	260.05
217	23-30-24-22-0086	CHERYL ANDERSON	5948 2 1/2 ST NE FRIDLEY MN 55432	889.31
218	24-30-24-44-0251	PAMELA NESSETH	5423 E BRENNER PASS NE FRIDLEY MN 55432	142.26
219	24-30-24-41-0097	WINIFRED FROELICH	5535 E BAVARIAN PASS NE FRIDLEY MN 55432	188.35
220	13-30-24-44-0045	PAUL DIEDERICH	6161 BENJAMIN ST NE FRIDLEY MN 55432	685.31
221	14-30-24-12-0041	JAMIE & ARRON HILDEBRAND	6865 WASHINGTON ST NE FRIDLEY MN 55432	77.29
222	13-30-24-32-0002	JENNIFER & PETER MCLEOD	6473 TAYLOR ST NE FRIDLEY MN 55432	1,538.21
223	15-30-24-42-0046	ALEX GUCK & KRISTINA SCHROEDER	182 63 1/2 WAY NE FRIDLEY MN 55432	493.30
224	14-30-24-41-0043	THOMAS ROBACK II	6341 QUINCY ST NE FRIDLEY MN 55432	232.64
225	24-30-24-32-0056	PANG YANG	980 HATHAWAY LN NE FRIDLEY MN 55432	635.44
226	26-30-24-22-0076	RICK MOFFETT	5096 HUGHES AVE NE FRIDLEY MN 55421	831.89
227	23-30-24-31-0002	BASHI OMAR	5660 7 ST NE FRIDLEY MN 55432	407.76
228	23-30-24-24-0177	ALBERT KALLYS	5746 4 ST NE FRIDLEY MN 55432	467.62
229	26-30-24-32-0022	PARISHIA & CODY THOMPSON	4815 2 1/2 ST NE FRIDLEY MN 55421	820.68
230	24-30-24-44-0271	MARK PHAM	5478 E BRENNER PASS NE FRIDLEY MN 55432	700.18
231	14-30-24-41-0056	CLAUDIA ESCUDERO	6464 ABLE ST NE FRIDLEY MN 55432	137.43
232	23-30-24-33-0037	ALIEU & RACHELLE KANNEH	100 VENTURA AVE NE FRIDLEY MN 55421	558.23

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
233	15-30-24-13-0022	NU & EE KHANG	90 RICE CREEK WAY NE FRIDLEY MN 55432	69.61
234	23-30-24-43-0048	DENISE THERRES	517 CHERI LN NE FRIDLEY MN 55421	218.64
235	15-30-24-41-0085	JAMES ELIOFF	115 SATELLITE LN NE FRIDLEY MN 55432	823.01
236	13-30-24-13-0032	BRYAN NYGREN	1363 66 AVE NE FRIDLEY MN 55432	529.71
237	14-30-24-32-0033	DAVID SCHLEE	222 MERCURY DR NE FRIDLEY MN 55432	752.76
238	23-30-24-33-0066	STEVEN SCHOOLEY	5457 HORIZON DR NE FRIDLEY MN 55421	3,361.09
239	15-30-24-43-0082	DAVID NEUBARTH	117 RIVER EDGE WAY NE FRIDLEY MN 55432	641.66
240	13-30-24-42-0011	CURTIS SCHULDT	1428 MISSISSIPPI ST NE FRIDLEY MN 55432	544.14
241	23-30-24-23-0040	KRISTA D HARMISON	5807 3 ST NE FRIDLEY MN 55432	691.01
242	24-30-24-34-0004	JAMES BARNES	1298 SKYWOOD LN NE FRIDLEY MN 55421	611.26
243	14-30-24-14-0084	KURT PEABODY	881 MISSISSIPPI ST NE FRIDLEY MN 55432	885.34
244	24-30-24-14-0018	CHRISTINE PHILLIPS	1634 GARDENA AVE NE FRIDLEY MN 55432	471.03
245	23-30-24-23-0039	P & N PROPERTIES LLC	5805 3 ST NE FRIDLEY MN 55432	323.08
246	13-30-24-24-0018	TAMARA WOODLAND	6588 CENTRAL AVE NE FRIDLEY MN 55432	1,631.74
247	14-30-24-23-0054	SHANNON SWARTHOUT	271 67 AVE NE FRIDLEY MN 55432	162.70
248	13-30-24-41-0014	STEPHEN BROWN	1561 DANA CT NE FRIDLEY MN 55432	497.34
249	24-30-24-44-0158	ANDREW BEACOM	5419 W BRENNER PASS NE FRIDLEY MN 55432	464.22
250	14-30-24-13-0019	TRINA MARIE SELLNER	512 66 AVE NE FRIDLEY MN 55432	778.39
251	13-30-24-13-0062	ABDIKADIR MOHAMUD	1485 66 AVE NE FRIDLEY MN 55432	1,770.21
252	14-30-24-41-0078	ELISA & ALEX CARLSON	820 MISSISSIPPI ST NE FRIDLEY MN 55432	494.44
253	24-30-24-31-0022	BRADLEY AND LAURA SMITH	1140 LYNDE DR NE FRIDLEY MN 55432	44.23
254	14-30-24-33-0069	THOMAS & ELIZABETH BOURQUE	6141 TRINITY DR NE FRIDLEY MN 55432	924.14
255	34-30-24-41-0002	DAU ADHEL & TONG ALUAT	4100 MAIN St NE FRIDLEY MN 55421-2764	146.84
256	15-30-24-42-0031	WILLIAM LOCKETT	111 63 1/2 WAY NE FRIDLEY MN 55432	1,160.70
257	23-30-24-33-0089	BRENT & LAURA HOGG	5337 ALTURA RD NE FRIDLEY MN 55421	693.74
258	14-30-24-14-0051	MICHELLE VANG & BEE LEE	6520 JACKSON ST NE FRIDLEY MN 55432	899.44
259	34-30-24-41-0025	KIMBERLY LAWRENCE	10 40 1/2 Ave NE FRIDLEY MN 55421-2603	32.09
260	24-30-24-21-0014	KRYSTLE TUMA	6015 GARDENA Cir NE FRIDLEY MN 55432	155.34
261	15-30-24-42-0066	CORRINA CHARLTON	111 64 1/2 WAY NE FRIDLEY MN 55432	1,094.01
262	14-30-24-12-0086	MARIAN MOHAMED	6852 7 ST NE FRIDLEY MN 55432	877.79
263	15-30-24-43-0054	BERENE ANDERSON	161 RIVER EDGE WAY NE FRIDLEY MN 55432	39.05
264	26-30-24-23-0067	RACHEL POWERS & D LINGWALL	4940 3 ST NE FRIDLEY MN 55421	980.46
265	24-30-24-12-0033	LUKE KUPER	1354 HILLCREST DR NE FRIDLEY MN 55432	670.78
266	24-30-24-44-0038	CHANTE GOMEZ	5503 E BAVARIAN PASS NE FRIDLEY MN 55432	539.99
267	14-30-24-33-0050	WALTER B SENTYRZ	6130 RAINBOW DR NE FRIDLEY MN 55432	651.18
268	24-30-24-24-0048	JEREMIAH HACKET	1072 HACKMANN CIR NE FRIDLEY MN 55432	611.96
269	26-30-24-22-0048	PANG VANG	5057 CLEARVIEW ST NE FRIDLEY MN 55421	317.75
270	14-30-24-32-0215	RANDA AYOUB	171 CHRISTENSON CT NE FRIDLEY MN 55432	690.78
271	15-30-24-43-0006	RENA NEVELS	6231 ALDEN WAY NE FRIDLEY MN 55432	1,038.84
272	26-30-24-33-0107	M CAMDOS & F ROMERO	4514 2 1/2 ST NE FRIDLEY MN 55421	453.73
273	23-30-24-24-0097	ROBERT BOURSAY	491 57 AVE NE FRIDLEY MN 55432	500.23
274	15-30-24-14-0046	MOHAMED A R MOHAMED	11 65 1/2 WAY NE FRIDLEY MN 55432	607.45
275	23-30-24-22-0120	NIKITA MARKIE & LUKE MIELKE	5947 2 1/2 ST NE FRIDLEY MN 55432	763.65
276	23-30-24-21-0055	MARBELLA BECERRA	5948 6 ST NE FRIDLEY MN 55432	702.37
277	13-30-24-22-0073	JOHN PEDERSON	980 OVERTON DR NE FRIDLEY MN 55432	958.42
278	24-30-24-23-0030	ALEXIS & ALLISON WRIGHT	5771 CENTRAL AVE NE FRIDLEY MN 55432	59.87
279	26-30-24-23-0081	WADE ROGGMANN	5057 3 ST NE NORTH FRIDLEY MN 55421	357.71
280	14-30-24-33-0029	SHELLY L GEARDEN	6131 RAINBOW DR NE FRIDLEY MN 55432	917.72
281	13-30-24-44-0078	LEE PAO XIONG	6160 BENJAMIN ST NE FRIDLEY MN 55432	815.55
282	24-30-24-43-0046	CLIFTON PROPERTIES LLC	1418 W DANUBE Rd NE FRIDLEY MN 55432	1,157.20
283	26-30-24-33-0121	BASSAM AYOUB	4523 MAIN ST NE FRIDLEY MN 55421	1,044.75
284	23-30-24-34-0031	JESSICA BROKAW	5330 4 ST NE FRIDLEY MN 55421	388.03
285	13-30-24-14-0103	EMILY & DALISON DUCAT	6535 ANOKA ST NE FRIDLEY MN 55432	102.84
286	24-30-24-41-0197	LAKEISHA ELLIS	1515 N INNSBRUCK Dr NE FRIDLEY MN 55432	42.11
287	15-30-24-44-0007	GEORGIA A SVENNINGSEN TRUSTEE	45 62 1/2 WAY NE FRIDLEY MN 55432	1,193.18
288	24-30-24-41-0002	ANTHONY BUSH	5593 E OBERLIN Cir NE FRIDLEY MN 55432	805.70
289	23-30-24-24-0185	SAMUEL & DIRIBE BERHANU	5724 4 ST NE FRIDLEY MN 55432	485.01
290	14-30-24-14-0025	CONSTANCIO & JENNIFER PINEDA	6731 QUINCY ST NE FRIDLEY MN 55432	219.60

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
291	23-30-24-33-0046	TRISHA WOLSFELD	5460 HORIZON DR NE FRIDLEY MN 55421	944.27
292	24-30-24-41-0004	CHARLENE WALKER-CRAFT	5585 E OBERLIN Cir NE FRIDLEY MN 55432	485.51
293	14-30-24-13-0018	MUSTAPHA KOROMA	522 66 AVE NE FRIDLEY MN 55432	164.93
294	14-30-24-33-0008	PETER JOHNSON	6121 SUNRISE DR NE FRIDLEY MN 55432	1,367.88
295	24-30-24-41-0003	DARCY MILLER	5589 E OBERLIN Cir NE FRIDLEY MN 55432	296.01
296	13-30-24-24-0058	WESLEY S DEBERRY	6532 PIERCE ST NE FRIDLEY MN 55432	552.87
297	26-30-24-32-0123	JOSEPH SINIGAGLIO	4795 3 ST NE FRIDLEY MN 55421	138.95
298	23-30-24-34-0018	SMC CARE INC	5401 4 ST NE FRIDLEY MN 55421	707.66
299	25-30-24-12-0083	DANIEL & LADONNA LEMMENES	1504 WINDEMERE DR NE FRIDLEY MN 55421	943.54
300	26-30-24-33-0009	LENORA CULVERSON	4603 3 ST NE FRIDLEY MN 55421	1,579.94
301	23-30-24-13-0082	ELIUTH SARDINA	5872 JEFFERSON ST NE FRIDLEY MN 55432	1,435.07
302	24-30-24-44-0116	KIM BRIGHT	1586 S BAVARIAN PASS NE FRIDLEY MN 55432	452.77
303	23-30-24-33-0069	NATHAN LOFSTEDT	5480 ALTURA RD NE FRIDLEY MN 55421	124.48
304	24-30-24-44-0025	SHEILA HOVERSON	1540 S OBERLIN Cir NE FRIDLEY MN 55432	872.43
305	23-30-24-34-0073	LYVIA GUALPA	5370 7 ST NE FRIDLEY MN 55421	1,107.51
306	26-30-24-32-0057	THADEUS CALAWAY	4857 MAIN ST NE FRIDLEY MN 55421	1,469.06
307	23-30-24-21-0068	ADAM & JESSICA EKSTROM	5972 7 ST NE FRIDLEY MN 55432	334.82
308	14-30-24-23-0075	LISA STRICKLAND	200 67 AVE NE FRIDLEY MN 55432	1,138.05
309	24-30-24-32-0070	EMMA NGUYEN & TRAVIS TRAN	5586 FILLMORE ST NE FRIDLEY MN 55432	337.49
310	24-30-24-44-0249	AMANDA THIELE	5421 E BRENNER PASS NE FRIDLEY MN 55432	430.61
311	26-30-24-32-0016	E & T PROPERTIES LLC	4844 3 ST NE FRIDLEY MN 55421	240.35
312	14-30-24-14-0022	BRIAN GLUR & CATHRYN DOCKTER	6730 JACKSON ST NE FRIDLEY MN 55432	179.19
313	22-30-24-22-0016	TIMOTHY DOLD	290 61 AVE NE FRIDLEY MN 55432	2,198.25
314	26-30-24-23-0081	WADE ROGGEMANN	5057 3 ST NE SOUTH FRIDLEY MN 55421	339.04
315	26-30-24-32-0094	ASHLEY FAIRBANKS	4756 3 ST NE FRIDLEY MN 55421	1,440.35
316	15-30-24-44-0078	WALLY SENTRYZ	6200 TRINITY DR NE FRIDLEY MN 55432	234.87
317	14-30-24-32-0232	PRIYADARSHINE M SINGH	180 CHRISTENSON CT NE FRIDLEY MN 55432	477.92
318	26-30-24-23-0033	EDUARDO PEREZ CAZUN	100 GIBRALTAR RD NE FRIDLEY MN 55421	2,967.24
319	14-30-24-32-0223	FERNANDO JASSO	170 CHRISTENSON CT NE FRIDLEY MN 55432	729.29
320	24-30-24-44-0028	PARRETT MAURICE	5521 E BAVARIAN PASS NE FRIDLEY MN 55432	509.38
321	23-30-24-21-0092	EMILY E EICHENAUER	6060 5 ST NE FRIDLEY MN 55432	275.83
322	23-30-24-24-0189	MARTELL JOHNSON	5728 4 ST NE FRIDLEY MN 55432	424.91
323	14-30-24-41-0053	RAUL MARTINEZ MARTINEZ	716 63 AVE NE FRIDLEY MN 55432	1,789.54
324	23-30-24-21-0063	YRMA MACHADO	5957 5 ST NE FRIDLEY MN 55432	573.18
325	26-30-24-23-0044	ANTHONY KELLY MARQUES	161 PILOT AVE NE FRIDLEY MN 55421	50.19
326	24-30-24-41-0005	BENNET ST LOUIS	5581 E OBERLIN Cir NE FRIDLEY MN 55432	481.53
327	14-30-24-31-0062	DOMINIQUE JEFFERSON	6271 6 ST NE FRIDLEY MN 55432	485.03
328	23-30-24-32-0004	ALAN GAINES	5487 HORIZON DR NE FRIDLEY MN 55421	853.48
329	23-30-24-44-0005	HYDERABAD INDIAN GRILL	765 53 AVE NE FRIDLEY MN 55421	144.21
330	24-30-24-44-0044	ELMA L DAYE	5512 E BAVARIAN PASS NE FRIDLEY MN 55432	1,886.70
331	15-30-24-43-0022	JOSEPH WILLIAMS	170 63 WAY NE FRIDLEY MN 55432	454.07
332	14-30-24-24-0082	LAYLA E NERESON	410 67 AVE NE FRIDLEY MN 55432	539.96
333	23-30-24-23-0138	AHMED Z AHMED	241 57 PL NE FRIDLEY MN 55432	1,340.39
334	23-30-24-33-0015	SEAN MORIARTY	181 CROWN RD NE FRIDLEY MN 55421	47.20
335	14-30-24-41-0091	ANDREW HURST	6311 JACKSON ST NE FRIDLEY MN 55432	355.40
336	24-30-24-41-0196	JAY MAUCH	1517 N INNSBRUCK Dr NE FRIDLEY MN 55432	491.95
337	26-30-24-22-0033	A SUAREZ & D CHAPMAN	5224 HORIZON DR NE FRIDLEY MN 55421	1,106.92
338	13-30-24-41-0060	PETER OFTEDAHL	6440 SQUIRE DR NE FRIDLEY MN 55432	1,094.82
339	26-30-24-33-0028	LUIS & MARLENA LEAVY	4625 2 1/2 ST NE FRIDLEY MN 55421	199.30
340	14-30-24-32-0015	ALEX HERNANDEZ	6261 TRINITY DR NE FRIDLEY MN 55432	809.39
341	23-30-24-24-0191	MERCEDES BUCKNOR	5732 4 ST NE FRIDLEY MN 55432	676.08
342	24-30-24-33-0036	THOWN THOR	1235 HILLWIND RD NE FRIDLEY MN 55432	624.00
343	23-30-24-34-0011	FERNANDO N QUINTAS	5436 5 ST NE FRIDLEY MN 55421	642.62
344	24-30-24-41-0109	ZACHARY BOYD	5544 E BAVARIAN PASS NE FRIDLEY MN 55432	691.37
345	13-30-24-21-0027	MAI CHAO YANG & ETHAN LEE	6845 CHANNEL RD NE FRIDLEY MN 55432	250.09
346	24-30-24-41-0155	OBARAEZE UBA	5680 W BAVARIAN PASS NE FRIDLEY MN 55432	611.85
347	24-30-24-11-0114	CHRISTOPHER VILLELLA	1672 KRISTIN CT NE FRIDLEY MN 55432	36.86
348	15-30-24-13-0051	CLIFTON PROPERTIES LLC	6661 E RIVER Rd NE FRIDLEY MN 55432	366.29

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
349	14-30-24-12-0012	JENNIFER L FITZKE	6820 WASHINGTON ST NE FRIDLEY MN 55432	322.42
350	13-30-24-43-0026	BRITTANY SMITH	6240 KERRY LN NE FRIDLEY MN 55432	209.37
351	14-30-24-41-0006	DYLAN ROITERO	725 BENNETT DR NE FRIDLEY MN 55432	484.51
352	13-30-24-44-0019	JOHN & BLANCA SMITH	1612 WOODSIDE CT NE FRIDLEY MN 55432	557.06
353	24-30-24-12-0068	CLIFTON PROPERTIES LLC	1317 HILLCREST DR NE FRIDLEY MN 55432	445.71
354	23-30-24-22-0159	MICHAEL XIONG & MONDA YANG	5951 3 ST NE FRIDLEY MN 55432	442.07
355	14-30-24-12-0079	EYNAS ALNABI	588 RICE CREEK TER NE FRIDLEY MN 55432	774.77
356	25-30-24-12-0039	MIDHAGA BEKELCHO AND SOLOMON N DUQU	1422 TROLLHAGEN DR NE FRIDLEY MN 55421	331.79
357	24-30-24-44-0204	A PEHLER & H ALLISON	5461 E BRENNER PASS NE FRIDLEY MN 55432	637.18
358	13-30-24-22-0015	JOSE ANTONIO RANGEL ZAVALA	1062 RICE CREEK TER NE FRIDLEY MN 55432	1,210.32
359	23-30-24-31-0119	CECILIA NGU	5543 5 ST NE FRIDLEY MN 55432	341.48
360	14-30-24-41-0082	AMY MILLS	6350 VAN BUREN ST NE FRIDLEY MN 55432	283.61
361	24-30-24-31-0015	KURT SMITH	1121 LYNDE DR NE FRIDLEY MN 55432	790.97
362	14-30-24-14-0042	DARRAN FARMER	6526 CLOVER PL NE FRIDLEY MN 55432	575.94
363	24-30-24-44-0079	ALETA COX	1585 S BAVARIAN PASS NE FRIDLEY MN 55432	591.88
364	23-30-24-24-0068	JOAN GOODWIN	5841 6 ST NE FRIDLEY MN 55432	233.78
365	24-30-24-41-0258	ALFREDERICK QUAYE	5622 W BAVARIAN PASS NE FRIDLEY MN 55432	29.23
366	14-30-24-34-0072	EDGAR G ORTIZ SINCHI	6121 5 ST NE FRIDLEY MN 55432	553.21
367	23-30-24-14-0069	TANYA R BOYD	728 58 AVE NE FRIDLEY MN 55432	1,022.45
368	23-30-24-14-0068	DAVID GRIES	710 58 AVE NE FRIDLEY MN 55432	688.12
369	23-30-24-24-0187	BELDEN RIVER PROPERTIES	5736 4 ST NE FRIDLEY MN 55432	588.50
370	24-30-24-44-0034	SITA D HOFFMAN	5511 E BAVARIAN PASS NE FRIDLEY MN 55432	535.85
371	23-30-24-24-0030	STEPHANIE HOGANSON	5810 5 ST NE FRIDLEY MN 55432	1,225.54
372	14-30-24-13-0003	LONG VANG	553 66 AVE NE FRIDLEY MN 55432	892.14
373	26-30-24-32-0024	ANTHONY FINK	4839 2 1/2 ST NE FRIDLEY MN 55421	499.29
374	13-30-24-14-0095	R WOODHALL & J AKERVIK	6584 FRIDLEY ST NE FRIDLEY MN 55432	345.04
375	26-30-24-23-0083	CLIFTON PROPERTIES LLC	5069 3 ST NE NORTH FRIDLEY MN 55421	978.24
376	24-30-24-33-0026	MINN LUX LLC	1260 CHERI LN NE FRIDLEY MN 55421	389.21
377	13-30-24-13-0091	JAMES SMITH	6550 ARTHUR ST NE FRIDLEY MN 55432	162.32
378	24-30-24-41-0161	JENNIFER SHEPHERD	5664 W BAVARIAN PASS NE FRIDLEY MN 55432	90.77
379	24-30-24-21-0043	IRMA ESTEVEZ ROMERO	6063 CENTRAL AVE NE FRIDLEY MN 55432	816.72
380	34-30-24-11-0001	CATASTROPHE CONTENTS RESTORATION	4300 MAIN ST NE FRIDLEY MN 55421	472.04
381	14-30-24-44-0011	BETH ARCAND	6260 ABLE ST NE FRIDLEY MN 55432	1,460.17
382	23-30-24-23-0131	KATIE BIALEK	5832 3 ST NE FRIDLEY MN 55432	791.18
383	13-30-24-33-0024	ADAM ZIMMERMAN	6285 ABLE ST NE FRIDLEY MN 55432	569.18
384	13-30-24-44-0055	BRIAN STIEPAN	6190 STINSON BLVD NE FRIDLEY MN 55432	323.40
385	15-30-24-11-0017	ALBERTO VELASCO	35 67 WAY NE FRIDLEY MN 55432	696.44
386	23-30-24-23-0072	ADRIAN BURIERREZ & G MANZANAREZ	5847 2 1/2 ST NE FRIDLEY MN 55432	274.21
387	24-30-24-32-0133	ROYALTY HEALTH CARE INC	941 HILLWIND RD NE FRIDLEY MN 55432	3,690.28
388	13-30-24-21-0054	DAVID HOLZER	6886 CHANNEL RD NE FRIDLEY MN 55432	509.88
389	23-30-24-13-0067	LOURDES LOJA	5780 MADISON ST NE FRIDLEY MN 55432	1,054.55
390	14-30-24-32-0298	MAY YANG	6422 CHRISTENSON LN NE FRIDLEY MN 55432	309.78
391	23-30-24-34-0091	TOSHIRA N GARRAWAY	5455 4 ST NE FRIDLEY MN 55421	535.46
392	22-30-24-12-0016	CHARLES PORTFOLIO LLC	101 CHARLES ST NE FRIDLEY MN 55432	10,730.61
393	22-30-24-12-0018	CHARLES PORTFOLIO LLC	180 CHARLES ST NE FRIDLEY MN 55432	12,475.24
394	26-30-24-32-0086	CASSANDRA BUERGER	4717 2 ST NE FRIDLEY MN 55421	686.72
395	14-30-24-24-0085	ROBERT CHALL	440 67 AVE NE FRIDLEY MN 55432	479.07
396	13-30-24-23-0042	MOLLY T THIESEN	6783 OVERTON DR NE FRIDLEY MN 55432	816.86
397	26-30-24-33-0069	RICARDO BAYON-BARRERA	4532 2 ST NE FRIDLEY MN 55421	882.56
398	13-30-24-13-0070	ELLEN C LA VIGNE	1436 66 AVE NE FRIDLEY MN 55432	1,617.14
399	23-30-24-24-0132	ERIK GARDEA	360 57 AVE NE FRIDLEY MN 55432	350.76
400	23-30-24-23-0171	DAKELA KIRKLAND	5790 2 ST NE FRIDLEY MN 55432	239.51
401	23-30-24-22-0036	MANUEL MIZHIRUMBAY & MARIA GUAMAN	6036 2 1/2 ST NE FRIDLEY MN 55432	232.41
402	23-30-24-32-0011	LEGACY FOODS	274 57 Ave NE FRIDLEY MN 55432	14.67
403	15-30-24-41-0031	AXEL VAIL	39 63 1/2 WAY NE FRIDLEY MN 55432	1,136.98
404	25-30-24-12-0028	FARHIYA EINTE	1425 TROLLHAGEN DR NE FRIDLEY MN 55421	281.57
405	14-30-24-12-0023	SERGIO VELA	6830 7 ST NE FRIDLEY MN 55432	1,298.25
406	13-30-24-31-0054	ANTHONY CRETILLI	6329 DELLWOOD DR NE FRIDLEY MN 55432	504.71

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
407	23-30-24-21-0009	SAMUEL MADILL	5933 4 ST NE FRIDLEY MN 55432	1,249.09
408	14-30-24-14-0072	JESSICA BERG	860 66 AVE NE FRIDLEY MN 55432	1,250.55
409	24-30-24-41-0071	STEPHANIE SCHULUETER	5523 E OBERLIN Cir NE FRIDLEY MN 55432	515.11
410	14-30-24-44-0001	CHAD BABER	6290 VAN BUREN ST NE FRIDLEY MN 55432	206.35
411	26-30-24-23-0102	JERRY LECUYER	5097 TOPPER LN NE FRIDLEY MN 55421	897.47
412	26-30-24-22-0018	CUONG TRAN	5130 3 ST NE FRIDLEY MN 55421	1,793.09
413	14-30-24-33-0044	RICK RILEA	6230 SUNRISE DR NE FRIDLEY MN 55432	288.53
414	14-30-24-23-0055	GHISL FONCHEM	261 67 AVE NE FRIDLEY MN 55432	541.96
415	14-30-24-32-0237	KENNETH CLOUD	211 CHRISTENSON WAY NE FRIDLEY MN 55432	1,130.95
416	13-30-24-14-0025	NORI ELIANA	6560 STINSON BLVD NE FRIDLEY MN 55432	317.52
417	26-30-24-22-0026	ANTONIO & EVA GUTIERREZ	160 53 AVE NE FRIDLEY MN 55421	510.68
418	14-30-24-33-0092	OMAR BARENTTO	250 SYLVAN LN NE FRIDLEY MN 55432	1,335.32
419	14-30-24-34-0077	MAURIEN ARANDI	6171 5 ST NE FRIDLEY MN 55432	33.42
420	14-30-24-34-0063	NATHANIEL THOMAS	6160 6 ST NE FRIDLEY MN 55432	236.54
421	24-30-24-24-0021	ESTHER SANCHEZ PEREZ	1221 GARDENA AVE NE FRIDLEY MN 55432	1,437.23
422	14-30-24-13-0067	JOSE ALFREDO CHIQUI MEJIA	6731 MADISON ST NE FRIDLEY MN 55432	499.20
423	24-30-24-41-0094	VICTOR SILVA	5539 E BAVARIAN PASS NE FRIDLEY MN 55432	646.99
424	26-30-24-33-0118	REGINALD & JOSEPH HANEY-LEE	111 45 AVE NE FRIDLEY MN 55421	1,539.35
425	24-30-24-41-0021	JESSICA HARRIS	5551 WALDECK CROSSING NE FRIDLEY MN 55432	728.32
426	14-30-24-42-0061	KATHRYN CLEARY	6341 WASHINGTON ST NE FRIDLEY MN 55432	523.81
427	23-30-24-31-0015	ALAN LIND	5628 6 ST NE FRIDLEY MN 55432	461.79
428	23-30-24-34-0084	OLUBISI O & WURAOLA O OJO	5337 6 ST NE FRIDLEY MN 55432	729.86
429	23-30-24-34-0084	OLUBISI O & WURAOLA O OJO	5335 6 ST NE FRIDLEY MN 55421	166.10
430	14-30-24-12-0015	JOSHUA LARSON	6801 7 ST NE FRIDLEY MN 55432	528.75
431	15-30-24-44-0064	FADUMO FARAH	6180 STARLITE BLVD NE FRIDLEY MN 55432	86.81
432	14-30-24-14-0085	RAQUEL PETERSON	6520 ABLE ST NE FRIDLEY MN 55432	1,138.78
433	13-30-24-44-0034	JOHN COFFER	6130 BRIARDALE CT NE FRIDLEY MN 55432	583.76
434	13-30-24-24-0008	DONALD & JULIE FINDELL	6676 CENTRAL AVE NE FRIDLEY MN 55432	622.36
435	23-30-24-34-0057	JACOB SHERWIN	5357 4 ST NE FRIDLEY MN 55421	1,058.65
436	23-30-24-22-0078	SAID BAKRI ABDULLARI	5909 MAIN ST NE FRIDLEY MN 55432	493.46
437	14-30-24-34-0061	AUSTIN WICK	6180 6 ST NE FRIDLEY MN 55432	841.18
438	13-30-24-32-0019	ALEXIS HALL	1039 64 AVE NE FRIDLEY MN 55432	677.56
439	24-30-24-41-0227	ADAM ZUPANCICH	5616 N INNSBRUCK Ct NE FRIDLEY MN 55432	340.45
440	15-30-24-44-0082	MARK JACOBSON	6231 STARLITE BLVD NE FRIDLEY MN 55432	5.05
441	24-30-24-41-0058	RICHARD BROWN	5558 MEISTER RD NE FRIDLEY MN 55432	521.74
442	26-30-24-23-0118	MAI XEE URGILES-VANG	5012 HUGHES AVE NE FRIDLEY MN 55421	1,084.94
443	14-30-24-23-0063	BRYAN GUTIERREZ	6801 PLAZA CUR NE FRIDLEY MN 55432	434.58
444	24-30-24-11-0054	RADHIKA SHARMA	1633 GARDENA AVE NE FRIDLEY MN 55432	208.73
445	23-30-24-31-0019	SONNY MOORE	5612 6 ST NE FRIDLEY MN 55432	572.14
446	24-30-24-41-0034	W KAMARA & S JACKSON	1566 N OBERLIN Cir NE FRIDLEY MN 55432	194.78
447	23-30-24-43-0097	MARK GREGORI	564 53 1/2 AVE NE FRIDLEY MN 55421	459.93
448	23-30-24-22-0103	ERIKA YUNGASACA CURILLO	5940 3 ST NE FRIDLEY MN 55432	966.92
449	15-30-24-13-0014	CONNIE ZAIETS	81 RICE CREEK WAY NE FRIDLEY MN 55432	112.67
450	26-30-24-33-0025	NICHOLAS KNUDSON	4601 2 1/2 ST NE FRIDLEY MN 55421	1,490.69
451	24-30-24-24-0050	VLADIMIR POVEDA	1056 HACKMANN CIR NE FRIDLEY MN 55432	1,291.69
452	22-30-24-12-0031	KEYSTONE ESTATES LLC	151 ISLAND PARK DR NE FRIDLEY MN 55432	3,296.02
453	14-30-24-32-0290	ANDREA RICHER	139 CHRISTENSON CT NE FRIDLEY MN 55432	724.19
454	13-30-24-14-0105	SARAH BENOLKIN	6563 ANOKA ST NE FRIDLEY MN 55432	521.92
455	23-30-24-23-0081	ABDISHAKUR HASHI	5810 2 1/2 ST NE FRIDLEY MN 55432	2,897.57
456	24-30-24-41-0102	AMINATA BARRY	5526 E BAVARIAN PASS NE FRIDLEY MN 55432	1,649.45
457	23-30-24-23-0077	ASMARA LLC	5846 2 1/2 ST NE FRIDLEY MN 55432	3,959.16
458	23-30-24-22-0037	MANUEL MIZHIRWUMBAY	6046 2 1/2 ST NE FRIDLEY MN 55432	65.34
459	24-30-24-12-0036	LUIS MAILLAGZHUNGO	1348 HILLCREST DR NE FRIDLEY MN 55432	769.23
460	14-30-24-34-0026	GUSTAVO A ZUNIGA FLORES	6190 7 ST NE FRIDLEY MN 55432	150.16
461	13-30-24-24-0043	TIRZAH-MARIE LEWIS	6548 CHANNEL RD NE FRIDLEY MN 55432	754.41
462	23-30-24-33-0054	KATELYN BASSETT	5313 HORIZON DR NE FRIDLEY MN 55421	489.30
463	14-30-24-44-0035	LEISHA OFTEDAHL	841 W MOORE LAKE Dr NE FRIDLEY MN 55432	1,026.65
464	23-30-24-21-0043	LEONELA MENENDEZ	6030 5 ST NE FRIDLEY MN 55432	298.25

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
465	15-30-24-41-0058	MONOLO M GONZALEZ	6299 TRINITY DR NE FRIDLEY MN 55432	599.19
466	26-30-24-33-0114	ELIANA OLIVO & GEORGE CARDENAS	4567 2 ST NE FRIDLEY MN 55421	28.62
467	14-30-24-33-0072	NICOLE BELTZ & MATTHEW ERICKSON	6111 TRINITY DR NE FRIDLEY MN 55432	842.07
468	24-30-24-34-0017	JUAN CRISTIAN PICHAZACA LOJA	1365 HILLWIND RD NE FRIDLEY MN 55432	51.94
469	23-30-24-33-0103	LUCIO MAURICIO VASQUEZ VIVAR	5471 ALTURA RD NE FRIDLEY MN 55421	1,100.57
470	13-30-24-24-0108	ANNA GETCHELL HANSEN	6520 LUCIA LN NE FRIDLEY MN 55432	356.69
471	23-30-24-43-0062	JAKUINETTA MITCHELL	551 53 AVE NE FRIDLEY MN 55421	256.44
472	13-30-24-44-0020	JAMES HOLLIDAY-LANDREY	1602 WOODSIDE CT NE FRIDLEY MN 55432	28.15
473	23-30-24-22-0015	TIMOTHY & ELIZABETH DOLD	6061 3 ST NE FRIDLEY MN 55432	2,010.60
474	14-30-24-14-0043	VERONICA BENAVIDES	6536 CLOVER PL NE FRIDLEY MN 55432	892.07
475	26-30-24-33-0061	ALLISON & JESSE MOORE	4663 MAIN ST NE FRIDLEY MN 55421	1,058.70
476	26-30-24-23-0090	MIKAYLA MILLER	175 PANORAMA AVE NE FRIDLEY MN 55421	353.58
477	24-30-24-44-0046	DWAYNE HICKS	5514 E BAVARIAN PASS NE FRIDLEY MN 55432	518.76
478	24-30-24-32-0035	SOLANGE DAVIS-RIVERA	1041 LYNDE DR NE FRIDLEY MN 55432	274.70
479	24-30-24-44-0032	CARMELLA TAYLOR	5513 E BAVARIAN PASS NE FRIDLEY MN 55432	509.89
480	23-30-24-34-0053	ARTHUR TALBOT	5323 4 ST NE FRIDLEY MN 55421	637.52
481	14-30-24-14-0023	RUTH BUFFALO	6740 JACKSON ST NE FRIDLEY MN 55432	540.05
482	26-30-24-22-0056	FRANK GILLISPIE	5073 HUGHES AVE NE FRIDLEY MN 55421	766.11
483	24-30-24-21-0046	ERIN SAYER	6053 WOODY LN NE FRIDLEY MN 55432	14.48
484	24-30-24-34-0038	ANDRES RUIZ ROA	1349 SKYWOOD LN NE FRIDLEY MN 55421	328.54
485	24-30-24-44-0159	JOHN HALVORSON	5415 W BRENNER PASS NE FRIDLEY MN 55432	474.87
486	24-30-24-42-0071	SAHRA MOHAMUD	5587 E DANUBE Rd NE FRIDLEY MN 55432	321.98
487	26-30-24-22-0009	JOSE GUAMAN	5191 3 ST NE FRIDLEY MN 55421	318.87
488	24-30-24-44-0190	ABDUL KONDOR	5473 E BRENNER PASS NE FRIDLEY MN 55432	42.35
489	23-30-24-22-0050	BIGGER POCKETS LLC	6061 2 ST NE FRIDLEY MN 55432	1,927.16
490	13-30-24-22-0058	L STUESSI & K HONOMICHL	920 PANDORA DR NE FRIDLEY MN 55432	553.64
491	15-30-24-41-0014	XEEMXAIS VANG	60 MISSISSIPPI WAY NE FRIDLEY MN 55432	58.37
492	13-30-24-44-0039	BRENDAN KING	6180 BRIARDALE CT NE FRIDLEY MN 55432	460.06
493	26-30-24-33-0067	NICHOLAS BONNEMA	4544 2 ST NE FRIDLEY MN 55421	29.10
494	13-30-24-14-0112	EMILY SCHAFER	6531 FRIDLEY ST NE FRIDLEY MN 55432	678.96
495	14-30-24-33-0058	CECE & BARSIE LARMOUTH	6220 RAINBOW DR NE FRIDLEY MN 55432	1,088.74
496	15-30-24-42-0035	DARWIN PINOS	159 63 1/2 WAY NE FRIDLEY MN 55432	1,176.66
497	22-30-24-12-0017	CHARLES PORTFOLIO LLC	179 CHARLES ST NE FRIDLEY MN 55432	6,237.19
498	15-30-24-13-0066	SCARLET OAK APARTMENTS	6551 E RIVER Rd NE FRIDLEY MN 55432	905.76
499	15-30-24-44-0085	E SUNGURA & S MBILIZI	6260 STARLITE BLVD NE FRIDLEY MN 55432	559.45
500	14-30-24-34-0037	FADUMO ALI	6251 6 ST NE FRIDLEY MN 55432	171.75
501	13-30-24-22-0018	RYAN MAENKE	6860 BROOKVIEW DR NE FRIDLEY MN 55432	332.13
502	23-30-24-34-0014	SEKOU A.M. DUKULY	5428 5 ST NE FRIDLEY MN 55421	1,264.35
503	24-30-24-12-0067	CHRIS S PEHLING	1315 HILLCREST DR NE FRIDLEY MN 55432	244.67
504	24-30-24-11-0009	BENJAMIN ROBBINS	6070 STINSON BLVD NE FRIDLEY MN 55432	566.93
505	26-30-24-23-0026	NICOLE SANSOM & BENJAMIN LAHTI	173 GIBRALTAR RD NE FRIDLEY MN 55421	159.69
506	14-30-24-32-0042	JUSTIN BILLINGS	261 SYLVAN LN NE FRIDLEY MN 55432	184.76
507	14-30-24-32-0236	NATHIDA POOLPHAKA & TIMOTHY KROSHUS	213 CHRISTENSON WAY NE FRIDLEY MN 55432	8.90
508	24-30-24-44-0120	NASHALY RIVERA	1635 BRENNER PASS NE FRIDLEY MN 55432	175.57
509	24-30-24-32-0073	PEMA LHAMO	5570 FILLMORE ST NE FRIDLEY MN 55432	154.19
510	24-30-24-31-0068	KAKU EPHRAIM & LAKKA BENTI	5600 REGIS Tr NE FRIDLEY MN 55432	119.09
511	23-30-24-33-0021	SELENE BENITEZ DIAZ	101 CROWN RD NE FRIDLEY MN 55421	143.09
512	03-30-24-42-0002	JOHN GUTMANIS	231 79 WAY NE FRIDLEY MN 55432	71.53
513	03-30-24-23-0236	ANDREA STURM	620 GLENCOE ST NE FRIDLEY MN 55432	14.19
514	10-30-24-42-0053	PAUL KNUITSEN	7138 RIVERVIEW TER NE FRIDLEY MN 55432	785.49
515	15-30-24-12-0022	DANNY T JOHNSEN	6807 HICKORY ST NE FRIDLEY MN 55432	777.14
516	03-30-24-42-0012	MARIAM GUEDID	195 79 WAY NE FRIDLEY MN 55432	1,389.94
517	03-30-24-24-0107	MICHAEL J COYER	381 HUGO ST NE FRIDLEY MN 55432	969.03
518	03-30-24-23-0187	SEAN GAREY	680 HUGO ST NE FRIDLEY MN 55432	1,161.23
519	15-30-24-12-0023	RANDY WINBERG	6811 E RIVER Rd NE FRIDLEY MN 55432	706.53
520	03-30-24-24-0066	A ENRIQUE CORTES	401 IRONTON ST NE FRIDLEY MN 55432	1,160.21
521	12-30-24-23-0016	TODD FUECHTMAN	7419 ABLE ST NE FRIDLEY MN 55432	369.55
522	10-30-24-42-0032	ROBERT JOHNSON	130 LOGAN PKWY NE FRIDLEY MN 55432	1,262.14

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

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No.	County Parcel No.	Property Owner Name	Property Address	Amount
523	12-30-24-22-0024	MSA PROPERTIES	7515 ABLE ST NE FRIDLEY MN 55432	2,304.09
524	11-30-24-13-0094	NASHWA IBRAHIM	7367 MEMORY LN NE FRIDLEY MN 55432	1,252.08
525	12-30-24-14-0034	ALISA GUTIERREZ	7436 MCKINLEY ST NE FRIDLEY MN 55432	1,049.50
526	15-30-24-12-0060	JAMES & CHRISTINE DUNN	185 HARTMAN CIR NE FRIDLEY MN 55432	867.24
527	11-30-24-21-0023	ALYSSA RYAN	7533 4 ST NE FRIDLEY MN 55432	850.96
528	03-30-24-43-0024	CLIFTON PROPERTIES LLC	174 PEARSON WAY NE FRIDLEY MN 55432	1,528.22
529	12-30-24-12-0067	RP MANAGEMENT	1425 MEADOWMOOR DR NE FRIDLEY MN 55432	770.09
530	03-30-24-34-0046	JOHN BASS	7842 ALDEN WAY NE FRIDLEY MN 55432	694.83
531	10-30-24-42-0042	TIM & ELIZABETH DOLD	7157 RIVERVIEW TER NE FRIDLEY MN 55432	533.51
532	02-30-24-32-0003	METAL-TEK	7901 MAIN ST NE FRIDLEY MN 55432	293.59
533	03-30-24-23-0155	TIA MYSLAJEK	669 HUGO ST NE FRIDLEY MN 55432	762.95
534	11-30-24-24-0148	TALIA'S TOWNHOME ASSOC	7411 UNIVERSITY AVE NE (A) FRIDLEY MN 55432	32.91
535	12-30-24-22-0021	MSA PROPERTIES	7555 ABLE ST NE FRIDLEY MN 55432	882.72
536	12-30-24-22-0021	MSA PROPERTIES	7553 ABLE ST NE FRIDLEY MN 55432	1,692.67
537	12-30-24-13-0082	MARY SWETLAND	1390 75 AVE NE FRIDLEY MN 55432	1,211.45
538	03-30-24-43-0033	AMANDA KOOIMAN	160 CRAIGBROOK WAY NE FRIDLEY MN 55432	861.65
539	12-30-24-11-0007	LUKE JONES	7513 LAKESIDE RD NE FRIDLEY MN 55432	42.17
540	03-30-24-31-0012	MICHAEL WALTHER	8008 RUTH ST NE FRIDLEY MN 55432	921.32
541	03-30-24-24-0046	KUCELI MSHELIA	8120 RUTH CIR NE FRIDLEY MN 55432	219.93
542	14-30-24-22-0014	ROXANNE & EUGENE BARKER	218 69 AVE NE FRIDLEY MN 55432	174.19
543	12-30-24-31-0087	HONG WANG	1150 NORTON AVE NE FRIDLEY MN 55432	288.93
544	03-30-24-24-0159	DU NGUYEN HO	461 HUGO ST NE FRIDLEY MN 55432	251.89
545	03-30-24-34-0064	JABARTI MOHAMED & WARDA IBRAHIM	7847 ALDEN WAY NE FRIDLEY MN 55432	1,704.81
546	12-30-24-14-0061	NATHAN D UHER	1590 73 1/2 AVE NE FRIDLEY MN 55432	58.36
547	12-30-24-31-0038	NEAL LAWSON	1232 NORTON AVE NE FRIDLEY MN 55432	276.19
548	03-30-24-23-0065	JAMIE LEE FRAZEE	520 IRONTON ST NE FRIDLEY MN 55432	180.10
549	03-30-24-43-0014	VANG LOR	7851 FIRWOOD WAY NE FRIDLEY MN 55432	2,301.59
550	03-30-24-32-0098	ALLEN & JANICE LEA	687 DOVER ST NE FRIDLEY MN 55432	910.07
551	11-30-24-24-0022	JASON KUIPER	7400 TEMPO TER NE FRIDLEY MN 55432	889.78
552	12-30-24-31-0090	THOMAS & ELIZABETH JOHNSON	1136 NORTON AVE NE FRIDLEY MN 55432	1,792.07
553	10-30-24-11-0012	AARON MATHER & DEENA HAYES	7517 E RIVER Rd NE FRIDLEY MN 55432	440.00
554	10-30-24-12-0042	BILL & JEAN PORTER	125 CRAIG WAY NE FRIDLEY MN 55432	196.82
555	12-30-24-14-0027	TONICIA AMBROSE	1560 73 1/2 AVE NE FRIDLEY MN 55432	1,233.62
556	12-30-24-12-0009	ERIC & SAMANTHA MONSEBROTEN	7501 HAYES ST NE FRIDLEY MN 55432	168.73
557	12-30-24-14-0003	MARIA MEZA & MIGUEL GODINEZ	1618 ONONDAGA ST NE FRIDLEY MN 55432	1,771.70
558	03-30-24-23-0233	MICHAEL W KLEMZ	8141 RIVERVIEW TER NE FRIDLEY MN 55432	1,096.16
559	12-30-24-12-0044	ANDREW HATTENBERGER	7601 BACON DR NE FRIDLEY MN 55432	432.23
560	12-30-24-12-0024	ANDREW GOTVALD	7501 CENTRAL AVE NE FRIDLEY MN 55432	697.50
561	10-30-24-11-0008	EMILY MARKUSON	7649 E RIVER Rd NE FRIDLEY MN 55432	349.33
562	12-30-24-13-0023	JACQUELYN KERRIGAN	7342 HAYES ST NE FRIDLEY MN 55432	271.85
563	03-30-24-32-0132	CHRIS NUTTING	7941 RIVERVIEW TER NE FRIDLEY MN 55432	767.23
564	11-30-24-12-0040	VICTORIA & GILBERT HUNT	7531 TEMPO TER NE FRIDLEY MN 55432	1,406.69
565	10-30-24-44-0046	ANNA HANSEN	41 70 WAY NE FRIDLEY MN 55432	325.48
566	12-30-24-13-0043	JESSIE BRUESKE	7371 HAYES ST NE FRIDLEY MN 55432	198.37
567	03-30-24-34-0040	MARY BOMMER	7874 ALDEN WAY NE FRIDLEY MN 55432	1,615.43
568	12-30-24-12-0058	MILES WARREN	1392 OSBORNE RD NE FRIDLEY MN 55432	1,354.72
569	13-30-24-11-0092	JORDYN MOSSER	1529 N TIMBER RIDGE NE FRIDLEY MN 55432	830.94
570	10-30-24-12-0067	JEFF & MARIA HEIN	211 STONYBROOK WAY NE FRIDLEY MN 55432	532.43
571	03-30-24-34-0044	JAMES SCHEIDNES	7854 ALDEN WAY NE FRIDLEY MN 55432	226.01
572	12-30-24-14-0020	SHARON KACZOR & PAT HERZOG	7430 LAKESIDE RD NE FRIDLEY MN 55432	416.90
573	11-30-24-13-0013	I V MILLENNIUM LLC	7320 MEMORY LN NE FRIDLEY MN 55432	122.76
574	10-30-24-12-0035	KELLY PETERSON	77 75 WAY NE FRIDLEY MN 55432	1,017.84
575	03-30-24-24-0127	MOBILE MAINTENANCE	8150 E RIVER Rd NE FRIDLEY MN 55432	439.65
576	12-30-24-14-0064	SARA ANN GARVEY	1591 73 AVE NE FRIDLEY MN 55432	1,028.73
577	03-30-24-13-0004	MATTHEW LIND	275 IRONTON ST NE FRIDLEY MN 55432	515.67
578	12-30-24-31-0042	CHIN CHONG & YENNI CHEN	1270 72 AVE NE FRIDLEY MN 55432	4,036.20
579	11-30-24-21-0028	JEAN D DAVIS	7573 4 ST NE FRIDLEY MN 55432	255.32
580	03-30-24-23-0198	CHRISTINE & SCOTT MILLER	615 FAIRMONT ST NE FRIDLEY MN 55432	808.57

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No.	County Parcel No.	Property Owner Name	Property Address	Amount
581	03-30-24-24-0079	KAREN CHAPKIN	420 HUGO ST NE FRIDLEY MN 55432	2,094.57
582	11-30-24-11-0049	MARYANN LEY	7510 JACKSON ST NE FRIDLEY MN 55432	199.41
583	03-30-24-32-0128	COLLEEN COLLINS	641 BUFFALO ST NE FRIDLEY MN 55432	148.54
584	12-30-24-14-0063	SARA ANN GARVEY	1581 73 AVE NE FRIDLEY MN 55432	1,106.52
585	12-30-24-12-0088	ANGELA SWETLAND	1402 MEADOWMOOR DR NE FRIDLEY MN 55432	504.26
586	03-30-24-23-0237	JAZMIN DANIELSON	561 IRONTON ST NE FRIDLEY MN 55432	927.66
587	03-30-24-24-0021	GARY VELISHEK	8112 FAIRMONT CIR NE FRIDLEY MN 55432	955.79
588	10-30-24-14-0048	BILL KACZMARCZYK	148 GLEN CREEK RD NE FRIDLEY MN 55432	488.03
589	12-30-24-21-0023	7597 PASSION FRIDLEY LLC	7597 HIGHWAY 65 NE FRIDLEY MN 55432	1,749.14
590	03-30-24-23-0188	JACQUELINE ALBERTSON	670 HUGO ST NE FRIDLEY MN 55432	246.99
591	03-30-24-23-0127	LAVONNE BROBERG	646 KIMBALL ST NE FRIDLEY MN 55432	1,947.61
592	04-30-24-11-0005	PAUL WESTBY	8320 BROAD AVE NE FRIDLEY MN 55432	483.99
593	12-30-24-11-0049	DONALD BOURKE	7645 LAKESIDE RD NE FRIDLEY MN 55432	601.21
594	11-30-24-24-0048	DEBORAH ROBERGE	7431 LYRIC LN NE FRIDLEY MN 55432	722.02
595	12-30-24-12-0089	PAMELA ANN MORRIS	1392 MEADOWMOOR DR NE FRIDLEY MN 55432	337.83
596	11-30-24-13-0105	GREG KETTERING	7432 MELODY DR NE FRIDLEY MN 55432	1,317.38
597	03-30-24-31-0028	JAMES NORLING	341 79 WAY NE FRIDLEY MN 55432	1,269.87
598	12-30-24-23-0010	ALLURE INVESTMENTS LLC	7503 ABLE ST NE FRIDLEY MN 55432	839.75
599	12-30-24-23-0010	ALLURE INVESTMENTS LLC	7501 ABLE ST NE FRIDLEY MN 55432	776.41
600	11-30-24-21-0005	JACINTO PALACIOS	320 OSBORNE RD NE FRIDLEY MN 55432	454.98
601	12-30-24-23-0016	TODD FUECHTMAN	7417 ABLE ST NE FRIDLEY MN 55432	302.13
602	10-30-24-11-0013	MARK CUTLER	7513 E RIVER Rd NE FRIDLEY MN 55432	802.16
603	03-30-24-31-0123	DEBRA & JACK FROST	468 LONGFELLOW ST NE FRIDLEY MN 55432	1,187.70
604	03-30-24-43-0023	CLAUDIA ALCALA-RODRIGUEZ	184 PEARSON WAY NE FRIDLEY MN 55432	1,693.78
605	11-30-24-13-0083	PAM WELLUNSON	7409 CONCERTO CUR NE FRIDLEY MN 55432	771.78
606	02-30-24-33-0001	THE KING THAI CUISINE	7890 UNIVERSITY AVE NE FRIDLEY MN 55432	5,668.99
607	11-30-24-13-0114	JESSICA & JOSHUA NITE	7425 MELODY DR NE FRIDLEY MN 55432	1,175.05
608	12-30-24-13-0074	TONY VANG	1469 ONONDAGA ST NE FRIDLEY MN 55432	42.36
609	11-30-24-14-0030	CARLOS ORTIZ	7443 CONCERTO CUR NE FRIDLEY MN 55432	501.12
610	13-30-24-11-0105	OLIVER BABER	1522 N TIMBER RIDGE NE FRIDLEY MN 55432	786.50
611	11-30-24-21-0039	J ESPIAOZA & K MARCATOMA	7549 UNIVERSITY AVE NE FRIDLEY MN 55432	853.37
612	12-30-24-14-0081	PAO SHOUA YANG	1545 73 AVE NE FRIDLEY MN 55432	1,515.21
613	03-30-24-23-0027	TYLER GRAY	571 IRONTON ST NE FRIDLEY MN 55432	817.12
614	11-30-24-34-0049	HAMILTON B GREENE	468 LOCKE POINTE Dr NE FRIDLEY MN 55432	1,111.12
615	11-30-24-34-0091	MOHAMED ABDULKADER YUSUF	725 LOCKE POINTE Dr NE FRIDLEY MN 55432	739.06
616	03-30-24-42-0181	JOHANN BATHAM	220 ELY ST NE FRIDLEY MN 55432	833.91
617	11-30-24-34-0118	PHILIPH NYANGAI	7038 RICE CREEK PL NE FRIDLEY MN 55432	169.16
618	11-30-24-34-0128	HLINA ALEMU	7059 RICE CREEK PL NE FRIDLEY MN 55432	921.45
619	13-30-24-11-0109	BARER INVESTMENTS GROUP LLC	1538 N TIMBER RIDGE NE FRIDLEY MN 55432	352.01
620	03-30-24-23-0082	SCOTT WASTE	560 HUGO ST NE FRIDLEY MN 55432	2,637.11
621	11-30-24-14-0006	ROBYN SELBY	7471 JACKSON ST NE FRIDLEY MN 55432	2,030.25
622	03-30-24-24-0090	GERALD WILLIAMS	308 HUGO ST NE FRIDLEY MN 55432	1,324.66
623	12-30-24-12-0014	BAO VUE	1391 75 AVE NE FRIDLEY MN 55432	1,562.22
624	12-30-24-13-0027	MATTHEW DAVIES	7343 HAYES ST NE FRIDLEY MN 55432	1,086.34
625	03-30-24-23-0122	A DREHER & DIRKS	679 JANESVILLE ST NE FRIDLEY MN 55432	198.65
626	10-30-24-14-0046	ISAAC Z & SHEILA M	124 GLEN CREEK RD NE FRIDLEY MN 55432	946.01
627	10-30-24-44-0049	DAVID JACOBSON	6996 HICKORY DR NE FRIDLEY MN 55432	574.32
628	10-30-24-43-0010	ANICA GAYE	6911 E RIVER Rd NE FRIDLEY MN 55432	468.88
629	12-30-24-13-0026	CE'AIRRA TURNER	1367 73 AVE NE FRIDLEY MN 55432	1,935.01
630	12-30-24-31-0026	EMPIRE EXTERIORS	1200 NORTON AVE NE FRIDLEY MN 55432	2,654.09
631	03-30-24-22-0093	SHAUNA JACKSON	630 LAFAYETTE ST NE FRIDLEY MN 55432	2,960.23
632	12-30-24-21-0022	SQM GROUP LLC	7601 HIGHWAY 65 NE FRIDLEY MN 55432	2,497.37
633	12-30-24-13-0044	YASSIN MOHAMMED	7347 EVERT CT NE FRIDLEY MN 55432	1,659.49
634	15-30-24-12-0039	STEPHEN WITZEL	105 HARTMAN CIR NE FRIDLEY MN 55432	514.92
635	03-30-24-23-0098	ETIENNE & MARIE E GNRONFOUN	594 GLENCOE ST NE FRIDLEY MN 55432	718.43
636	11-30-24-24-0103	MARK GEORGE ALES	7310 MELODY DR NE FRIDLEY MN 55432	227.21
637	03-30-24-34-0023	BRIGID M & EDGAR MORALES	7892 FIRWOOD WAY NE FRIDLEY MN 55432	446.36
638	10-30-24-12-0030	NICKALAS WYATT	108 RICKARD RD NE FRIDLEY MN 55432	1,252.49

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
639	11-30-24-13-0032	RONALD DAVIS	7330 CONCERTO CUR NE FRIDLEY MN 55432	825.11
640	11-30-24-13-0045	SIHAM HUSSEIN	7391 MELODY DR NE FRIDLEY MN 55432	1,890.23
641	15-30-24-12-0013	DONCHIDMETICO & KAMINI MERRIMARAHAJA	6819 E RIVER Rd NE FRIDLEY MN 55432	1,405.58
642	10-30-24-42-0079	CHINEDU ALBERT	141 71 WAY NE FRIDLEY MN 55432	265.72
643	14-30-24-22-0005	ASIA ALI	233 69 AVE NE FRIDLEY MN 55432	608.85
644	11-30-24-12-0036	YASHIKA MARTIN & PIERRE DOUGLAS	7542 TEMPO TER NE FRIDLEY MN 55432	80.84
645	10-30-24-14-0015	HOMES BY WITT	7429 E RIVER Rd NE FRIDLEY MN 55432	739.75
646	11-30-24-11-0048	JASMINE GUTIERREZ	7498 MELODY DR NE FRIDLEY MN 55432	188.94
647	12-30-24-13-0090	AMBER POPPE	1482 ONONDAGA ST NE FRIDLEY MN 55432	714.63
648	03-30-24-23-0104	INGRID SAYADETH	538 GLENCOE ST NE FRIDLEY MN 55432	1,189.72
649	03-30-24-31-0108	SHEILAH KUE	295 ELY ST NE FRIDLEY MN 55432	786.49
650	03-30-24-34-0053	ANDREA & KERRY PORTER	7844 PEARSON WAY NE FRIDLEY MN 55432	772.04
651	03-30-24-24-0037	BRIAN ROBERTSON	8027 FAIRMONT CIR NE FRIDLEY MN 55432	323.96
652	12-30-24-13-0073	MARK & SERENA DONEHOO	1473 ONONDAGA ST NE FRIDLEY MN 55432	209.86
653	12-30-24-31-0022	JORDAN MITTECO	1295 NORTON AVE NE FRIDLEY MN 55432	334.70
654	12-30-24-31-0022	JORDAN MITTECO	1297 NORTON AVE NE FRIDLEY MN 55432	312.64
655	12-30-24-13-0005	MAKIZZA RICH	7426 BACON DR NE FRIDLEY MN 55432	1,712.23
656	03-30-24-23-0037	MASON WERMAN	564 JANESVILLE ST NE FRIDLEY MN 55432	693.59
657	10-30-24-41-0013	AMAAL WARFA & MOHAMED AHMEDNOOR	7235 E RIVER Rd NE FRIDLEY MN 55432	1,434.11
658	03-30-24-23-0118	NGE FARROW	621 JANESVILLE ST NE FRIDLEY MN 55432	679.36
659	03-30-24-23-0223	TAMIKO TROTT-BINNS	681 GLENCOE ST NE FRIDLEY MN 55432	699.01
660	10-30-24-14-0043	AARON KING	139 GLEN CREEK RD NE FRIDLEY MN 55432	739.46
661	11-30-24-24-0052	BERNADETTE GRIFFITH SETTLEMENT OPTIONS	7380 LYRIC LN NE FRIDLEY MN 55432	2,127.37
662	12-30-24-14-0031	WESTON HAYLE	1640 75 AVE NE FRIDLEY MN 55432	371.88
663	13-30-24-11-0114	IVY O'DELL	1523 S TIMBER RIDGE NE FRIDLEY MN 55432	210.79
664	04-30-24-14-0024	D SCHNEPPMUELLER	8151 RIVERVIEW TER NE FRIDLEY MN 55432	1,248.92
665	03-30-24-44-0017	STEVE SMITH	7801 ELM ST NE FRIDLEY MN 55432	40.63
666	03-30-24-24-0128	MOBILE MAINTENANCE INC	505 FAIRMONT ST NE FRIDLEY MN 55432	441.24
667	03-30-24-24-0026	BRYAN FOSTER	8161 E RIVER Rd NE FRIDLEY MN 55432	1,280.63
668	11-30-24-13-0050	STACEY ADES	7400 MELODY DR NE FRIDLEY MN 55432	2,104.88
669	11-30-24-13-0061	JAMES LIVINGSTON	7450 TEMPO TER NE FRIDLEY MN 55432	338.36
670	15-30-24-12-0064	HEATHER SIMON & DAVID CARLSON	6795 E RIVER Rd NE FRIDLEY MN 55432	871.70
671	11-30-24-13-0058	PHOEBE MASAKARA	7411 TEMPO TER NE FRIDLEY MN 55432	357.08
672	03-30-24-31-0019	ANDREW TOEWS	450 LONGFELLOW ST NE FRIDLEY MN 55432	36.71
673	11-30-24-21-0036	CP HOLDINGS LLC	7573 UNIVERSITY AVE NE FRIDLEY MN 55432	212.14
674	11-30-24-13-0022	FRANK & DIANA INAMAGUA	7361 CONCERTO CUR NE FRIDLEY MN 55432	193.58
675	12-30-24-31-0089	ANGELA & MIGUEL DELEON	1140 NORTON AVE NE FRIDLEY MN 55432	628.49
676	12-30-24-31-0104	CAIRE MCKENZIE	1219 NORTON AVE NE FRIDLEY MN 55432	214.53
677	13-30-24-11-0094	JENNIFER S KRAWCZYK	1521 N TIMBER RIDGE NE FRIDLEY MN 55432	236.04
678	10-30-24-42-0005	CHANTHA PHILIPS	132 ALDEN CIR NE FRIDLEY MN 55432	825.67
679	11-30-24-24-0085	CLIFTON PROPERTIES LLC	7336 SYMPHONY ST NE FRIDLEY MN 55432	973.90
680	03-30-24-34-0016	JOSE RENDON	7851 PEARSON WAY NE FRIDLEY MN 55432	1,198.12
681	11-30-24-34-0072	MOHAMED MOHAMED	6965 W LOCKE POINTE Dr NE FRIDLEY MN 55432	1,808.26
682	03-30-24-31-0126	RICHARD OCHOA	386 LONGFELLOW ST NE FRIDLEY MN 55432	1,476.89
683	11-30-24-24-0089	GHAISON AL-GHAMDI	7301 UNIVERSITY Ave NE # B FRIDLEY MN 55432	331.07
684	11-30-24-34-0132	HODAN HASHI	7031 RICE CREEK PL NE FRIDLEY MN 55432	549.60
685	03-30-24-23-0203	KANDRA RUDELIUS-PALMER	680 GLENCOE ST NE FRIDLEY MN 55432	784.59
686	12-30-24-31-0095	MYESHA CALDWELL	1163 NORTON AVE NE FRIDLEY MN 55432	1,866.41
687	03-30-24-34-0013	MOLLY CARSON	7844 FIRWOOD WAY NE FRIDLEY MN 55432	1,176.70
688	02-30-24-23-0006	MULUT STAR LLC	8298 UNIVERSITY AVE NE FRIDLEY MN 55432	2,012.90
689	10-30-24-12-0043	SACAD GULED	115 CRAIG WAY NE FRIDLEY MN 55432	1,396.35
690	03-30-24-32-0070	MARIO MUELLER	689 FAIRMONT ST NE FRIDLEY MN 55432	549.27
691	10-30-24-12-0052	ERNESTO J QUEVEDO-BALTAR	146 CRAIG WAY NE FRIDLEY MN 55432	1,353.57
692	03-30-24-31-0074	RICHARD LUNDORFF	7990 E RIVER Rd NE FRIDLEY MN 55432	310.12
693	03-30-24-42-0139	ERICA FISCHER	243 ELY ST NE FRIDLEY MN 55432	819.62
694	03-30-24-23-0227	PAUL PULIS	617 HUGO ST NE FRIDLEY MN 55432	3,287.58
695	03-30-24-23-0219	DEREK HUDEK	541 IRONTON ST NE FRIDLEY MN 55432	1,023.63
696	12-30-24-12-0070	NICHOLE NELSON	1391 MEADOWMOOR DR NE FRIDLEY MN 55432	1,346.16

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
697	11-30-24-21-0019	JASON GANNON	7501 4 ST NE FRIDLEY MN 55432	1,185.17
698	14-30-24-22-0016	DESTINA GABRIEL	209 RICE CREEK BLVD NE FRIDLEY MN 55432	1,666.51
699	11-30-24-12-0055	TIMOTHY WHITE	7482 MELODY DR NE FRIDLEY MN 55432	57.87
700	03-30-24-32-0108	ANQUANETTE WOODS	609 CHERYL ST NE FRIDLEY MN 55432	1,511.19
701	03-30-24-32-0022	ROBERT & BRITTNEY JOHNSON	540 ELY ST NE FRIDLEY MN 55432	327.54
702	12-30-24-14-0062	ELLIOTT HOMES	1584 73 1/2 AVE NE FRIDLEY MN 55432	36.66
703	12-30-24-22-0028	BES LLC	1046 OSBORNE RD NE FRIDLEY MN 55432	88.18
704	13-30-24-12-0023	ADAM LEWIS	6865 SIVERTS LN NE FRIDLEY MN 55432	194.67
705	03-30-24-23-0114	ALEXANDER & STEBAN KABALAN	534 FAIRMONT ST NE FRIDLEY MN 55432	1,296.31
706	03-30-24-32-0103	SARA MIX	680 ELY ST NE FRIDLEY MN 55432	178.53
707	12-30-24-12-0073	MARLIS FASBENDER	1345 MEADOWMOOR DR NE FRIDLEY MN 55432	753.47
708	11-30-24-13-0090	JESSICA LANDI & PEDRO SANANGO	7386 MEMORY LN NE FRIDLEY MN 55432	1,086.77
709	03-30-24-23-0130	HANNA BRITTAIN	600 KIMBALL ST NE FRIDLEY MN 55432	1,083.32
710	12-30-24-12-0085	RODNEY SEAMON	1444 MEADOWMOOR DR NE FRIDLEY MN 55432	1,974.51
711	11-30-24-34-0048	MOHAMED SOUSSI	452 LOCKE POINTE Dr NE FRIDLEY MN 55432	392.15
712	13-30-24-11-0130	WILLIAM LEE	1544 S TIMBER RIDGE NE FRIDLEY MN 55432	210.11
713	11-30-24-21-0037	CP HOLDINGS LLC	7565 UNIVERSITY AVE NE FRIDLEY MN 55432	271.41
714	03-30-24-23-0244	ALFONSO RAMIREZ	630 GLENCOE ST NE FRIDLEY MN 55432	1,159.29
715	10-30-24-44-0008	YING YANG	61 70 WAY NE FRIDLEY MN 55432	10.34
716	12-30-24-11-0099	NAMGYAL RAPTEN	7531 BRIGADOON PL NE FRIDLEY MN 55432	394.93
717	11-30-24-14-0039	CLIFTON PROPERTIES LLC	7381 MEMORY LN NE FRIDLEY MN 55432	303.03
718	03-30-24-34-0017	ALICIA LONG & ABRAM HEDTKE	7857 PEARSON WAY NE FRIDLEY MN 55432	246.04
719	11-30-24-24-0075	SHAILJA AMBROSE	370 74 AVE NE FRIDLEY MN 55432	839.44
720	12-30-24-12-0045	CALVIN LEA	7613 BACON DR NE FRIDLEY MN 55432	481.94
721	11-30-24-21-0034	RACHEL TODD & DAVID BILJAN	315 76 AVE NE FRIDLEY MN 55432	162.67
722	12-30-24-31-0102	GUNNAR JOHNSON	1215 NORTON AVE NE FRIDLEY MN 55432	1,174.90
723	11-30-24-13-0110	J TADAY & G SALTO	7457 MELODY DR NE FRIDLEY MN 55432	1,585.71
724	15-30-24-11-0024	RILEY AUNA	6961 HICKORY CIR NE FRIDLEY MN 55432	856.45
725	03-30-24-23-0113	BILLY & JEANI COX	544 FAIRMONT ST NE FRIDLEY MN 55432	294.34
726	03-30-24-24-0017	OT STEPHENSON	301 IRONTON ST NE FRIDLEY MN 55432	608.11
727	03-30-24-24-0134	THOMAS RHODES	331 HUGO ST NE FRIDLEY MN 55432	379.81
728	11-30-24-34-0077	GELI GEOFFREY	543 LOCKE POINTE Dr NE FRIDLEY MN 55432	1,507.65
729	03-30-24-32-0003	PATRICIA & RICHARD HAMMOND	537 ELY ST NE FRIDLEY MN 55432	1,236.63
730	11-30-24-34-0057	JERRY SOUKHANOUVONG	596 LOCKE POINTE Dr NE FRIDLEY MN 55432	191.31
731	11-30-24-34-0112	PALAKBEN K BRAHMBHATT	797 S RICE CREEK PL NE FRIDLEY MN 55432	167.31
732	03-30-24-24-0027	JOHN ZERWAS	8151 FAIRMONT CIR NE FRIDLEY MN 55432	570.32
733	03-30-24-31-0056	CASSANDRA & MEGAN PUCKNER-JEPNA	298 LIBERTY ST NE FRIDLEY MN 55432	354.82
734	12-30-24-14-0036	TAYLOR GUSTAFSON	1621 ONONDAGA ST NE FRIDLEY MN 55432	1,066.22
735	11-30-24-13-0079	LUC HOELSCHER	7429 CONCERTO CUR NE FRIDLEY MN 55432	311.27
736	11-30-24-34-0123	DASHA DIXON	7068 RICE CREEK PL NE FRIDLEY MN 55432	267.12
737	03-30-24-24-0078	BRYANT MARMOL	440 HUGO ST NE FRIDLEY MN 55432	1,169.76
738	12-30-24-14-0049	C CHANG & G C LYFOUNG	7418 STINSON BLVD NE FRIDLEY MN 55432	682.69
739	11-30-24-11-0023	JONATHAN LANDIN	7678 JACKSON ST NE FRIDLEY MN 55432	740.08
740	11-30-24-11-0007	CLIFTON PROPERTIES LLC	7699 JACKSON ST NE FRIDLEY MN 55432	1,098.91
741	03-30-24-43-0027	LISA YARWEH	185 CRAIGBROOK WAY NE FRIDLEY MN 55432	2,072.02
742	13-30-24-11-0095	SMVC RENTALS LLC	1517 N TIMBER RIDGE NE FRIDLEY MN 55432	1,109.98
743	03-30-24-24-160	JOHN & REBECCA PETERSON	311 HUGO ST NE FRIDLEY MN 55432	735.77
744	10-30-24-14-0039	PEDRO TAPIA	60 TALMADGE WAY NE FRIDLEY MN 55432	173.73
745	12-30-24-12-0084	JOHNSON OLAGUNJU	7650 BACON DR NE FRIDLEY MN 55432	464.10
746	14-30-24-24-0092	SCOTT A RICHTER	6746 7 ST NE FRIDLEY MN 55432	7,658.08
747	11-30-24-21-0054	STEWART ERDMAN	7566 4 ST NE FRIDLEY MN 55432	159.94
748	26-30-24-23-0120	SARAH SMITH	5036 HUGHES AVE NE FRIDLEY MN 55421	250.38
749	12-30-24-31-0010	MY HOUSING COMPANY	7151 HIGHWAY 65 NE FRIDLEY MN 55432	1,943.90
750	24-30-24-24-0071	CYNTHIA & CHARLES MCCAHERY	5861 HACKMANN AVE NE FRIDLEY MN 55432	67.46
751	23-30-24-21-0095	HSR MSP LLC	6051 4 ST NE FRIDLEY MN 55432	46.90
752	13-30-24-14-0047	JEREMI MILLER	6655 FRIDLEY ST NE FRIDLEY MN 55432	341.51
753	24-30-24-14-0047	TOBY P LIEN	5809 ARTHUR ST NE FRIDLEY MN 55432	445.71
754	25-30-24-12-0081	PHH	1460 WINDEMERE DR NE FRIDLEY MN 55421	52.10

Exhibit C: Assessment Roll

2025 Delinquent Utility Services, Assessed One (1) Year with 10% Assessment Fee

Item 9.

No.	County Parcel No.	Property Owner Name	Property Address	Amount
755	13-30-24-41-0053	ALYSSA GRUEBELE	1561 RICE CREEK RD NE FRIDLEY MN 55432	141.38
756	24-30-24-41-0045	ESTHER TURIJAN DELACRUZ	5557 E OBERLIN Cir NE FRIDLEY MN 55432	8.50
757	14-30-24-32-0192	JACOB STUCKY	6447 CHRISTENSON LN NE FRIDLEY MN 55432	50.18
758	11-30-24-21-0037	CP HOLDINGS LLC	7565 UNIVERSITY AVE NE FRIDLEY MN 55432	1,199.24
759	03-30-24-43-0025	THOMAS SANCHEZ	165 CRAIGBROOK WAY NE FRIDLEY MN 55432	53.88
760	24-30-24-23-0013	BROOKE ANDERSON	5818 HACKMANN AVE NE FRIDLEY MN 55432	19.33
761	23-30-24-13-0097	HUGO GONZALEZ BEDOLLA	5897 WASHINGTON ST NE FRIDLEY MN 55432	28.07
762	11-30-24-21-0036	CP HOLDINGS LLC	7573 UNIVERSITY AVE NE FRIDLEY MN 55432	1,904.69
763	23-30-24-21-0066	KL MN 6 LLC	5981 5 ST NE FRIDLEY MN 55432	73.21
764	14-30-24-41-0074	KL MN 4 LLC	6411 JACKSON ST NE FRIDLEY MN 55432	131.55
765	14-30-24-44-0024	AUSTIN HOUGE	6190 CAROL DR NE FRIDLEY MN 55432	18.06
			Total	\$ 622,802.33



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Resolution No. 2025-125, Accepting and Confirming Statutory Tort Limits

Background

The City of Fridley (City) obtains liability, property and casualty insurance through the League of Minnesota Cities Insurance Trust (LMCIT), including its tort liability insurance, or insurance for claims arising from acts or omissions by the City resulting in harm and that create a civil liability. Minnesota Statute § 466.04 limits the tort liability of municipalities to \$500,000 per claimant and \$1.5 million per occurrence. Tort liability insurance policies are normally consistent with these items. As part of the annual insurance renewal process, the LMCIT requires the City Council (Council) to either accept these limits or waive them.

If the City does not waive the statutory tort limits, an individual claimant would be able to recover no more than \$500,000 on any claim to which statutory tort limits apply. The total that all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1.5 million.

If the City waives the statutory tort limits, a single claimant could potentially recover up to \$1.5 million on a single occurrence. The total that all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would also be limited to \$1.5 million, regardless of the number of claims. Waiving statutory tort limits exposes the City to claims exceeding the per occurrence tort liability limits. If the Council were to waive the statutory tort limits, the LMCIT would increase the insurance premium to reflect this increase in liability.

Due to the added cost and liability associated with waiving the statutory tort limits, the City has historically accepted and confirmed the statutory tort limits. Based on these factors, staff recommend the City Council not waive the statutory tort limits for 2026.

Financial Impact

Having statutory tort limits in place helps protect the finances of the City. By putting caps in place, the limits will help protect the City from potential bankruptcy or significant losses.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Recommendation

Staff recommend approval of Resolution No. 2025-125, Accepting and Confirming Statutory Tort Limits.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☒ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-125
- Exhibit A (Liability Coverage – Waiver form)

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-125

Accepting and Confirming Statutory Tort Limits

Whereas, the City of Fridley (City) maintains its insurance coverage through the League of Minnesota Cities Insurance Trust; and

Whereas, the League of Minnesota Cities Insurance Trust requires the City Council to provide direction regarding statutory tort limitations for the City; and

Whereas, under Minnesota Statute Section 466.04, if a City chooses to insure itself for an amount in excess of the statutory limits provided by state law, it will be deemed to have waived the protection of those statutory limits to the extent of any increase in the insured coverage amount; and

Whereas, the current statutory limits are a maximum of \$500,000 per claimant, and \$1,500,000 per occurrence; and

Whereas, the City finds no reasonable basis to extend liability coverage beyond those amounts provided for under Minnesota Statute Section 466.04; and

Whereas, the City finds it to be in the best interest to be insured to the full extent of liability imposed by law, but not beyond those statutory limits.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby confirms and accepts up to and only to the extent of the statutory tort liability limits as provided under Minnesota Statute Section 466.04; and

Be it further resolved that the City Council authorizes the City Manager, or their designee, to submit the Liability Coverage Wavier Form to the League of Minnesota Cities Insurance Trust.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk



LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage.
Email completed form to your city's underwriter, to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name: City of Fridley

Check one:

☒ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).

☐ The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: _____

Signature: _____

Position: _____



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Director of Community Development
 Stacy Stromberg, Assistant Director of Community Development
 Rachel Workin, Environmental Planner

Title

Resolution No. 2025-129, Approving a SCORE Grant Agreement with Anoka County for the Residential Recycling Program

Background

In 1989, the Minnesota Legislature adopted comprehensive waste reduction and recycling legislation based on the recommendations of the Governor's Select Committee on Recycling and the Environment (SCORE) which provides counties with a funding source to develop waste reduction, recycling, organics, and solid waste management programs. Each year, Anoka County distributes this funding to Cities to help achieve solid waste management goals.

For 2026, Anoka County has awarded the City of Fridley (City) \$109,868 in base funding plus an additional \$20,000 in enhancement funding for a total of \$129,868. This funding supplements the solid waste abatement charge collected through the City's utility bill and will be applied toward:

- 1) Recycling drop-off events
- 2) Education and outreach on recycling and organics recycling
- 3) Subsidy of the cost of the organics collection program to encourage higher levels of participation
- 4) Recycling containers for City parks
- 5) Financial offsets to purchase items made of compostable or higher recycling content
- 6) Staff costs

Financial Impact

The grant amount is included within the City's proposed 2026 budget.

Recommendation

Staff recommends the approval of Resolution No. 2025-159, Approving a SCORE Grant Agreement with Anoka County for the Residential Recycling Program.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-129
- SCORE Grant Agreement

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-129

**Approving a SCORE Grant Agreement with Anoka County for the
Residential Recycling Program**

Whereas, the Anoka County Solid Waste Management Master Plan and the Minnesota Pollution Control Agency's Metropolitan Solid Waste Management Policy Plan establishes goals for solid waste management and recycling; and

Whereas, Anoka County receives Select Committee on Recycling and the Environment (SCORE) funds, Local Recycling Development Grant funds, and additional budgeted programs to support the achievement of these goals; and

Whereas, Anoka County distributes a portion of this funding to cities to develop and implement programs, practices, and methods in meeting these goals; and

Whereas, Anoka County has awarded \$129,868 to the City of Fridley for 2026 to support its residential recycling program.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves the grant agreement and authorizes the execution of the SCORE Grant Agreement with Anoka County.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

David Ostwald– Mayor

Attest:

Melissa Moore – City Clerk

Anoka County Contract # C0011700

2026 AGREEMENT FOR RESIDENTIAL RECYCLING PROGRAM

THIS AGREEMENT made and entered into on the 1st day of January 2026, notwithstanding the date of the signatures of the parties, between the COUNTY OF ANOKA, State of Minnesota, hereinafter referred to as the "COUNTY", and the CITY OF FRIDLEY, hereinafter referred to as the "MUNICIPALITY".

WITNESSETH:

WHEREAS, the County will receive funding from the State of Minnesota pursuant to Minn. Stat. § 115A.557, the Select Committee on Recycling and the Environment (hereinafter "SCORE funds") during 2026 which must be used to encourage and improve recycling and a portion must be specifically directed to recycling source-separated compostable materials; and

WHEREAS, the County will also receive funding pursuant to Minn. Stat. § 473.8441, Local Recycling Development Grants (hereinafter "LRDG funds") during 2026; and

WHEREAS, the County also has additional budgeted program funding available to supplement SCORE and LRDG funds for solid waste recycling programs, so that the available amount for the Residential Recycling Program is \$1,639,033.00; and

WHEREAS, the current County Solid Waste Management Plan (SWMP) and the Minnesota Pollution Control Agency (hereinafter "MPCA") Metropolitan Solid Waste Management Policy Plan 2016-2036 state that MSW generated in the County that is not reused, recycled, or composted, will be processed to the extent that processing capacity is available; and

WHEREAS, the current SWMP was developed with the participation of a representative from the Municipality staff, and the Municipality is required to develop and implement programs, practices, or methods designed to meet waste abatement goals by Minn. Stat. § 115A.551, Subd 2a. (b).; and

WHEREAS, the County wishes to assist the Municipality in meeting recycling goals established by Anoka County by providing said SCORE, LRDG, and County budgeted program funds to cities and townships in the County for solid waste recycling programs.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained in this Agreement, the parties mutually agree to the following terms and conditions:

1. **PURPOSE AND CONTRACT DOCUMENTS.** The purpose of this Agreement is to provide for cooperation between the County and the Municipality to implement solid waste recycling programs in the Municipality which will help the County and member municipalities meet the goals set in the current Anoka County Solid Waste Management Plan. The County and the Municipality agree that the information provided in the recitals above is to be incorporated into the purpose of this agreement.

The Anoka County Municipal Waste Abatement Grant Program (hereinafter "Grant Program") Contract Documents include: the **Anoka County Municipal Waste**

Abatement Grant Funding Application submitted by the Municipality for the current contract year, and this Agreement for Residential Recycling Program and attachments issued by Anoka County for the current contract year. These documents are incorporated into this agreement by reference and are components of the entire contract package. The order of precedence of these documents in the event of inconsistency or ambiguity shall be resolved in the following order: 1) this **Agreement for Residential Recycling Program**; and 2) **Anoka County Municipal Waste Abatement Grant Funding Application**.

2. **TERM.** The term of this Agreement is from January 1, 2026, through December 31, 2026, unless earlier terminated as provided herein.
3. **DEFINITIONS.** Defined terms contained in this Agreement and all the attachments are found in Minn. Stat. § 115A.03; 115A.471; and 115A.552. The use of capitalization for defined terms has no special effect. Additionally:
 - a. "Full-Service Recycling Drop-off Center" means centralized permanent drop-off center that is open at least two times a week and accepts at least four types of materials beyond traditional curbside recyclables, i.e.: mattresses, appliances, scrap metal, furniture, source-separated compostable materials, electronics, etc.
 - b. "Multi-family dwellings" means households within apartment complexes, condominiums, townhomes, mobile homes, and senior housing complexes.
 - c. "Community Partner" means community festivals which appear to the public to be supported and run by the Municipality but in fact are sponsored or co-sponsored by a municipality or an independent non-profit 501c (3) organization, for example: the Anoka Halloween Parade.
4. **ELIGIBILITY FOR FUNDS.** Per Minn. Stat. § 115A.557, Subd. 1, funding eligibility is based primarily on population, with a minimum funding floor. For 2026, the County has determined that funding will be determined by the Grant Program funding application. The Municipality is entitled to receive reimbursement for eligible expenses, less revenues or other reimbursement received, for eligible activities up to the project maximum, which shall not exceed \$129,868.00. The Municipality shall be provided documentation of the funding award determination and rationale as indicated by the approved 2026 Grant Program Funding Application.

The County reserves the right to assess reimbursement reporting status for each municipality mid-year and recommend funding adjustments as determined by the County Program Specialist managing the Grant Program.

The County also reserves the right to withdraw reimbursement of approved expenses if the requirements noted in section 6. of this contract are not met.

The County also reserves the ability to assess the programs and reallocate unused SCORE and/or, LRDG funds mid-year if any participating municipality demonstrates the need for the funding and funds are available.

5. **PROGRAM.** The Municipality shall develop and implement a residential solid waste recycling program adequate to meet the Municipality's annual recycling goal of 3,025 tons of recyclable and source-separated compostable materials as established by the County. The Municipality shall ensure that the recyclable materials collected are delivered to processors or end markets for recycling or composting.
- a. The Municipal recycling program shall include the following components:
 - i. Per Minn. Stat. § 115A.552, each household (including both single and Multi-family dwellings) in the Municipality shall have the Opportunity to Recycle at least four broad types of materials, including but not limited to, paper (including cardboard/paperboard cartons), glass, plastic, and metal.
 - ii. The recycling (including any organics) program shall be operated in compliance with all applicable federal, state, and local laws, ordinances, rules, and regulations.
 - iii. The Municipality shall implement a public information program that contains at least one of the following components:
 - (1) One promotional mailing to each household focused exclusively on the Municipality's recycling and source-separated compostable materials program;
 - (2) One promotional advertisement detailing recycling and source-separated compostable materials opportunities available for residents included in the Municipality's newsletter or local newspaper; or
 - (3) Two community outreach activities at Municipal or Community Partner events to inform residents about recycling and source-separated compostable materials opportunities.
 - iv. The public information components listed above shall focus on all recyclable materials and the various opportunities to recycle and compost source-separated compostable materials within the Municipality. The Municipality shall incorporate County/regional/State campaigns and images and use the toolkits provided by the County when preparing promotional materials. The Municipality, on an ongoing basis, shall identify new residents and provide detailed information on the recycling opportunities available to these new residents. The County shall work with the Municipality on promotional materials to coordinate messages. The Municipality shall provide promotional materials to the County for review prior to publication to ensure accuracy.
 - v. The Municipality shall offer a minimum of one spring or fall recycling drop-off event where items not normally accepted at the curb are collected for recycling. If the Municipality is hosting a monthly drop-off as described below, the spring/fall recycling drop-off events may be included within that program.
 - b. The Municipality is encouraged to expand its recycling program to include one or more of the following components in order to receive additional funding.

- i. Organize monthly/quarterly recycling drop-off events which can be held in conjunction with a neighboring municipality(ies) on a cooperative basis for the citizens of both/all municipalities.
- ii. Provide a community event recycling program, which at a minimum would consist of providing recycling opportunities at all Municipal sponsored or Community Partner events and festivals as required by Minn. Stat. § 115A.151. The feasibility of adding source-separated compostable material collection at the event will be explored, and if feasible, implemented as an enhancement to the waste abatement program.
- iii. Provide the opportunity for citizens to engage in recycling activities at Municipal and Community Partner facilities as required by Minn. Stat. § 115A.151 such as athletic fields and public centers.
- iv. Organize and manage a Full-Service Recycling Drop-off Center.
- v. Implement enhanced recycling promotion and assistance for Multi-family dwellings.
- vi. Develop additional opportunities for source-separated compostable materials collection.
- vii. Develop and implement additional opportunities to recycle bulky and problem materials (e.g., appliances, batteries, electronics, fluorescent lamps, mattresses, oil, scrap metal, etc.) from residents on an on-going basis either curbside or at a drop-off.
- c. If the Municipality's recycling program did not achieve the Municipality's recycling goals as established by the County for the prior calendar year, the Municipality shall work with the County to prepare a plan to achieve the recycling goals set forth in this Agreement.
- d. The Municipality's recycling program shall be limited to residential programming for funding reimbursements under this Agreement. The County will not reimburse business recycling programming or household hazardous waste programming by the Municipality. Any inquiries or requests regarding these topics should be sent to the County for response.
- e. In addition to the above requirements designed to increase residential recycling opportunities, the Municipality shall provide recycling opportunities in all municipal buildings including but not limited to, city offices, public meeting rooms and parks, as required by Minn. Stat. § 115A.151.
- f. If the Municipality requests reimbursement for park/public entity recycling/organics/trash waste systems/containers, the Municipality needs to work with the County before an order is placed to make sure the containers are consistent with the requirements set forth by the County for colors e.g. (blue for recycling, green for organics and gray or black for trash), openings and labels.

- g. Pursuant to Minn. Stat. §§ 115A. 46, 115A.471 and 473.848, all waste generated by municipal government activities (including city/town halls, public works and public safety buildings, parks, and libraries, and for municipalities that arrange for waste services on behalf of their residents (organized collection)) shall be delivered to a waste processing plant for disposal as long as capacity is available. Failure to comply with this provision shall constitute a breach of this Agreement resulting in the loss of all Grant Funding unless, pursuant to statute, the Municipality has conferred with the County and developed a plan to comply within a reasonable period of time.
6. **REPORTING.** The Municipality shall submit the following forms via Re-TRAC: application, reimbursement, and tonnage report forms to the County on the schedule noted below:
- a. June 1, 2026 – Deadline for submitting via Re-TRAC the 2027 Anoka County Municipal Waste Abatement Grant Funding Application and all required attachments
 - b. July 15, 2026 – Deadline for submitting via Re-TRAC the 2026 January – June Anoka County Municipal Reimbursement Report Form and all required attachments
 - c. July 31, 2026 – Deadline for submitting via Re-TRAC the 2026 January – June Anoka County Municipal Tonnage Report Form and all required attachments
 - d. November 16, 2026 – Deadline for submitting via DocuSign the signed 2027 Agreement for Residential Recycling Program
 - e. January 8, 2027 – Deadline for submitting via Re-TRAC the 2026 July – December Anoka County Municipal Reimbursement Report Form and all required attachments
 - f. January 29, 2027 – Deadline for submitting via Re-TRAC the 2026 July – December Anoka County Municipal Tonnage Report Form and all required attachments
 - g. For the Anoka County **Municipal Waste Abatement Grant Funding Application, using set categories in Re-TRAC**, the:
 - Municipality is required to follow application instructions
 - Municipality must refer to list of eligible expenses when completing the application
 - Municipality is required to upload in Re-TRAC a complete and accurate 2026 Staffing Metric and Drop-off Calculator
 - Municipality is required to upload in Re-TRAC a complete and accurate .pdf file of up-to-date promotions listing collection opportunities at curbside, permanent drop-off centers or other special events
 - h. For the Anoka County **Municipal Reimbursement Report Form, using set categories in Re-TRAC**, the:
 - Municipality is required to follow reimbursement form instructions

- Municipality must refer to list of eligible expenses when completing the reimbursement form
 - If the Municipality is being audited, the Municipality must provide a full accounting of the expenses incurred that have been approved in the 2026 Municipal Waste Abatement Grant Funding Application
 - Municipality is required to upload in Re-TRAC a complete and accurate Reimbursement Worksheet which matches the amounts entered in the associated sections in the Re-TRAC Reimbursement Report Form
 - Information regarding any revenue received from sources other than the County, for the Municipality's recycling and source-separated organics programs, i.e., revenue taken in from the sale of recyclables and fees collected from residents, shall be reported
 - Copies of all promotional materials that have been prepared by the Municipality during each reporting period shall be uploaded in the Re-TRAC Reimbursement Report Form
- i. For the **Municipal Tonnage Report Form**, using **set categories in Re-TRAC**, the:
- Municipality is required to follow tonnage report form instructions
 - Municipality shall keep detailed records documenting the disposition of all recyclable materials collected pursuant to this Agreement
 - When calculating all tonnage categories, weight slips from haulers and end markets are required. If weight slips cannot be obtained, written documentation of the quantity and type of material being reused, recycled, or composted must be provided
 - Using quantity and type of material, the Municipality shall use the conversion factors provided by the County to determine the tonnage
 - If County conversion factors do not apply to any given materials, a description of the methodology used for calculations must be provided to the County
 - If the Municipality is being audited, the Municipality must provide a full accounting of the amount of waste which has been reused, recycled, and composted due to the Municipality's activities and the efforts of other community programs, redemption centers and drop-off centers
 - Municipality is required to upload in Re-TRAC a complete and accurate Tonnage Worksheet which matches the amounts entered in the associated sections in the Re-TRAC Tonnage Report Form
 - For waste abatement programs run by other persons or entities, the Municipality shall provide documentation of materials recycled by the Municipality's residents through these other programs
- j. The Municipality agrees to support County efforts in obtaining hauler reports by ensuring compliance through ordinance, contract or license requirements and the ability to exercise punitive actions, if needed.
- k. The Municipality agrees to furnish the County with additional reports in form and at frequencies requested by the County for financial evaluation, program management purposes, and reporting to the State of Minnesota.

7. **REIMBURSEMENT PAYMENT PROCEDURE.** Approved grant reimbursement payments shall be paid in accordance with standard County procedures, subject to the approval of the Anoka County Board of Commissioners. Payments will not be made until the set contract deadlines are met.
8. **PUBLICATIONS.** The Municipality shall acknowledge the financial assistance of Anoka County on all promotional materials, reports and publications relating to the activities funded under this Agreement, by including the following acknowledgement: "Funded by the Anoka County Board of Commissioners and State SCORE funds." The Municipality shall provide to the County copies of all promotional materials funded by this grant.

The County shall provide to the Municipalities printed public information pieces about County programs and topics developed by the Recycling Education Committee (REC). The Municipality shall not modify County provided publications and promotional materials.

Information about all County programs and drop-off sites that a Municipality plans to publish in a Municipal communication, printed, electronic, or on social media platforms shall be provided to the County for review and approved by the County prior to publication. This includes all information related to County waste prevention, reduction, recycling programs, County household hazardous waste operations and the County compost sites.

To ensure content accuracy and message consistency throughout the region, any technical information about waste prevention, reduction, recycling, composting and household hazardous waste should be provided to the County for review, before it is printed, to verify that it is correct information for Anoka County. Information copied from the Internet may not be accurate for the twin cities metro area.

9. **INDEMNIFICATION.** The County agrees to indemnify, defend, and hold the Municipality harmless from all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, resulting from the acts or omissions of its public officials, officers, agents, employees, and contractors relating to activities performed by the County under this Agreement.

The Municipality agrees to indemnify, defend, and hold the County harmless from all claims, demands, and causes of action of any kind or character, including the cost of defense thereof, resulting from the acts or omissions of its public officials, officers, agents, employees, and contractors relating to activities performed by the Municipality under this Agreement.

The provisions of this subdivision shall survive the termination or expiration of the term of this Agreement.

10. **GENERAL PROVISIONS.**

- a. In performing the provisions of this Agreement, both parties agree to comply with all applicable federal, state, or local laws, ordinances, rules, regulations, or

standards established by any agency or special governmental unit which are now or hereafter promulgated insofar as they relate to performance of the provisions of this Agreement. In addition, the Municipality shall comply with all applicable requirements of the State of Minnesota for the use of SCORE funds provided to the Municipality by the County under this Agreement. The Municipality shall also comply with all relevant portions of the current Anoka County Solid Waste Management Master Plan and shall participate in the preparation of the successor Master Plans.

- b. If the Municipality utilizes the services of a subcontractor for purposes of meeting requirements herein, the Municipality shall be responsible for the performance of all such subcontracts and shall ensure that the subcontractors perform fully the terms of the subcontract. The agreement between the Municipality and a subcontractor shall obligate the subcontractor to comply fully with the terms of this Agreement.
- c. It is understood and agreed that the entire agreement is contained herein, and that this Agreement supersedes all oral and written agreements and negotiations between the parties relating to the subject matter hereof.
- d. Any amendments, alterations, variations, modifications, or waivers of this Agreement shall be valid only when they have been reduced to writing, duly signed by the parties.
- e. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to law, such decision shall not affect the remaining portion of this Agreement.
- f. Nothing in this Agreement shall be construed as creating the relationship of co-partners, joint venturers, or an association between the County and the Municipality, nor shall the Municipality, its employees, agents, or representatives be considered employees, agents, or representatives of the County for any purpose.
- g. The Municipality shall maintain financial and other records and accounts in accordance with requirements of the County and the State of Minnesota. The Municipality shall maintain strict accountability of all funds and maintain records of all receipts and disbursements. Such records and accounts shall be maintained in a form which will permit the tracing of funds and program income to final expenditure. The Municipality shall maintain records sufficient to reflect that all funds received under this Agreement were expended in accordance with Minn. Stat. § 115A.557, Subd. 2, for residential solid waste recycling purposes. The Municipality shall also maintain records of the quantities of materials recycled. All records and accounts shall be retained as provided by law, but in no event for a period of less than five years from the last receipt of payment from the County pursuant to this Agreement.
- h. Pursuant to Minn. Stat. § 16C.05, the Municipality shall allow the County or other persons or agencies authorized by the County, and the State of Minnesota, including the Legislative Auditor or the State Auditor, access to the records of the

Municipality at reasonable hours, including all books, records, documents, and accounting procedures and practices of the Municipality relevant to the subject matter of the Agreement, for purposes of audit. In addition, the County shall have access to the project site(s), if any, at reasonable hours.

- i. The County reserves the right to withdraw reimbursement of approved expenses if the Municipality does not comply with state law or the County's Solid Waste Ordinance.
11. **TERMINATION.** This Agreement may be terminated by mutual written agreement of the parties or by either party, with or without cause, by giving not less than seven (7) days' written notice, delivered by mail or in person to the other party, specifying the date of termination. If this Agreement is terminated, assets acquired in whole or in part with funds provided under this Agreement shall be the property of the Municipality so long as said assets are used by the Municipality for the purpose of a landfill abatement program approved by the County.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties hereunto set their hands.

CITY OF FRIDLEY

COUNTY OF ANOKA

By: _____
Wally Wysopal
City Manager

By: _____
Jim Dickinson
County Administrator

Date: _____

Date: _____

Approved as to form and legality:

Approved as to form and legality:

By: _____

By: _____
Kurt Deile
Assistant County Attorney

Date: _____

Date: _____

Attachment A

Minnesota Statutes Referenced in Agreement for Residential Recycling Program

Chapter 115A WASTE MANAGEMENT

Minn. Stat. §115A.03 Definitions

Subdivision 1. **Applicability.**

For the purposes of this chapter, the terms defined in this section have the meanings given them, unless the context requires otherwise.

Subd. 2. **Agency.**

"Agency" means the Pollution Control Agency.

Subd. 3.

[Repealed, [1989 c 335 art 1 s 270](#)]

Subd. 3a. **Arrange for management.**

"Arrange for management" means an activity undertaken by a person that determines the ultimate disposition of solid waste that is under the control of the person, including delivery of the waste to a transfer station for transport to another solid waste management facility. Knowledge of the destination of waste by a generator is by itself insufficient for arranging for management unless the generator knows that the destination is an environmentally inferior facility as defined in this section, has the ability to redirect the waste to an environmentally superior facility and ensure its delivery to that facility, and chooses not to redirect the waste.

Subd. 4. **Cities.**

"Cities" means statutory and home rule charter cities and towns authorized to plan under sections [462.351](#) to [462.364](#).

Subd. 5. **Collection.**

"Collection" means the aggregation of waste from the place at which it is generated and includes all activities up to the time the waste is delivered to a waste facility.

Subd. 6. **Commercial waste facility.**

"Commercial waste facility" means a waste facility established and permitted to sell waste processing or disposal services to generators other than the owner and operator of the facility.

Subd. 6a. **Commissioner.**

"Commissioner" means the commissioner of the Pollution Control Agency.

Subd. 7. Construction debris.

"Construction debris" means waste building materials, packaging, and rubble resulting from construction, remodeling, repair, and demolition of buildings and roads.

Subd. 7a. Containment.

"Containment" means isolating, controlling, and monitoring waste in a waste facility in order to prevent a release of waste from the facility that would have an adverse impact upon human health and the environment.

Subd. 8. Development region.

"Development region" means a region designated pursuant to sections [462.381](#) to [462.397](#).

Subd. 8a.

[Repealed, [1Sp2005 c 1 art 2 s 162](#)]

Subd. 9. Disposal or dispose.

"Disposal" or "dispose" means the discharge, deposit, injection, dumping, spilling, leaking, or placing of any waste into or on any land or water so that the waste or any constituent thereof may enter the environment or be emitted into the air, or discharged into any waters, including groundwaters.

Subd. 10. Disposal facility.

"Disposal facility" means a waste facility permitted by the agency that is designed or operated for the purpose of disposing of waste on or in the land, together with any appurtenant facilities needed to process waste for disposal or transfer to another waste facility.

Subd. 10a. Environmentally inferior.

"Environmentally inferior" means a solid waste management method that is lower on the list of preferred waste management methods in section [115A.02](#) than a solid waste management method chosen by a county or, as applied to a facility, means a waste management facility that utilizes a waste management method that is lower on the list of preferred waste management methods than the waste management method chosen by a county. In addition, as applied to disposal facilities, a facility that does not meet the standards for new facilities in Code of Federal Regulations, title 40, chapters 257 and 258, is environmentally inferior to a facility that does meet these standards.

Subd. 11. Generation.

"Generation" means the act or process of producing waste.

Subd. 12. Generator.

"Generator" means any person who generates waste.

Subd. 13. Hazardous waste.

"Hazardous waste" has the meaning given it in section [116.06, subdivision 11](#).

Subd. 13a. Industrial waste.

"Industrial waste" means solid waste resulting from an industrial, manufacturing, service, or commercial activity that is managed as a separate waste stream.

Subd. 14. Intrinsic hazard.

"Intrinsic hazard" of a waste means the propensity of the waste to migrate in the environment, and thereby to become exposed to the public, and the significance of the harm or damage likely to result from exposure of natural resources or the public to the waste, as a result of such inherent or induced attributes of the waste as its chemical and physical stability, solubility, bioconcentratability, toxicity, flammability, and corrosivity.

Subd. 15. Intrinsic suitability.

(a) "Intrinsic suitability" of a land area or site means that, based on existing data on the inherent and natural attributes, physical features, and location of the land area or site, there is no known reason why the waste facility proposed to be located in the area or site cannot reasonably be expected to qualify for permits in accordance with agency rules. Agency certification of intrinsic suitability shall be based on data submitted to the agency by the proposing entity and data included by the administrative law judge in the record of any public hearing on recommended certification, and applied against criteria in agency rules and any additional criteria developed by the agency in effect at the time the proposing entity submits the site for certification.

(b) In the event that all candidate sites selected by the board before May 3, 1984, are eliminated from further consideration and a new search for candidate sites is commenced, "intrinsic suitability" of a land area or site shall mean that, because of the inherent and natural attributes, physical features, and location of the land area or site, the waste facility proposed to be located in the area or site would not be likely to result in material harm to the public health and safety and natural resources and that therefore the proposed facility can reasonably be expected to qualify for permits in accordance with agency rules.

Subd. 16.

[Repealed, [1997 c 7 art 1 s 26](#)]

Subd. 17. Local government unit.

"Local government unit" means cities, towns, and counties.

Subd. 17a. Major appliances.

"Major appliances" means clothes washers and dryers, dishwashers, hot water heaters, heat pumps, furnaces, garbage disposals, trash compactors, conventional and microwave ovens, ranges and stoves, air conditioners, dehumidifiers, refrigerators, and freezers.

Subd. 18. Metropolitan area.

"Metropolitan area" has the meaning given it in section [473.121](#).

Subd. 19. Metropolitan Council.

"Metropolitan Council" means the council established in chapter 473.

Subd. 20.

[Repealed, [1994 c 628 art 3 s 209](#)]

Subd. 21. **Mixed municipal solid waste.**

(a) "Mixed municipal solid waste" means garbage, refuse, and other solid waste from residential, commercial, industrial, and community activities that the generator of the waste aggregates for collection, except as provided in paragraph (b).

(b) Mixed municipal solid waste does not include auto hulks, street sweepings, ash, construction debris, mining waste, sludges, tree and agricultural wastes, tires, lead acid batteries, motor and vehicle fluids and filters, and other materials collected, processed, and disposed of as separate waste streams.

Subd. 22. **Natural resources.**

"Natural resources" has the meaning given it in chapter 116B.

Subd. 22a.

[Repealed, [1Sp2005 c 1 art 2 s 162](#)]

Subd. 22b. **Packaging.**

"Packaging" means a container and any appurtenant material that provide a means of transporting, marketing, protecting, or handling a product. "Packaging" includes pallets and packing such as blocking, bracing, cushioning, weatherproofing, strapping, coatings, closures, inks, dyes, pigments, and labels.

Subd. 23. **Person.**

"Person" has the meaning given it in section [116.06](#), but does not include the Pollution Control Agency.

Subd. 24. **Political subdivision.**

"Political subdivision" means any municipal corporation, governmental subdivision of the state, local government unit, special district, or local or regional board, commission, or authority authorized by law to plan or provide for waste management.

Subd. 24a. **Problem material.**

"Problem material" means a material that, when it is processed or disposed of with mixed municipal solid waste, contributes to one or more of the following results:

(1) the release of a hazardous substance, or pollutant or contaminant, as defined in section [115B.02, subdivisions 8, 13, and 15](#);

(2) pollution of water as defined in section [115.01, subdivision 13](#);

(3) air pollution as defined in section [116.06, subdivision 4](#); or

(4) a significant threat to the safe or efficient operation of a solid waste facility.

Subd. 24b. Postconsumer material.

"Postconsumer material" means a finished material that would normally be discarded as a solid waste having completed its life cycle as a consumer item.

Subd. 24d. Prepared sewage sludge.

"Prepared sewage sludge" means exceptional quality sewage sludge, as defined in Minnesota Rules, part 7041.0100, subpart 20, applied to a lawn or home garden and sold or given away in a bag or other container that:

- (1) meets low limits on metal concentrations;
- (2) has been treated to ensure pathogens, pollutants, and vectors that can transport disease have been carefully managed; and
- (3) is labeled with the nutrient content.'

Subd. 25. Processing.

"Processing" means the treatment of waste after collection and before disposal. Processing includes but is not limited to reduction, storage, separation, exchange, resource recovery, physical, chemical, or biological modification, and transfer from one waste facility to another.

Subd. 25a. Recyclable materials.

"Recyclable materials" means materials that are separated from mixed municipal solid waste for the purpose of recycling or composting, including paper, glass, plastics, metals, automobile oil, batteries, source-separated compostable materials, and sole source food waste streams that are managed through biodegradative processes. Refuse-derived fuel or other material that is destroyed by incineration is not a recyclable material.

Subd. 25b. Recycling.

"Recycling" means the process of collecting and preparing recyclable materials and reusing the materials in their original form or using them in manufacturing processes that do not cause the destruction of recyclable materials in a manner that precludes further use.

Subd. 25c. Recycling facility.

"Recycling facility" means a facility at which materials are prepared for reuse in their original form or for use in manufacturing processes that do not cause the destruction of the materials in a manner that precludes further use.

Subd. 25d. Refuse-derived fuel.

"Refuse-derived fuel" means a product resulting from the processing of mixed municipal solid waste in a manner that reduces the quantity of noncombustible material present in the waste, reduces the size of waste components through shredding or other mechanical means, and produces a fuel suitable for combustion in existing or new solid fuel-fired boilers.

Subd. 26. **Regional development commission.**

"Regional development commission" means a commission established pursuant to sections [462.381](#) to [462.397](#).

Subd. 26a. **Resource conservation.**

"Resource conservation" means the reduction in the use of water, energy, and raw materials.

Subd. 27. **Resource recovery.**

"Resource recovery" means the reclamation for sale, use, or reuse of materials, substances, energy, or other products contained within or derived from waste.

Subd. 28. **Resource recovery facility.**

"Resource recovery facility" means a waste facility established and used primarily for resource recovery, including related and appurtenant facilities such as transmission facilities and transfer stations primarily serving the resource recovery facility.

Subd. 28a. **Retrievable storage.**

"Retrievable storage" means a method of disposal whereby wastes are placed in a facility established pursuant to sections [115A.18](#) to [115A.30](#) for an indeterminate period in a manner designed to allow the removal of the waste at a later time.

Subd. 28b. **Sanitary district.**

"Sanitary district" means a sanitary district with the authority to regulate solid waste.

Subd. 29. **Sewage sludge.**

"Sewage sludge" means solid, semisolid, or liquid residue generated during the treatment of domestic sewage in a treatment works. It includes, but is not limited to, scum or solids removed in primary, secondary, or advanced wastewater treatment processes and a material derived from sewage sludge. Sewage sludge does not include ash generated during the firing of sewage sludge in a sewage sludge incinerator or grit and screenings generated during preliminary treatment of domestic sewage in a treatment works. Sewage sludge that is acceptable and beneficial for recycling on land as a soil conditioner and nutrient source is also known as biosolids.

Subd. 30. **Sewage sludge disposal facility.**

"Sewage sludge disposal facility" means property owned or leased by a political subdivision and used for interim or final disposal or land spreading of sewage sludge.

Subd. 31. **Solid waste.**

"Solid waste" has the meaning given it in section [116.06, subdivision 22](#).

Subd. 32. **Solid waste management district or waste district.**

"Solid waste management district" or "waste district" means a geographic area extending into two or more counties in which the management of solid waste is vested in a special district established pursuant to sections [115A.62](#) to [115A.72](#).

Subd. 32a.

MS 1994 [Renumbered subd 32c]

Subd. 32a. **Source-separated compostable materials.**

"Source-separated compostable materials" means materials that:

(1) are separated at the source by waste generators for the purpose of preparing them for use as compost;

(2) are collected separately from mixed municipal solid waste, and are governed by the licensing provisions of section [115A.93](#);

(3) are comprised of food wastes, fish and animal waste, plant materials, diapers, sanitary products, and paper that is not recyclable because the commissioner has determined that no other person is willing to accept the paper for recycling;

(4) are delivered to a facility to undergo controlled microbial degradation to yield a humus-like product meeting the agency's class I or class II, or equivalent, compost standards and where process rejects do not exceed 15 percent by weight of the total material delivered to the facility; and

(5) may be delivered to a transfer station, mixed municipal solid waste processing facility, or recycling facility only for the purposes of composting or transfer to a composting facility, unless the commissioner determines that no other person is willing to accept the materials.

Subd. 32b.

MS 1994 [Renumbered subd 32d]

Subd. 32b. **Source-separated recyclable materials.**

"Source-separated recyclable materials" means recyclable materials, including commingled recyclable materials, that are separated by the generator.

Subd. 32c. **Stabilization.**

"Stabilization" means a chemical or thermal process in which materials or energy are added to waste in order to reduce the possibility of migration of any hazardous constituents of the resulting stabilized waste in preparation for placement of the waste in a stabilization and containment facility.

Subd. 32d. **Stabilization and containment facility.**

"Stabilization and containment facility" means a waste facility that is designed for stabilization and containment of waste, together with other appurtenant facilities needed to process waste for stabilization, containment, or transfer to another facility.

Subd. 33. **Transfer station.**

"Transfer station" means an intermediate waste facility in which waste collected from any source is temporarily deposited to await transportation to another waste facility.

Subd. 34. **Waste.**

"Waste" means solid waste, sewage sludge, and hazardous waste.

Subd. 35. Waste facility.

"Waste facility" means all property, real or personal, including negative and positive easements and water and air rights, which is or may be needed or useful for the processing or disposal of waste, except property for the collection of the waste and property used primarily for the manufacture of scrap metal or paper. Waste facility includes but is not limited to transfer stations, processing facilities, and disposal sites and facilities.

Subd. 36. Waste management.

"Waste management" means activities which are intended to affect or control the generation of waste and activities which provide for or control the collection, processing and disposal of waste.

Subd. 36a. Waste management method chosen by a county.

"Waste management method chosen by a county" means:

- (1) a waste management method that is mandated for waste generated in the county by section [115A.415](#), [473.848](#), [473.849](#), or other state law, or by county ordinance based on the county solid waste management plan developed, adopted, and approved under section [115A.46](#) or [458D.05](#) or the county solid waste management master plan developed, adopted, and approved under section [473.803](#); or
- (2) a waste management facility or facilities, developed under the county solid waste management plan or master plan, to which solid waste generated in a county is directed by an ordinance developed, adopted, and approved under sections [115A.80](#) to [115A.893](#).

Subd. 36b. Waste reduction or source reduction.

"Waste reduction" or "source reduction" means an activity that prevents generation of waste or the inclusion of toxic materials in waste, including:

- (1) reusing a product in its original form;
- (2) increasing the life span of a product;
- (3) reducing material or the toxicity of material used in production or packaging; or
- (4) changing procurement, consumption, or waste generation habits to result in smaller quantities or lower toxicity of waste generated.

Subd. 37. Waste rendered nonhazardous.

"Waste rendered nonhazardous" means (1) waste excluded from regulation as a hazardous waste under the delisting requirements of United States Code, title 42, section 6921 and any federal and state delisting rules, and (2) other nonhazardous residual waste from the processing of hazardous waste.

Subd. 38. Yard waste.

"Yard waste" means garden wastes, leaves, lawn cuttings, weeds, shrub and tree waste, and prunings.

History:

[1980 c 564 art 1 s 3](#); [1981 c 352 s 1,2](#); [1983 c 373 s 5,6](#); [1984 c 640 s 32](#); [1984 c 644 s 1,2](#); [1985 c 274 s 1-3](#); [1986 c 425 s 12-17](#); [1987 c 348 s 1,2](#); [1988 c 524 s 1](#); [1988 c 685 s 3,4,21](#); [1989 c 325 s 3](#); [1989 c 335 art 1 s 128,129,269](#); [1Sp1989 c 1 art 18 s 3](#); [art 20 s 1,2](#); [1991 c 303 s 1](#); [1991 c 337 s 6,7,44](#); [1992 c 593 art 1 s 5-7,28](#); [1993 c 249 s](#)

[7,8,61](#); [1994 c 548 s 1](#); [1994 c 585 s 3](#); [1994 c 639 art 5 s 3](#); [1995 c 220 s 96](#); [1995 c 247 art 1 s 66](#); [1996 c 470 s 2-5](#); [1Sp2005 c 1 art 2 s 161](#); [2008 c 357 s 32,33](#); [2011 c 107 s 81](#); [2014 c 248 s 14](#); [1Sp2015 c 4 art 4 s 104,105](#)

Minn. Stat. § 115A.151 RECYCLING REQUIREMENTS; PUBLIC ENTITIES; COMMERCIAL BUILDINGS; SPORTS FACILITIES.

(a) A public entity, the owner of a sports facility, and an owner of a commercial building shall:

(1) ensure that facilities under its control, from which mixed municipal solid waste is collected, also collect at least three recyclable materials, such as, but not limited to, paper, glass, plastic, and metal; and

(2) transfer all recyclable materials collected to a recycler.

(b) For the purposes of this section:

(1) "public entity" means the state, an office, agency, or institution of the state, the Metropolitan Council, a metropolitan agency, the Metropolitan Mosquito Control Commission, the legislature, the courts, a county, a statutory or home rule charter city, a town, a school district, a special taxing district, or any entity that receives an appropriation from the state for a capital improvement project after August 1, 2002;

(2) "metropolitan agency" and "Metropolitan Council" have the meanings given them in section [473.121](#);

(3) "Metropolitan Mosquito Control Commission" means the commission created in section [473.702](#);

(4) "commercial building" means a building that:

(i) is located in a metropolitan county, as defined in section [473.121](#);

(ii) contains a business classified in sectors 42 to 81 under the North American Industrial Classification System; and

(iii) contracts for four cubic yards or more per week of solid waste collection; and

(5) "sports facility" means a professional or collegiate sports facility at which competitions take place before a public audience.

History: [1Sp1989 c 1 art 18 s 9](#); [1991 c 337 s 12](#); [1996 c 457 s 10](#); [2002 c 312 s 2](#); [2014 c 225 s 4](#); [2014 c 312 art 13 s 24](#)

Minn. Stat. §115A.46 REGIONAL AND LOCAL SOLID WASTE MANAGEMENT PLAN; REQUIREMENTS.

Subdivision 1. **General.**

(a) Plans shall address the state policies and purposes expressed in section [115A.02](#) and may not be inconsistent with state law.

(b) Plans for the location, establishment, operation, maintenance, and postclosure use of facilities and facility sites, for ordinances, and for licensing, permit, and enforcement activities shall be consistent with the rules adopted by the agency pursuant to chapter 116.

(c) Plans shall address:

- (1) the resolution of conflicting, duplicative, or overlapping local management efforts;
- (2) the establishment of joint powers management programs or waste management districts where appropriate; and
- (3) other matters as the rules of the agency may require consistent with the purposes of sections [115A.42](#) to [115A.46](#).
- (d) Political subdivisions preparing plans under sections [115A.42](#) to [115A.46](#) shall consult with persons presently providing solid waste collection, processing, and disposal services.
- (e) Plans must be submitted to the commissioner for approval. When a county board is ready to have a final plan approved, the county board shall submit a resolution requesting review and approval by the commissioner. After receiving the resolution, the commissioner shall notify the county within 45 days whether the plan as submitted is complete and, if not complete, the specific items that need to be submitted to make the plan complete. Within 90 days after a complete plan has been submitted, the commissioner shall approve or disapprove the plan. If the plan is disapproved, reasons for the disapproval must be provided.
- (f) After initial approval, each plan must be updated and submitted for approval at least every ten years. The plan must be revised as necessary so that it is not inconsistent with state law.
- (g) Rules that regulate plan content under subdivision 2 must reflect demographic, geographic, regional, and solid waste system differences that exist among the counties.

Subd. 2. Contents.

- (a) The plans shall describe existing collection, processing, and disposal systems, including schedules of rates and charges, financing methods, environmental acceptability, and opportunities for improvements in the systems.
- (b) The plans shall include an estimate of the land disposal capacity in acre-feet which will be needed through the year 2000, on the basis of current and projected waste generation practices. In assessing the need for additional capacity for resource recovery or land disposal, the plans shall take into account the characteristics of waste stream components and shall give priority to waste reduction, separation, and recycling.
- (c) The plans shall require the most feasible and prudent reduction of the need for and practice of land disposal of mixed municipal solid waste.
- (d) The plans shall address at least waste reduction, separation, recycling, and other resource recovery options, and shall include specific and quantifiable objectives, immediately and over specified time periods, for reducing the land disposal of mixed municipal solid waste and for the implementation of feasible and prudent reduction, separation, recycling, and other resource recovery options. These objectives shall be consistent with statewide objectives as identified in statute. The plans shall describe methods for identifying the portions of the waste stream such as leaves, grass, clippings, tree and plant residue, and paper for application and mixing into the soil and use in agricultural practices. The plans shall describe specific functions to be performed and activities to be undertaken to achieve the abatement, reduction, separation, recycling, and other resource recovery objectives and shall describe the estimated cost, proposed manner of financing, and timing of the functions and activities. The plans shall describe proposed mechanisms for complying with the recycling requirements of section [115A.551](#), and the household hazardous waste management requirements of section [115A.96, subdivision 6](#).
- (e) The plans shall include a comparison of the costs of the activities to be undertaken, including capital and operating costs, and the effects of the activities on the cost to generators and on persons currently providing solid waste collection, processing, and disposal services. The plans shall include

alternatives which could be used to achieve the abatement objectives if the proposed functions and activities are not established.

(f) The plans shall designate how public education shall be accomplished. The plans shall, to the extent practicable and consistent with the achievement of other public policies and purposes, encourage ownership and operation of solid waste facilities by private industry. For solid waste facilities owned or operated by public agencies or supported primarily by public funds or obligations issued by a public agency, the plans shall include criteria and standards to protect comparable private and public facilities already existing in the area from displacement unless the displacement is required in order to achieve the waste management objectives identified in the plan.

(g) The plans shall establish a siting procedure and development program to assure the orderly location, development, and financing of new or expanded solid waste facilities and services sufficient for a prospective ten-year period, including estimated costs and implementation schedules, proposed procedures for operation and maintenance, estimated annual costs and gross revenues, and proposals for the use of facilities after they are no longer needed or usable.

(h) The plans shall describe existing and proposed county and municipal ordinances and license and permit requirements relating to solid waste management and shall describe existing and proposed regulation and enforcement procedures.

Subd. 3.

[Repealed, [1984 c 644 s 82](#)]

Subd. 4. Delegating solid waste responsibilities.

A county or a solid waste management district established under sections [115A.62](#) to [115A.72](#) may not delegate to another governmental unit or other person any portion of its responsibility for solid waste management unless it establishes a funding mechanism to assure the ability of the entity to which it delegates responsibility to adequately carry out the responsibility delegated.

Subd. 5. Jurisdiction of plan.

(a) After a county plan has been submitted for approval under subdivision 1, a public entity, as defined in section [16C.073, subdivision 1](#), within the county may not enter into a binding agreement governing a solid waste management activity that is inconsistent with the county plan without the consent of the county.

(b) After a county plan has been approved under subdivision 1, the plan governs all solid waste management in the county and a public entity, as defined in section [16C.073, subdivision 1](#), within the county may not develop or implement a solid waste management activity, other than an activity to reduce waste generation or reuse waste materials, that is inconsistent with the county plan that the county is actively implementing without the consent of the county.

History:

[1980 c 564 art 5 s 5](#); [1982 c 569 s 13](#); [1984 c 644 s 32,33](#); [1987 c 404 s 140](#); [1989 c 131 s 3](#); [1989 c 325 s 6](#); [1989 c 335 art 1 s 269](#); [1Sp1989 c 1 art 20 s 3,4](#); [1991 c 337 s 15,16](#); [1995 c 247 art 1 s 8](#); [art 2 s 12](#); [2003 c 13 s 1](#); [1Sp2005 c 1 art 2 s 161](#); [2014 c 196 art 1 s 5](#)

Minn. Stat. §115A.471 PUBLIC ENTITIES; MANAGING SOLID WASTE.**Subdivision 1. Definitions.**

(a) Prior to entering into or approving a contract for the management of mixed municipal solid waste which would manage the waste using a waste management practice that is ranked lower on the list of preferred waste management practices in section [115A.02, paragraph \(b\)](#), than the waste management practice selected for such waste in the county plan for the county in which the waste was generated, a public entity must:

- (1) determine the potential liability to the public entity and its taxpayers for managing the waste in this manner;
- (2) develop and implement a plan for managing the potential liability; and
- (3) submit the information from clauses (1) and (2) to the agency.

(b) For the purpose of this subdivision, "public entity" means the state; an office, agency, or institution of the state; the Metropolitan Council; a metropolitan agency; the Metropolitan Mosquito Control District; the legislature; the courts; a county; a statutory or home rule charter city; a town; a school district; another special taxing district; or any other general or special purpose unit of government in the state.

History: [1995 c 247 art 1 s 9](#)

Minn Stat. §115A.551 RECYCLING.**Subdivision 1. Definitions.**

(a) For the purposes of this section, "recycling" means, in addition to the meaning given in section [115A.03, subdivision 25b](#), yard waste and source-separated compostable materials composting and recycling that occurs through mechanical or hand separation of materials that are then delivered for use in manufacturing processes that do not cause the destruction of recyclable materials in a manner that precludes further use.

- (b) For the purposes of this section, "total solid waste generation" means the total by weight of:
- (1) materials separated for recycling;
 - (2) materials separated for yard waste and source-separated compostable materials composting;
 - (3) mixed municipal solid waste plus motor and vehicle fluids and filters, tires, lead acid batteries, and major appliances; and
 - (4) residential waste materials that would be mixed municipal solid waste but for the fact that they are not collected as such.

Subd. 2

[Repealed, [2014 c 312 art 13 s 48](#)]

Subd. 2a. County recycling goals.

- (a) By December 31, 2030, each county will have as a goal to recycle the following amounts:
- (1) for a county outside of the metropolitan area, 35 percent by weight of total solid waste generation; and
 - (2) for a metropolitan county, 75 percent by weight of total solid waste generation.

(b) Each county will develop and implement or require political subdivisions within the county to develop and implement programs, practices, or methods designed to meet its recycling goal. Nothing in

this section or in any other law may be construed to prohibit a county from establishing a higher recycling goal.

(c) Any quantified recyclable materials that meet the definition in subdivision 1, paragraph (a), or section [115A.03, subdivision 25a](#), are eligible to be counted toward a county's recycling goal under this subdivision.

Subd. 3. Interim goals; nonmetropolitan counties.

The commissioner shall establish interim recycling goals for the nonmetropolitan counties to assist them in meeting the goals established in subdivision 2a.

Subd. 4. Interim monitoring.

The commissioner shall monitor the progress of each county toward meeting the recycling goals in subdivision 2a. The commissioner shall report to the senate and house of representatives committees having jurisdiction over environment and natural resources as part of the report required under section [115A.411](#). If the commissioner finds that a county is not progressing toward the goals in subdivision 2a, the commissioner shall negotiate with the county to develop and implement solid waste management techniques designed to assist the county in meeting the goals, such as organized collection, curbside collection of source-separated materials, and volume-based pricing.

Subd. 5. Failure to meet goal.

(a) A county failing to meet the interim goals in subdivision 3 shall, as a minimum:

- (1) notify county residents of the failure to achieve the goal and why the goal was not achieved; and
- (2) provide county residents with information on recycling programs offered by the county.

(b) If, based on the recycling monitoring described in subdivision 4, the commissioner finds that a county will be unable to meet the recycling goals established in subdivision 2a, the commissioner shall, after consideration of the reasons for the county's inability to meet the goals, recommend legislation for consideration by the senate and house of representatives committees having jurisdiction over environment and natural resources and environment and natural resources finance to establish mandatory recycling standards and to authorize the commissioner to mandate appropriate solid waste management techniques designed to meet the standards in those counties that are unable to meet the goals.

Subd. 6. County solid waste plans.

Each county shall include in its solid waste management plan described in section [115A.46](#), or its solid waste master plan described in section [473.803](#), a recycling implementation strategy for meeting the recycling goal established in subdivision 2a along with mechanisms for providing financial incentives to solid waste generators to reduce the amount of waste generated and to separate recyclable materials from the waste stream.

Subd. 7. Recycling implementation strategy.

Each county shall submit to the commissioner for approval the recycling implementation strategy required in subdivision 6. The recycling implementation strategy must be submitted by October 31, 1995, and must:

- (1) be consistent with the approved county solid waste management plan;

- (2) identify the materials that are being and will be recycled in the county to meet the goals under this section and the parties responsible and methods for recycling the material;
- (3) provide a budget to ensure adequate funding for needed county and local programs and demonstrate an ongoing commitment to spending the money on recycling programs; and
- (4) include a schedule for implementing recycling activities needed to meet the goals in subdivision 2a.

History:

1Sp1989 c 1 art 18 s 12; 1991 c 337 s 19-21; 1992 c 593 art 1 s 14-16,54; 1993 c 249 s 13,14,61; 1994 c 639 art 5 s 3; 1995 c 247 art 1 s 14-17; art 2 s 15; 1996 c 470 s 27; 1999 c 73 s 4; 1Sp2005 c 1 art 2 s 161; 2012 c 272 s 67,68; 2014 c 312 art 13 s 26,27; 1Sp2015 c 4 art 4 s 108; 2016 c 158 art 1 s 26-28

Minn. Stat. §115A.552 OPPORTUNITY TO RECYCLE.

Subdivision 1. County requirement.

Counties shall ensure that residents, including residents of single and multifamily dwellings, have an opportunity to recycle. At least one recycling center shall be available in each county. Opportunity to recycle means availability of recycling and curbside pickup or collection centers for recyclable materials at sites that are convenient for persons to use. Counties shall also provide for the recycling of problem materials and major appliances. Counties shall assess the operation of existing and proposed recycling centers and shall give due consideration to those centers in ensuring the opportunity to recycle. To the extent practicable, the costs incurred by a county for collection, storage, transportation, and recycling of major appliances must be collected from persons who discard the major appliances.

Subd. 2. Recycling opportunities.

An opportunity to recycle must include:

- (1) a local recycling center in the county and sites for collecting recyclable materials that are located in areas convenient for persons to use them;
- (2) curbside pickup, centralized drop-off, or a local recycling center for at least four broad types of recyclable materials in cities with a population of 5,000 or more persons; and
- (3) monthly pickup of at least four broad types of recyclable materials in cities of the first and second class and cities with 5,000 or more population in the metropolitan area.

Subd. 3. Recycling information, education, and promotion.

(a) Each county shall provide information on how, when, and where materials may be recycled, including a promotional program that publishes notices at least once every three months and encourages source separation of residential, commercial, industrial, and institutional materials.

(b) The commissioner shall develop materials for counties to use in providing information on and promotion of recycling.

(c) The commissioner shall provide technical assistance to counties to help counties implement recycling programs.

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Subd. 4 .Nonresidential recycling.

Each county shall encourage building owners and managers, business owners and managers, and collectors of commercial mixed municipal solid waste to provide appropriate recycling services and opportunities to generators of commercial, industrial, and institutional solid waste in the county.

History: [1Sp1989 c 1 art 18 s 13](#); [1991 c 337 s 22-24](#); [1994 c 639 art 5 s 3](#); [1Sp2005 c 1 art 2 s 161](#)

Minn. Stat. §115A.557 COUNTY WASTE REDUCTION AND RECYCLING FUNDING.

Subdivision 1. Distribution; formula.

Any funds appropriated to the commissioner for the purpose of distribution to counties under this section must be distributed each fiscal year by the commissioner based on population, except a county may not receive less than \$55,000 in a fiscal year. If the amount available for distribution under this section is less or more than the amount available in fiscal year 2001, the minimum county payment under this section is reduced or increased proportionately. For purposes of this subdivision, "population" has the definition given in section [477A.011, subdivision 3](#). A county that participates in a multicounty district that manages solid waste and that has responsibility for recycling programs as authorized in section [115A.552](#), must pass through to the districts funds received by the county in excess of the minimum county payment under this section in proportion to the population of the county served by that district.

Subd. 2. Permissible expenditures.

(a) A county receiving money distributed by the commissioner under this section may use the money only for the development and implementation of programs to:

- (1) reduce the amount of solid waste generated;
- (2) recycle the maximum amount of solid waste technically feasible;
- (3) create and support markets for recycled products;
- (4) remove problem materials from the solid waste stream and develop proper disposal options for them;
- (5) inform and educate all sectors of the public about proper solid waste management procedures;
- (6) provide technical assistance to public and private entities to ensure proper solid waste management;
- (7) provide educational, technical, and financial assistance for litter prevention;
- (8) process mixed municipal solid waste generated in the county at a resource recovery facility located in Minnesota;
- (9) compost source-separated compostable materials, including the provision of receptacles for residential composting;
- (10) prevent food waste or collect and transport food donated to humans or to be fed to animals; and
- (11) process source-separated compostable materials that are to be used to produce class I or class II compost, as defined in Minnesota Rules, part [7035.2836](#), after being processed in an anaerobic digester, but not to construct buildings or acquire equipment.

(b) Beginning in fiscal year 2015 and continuing thereafter, of any money distributed by the commissioner under this section to a metropolitan county, as defined in section [473.121, subdivision 4](#), that exceeds the amount the county was eligible to receive under this section in fiscal year 2014: (1) at

least 50 percent must be expended on activities in paragraph (a), clauses (9) to (11); and (2) the remainder must be expended on activities in paragraph (a), clauses (1) to (7) and (9) to (11), that advance the county toward achieving its recycling goal under section [115A.551](#).

Subd. 3. **Eligibility.**

(a) To be eligible to receive money distributed by the commissioner under this section, a county shall within one year of October 4, 1989:

- (1) create a separate account in its general fund to credit the money; and
- (2) set up accounting procedures to ensure that money in the separate account is spent only for the purposes in subdivision 2.

(b) In each following year, each county shall also:

(1) have in place an approved solid waste management plan or master plan including a recycling implementation strategy under section [115A.551, subdivision 7](#), and a household hazardous waste management plan under section [115A.96, subdivision 6](#), by the dates specified in those provisions;

(2) submit a report by April 1 of each year to the commissioner, which may be submitted electronically and must be posted on the agency's website, detailing for the previous calendar year:

(i) how the money was spent including, but not limited to, specific recycling and composting activities undertaken to increase the county's proportion of solid waste recycled in order to achieve its recycling goal established in section [115A.551](#); specific information on the number of employees performing SCORE planning, oversight, and administration; the percentage of those employees' total work time allocated to SCORE planning, oversight, and administration; the specific duties and responsibilities of those employees; and the amount of staff salary for these SCORE duties and responsibilities of the employees; and

(ii) the resulting gains achieved in solid waste management practices; and

(3) provide evidence to the commissioner that local revenue equal to 25 percent of the money sought for distribution under this section will be spent for the purposes in subdivision 2.

(c) The commissioner shall withhold all or part of the funds to be distributed to a county under this section if the county fails to comply with this subdivision and subdivision 2.

Subd. 4. **Report.**

The commissioner shall report on how the money was spent and the resulting statewide improvements in solid waste management to the senate and house of representatives committees having jurisdiction over ways and means, finance, environment and natural resources, and environment and natural resources finance. The report shall be included in the report required under section [115A.411](#).

History:

[1Sp1989 c 1 art 19 s 1](#); [1991 c 337 s 26](#); [1992 c 593 art 1 s 17,54](#); [1994 c 585 s 13](#); [1994 c 639 art 5 s 3](#); [1995 c 247 art 1 s 19,20](#); [1996 c 470 s 27](#); [2000 c 490 art 10 s 1](#); [1Sp2001 c 2 s 125](#); [2002 c 374 art 6 s 2](#); [2004 c 284 art 2 s 11](#); [1Sp2005 c 1 art 2 s 161](#); [2009 c 37 art 1 s 42](#); [2012 c 272 s 69](#); [2014 c 312 art 13 s 28,29](#); [1Sp2015 c 4 art 4 s 109](#)

Chapter 473 METROPOLITAN GOVERNMENT

Minn. Stat. §473.8441 LOCAL RECYCLING DEVELOPMENT PROGRAM.

Subdivision 1. Definitions.

"Number of households" has the meaning given in Minnesota Statutes 1992, section [477A.011, subdivision 3a](#).

Subd. 2. Program.

The commissioner shall encourage the development of permanent local recycling programs throughout the metropolitan area. The commissioner shall make grants to qualifying metropolitan counties as provided in this section.

Subd. 3. Grants; eligible costs.

Grants may be used to pay for planning, developing, and operating yard waste composting and recycling programs.

Subd. 4. Grant conditions.

The commissioner shall administer grants so that the following conditions are met:

- (a) A county must apply for a grant in the manner determined by the commissioner. The application must describe the activities for which the grant will be used.
- (b) The activities funded must be consistent with the metropolitan policy plan and the county master plan.
- (c) A grant must be matched by equal local expenditures for the activities for which the grant is made. A local expenditure may include, but is not limited to, an expenditure by a local unit of government, tribal government, or private sector or nonprofit organization.
- (d) All grant funds must be used for new activities or to enhance or increase the effectiveness of existing activities in the county. Grant funds shall not be used for research or development of a product that would be patented, copyrighted, or a subject of trade secrets.
- (e) Counties shall provide support to maintain effective municipal recycling where it is already established.

Subd. 5. Grant allocation procedure.

- (a) The commissioner shall distribute the funds annually so that each qualifying county receives an equal share of 50 percent of the allocation to the program described in this section, plus a proportionate share of the remaining funds available for the program. A county's proportionate share is an amount that has the same proportion to the total remaining funds as the number of households in the county has to the total number of households in all metropolitan counties.
- (b) To qualify for distribution of funds, a county, by April 1 of each year, must submit to the commissioner for approval a report on expenditures and activities under the program during the preceding fiscal year and any proposed changes in its recycling implementation strategy or performance funding system. The report shall be included in the county report required by section [473.803, subdivision 3](#).

History: [1987 c 348 s 46](#); [1989 c 325 s 63](#); [1993 c 249 s 41](#); [1995 c 247 art 2 s 47-49](#); [1Sp2005 c 1 art 2 s 161](#); [2016 c 158 art 1 s 194](#); [2018 c 134 s 1](#)

Minn. Stat. § 473.848 RESTRICTION ON DISPOSAL.**Subdivision 1. Restriction.**

(a) For the purposes of implementing the waste management policies in section [115A.02](#) and metropolitan area goals related to landfill abatement established under this chapter, a person may not dispose of unprocessed mixed municipal solid waste generated in the metropolitan area at a waste disposal facility unless the waste disposal facility meets the standards in section [473.849](#) and:

- (1) the waste has been certified as unprocessable by a county under subdivision 2; or
- (2)(i) the waste has been transferred to the disposal facility from a resource recovery facility;
- (ii) no other resource recovery facility serving the metropolitan area is capable of processing the waste; and
- (iii) the waste has been certified as unprocessable by the operator of the resource recovery facility under subdivision 3.

(b) For purposes of this section, mixed municipal solid waste does not include street sweepings, construction debris, mining waste, foundry sand, and other materials, if they are not capable of being processed by resource recovery as determined by the council.

Subd. 2. County certification; office approval.

(a) By April 1 of each year, each county shall submit an annual certification report to the office detailing:

- (1) the quantity of waste generated in the county that was not processed prior to transfer to a disposal facility during the year preceding the report;
- (2) the reasons the waste was not processed;
- (3) a strategy for development of techniques to ensure processing of waste including a specific timeline for implementation of those techniques; and
- (4) any progress made by the county in reducing the amount of unprocessed waste.

The report shall be included in the county report required by section [473.803, subdivision 3](#).

(b) The Pollution Control Agency shall approve a county's certification report if it determines that the county is reducing and will continue to reduce the amount of unprocessed waste, based on the report and the county's progress in development and implementation of techniques to reduce the amount of unprocessed waste transferred to disposal facilities. If the Pollution Control Agency does not approve a county's report, it shall negotiate with the county to develop and implement specific techniques to reduce unprocessed waste. If the Pollution Control Agency does not approve two or more consecutive reports from any one county, the Pollution Control Agency shall develop specific reduction techniques that are designed for the particular needs of the county. The county shall implement those techniques by specific dates to be determined by the Pollution Control Agency.

Subd. 3. Facility certification.

The operator of each resource recovery facility that receives waste from counties in the metropolitan area shall certify as unprocessable each load of mixed municipal solid waste it does not process. Certification must be made to each county that sends its waste to the facility at intervals specified by the county. Certification must include at least the number and size of loads certified as unprocessable and the reasons the waste is unprocessable. Loads certified as unprocessable must include the loads that would otherwise have been processed but were not processed because the facility was not in operation,

but nothing in this section relieves the operator of its contractual obligations to process mixed municipal solid waste.

Subd. 4. Pollution Control Agency report.

The Pollution Control Agency shall include, as part of its report to the Environment and Natural Resources Committees of the senate and house of representatives, the Finance Division of the senate Committee on Environment and Natural Resources, and the house of representatives Committee on Environment and Natural Resources Finance required under section [473.149](#), an accounting of the quantity of unprocessed waste transferred to disposal facilities, the reasons the waste was not processed, a strategy for reducing the amount of unprocessed waste, and progress made by counties to reduce the amount of unprocessed waste. The Pollution Control Agency may adopt standards for determining when waste is unprocessable and procedures for expediting certification and reporting of unprocessed waste.

Subd. 5. Definition.

For the purpose of this section, waste is "unprocessed" if it has not, after collection and before disposal, undergone separation of materials for resource recovery through recycling, incineration for energy production, production and use of refuse-derived fuel, composting, or any combination of these processes so that the weight of the waste remaining that must be disposed of in a mixed municipal solid waste disposal facility is not more than 35 percent of the weight before processing, on an annual average.

History:

[1985 c 274 s 35](#); [1989 c 325 s 66](#); [1991 c 337 s 81,82](#); [1993 c 249 s 43,44](#); [1994 c 585 s 49,50](#); [1995 c 247 art 2 s 51,52](#); [1996 c 470 s 27](#); [1Sp2005 c 1 art 2 s 161](#)

CHAPTER 16C. STATE PROCUREMENT

Minn. Stat. § 16C.05 CONTRACT MANAGEMENT; VALIDITY AND REVIEW.

Subdivision 1. Agency cooperation and delegation.

Agencies shall fully cooperate with the commissioner in the creation, management, and oversight of state contracts. Authority delegated to agencies shall be exercised in the name of the commissioner and under the commissioner's direct supervision and control. A delegation of duties may include, but is not limited to, allowing individuals within agencies to acquire goods, services, construction, and utilities within dollar limitations and for designated types of acquisitions. Delegation of contract management and review functions must be filed with the secretary of state. The commissioner may withdraw any delegation at the commissioner's sole discretion. The commissioner may require an agency head or subordinate to accept delegated responsibility to procure goods, services, or construction intended for the exclusive use of the agency receiving the delegation.

Subd. 2. Creation and validity of contracts.

(a) A contract and amendments are not valid and the state is not bound by them and no agency, without the prior written approval of the commissioner granted pursuant to subdivision 2a, may authorize work to begin on them unless:

(1) they have first been executed by the head of the agency or a delegate who is a party to the contract;

(2) they have been approved by the commissioner; and

(3) the accounting system shows an encumbrance for the amount of the contract liability, except as allowed by policy approved by the commissioner and commissioner of management and budget for routine, low-dollar procurements and section 16B.98, subdivision 11.

(b) Grants, interagency agreements, purchase orders, work orders, and annual plans need not, in the discretion of the commissioner and attorney general, require the signature of the commissioner and/or the attorney general. A signature is not required for work orders and amendments to work orders related to Department of Transportation contracts. Bond purchase agreements by the Minnesota Public Facilities Authority do not require the approval of the commissioner.

(c) Amendments to contracts must entail tasks that are substantially similar to those in the original contract or involve tasks that are so closely related to the original contract that it would be impracticable for a different contractor to perform the work. The commissioner or an agency official to whom the commissioner has delegated contracting authority under section [16C.03, subdivision 16](#), must determine that an amendment would serve the interest of the state better than a new contract and would cost no more.

(d) A record must be kept of all responses to solicitations, including names of bidders and amounts of bids or proposals. A fully executed copy of every contract, amendments to the contract, and performance evaluations relating to the contract must be kept on file at the contracting agency for a time equal to that specified for contract vendors and other parties in subdivision 5. These records are open to public inspection, subject to section [13.591](#) and other applicable law.

(e) The attorney general must periodically review and evaluate a sample of state agency contracts to ensure compliance with laws.

(f) Before executing a contract or license agreement involving intellectual property developed or acquired by the state, a state agency shall seek review and comment from the attorney general on the terms and conditions of the contract or agreement.

Subd. 2a. Emergency authorization.

The commissioner may grant an agency approval to authorize work to begin on a contract prior to the full execution of the contract in the event of an emergency as defined in section [16C.10, subdivision 2](#).

Subd. 3.

[Repealed by amendment, [2014 c 196 art 2 s 4](#)]

Subd. 4. Contract administration.

A contracting agency shall diligently administer and monitor any contract it has entered into. The commissioner may require an agency to report to the commissioner at any time on the status of any contracts to which the agency is a party.

Subd. 5. Subject to audit.

A contract or any pass-through disbursement of public funds to a vendor of goods or services or a grantee made by or under the supervision of the commissioner or any county or unit of local government must include, expressed or implied, an audit clause that provides that the books, records, documents, and accounting procedures and practices of the vendor or other party, that are relevant to the contract or transaction, are subject to examination by the contracting agency and either the legislative auditor or the state auditor, as appropriate, for a minimum of six years. If the contracting agency is a local unit of government, and the governing body of the local unit of government requests that the state auditor examine the books, records, documents, and accounting procedures and practices of the vendor or other party pursuant to this subdivision, the contracting agency shall be liable for the cost of the examination. If the contracting agency is a local unit of government, and the grantee, vendor, or other party requests that the state auditor examine all books, records, documents, and accounting procedures and practices related to the contract, the grantee, vendor, or other party that requested the examination shall be liable for the cost of the examination. An agency contract made for purchase, lease, or license of software and data from the state is not required to contain this audit clause.

Subd. 6. Authority of attorney general.

The attorney general may pursue remedies available by law to avoid the obligation of an agency to pay under a contract or to recover payments made if services performed or goods received under the contract are so unsatisfactory, incomplete, or inconsistent that payment would involve unjust enrichment. The contrary opinion of the contracting agency does not affect the power of the attorney general under this subdivision.

Subd. 7. Contracts with Indian tribes and bands.

Notwithstanding any other law, an agency may not require an Indian tribe or band to deny its sovereignty as a requirement or condition of a contract with an agency.

History:

[1994 c 632 art 3 s 33](#); [1998 c 386 art 1 s 6](#); [1999 c 86 art 1 s 11](#); [1999 c 230 s 1](#); [2000 c 488 art 2 s 1](#); [1Sp2001 c 8 art 2 s 10](#); [1Sp2001 c 10 art 2 s 37](#); [2003 c 130 s 12](#); [1Sp2003 c 1 art 2 s 48,49](#); [2004 c 206 s 7](#); [2007 c 148 art 2 s 35,36](#); [2009 c 101 art 2 s 109](#); [2014 c 187 s 3](#); [2014 c 196 art 1 s 5](#); [art 2 s 4](#)

Anoka County Municipal Waste Abatement Grant Funding Application

Cycle: *Annual* | Year: *2025* | Status: *Verified*

Member Name: *City of Fridley*

2026 Applications are due June 2, 2025.

City of Fridley is requesting the following funding for their 2026 Anoka County municipal waste abatement program efforts.

General Instructions

This application is provided to each municipality in Anoka County for funds to support and increase recycling activities and programs within the municipality.

The funds allocated in this application are based on the number of households in the municipality. The number of households is determined using the most current Met Council household data available. For calendar year 2026, 2023 Met Council data has been used to determine the number of households for this application.

There are three sections in this funding application:

- Base Funding
- Enhancement Funding
- Supplemental Funding

The Enhancement Funding section of the application also has three parts:

- Drop-off
- General Enhancement
- Organics Program Funding

Please complete each section of the grant application. A number value must be entered in each field before submitting the application. If no funds are being requested for any given field, enter a zero. If a completed funding application isn't submitted by June 2, 2025, the municipality will not be eligible for funding.

In a separate Re-TRAC form, reimbursement requests will be submitted twice a year.

USER TIPS

To contact support from within this form: Click "Support" at the top of the screen or "Program Support Request" in the green bar at the top of the form.

To print this form: Click the "Export" button found on upper top right corner of the form. You must save the form before you can export it.

To see eligible expenses within each section: Click "view eligible expense" in each section.

Click [here](#) to download the full Eligible Expenses document.

To save this form while working on it: Click "Save" at the bottom of the form and select "Save as Draft".

To submit this form: Click “Save” at the bottom of the form and if there are no errors, click the “Mark as Complete” option. Note that once you mark the form as complete, you cannot make changes to it.

Eligible Expenses

The following items are examples of eligible expenses allowed for reimbursement.

Collection Expenses: If residents are charged recycling fees for curbside or recycling events, waste abatement funds will reimburse the difference between the fees collected and the cost of recycling or composting the materials.

Equipment: The cost to purchase, maintain and repair equipment that is used exclusively to operate the recycling or composting program.

Containers: The cost for recycling or organics containers.

Promotion: The entire cost of a publication if totally dedicated to waste reduction, recycling or composting information or a percentage of the cost for the portion of a municipal publication dedicated to waste management information.

Staffing: Labor and staffing directly related to recycling program administration and implementation may be funded up to 75% of total funding allocation (not including Supplemental Funding). See Labor & Staffing section below for more information.

Ineligible Expenses

The following general operating expenses should NOT be submitted for reimbursement.

Standard Operational Expenses/Building Overhead: Since most of the municipal recycling coordinators are part-time positions and staff serve multiple roles at the municipality, standard operating expenses including office space rental, leasing office equipment and general office supplies, are not eligible for reimbursement.

Project Expenses: Specific to transportation, energy or ground water protection.

Collection Costs: The costs for general waste and recycling collection at municipal buildings, trash costs when advertised as being accepted at a recycling/cleanup day, and costs associated with road side cleanup of illegally dumped materials should not be included in this application.

General Municipal Staff: Staff time related to standard municipal operations (city administrator, office administration, facilities management, finance and legal staff) are not eligible for reimbursement if municipal staff do not assist the recycling coordinator directly on activities to help the municipality achieve its recycling goal, e.g. communications and collecting, processing or marketing recyclable materials and organics, their time will not be reimbursed.

 Click here to view the previous years Application

 Click here to view the previous years Reimbursements

Click [here](#) to download the full Eligible Expenses document.

Your Community has access to the following funds for 2026:

\$ 109,868.00

(An additional \$20,000 in discretionary funds may be available through the Supplemental Funding section.)

2026 BASE Funding Allocation

All municipalities are eligible for base waste abatement grant funding. When completing this application, base funding requests should fall under one of the following categories:

- regular curbside collection,
- general operations of a drop-off center,
- costs for spring and fall recycling days,
- basic promotion,
- yard waste collection and
- percentage of time the recycling coordinator spends on waste abatement activities.

Base Funding is \$10,000.00 base, plus \$5.00/household (household counts are based on 2022 Met Council estimates)

Municipality Name:

City of Fridley

MANAGE ONLY

of households

12,124

Base Funding

\$ 10,000.00

Base Funding Additional (based on \$5/household)

\$ 60,620.00

Total Base Funding Allocation

\$ 70,620.00

Curbside Collection

Complete ALL required fields below, if value is zero, enter "0.00".

Click [here](#) to download the Curbside Collection Eligible Expenses document.

Collection Service Provider Expenses

\$ 427,527.72

Contamination Fees

\$ 0.00

Additional Expenses

\$ 0.00

Curbside Collection Expense Subtotal

\$

427,527.72

Estimated Revenue

\$

440,353.55

Curbside Collection Expenses

\$

-12,825.83

Negative values here will not carry forward to other sections.

General Operations of a Drop-Off Center/Spring or Fall Recycling Day(s)

Click [here](#) to download the General Operations of a Drop-off Center/Spring or Fall Recycling Days Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

DO NOT include any expenses for tires, oil, antifreeze & oil filters. These expenses should be listed in the Problem Materials section.

Collection Service Provider Expenses

\$

14,045.00

Equipment

\$

0.00

Facility Expenses

\$

0.00

General Operations of a Drop-off Expense Subtotal

\$

14,045.00

Estimated Revenue

\$

2,000.00

General Operations of a Drop-off Expenses

\$

12,045.00

Negative values here will not carry forward to other sections.

Promotion -- Base Funding

Click [here](#) to download the Promotion Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Printing

\$

0.00

Postage

\$

50.00

Advertising

\$

0.00

Volunteer Incentives

\$ 0.00

Educational Entertainment

\$ 0.00

Promotion -- Base Funding Expenses

\$ 50.00

Yard Waste/Tree Waste

Click [here](#) to download the Yard/Tree Waste Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

\$ 0.00

Equipment

\$ 0.00

Yard Waste/Tree Waste Expenses Subtotal

\$ 0.00

Estimated Revenue

\$ 0.00

Yard Waste/Tree Waste Expenses

\$ 0.00

Negative values here will not carry forward to other sections.

Problem Materials
(Tires, Oil, Antifreeze, and Oil Filters)

Click [here](#) to download the Problem Materials Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Service Provider Expenses

\$ 375.00

Estimated Revenue

\$ 0.00

Problem Material Expenses

\$ 375.00

Negative values here will not carry forward to other sections.

Program Administration -- Base Funding

Click [here](#) to download the Program Administration Eligible Expenses document.

Complete ALL required fields below, if value is zero, enter "0.00".

Office supplies	\$ 500.00
Training	\$ 0.00
Mileage	\$ 0.00
Membership Dues, Periodicals	\$ 0.00
Professional Services	\$ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Program Administration- Base Funding Expenses

\$ 500.00

Total BASE Funding Requested

\$ 12,970.00

2026 Funding Remaining

\$ 96,898.00 (Funding allocation minus Base Funding Requested)

Complete ALL required fields below, if value is zero, enter "0.00".

2026 ENHANCEMENT Funding Allocation

The purpose of the Anoka County Municipal Waste Abatement grant funding program is to increase recycling and organics diversion and help the County achieve the State mandated goal of 75% recycling/composting by 2030. The County recognizes that this funding is needed to support established infrastructure costs that exceed the Base and each communities funding. To be eligible for grant funds, municipalities must apply for these funds. Applicants must itemize expenditures within each of the three grant sections, Drop-off, General Enhancement and Organics Program, below and calculate the total grant request for each category.

Drop-off Grant

This grant is allocated to cover additional drop-off center costs or events beyond the regularly scheduled spring and fall recycling days.

The grant for this section is \$10,000.00 for municipalities with up to 4,999 households and \$15,000.00 for municipalities with household counts 5,000 and over.

Below are examples of materials that can be collected for reuse or recycling. Only list organics expenses in the organics section.

Additional Reusable or Recyclable Materials Collected at Permanent Drop-off Centers or Special Events:

Appliances, Electronics, Mattresses*, Confidential Document Destruction, Fluorescent Bulbs, Household Batteries, Fire Extinguishers, Propane Tanks, Bicycles**, and Clothing**.

Additional Items:

Block and Shape Polystyrene, Cell Phones, Film Plastic/Bags, Furniture* **, Household Goods**, String

Lights/Extension Cords, Printer Cartridges

- * None of these materials should be advertised as being collected on a Recycling Day and then disposed of as trash
- ** Items that should be evaluated for reuse prior to recycling

 **MANAGE ONLY**

Drop-off Grant Amount Available

\$

15,000.00

Click [here](#) to download the Drop-off Eligible Expenses document.

Permanent Drop-off Center Enhancements

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

\$

0.00

New Equipment & Supplies

\$

0.00

New Construction

\$

0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Permanent Drop-off Center Enhancement Expenses Subtotal

\$

0.00

Estimated Revenue

\$

0.00

Permanent Drop-off Center Enhancement Expenses

\$

0.00

Negative values here will not carry forward to other sections.

Monthly or Quarterly Drop-off Events

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

\$

6,000.00

New Equipment & Supplies

\$

0.00

User Coupon Incentives

\$

12,000.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Monthly or Quarterly Drop-off Events Expense Subtotal

\$

18,000.00

103

7 of 15

Estimated Revenue

\$ 3,000.00

Item 11.

Monthly or Quarterly Drop-off Event Expenses

\$ 15,000.00

Negative values here will not carry forward to other sections.

Total Drop-off Grant Requested

\$ 15,000.00

General Enhancement Grant

The grant amount available for this section is calculated using \$1.00/household.

General Enhancement Grant Amount Available

\$ 12,124.00

Click [here](#) to download the General Enhancement Eligible Expenses document.

Park Recycling

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

\$ 0.00

Recycling Containers

\$ 9,000.00

Recycling Bags

\$ 0.00

Upload File with Container Information *

CITY OF FRIDLEY 8-8-22 PBO (1) (1).pdf

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Park Recycling Expenses

\$ 9,000.00

Special Municipal Programs or Events - Please list any organics expenses in the organics section.

Complete ALL required fields below, if value is zero, enter "0.00".

Service Provider Expenses

\$ 3,124.00

Supplies & Containers

\$ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Special Municipal Program or Event Expenses Subtotal

\$ 3,124.00

Estimated Revenue

\$ 0.00

Special Municipal Program or Event Expenses

\$ 3,124.00

Negative values here will not carry forward to other sections.

Special Curbside Recycling Collection

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

\$ 0.00

Subsidy to Resident

\$ 0.00

Special Curbside Recycling Collection Expenses Subtotal

\$ 0.00

Estimated Revenue

\$ 0.00

Special Curbside Recycling Collection Expenses

\$ 0.00

Negative values here will not carry forward to other sections.

Multi-Family Recycling Outreach

Complete ALL required fields below, if value is zero, enter "0.00".

Supplies & Containers

\$ 0.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Multi-Family Recycling Outreach Expenses

\$ 0.00

Promotion -- Enhancement Funding

Complete ALL required fields below, if value is zero, enter "0.00".

Printing

\$ 0.00

Postage

\$ 0.00

Advertising

\$ 0.00

Volunteer Incentives

\$ 0.00

Educational Entertainment

\$ 0.00

Promotion -- Enhancement Funding Expenses

\$ 0.00

Total General Enhancement Grant Requested

\$ 12,124.00

Organics Program Grant

The grant amount for this section is \$0.50/household if additional curbside or drop-off grant programs are not offered to residents or \$1.00/household if curbside or drop-off organics programs are offered to residents.

Does your municipality offer curbside or drop-off organics programs to your residents? *

☒ Yes

☐ No

Amount Available

\$ 12,124.00

Click [here](#) to download the Oranics Eligible Expenses document.

Organics Program Expenses

Complete ALL required fields below, if value is zero, enter "0.00".

Collection Service Provider Expenses

\$ 10,224.00

Organics Equipment

\$ 1,400.00

Organics Only - Promotion

\$ 500.00

Please enter Labor & Staffing expenses in Labor & Staffing section below.

Organics Program Expenses Subtotal

\$ 12,124.00

Estimated Revenue

\$ 0.00

Organics Program Expenses

\$ 12,124.00

Negative values here will not carry forward to other sections.

Total ENHANCEMENT Funding Requested

\$ 39,248.00

Maximum Funding Available

\$ 109,868.00

(Base plus Enhancement NOT including Supplemental)

Total Funding Requested

\$ 52,218.00

(not including Staffing)

Funding Remaining

\$ 57,650.00

(Total Requested minus Max Amount available)

Labor & Staffing (All Programs)

HIDDEN

Labor & Staffing Calculations

Maximum Available for Labor and Staffing based on 75% of total funding allocation:

\$ 82,401.00

Salary and labor expenses must be directly related to recycling program operations and administration. These expenses may be funded up to 75% of funding allocation (not including supplemental funding). The final % and expense amount for salary and labor will be determined after Anoka County approves the submitted staffing and labor metric.

Upload 2026 Staffing Metric and Drop-off Calculator *

2026 Staffing Metric and Drop-off Calculator.xlsx

Upload a scanned pdf of recent promotion for your current curbside or drop-off opportunities. It can be from a brochure, newsletter or from your website, for how your special curbside collection program works, and/or what is accepted at your city or town offices (during business hours), spring recycling event, permanent drop-off centers or other drop-off events.

*

fn_janfeb_2025.pdf

Click [here](#) to download the Curbside Collection Eligible Expenses document.

MANAGE ONLY

Admin only: The approved Labor and Staffing % from your 2024 Staffing Metric has been inserted to provide an estimate of typical Labor and Staffing costs for your community. In general, this percentage has not changed much over the last several years.

75 %

MANAGE ONLY

Labor & Staffing Maximum Funds Available

\$ 82,401.00

General Program Administration

\$ 57,650.00

Program Implementation

\$ 0.00

Total Labor & Staffing Expenses Requested:

\$ 57,650.00

 HIDDEN

Admin-Only- Additional Staff Funding

\$

 HIDDEN

GRAND TOTAL LABOR & STAFFING FUNDING REQUESTED

\$ 57,650.00

Supplemental Funding Request

Supplemental grant funding is currently available to help support municipal waste abatement programs and/or new program development. Supplemental funding, however, should not be depended on for long-term program sustainability. Before requesting supplemental additional grant program dollars, it is critical that your municipality is willing to support and sustain the services before implementation.

Please be aware that there is a limited amount of supplemental funding available for this section. If the County receives more funding requests than funds, the funds may be reduced or denied for a municipalities supplemental funding request. Grants will be evaluated based on which projects best help the County meet the State mandated goal of 75% by 2030.

The maximum supplemental grant available may be up to \$20,000.00 per municipality.

Supplemental Funding – may include:

- Collection service provider expenses for additional materials
- Additional expenses from construction and paving projects
- Large equipment purchases
- New program expenses

Do you need additional funds to grow existing waste abatement programs? *

☒ Yes ☐ No

In the box below, please include the following information:

- Identify need for supplemental funding;
- Describe project scope and design;
- Describe how the project may benefit multiple municipalities or the County as a whole;
- Note key stakeholders participating in project activities, including project collaborators;

- Quantify and list expected outcomes, such as, new materials to be collected, projected amount to be collected, percentage increase of currently collected materials if supplemental grant funding is approved.

 HIDDEN

Supplemental Funding - Maximum Amount Available 20,000.00

Project Budget

List all project elements that require funding. Use the ADD button to add elements to the chart.

Project Element *	Expense *
Curbside Organics Recycling Program Cost Offset	10,000.00
Bi-monthly Recycling Drop-off Coupons	10,000.00

Total Supplemental Funding Requested

\$ 20,000.00

Summary of Funding Requested

Base Funding Requested

\$ 12,970.00

Enhancement Funding Requested

Drop-off Grant Requested \$ 15,000.00

General Enhancement Grant Requested \$ 12,124.00

Organics Program Grant Requested \$ 12,124.00

Total Enhancement Funding Requested

\$ 39,248.00

Labor & Staffing Funding Requested

\$ 57,650.00

Supplemental Funding Requested

\$ 20,000.00

Total Funding Requested

\$ 129,868.00

Date: *

05/22/2025

Name: *

Rachel Workin

Title: *

Environmental Planner

Total Funding Granted

 MANAGE ONLY

Base Funding Granted

12,970.00

 MANAGE ONLY

Drop-off Funding Granted

15,000.00

 MANAGE ONLY

General Enhancement Funding
Granted

12,124.00

 MANAGE ONLY

Organics Program Funding
Granted

12,124.00

 MANAGE ONLY

Labor & Staffing Funding Granted

57,650.00

 MANAGE ONLY

Supplemental Funding Granted

20,000.00

Total Funding Granted

\$ 129,868.00

 MANAGE ONLY

Item 11.

Office Use Only

Received By:

Sue Doll

Date:

05/22/2025

Manager Notes for Reporters:

Created: May 2, 2025 at 03:59 PM CDT

Katie Hanson

katie.hanson@anokacountymn.gov

Last Updated: Jul 3, 2025 at 05:29 PM CDT

Sue Doll

Sue.doll@anokacountymn.gov

Contract# C0011700

Item 11.

**ANOKA COUNTY HUMAN SERVICES
CONTRACTOR INFORMATION SHEET**

Please review the following information for accuracy and completeness, indicate any changes, sign and return to:

Angie Rodine
Anoka County Human Services
2100 3rd Ave, Suite 500
Anoka, MN 55303

LEGAL NAME FOR CONTRACTOR: Fridley, City of

(Legal name and name on Certificate of Insurance must be exactly the same in order for County Signatures to be obtained on the Contract.)

Doing Business As: Fridley, City of

Business/Corporate Address: 7071 University Ave NE

Fridley, MN 55432

National Provider Identification (NPI) #: 8030301

Federal Tax Identification #: 41-6007700

NOTICE: Federal Business Tax ID/Social Security Number is needed for tax purposes as mandated by Section 1211 of the Tax Reform Act of 1976 and Minn. Stat 270.66. This information will be shared with the Minnesota Department of Revenue, the Minnesota Department of Human Services, the Internal Revenue Service, and the U.S. Department of Health, Education and Welfare for the purposes of administering the income tax, child support obligation and social security tax programs.

Individual who Contractor is designating to receive notice under the contract and to act as the responsible authority for data requests under the Minnesota government data practices act (Minn. Stat. Chap. 13):

Name:	Phone:	Fax:	Email:
<u>Rachel Workin</u>	<u>763-572-3594</u>	<u>763-571-1287</u>	<u>rachel.workin@fridleymn.gov</u>

Signature (Required): _____ **Date:** _____

Insurance Agency: _____ **Name of Agent:** _____

Telephone Number of Insurance Agent: _____

Person Completing this Form:

Name: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

Certificate Of Completion

Envelope Id: 7EE88B8A-5DFB-41BF-8E8D-FE55D5640F48

Status: Sent

Subject: City of Fridley SCORE Contract# C0011700

Source Envelope:

Document Pages: 48

Signatures: 0

Envelope Originator:

Certificate Pages: 5

Initials: 0

Angie Rodine

AutoNav: Enabled

Anoka County Government Center

Envelopeld Stamping: Enabled

2100 3rd Avenue

Time Zone: (UTC-06:00) Central Time (US & Canada)

Anoka, MN 55303

angela.rodine@anokacountymn.gov

IP Address: 156.98.106.233

Record Tracking

Status: Original

Holder: Angie Rodine

Location: DocuSign

9/18/2025 10:47:39 AM

angela.rodine@anokacountymn.gov

Security Appliance Status: Connected

Pool: StateLocal

Storage Appliance Status: Connected

Pool: HS-Public Health & Environmental Services

Location: Docusign

Signer Events

Signature

Timestamp

Rachel Workin

rachel.workin@fridley.mn.gov

Security Level: Email, Account Authentication
(None)

Sent: 9/18/2025 10:52:07 AM

Resent: 9/18/2025 10:59:28 AM

Viewed: 10/2/2025 1:39:21 PM

Electronic Record and Signature Disclosure:

Accepted: 10/2/2025 1:39:21 PM

ID: 02527b1f-6eb1-4b93-a0a4-e63a71a89c0b

Company Name: Anoka County

Wally Wysopal

wally.wysopal@fridley.mn.gov

Security Level: Email, Account Authentication
(None)

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Accepted: 11/13/2024 8:31:41 AM

ID: 42488a5f-6193-46fe-9383-fc88e46664ce

Company Name: Anoka County

Jim Dickinson

Jim.Dickinson@anokacountymn.gov

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 9/18/2024 11:28:17 AM

ID: bc9ccb33-25fc-44c4-b097-01e5af457ee6

Company Name: Anoka County

Kurt Deile

Kurt.Deile@anokacountymn.gov

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 2/2/2023 10:41:39 AM

ID: d9e5e25e-2da7-4076-90b4-c0aef4e53110

Company Name: Anoka County

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Editor Delivery Events	Status	Timestamp
Angie Rodine angela.rodine@anokacountymn.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 1/8/2021 1:44:58 PM ID: 6e2d50ad-740c-4672-beb3-aa4bab51e013 Company Name: Anoka County		
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Jill Rykhus Jill.Rykhus@anokacountymn.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Jill Rykhus Jill.Rykhus@anokacountymn.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
For Records Purpose RS-Atty-Civ-Contracts@anokacountymn.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Katie Hanson Katie.Hanson@anokacountymn.gov Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/18/2025 10:52:07 AM
Envelope Updated	Security Checked	9/18/2025 10:59:27 AM
Envelope Updated	Security Checked	9/18/2025 10:59:27 AM
Envelope Updated	Security Checked	9/18/2025 10:59:27 AM
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Envelope Updated	Security Checked	9/18/2025 10:59:27 AM
Envelope Updated	Security Checked	9/18/2025 10:59:28 AM

Envelope Summary Events	Status	Timestamps
Envelope Updated	Security Checked	9/18/2025 10:59:28 AM
Envelope Updated	Security Checked	9/18/2025 10:59:28 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Director of Community Development
 Stacy Stromberg, Assistant Director of Community Development
 Rachel Workin, Environmental Planner

Title

Resolution No. 2025-130, Approving an Amendment to the Contract for Recycling Services with Allied Waste Services

Background

The State of Minnesota (State) has set a goal of 75% recovery of traditional recycling and organics from Mixed Municipal Solid Waste by 2030. To achieve this goal, the State and Counties set requirements for Cities through the adoption of solid waste management plans (Minn. Stat. § 115A.551). The City of Fridley (City) is required by the Minnesota Pollution Control Agency's (MPCA) and Anoka County's Solid Waste Management Plans to make curbside recycling service available to residential properties. Additionally, under Minnesota Statute (M.S) 115A.93, residents who recycle cannot be charged more than those who don't. As outlined in City Code Chapter 319 Solid Waste Management, the City administers a citywide contract for curbside recycling services for properties with 12 or fewer units. The current curbside recycling contract is held by Allied Waste (doing business as Republic Services) following selection through a Request for Proposal (RFP) process. This seven-year contract is set to expire on April 30, 2026. The City additionally has an organics collection contract with Republic Services set to expire at the same time.

Based on the MPCA's 2022-2042 Solid Waste Management Plan, the City anticipates needing to offer organics collection service citywide in compliance with M.S.115A.93 by 2030. This necessitates a maximum three-year duration in any new organics collection contract using the current subscription model. The City requested pricing from Republic Services for three-year extensions for both the recycling and organics collection contracts. This pricing was reviewed during a joint City Council and Environmental Quality and Energy Commission (EQEC) meeting on May 13, 2025. The EQEC recommend that staff pursue this contract extension with Republic Services due to the:

- Benefits of keeping the recycling contract on the same timeline as the organics collection contract.
- Competitiveness of pricing compared with recent proposals received by peer cities during RFP processes.
- Successful performance by Republic Services during the contract period.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

The proposed amendment carries forward the same terms as the original contract except that:

- Collection of recycling from the Moore Lake Park Community Building and Commons Park Building is added at no additional cost.
- The annual escalator for collection in the recycling contract increases from 3% to 4.5% in Years 2 and 3 which is consistent with escalators included within proposals from recent RFPs by other Cities.
- The cap for the increase in the "recycling processing rate per ton" factor within the Recycling Processing Charge increases from 3% to 4.5% in Years 2 and 3 which is consistent with escalators included within proposals from recent RFPs by other Cities.
- Replacement of carts with worn stickers was added.
- The timing of the calculation of the annual Recycling Processing Charge was formalized to align with the schedule for setting the Solid Waste Abatement Program Fee.

The proposed contract amendment including these changes was reviewed and approved by both the City's and Republic Services legal representatives. The amendment was recommended for approval by the EQEC at its August 12 meeting.

Financial Impact

The terms of the amendment are set within the document. The Year 1 rate, which would go into effect May 1, 2026, is \$3.75 per household up from \$3.72 per household 2026-2027 rate (0.8% increase). The 2026 Solid Waste Abatement Program Fee is proposed to be set to cover this charge.

Recommendation

Staff recommend the approval of Resolution No. 2025-130, Approving an Amendment to the Contract for Recycling Services with Allied Waste Services.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-130
- Contract

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-130**Approving an Amendment to the Contract for Recycling Services with
Allied Waste Services**

Whereas, Minn. Stat. § 115A.551 sets the goal to recycle 75 percent by weight of total solid waste generated by December 31, 2030; and

Whereas, Fridley City Code Chapter 319 Solid Waste Management specifies that the City of Fridley (City) will provide recycling service to all residential properties with 12 or fewer units through a contract with one hauler; and

Whereas, the City entered a contract with Allied Waste Services (doing business as Republic Services) to provide these services beginning May 1, 2019; and

Whereas, that seven-year contract expires on April 30, 2026; and

Whereas, the City requested an amendment from Republic Services to extend the current contract for an additional three years to now expire on April 30, 2029; and

Whereas, the Environmental Quality and Energy Commission have recommended approval of the amendment.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves the amendment to the contract for recycling services with Allied Waste Services.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

David Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

FIRST AMENDMENT TO CONTRACT FOR RECYCLING SERVICES

THIS AMENDMENT to Contract for Recycling Services (the “Amendment”) is entered into effective as of day of , 2025 (the “Effective Date”) by and between Allied Waste Services of North America, LLC dba Republic Services of the Twin Cities - Blaine (“Contractor”) and City of Fridley, a Minnesota municipal corporation (“City”).

A. The parties entered into that certain Contract for Recycling Services effective the 1st day of May, 2019 (the “Agreement” or “Contract”), pursuant to which Contractor provides recycling services to the City.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and for good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree that the Agreement is amended as follows:

1. Section 2, Terms of Agreement, Page 2: The Parties agree that Section 2 of the Agreement shall be deleted in its entirety and replaced with the following language:

The term of this three (3) year Agreement shall be from May 1, 2026 through April 30, 2029, the date of signature by the parties notwithstanding. This Agreement is renewable, upon the written mutual consent of the parties.

2. Section 4.1, Per DU Price, Page 4-5: The Parties agree that Section 4.1 of the Agreement shall be deleted in its entirety and replaced with the following language:

The City shall pay the Contractor the following rates over the term of the three year contract:

The rates shall be comprised of a combined Monthly Collection Charge and a Recycling Processing Charge. The Monthly Collection Charge shall be:

\$ 3.14 per DU per month, May 1, 2026 – April 30, 2027

\$ 3.28 per DU per month, May 1, 2027 – April 30, 2028

\$ 3.43 per DU per month, May 1, 2028 – April 30, 2029

Each year, the Monthly Collection Charge shall be adjusted as set forth above (the “Annual Collection Rate Adjustment”).

The Recycling Processing Charge shall be determined based on the formula in Attachment A.

3. Section 11, Publicity, Promotion and Education, bullet point 5, Page 9: The Parties agree that the fifth bullet point in Section 11 shall be deleted in its entirety and replaced with the following language:

- Provision of 1,000 new recycling cart stickers annually will be available to residents. Contractor’s drivers will report worn cart stickers to Contractor’s dispatch and a free cart exchange will be scheduled by the Contractor with the resident.

All other language in Section 11 shall remain unchanged.

4. Section 17, Municipal Facilities Collection Requirements, Page 11: The Parties agree that Section 17 of the Agreement shall be deleted in its entirety and replaced with the following language:

The Contractor will provide adequate cart or dumpster capacity and every other week recycling collection of recyclable materials at designated municipal facilities at no additional cost. The municipal facilities currently requiring every other week recycling service are: Moore Lake Park, Commons Park, Fridley Civic Campus, Springbrook Nature Center, the Fridley Public Works Garage, two municipal liquor stores, and two satellite fire stations. The Public Works Garage container will be used to store recyclable materials collected from City parks and must be adequately sized. Other facilities may be added upon mutual consent of both parties.

During the term of the Contract, the City may consider providing recycling collection in additional facilities. If this additional service is considered, the City may request a proposal from the Contractor, or may amend the Contract to include the additional facilities.

5. Attachment A, Section A, Annual Recycling Adjustment, Page 21: The Parties agree that paragraph A of Attachment A, Recycling Processing Charge shall be deleted in its entirety and replaced with the following language:

In addition to the Annual Collection Rate Adjustment set forth in Section 4.1 of this Agreement, by the September 1st following each anniversary of the Effective Date of this Agreement, Republic shall evaluate, and adjust if needed, the Recycling Processing Charge based on any changes in Number of Homes, Pick Ups Per Month, Pounds Per Set Out, Tons Per Month, Commodity Value, Processing Rate and/or Residual Costs (the "Annual Recycling Adjustment"). The Recycling Processing Charge over the most recent preceding twelve (12) month period shall be compared to the last identified Recycling Processing Charge to determine any change. A reduction in the Recycling Processing Charge shall result in a decreased price for the Recycling Services for the twelve (12) months immediately following the effective date of the Annual Recycling Adjustment. An increase in the Recycling Processing Charge shall result in an increased price for the Recycling Services for the twelve (12) months immediately following the effective date of the Annual Recycling Adjustment. Contractor agrees that the Recycling Processing Charge will be calculated and provided to the City at least two weeks prior to the fourth Monday in August so that the City Council may change its fee schedule at its second meeting in August, which is held on the fourth Monday of the month.

6. Attachment A, Section C, Sub-point 5, Recycling Processing Rate per Ton, Page 22: The Parties agree that paragraph C (5) of Attachment A, Recycling Processing Charge shall be deleted in its entirety and replaced with the following language:

(5) **Recycling Processing Rate Per Ton:** To be determined from MRF Controller, but with an annual cap of 3% increase year 1 and 4.5% in years 2 and 3 of the Contract.

All other paragraphs in paragraph (C) shall remain unchanged.

7. Capitalized Terms. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings assigned to them in the Agreement. In the case of a conflict in meaning between the Agreement and this Amendment, this Amendment shall prevail.

8. Continuing Effect. Except as expressly modified or amended by this Amendment, all terms and provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

CITY OF FRIDLEY

**ALLIED WASTE SERVICES OF NORTH
AMERICA, LLC DBA REPUBLIC
SERVICES OF THE TWIN CITIES -
BLAINE**

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Director of Community Development
 Stacy Stromberg, Assistant Director of Community Development
 Rachel Workin, Environmental Planner

Title

Resolution No. 2025-131, Approving an Amendment to the Contract for Organics Collection with Allied Waste Services

Background

The State of Minnesota (State) has set a goal to recover 75% of traditional recycling and organics from the Municipal Solid Waste (MSW) stream by 2030. To achieve this goal, the State and Counties write solid waste management plans to be implemented in part by Cities including program recommendations and requirements (Minn. Stat. § 115A.551). Recent iterations of these plans have recommended that Cities implement organics collection programs since organics are the heaviest part of MSW. When diverted from the waste stream, organics can be recycled and commodified via commercial composting.

As such, the City of Fridley (City) updated City Code (Code) Chapter 319 Solid Waste Management in 2016 to create a voluntary, subscription-based organics collection program to be available to residences with four or less units. Following a one year pilot, the City issued a Request for Proposal (RFP) for organics collection which was awarded to Allied Waste (doing business as Republic Services). This seven-year contract is set to expire on April 30, 2026. The City additionally has a recycling service contract with Republic Services set to expire at the same time.

Under the current contract, Republic Services is guaranteed a set amount per month to perform organics collection within the City. From this amount, any collected subscriber fees are subtracted, and the remainder is billed to the City. The City receives supplemental SCORE funds from the County which covers this cost. The program currently has 245 participating household which each generate approximately 25-35 pounds of organics weekly. The State's most recent Metropolitan Solid Waste Management Policy states that Cities will be required to offer organics collection programs by 2030 in compliance with Minnesota Statute (M.S) 115A.93, meaning that residents who participate cannot be charged more than those who don't. Therefore, the City anticipates needing to update Code to restructure the program. This necessitates that the new contract beginning May 1, 2026 end by that time. Given the short implementation period, staff requested terms from Republic Services for a three year extension of the existing contract.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

The proposed amendment was reviewed during a joint City Council and Environmental Quality and Energy Commission (EQEC) meeting on May 13, 2025. The EQEC recommend that staff pursue this amendment to extend the contract with Republic Services due to the:

- Benefits of keeping the recycling contract on the same timeline as the organics collection contract.
- Competitiveness of pricing given the relatively low participation in the program and short duration of the contract.
- Successful performance by Republic Services during the contract period.

The proposed amendment carries forward the same terms as the original contract except that:

- The contract term will be from May 1, 2026-April 30, 2029.
- Collection of organics from the Moore Lake Park Community Building and Commons Park Building is added at no additional cost.
- The annual escalator increases from 3% to 4.5% in Years 2 and 3, which is consistent with escalators included within proposals received by other Cities during recent RFPs
- The cart replacement fee due to customer negligence increases from \$10 to \$25

The proposed contract amendment including these changes was reviewed and approved by both the City's and Republic Services legal representatives. The amendment was recommended for approval by the EQEC at its August 12 meeting.

Financial Impact

The terms of the amendment are set within the document. The subscriber fees will continue to be paid by participants directly to Republic Services. The City will continue to utilize SCORE funds towards City costs. This expense and revenue is included within the proposed recycling budget within the 2026 Budget.

Recommendation

Staff recommend the approval of Resolution No. 2025-131, Approving an Amendment to the Contract for Organics Collection Services with Allied Waste Services.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-131
- Contract

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-131

Approving an Amendment to the Contract for Organics Collection with Allied Waste Services

Whereas, Minn. Stat. § 115A.551 sets the goal to recycle 75 percent by weight of total solid waste generated by December 31, 2030; and

Whereas, Fridley City Code Chapter 319 Solid Waste Management specifies that the City of Fridley (City) will offer a subscription-based organics recycling program to residential properties with four or less units through a contract with one hauler; and

Whereas, the City entered a contract with Allied Waste Services (doing business as Republic Services) to provide these services beginning May 1, 2019; and

Whereas, that seven-year contract expires on April 30, 2026; and

Whereas, the City requested an amendment from Republic Services to extend the current contract for an additional three years to now expire on April 30, 2029; and

Whereas, the Environmental Quality and Energy Commission have recommended approval of the contract extension.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves the amendment to the contract for organics collection with Allied Waste Services.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

David Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

FIRST AMENDMENT TO ORGANICS CURBSIDE COLLECTION CONTRACT

THIS FIRST AMENDMENT to the Organics Curbside Collection Contract (the “Amendment”) is entered into effective as of day of , 2025 (the “Effective Date”) by and between Allied Waste Services of North America, LLC dba Republic Services of the Twin Cities - Blaine (“Contractor”) and City of Fridley (“City”).

A. The parties entered into that certain Organics Curbside Collection Agreement effective 1st day of May, 2019 (the “Agreement”), pursuant to which Contractor provides organics collection to the City.

B. The parties desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Agreement, and for good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree that the Agreement is amended as follows:

1. Section 4, Page 1: The Parties agree that this Section shall be deleted in its entirety and replaced with the following language:

4. The term of this three (3) year Contract shall be from May 1, 2026 through April 30, 2029, the date of signature by the parties notwithstanding. This Contract is renewable, upon the written mutual consent of the parties.

2. Exhibit A, General Specifications, Section 3, Collection Operations - General Provisions, Section 3.15, Page 7: The Parties agree that Section 3.15 of Exhibit A shall be deleted in its entirety and replaced with the following language:

3.15 Containers. The Contractor will provide adequate cart or dumpster capacity and every week Organics Collection at designated municipal facilities at no additional cost. The municipal facilities currently requiring collection are the Fridley Civic Campus, Springbrook Nature Center, Moore Lake Park, and Commons Park. Other facilities may be added upon mutual consent of both parties.

3. Exhibit C, Contractor’s Pricing, paragraph A, Page 17: The Parties agree that paragraph A of Exhibit C shall be deleted in its entirety and replaced with the following language:

A. For the services contemplated under this Contract, the Minimum Monthly Rate and Monthly Producer Rate are as follows:

Term	Minimum Monthly Rate	Monthly Producer Rate
May 1, 2026 – April 30, 2027	\$5,008.00	\$12.52
May 1, 2027 – April 30, 2028	\$5,233.36	\$13.08
May 1, 2028 – April 30, 2029	\$5,467.44	\$13.67

4. Exhibit C, Contractor Pricing, paragraph G, Page 17: The Parties agree that paragraph G of Exhibit C shall be deleted in its entirety and replaced with the following language:

- G. Containers damaged by the Contractor shall be replaced at no cost to the Producer. Containers lost or damaged by the Producer due to negligence shall be replaced for \$25
5. Capitalized Terms. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings assigned to them in the Agreement. In the case of a conflict in meaning between the Agreement and this Amendment, this Amendment shall prevail.
6. Continuing Effect. Except as expressly modified or amended by this Amendment, all terms and provisions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the Effective Date.

CITY OF FRIDLEY

**ALLIED WASTE SERVICES OF NORTH
AMERICA, LLC DBA REPUBLIC
SERVICES OF THE TWIN CITIES -
BLAINE**

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council Conference Meeting

Submitted By: Rebecca Hellegers, Director of Employee Resources
Ryan George, Director of Public Safety

Title

Resolution No. 2025-135, Approving and Authorizing Entering into a Memorandum of Understanding with Patrol Officers (Local #119) for the City of Fridley Public Safety Department

Background

As we continue to evaluate the operational needs of our organization, the City of Fridley (City) identified a gap in day-to-day leadership within our specialized units in the Police Division, specifically the Detective and School Resource Officer (SRO) units. The City met with union representatives to discuss the addition of a Corporal position as a specialty assignment within the Patrol Union contract, Local #119.

The Corporal role is intended to enhance supervisory support, improve workflow efficiency, and provide consistent direction within these units. This position will not replace existing supervisory roles but will serve as a leadership bridge, offering mentorship and operational oversight in areas that benefit from additional structure.

The Memorandum of Understanding (MOU) outlines the addition of the Corporal position and outlines the compensation structure assigned to the role, which is set as seven percent (7%) differential pay. The MOU has been reviewed and tentatively agreed upon by both parties.

Financial Impact

The financial impact of the proposed MOU in 2025 has been accounted for in the contract for the School Resource Officers with the Fridley Public School District and through offsets in the budget due to police vacancies. In 2026, amounts will be adjusted according to the provisions of the contract.

Recommendation

Staff recommend the approval of Resolution No. 2025-135, Approving and Authorizing Entering into a Memorandum of Understanding with Patrol Officers (Local #119) for the City of Fridley Public Safety Department.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☒ Organizational Excellence	

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Attachments and Other Resources

- Resolution No. 2025-135
- Memorandum of Understanding Between the City of Fridley and Law Enforcement Labor Services, Inc., Local #119

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-135

Approving and Authorizing Entering into a Memorandum of Understanding with Patrol Officers (Local #119) for the City of Fridley Public Safety Department

Whereas, the Law Enforcement Labor Services, Inc. as bargaining representative of the Patrol Officers, Local #119, of the City of Fridley (Union), has presented to the City of Fridley (City) requests relating to the wages of Patrol Officers of the Public Safety Department of the City; and

Whereas, following an internal evaluation of departmental needs, the City has identified the benefit of establishing a specialty position titled "Corporal" to enhance day-to-day direction and guidance within the Detective and School Resource Officer (SRO) units; and

Whereas, the Corporal position is intended to promote leadership development, improve operational efficiency, and support supervisory functions without altering the existing chain of command; and

Whereas, representatives of the Union and the City have met and negotiated in good faith and were able to reach an agreement to formally incorporate the Corporal position into the current labor agreement; and

Whereas, the Memorandum of Understanding has been reviewed by City staff and is recommended for approval.

Now, therefore be it resolved, that the City Council hereby approves the Memorandum of Understanding between the City of Fridley and the Patrol Union, Local #119, to establish the Corporal specialty position within the Police Division and the Mayor and the City Manager are hereby authorized to execute the agreement and any related documents.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

MEMORANDUM OF AGREEMENT

Between the City of Fridley and Law Enforcement Labor Services, Inc., Local #119

This Memorandum of Agreement is entered into between the City of Fridley (hereafter “City”) and Law Enforcement Labor Services, Inc., Local #119 (hereafter “Union”).

WHEREAS the City and the Union are parties to a collective bargaining agreement (hereinafter “Agreement”) in effect from January 1, 2025, to December 31, 2026, providing for the terms and conditions of employment for certain Officers working for the City; and

WHEREAS the City has determined that a new assignment should be added to Article 36 of the Collective Bargaining Agreement.

WHEREAS the City has offered, and the Union has agreed, to the wage changes noted below;

NOW, THEREFORE the following wage changes will be made to Article 26 of the collective bargaining agreement.

Article 36. Pay for Investigators, School Resource, Rental Housing Officers, Drug Task Force Investigators, K-9, and Special Operations Units

In addition to receiving the five (5%) percent differential pay, Employees assigned as Investigators, School Resource, Rental Housing Officers, Drug Task Force Investigators, K-9, and Special Operations Units shall be eligible for the overtime provisions of the contract applicable to Police Officers.

Officers assigned as Corporal will receive seven (7%) percent differential pay and shall also be eligible for the overtime provisions of the contract applicable to Police Officers.

This Memorandum of Agreement represents the full and complete agreement between the parties regarding this matter.

Signatures:

We hereby recommend approval of this agreement.

For the City of Fridley

David Ostwald, Mayor (Date)

Walter Wysopal, City Manager (Date)

Rebecca A. Hellegers, Human Resources Director (Date)

Ryan George, Public Safety Director (Date)

FOR LAW ENFORCEMENT LABOR SERVICES, INC.

Sean McKnight, LELS Business Agent (Date)

Matthew Pinotti, Steward (Date)



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Community Development Director
 Stacy Stromberg, Assistant Community Development Director
 Ryan Solberg, HRA/CMO Intern

Title

Resolution No. 2025-138, Approving Interim Use Permit, IUP #25-02 for a Temporary Outdoor Storage Container at 7490 Central Ave NE (Ward 2)

Background

Mike Brenk from Brenk Brothers Inc. requests an Interim Use Permit (IUP) to allow the property at 7490 Central Ave NE to be used temporarily, for maximum 3 years for the outdoor storage of a shipping container.



Brenk Brothers Inc. manufactures several items whose shipping materials cannot be directly exposed to the elements. While the business is working to add more indoor storage space, their facility is not large enough to accommodate all shipping materials at once. The company is also adding more machines, putting an even greater premium on available floor space. The IUP for the storage container to hold these materials as well as some rarely used devices would allow Brenk Brothers Inc. to meet increasing demand for its products while giving the company time to plan for further expansion of their facility.

During the interim process, the petitioner plans on storing a steel shipping container on the north side of the property. The container would be approximately 8' tall, 8' wide, and 40' long. The outdoor storage area would be screened from view on three sides by the existing grove of trees. The container would be placed on gravel at the same level as the existing parking lot. Staff finds gravel is an acceptable material due to the short duration of the permit and the petitioner's intention to rarely move the shipping container.



The petitioner stated that the container will not store anything with fluids. The City Fire Marshall has confirmed that there should be no fire code issues with the container or its contents as proposed.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.



Since locating in Fridley, Brenk Brothers Inc. has grown to 150 employees and expanded the facility twice to its current size of 100,000 square feet.

Interim use permits are intended to regulate a use that is a temporary use of the property until a particular date, until the occurrence of a particular event, or until the zoning regulations no longer permit the use. Staff find that the application meets the standards for issuing an IUP.

A Notice of Public Hearing before the Planning Commission was published in the September 5, 2025, edition of the Official Publication.

The Planning Commission held a public hearing for IUP #25-01 at their September 17, 2025, meeting. After a brief discussion, the Planning Commission recommended approval with the stipulations as presented by staff. The motion carried unanimously.

Financial Impact

No financial impact.

Recommendation

Staff recommends approval of Resolution No. 2025-138, Approving Interim Use Permit, IUP #25-02 for a Temporary Outdoor Storage Container at 7490 Central Ave NE (Ward 2).

Focus on Fridley Strategic Alignment

☐	Vibrant Neighborhoods & Places	☐	Community Identity & Relationship Building
☒	Financial Stability & Commercial Prosperity	☐	Public Safety & Environmental Stewardship
☐	Organizational Excellence		

Attachments and Other Resources

- Resolution No. 2025-138
- Staff Report to the Planning Commission
- Petitioner's application, narrative and drawings
- Public Hearing Notice

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-138**Approving Interim Use Permit, IUP #25-02 for a Temporary Outdoor Storage Container at 7490 Central Avenue NE (Ward 2)**

Whereas, on August 15, 2025, the City of Fridley (City) received an Interim Use Permit (IUP) request from Brenk Brothers Inc. to allow temporary use of the property at 7490 Central Ave NE for the outdoor storage of shipping containers; and

Whereas, the property located at 7490 Central Ave NE is legally described as Lot 2 Block 1 Kuban Addition; and

Whereas, interim uses are defined and regulated by Fridley City Code (Code) § 650.03.5; and

Whereas, the use identified in IUP #25-02 application has been reviewed against the Code § 650.03.5 and meets the minimum standards; and

Whereas, on September 17, 2025, the Planning Commission held a public hearing to consider, IUP #25-02, to allow the temporary use of 7490 Central Ave NE for the outdoor storage of shipping containers; and

Whereas, at September 17, 2025 meeting, the Planning Commission unanimously recommended approval of IUP #25-02 with the conditions in Exhibit A; and

Whereas, on October 13, 2025, the Fridley City Council approved the stipulations in Exhibit A to this resolution as the conditions on IUP #25-02; and

Whereas, the petitioner, Brenk Brothers Inc., was presented with Exhibit A, the conditions for IUP #25-02 at the October 13, 2025, City Council meeting; and

Whereas, per Code § 650.03.5.G, the Council may review an IUP periodically and may revoke a permit upon violation of any condition of the permit, any law of the United States or the State of Minnesota, or any City ordinance.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves Interim Use Permit, IUP #25-02 and the conditions represented in Exhibit A are hereby adopted by the City Council of the City of Fridley.

Passed and adopted by the City Council of the City of Fridley this 13th day of October 2025.

David Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Exhibit A
Conditions of the Interim Use Permit, IUP #25-02

1. The Interim Use Permit, IUP #25-02 will expire if the interim use ceases operation for a continuous period of at least one year or three years from the date of Council approval.
2. The permittee shall be limited to enclosed storage within one shipping container, not to exceed three hundred fifty (350) square feet in size.
3. The shipping container shall be located only in the location identified on the approved site plan and shall be maintained in a neat and orderly condition so as to allow adequate circulation throughout the property.
4. The shipping container shall be screened from public view through the use of existing vegetation and foliage on the property in accordance with Fridley City Code § 635. Any removal or substantial thinning of said vegetation that results in diminished screening may require supplemental screening as determined by City staff.
5. Enclosed storage within the shipping container shall comply with the Minnesota State Fire Code and shall be subject to review and approval by the City Fire Marshal.



LAND USE APPLICATION SUMMARY

Item: IUP #25-02

Meeting Date: September 17, 2025

General Information	Special Information
Applicant: Brenk Brothers Inc. Mike Brenk 7490 Central Ave NE Fridley, MN 55432 Requested Action: Public Hearing to Consider an Interim Use Permit, IUP #25-02, by Brenk Brothers Inc. to allow the property at 7490 Central Ave NE to be temporarily used for the outdoor storage of a shipping container. Existing Zoning: M-1, Light Industrial Size: 433,857.6 sq. ft. 9.96 acres Existing Land Use: Manufacturing facility Surrounding Zoning & Land Use: N: M-1 Light Industrial E: ROW, R-1 One-Family Dwelling District, & R-2 Two-Family Dwelling District S: ROW & R-4 Manufactured Home Park District W: M-1 Light Industrial & B-2 Regional Business Comprehensive Plan Conformance: Existing and Future Land Use Maps designate the property as Industrial Zoning Ordinance Conformance: Section 650.03.4 defines and regulates Interim Uses. An Interim Use Permit can be issued for a temporary use of the property until a date specified within the approval	Building and Zoning History: 1979 – constructed as a warehouse for a vending machine company. 1994 – purchased by Brenk Brothers Inc. 2007 – expansion of the facility with vacation of drainage and utility easement between lots 2 and 3. 2018 – further expansion of the facility. Legal Description of Property: Lot 2 Block 1 Kuban Addition Public Utilities: The property is connected to utilities. Transportation: The property has two points of access off Fireside Dr NE and two points of access off Central Ave NE. Physical Characteristics: The lot is flat with a grove of trees to the north and a drainage area to the west. Summary of Request: The petitioner, Mike Brenk with Brenk Brothers Inc., is requesting approval of an interim use permit to allow the property to be used temporarily (up to 3 years) for the outdoor storage of a shipping container. Staff Recommendation: City staff recommends approval of the interim use permit request, with stipulations. City Council Action/60 Day Action Date: City Council – October 13, 2025 60 Day Date – October 14, 2025 Staff Report Prepared by Ryan Solberg, City Manager/HRA Intern

Written Report –

The Request

Mike Brenk from Brenk Brothers Inc. is requesting an Interim Use Permit (IUP) to allow the property at 7490 Central Ave NE to be used temporarily, for 3 years maximum, for the outdoor storage of a shipping container.

Brenk Brothers Inc. manufactures several items whose shipping materials cannot be directly exposed to the elements. While the business is working to add more indoor storage space, the facility is not large enough to accommodate all shipping materials at once. Additionally, the company is adding additional machines, putting an even greater premium on available floor space. The IUP for outdoor storage of one shipping container to hold these materials as well as some rarely used devices would allow Brenk Brothers Inc. to meet increasing demand for its products while giving the company time to plan for further expansion of the facility.

Site Description and History

The subject property is located on the west side of Central Ave north of Fireside Dr. It is zoned M-1, Light Industrial, as are adjacent properties to the north and west. The property to the west is B-2, Regional Business, and is occupied by Friendly Chevrolet. The property to the south is zoned R-4, Manufactured Home Park District, and properties to the east are zoned R-1, One-Family Dwelling District, and R-2, Two-Family Dwelling District.

The facility was first constructed in 1979 as a warehouse for a vending machine company. Brenk Brothers Inc. took over the property in 1994. The company has expanded the facility twice since—in 2007 and 2018. As part of the 2007 expansion, the City Council approved a request to vacate a drainage and utility easement between Lots 2 and 3.



For the interim process, the petitioner plans on storing a steel shipping container on the north side of the property. The container would be approximately 8' tall, 8' wide, and 40' long. The outdoor storage area would be screened from view on three sides by the existing grove of trees. The container would be placed on gravel at the same elevation as the existing parking lot. Staff finds gravel is an acceptable surface material due to the short duration permit and the petitioner's intention to rarely move the shipping container.

The petitioner stated that the container will not store anything with fluids. The Fire Marshall has confirmed that there should be no fire code issues with the container or its contents as presented.



IUP's are intended to regulate a use that is presently acceptable, but that with anticipated redevelopment will not be acceptable in the future. Code lists the uses allowed by IUP as including:

- (1) To allow a use for a temporary period of time until a permanent location is obtained or while the permanent location is under construction;
- (2) To allow a use that is presently judged acceptable by the City Council, but that with anticipated development or redevelopment will not be acceptable in the future or will be replaced in the future by a permitted or conditional use allowed within the respective district;
- (3) To allow a use that is season in nature; or
- (4) To allow a use for a limited period of time that reasonably uses the property where it is not reasonable to use it in the manner otherwise provided in the zoning ordinance or comprehensive plan.

City Code provides general standards for reviewing IUPs in 650.03.5.C:

Criteria	Analysis	
The use will not delay anticipated development or redevelopment of the site;	The use will help provide the time needed to allow further development of the site.	✓
Adversely impact implementation of the Comprehensive Plan;	The comprehensive plan guides the site for Industrial land uses. Outdoor storage in industrial areas is allowed by City code under a Conditional Use Permit.	✓
Be in conflict with provisions of the city code on an ongoing basis;	If approved by the IUP, the use would not otherwise be in conflict with City code.	✓

Adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located;	The use is an extension of the use/business that currently exists at 7490 Central Ave N.E. Approving the IUP will provide relief for the business until another building addition can be completed. Properties to the north and west are Commercial/Industrial, and the storage will be screened from residential areas to the south and east, so no adverse impacts are anticipated to the surrounding neighborhood.	✓
The date or event that will terminate the use can be identified with certainty;	A 3-year period has been established. October 13, 2028, is 3 years from the Council review date.	✓
The use will not impose additional unreasonable costs on the public;	The use will not impose additional unreasonable costs on the public.	✓
The applicant acknowledges there is no entitlement to future re-approval of the IUP;	The applicant understands.	✓
The applicant agrees to any conditions the Council deems appropriate for the use.	The applicant understands.	✓

Staff find that the application meets the standards for issuing an IUP.

Staff Recommendation

Staff recommend the Planning Commission hold a public hearing for Interim Use Permit, IUP #25-02.

Staff further recommend approval of the Interim Use Permit, IUP #25-02 for a maximum three-year period expiring on October 13, 2028, subject to stipulations.

Stipulations

Staff recommend that if the special use permit is approved, the following stipulations be attached.

1. The Interim Use Permit, IUP #25-02 will expire if the interim use ceases operation for a continuous period of at least one year or three years from the date of Council approval.
2. The petitioner shall be limited to enclosed storage within one shipping container, not to exceed 350 square feet in size.
3. The shipping container shall be located only in the location identified on the approved site plan and shall be maintained in a neat and orderly condition so as to allow adequate circulation throughout the property.
4. The shipping container shall be screened from public view through the use of existing vegetation and foliage on the property and in accordance with Code Chapter 635 Screening. Any removal or substantial thinning of said vegetation that results in diminished screening may require supplemental screening as determined by City staff.

5. Enclosed storage within the shipping container shall comply with the Minnesota State Fire Code and shall be subject to review and approval by the City Fire Marshal.

Attachments

1. Petitioner's application, narrative and drawings
2. Public Hearing notice to paper and properties within 350ft



Fridley Civic Campus

7071 University Avenue N.E. Fridley, MN 55432
763-571-3450 | FAX: 763-571-1287 | FridleyMN.gov

Permit Information:

Permit Type: Interim Use Permit
Permit Subtype: Non-Residential
Permit Number: IUP25-000002
Work Description: Adding storage container to our property

Property Information:

Address: 7490 CENTRAL AVE NE
City, State and Zip: FRIDLEY, MN 55432
PIN: 123024240056

Property Owner Information:

Property Owner: BRENK PROPERTIES LLC
Property Owner Address: 7490 CENTRAL AVE NE
FRIDLEY, MN 55432

Applicant Information:

Name: brenk brothers
Address: 7490 CENTRAL AVE NE
fridley, MN 55432-3577
Phone: (763) 784-5621

Application Information:

Is the applicant the property owner?	No
Property Owner Email	mjb@brenkbrothers.com
Property Owner Phone Number	612-801-5378
When will the Interim Use end?	3 years or so.
I understand that the applicant, owner, operator, tenant and/or user has no entitlement to future re-approval of the interim use permit.	1
I affirm that the interim use permit will not impose additional costs on the public if it is necessary for the public to fully or partially take the property in the future.	1

Payment Information:

Payment Date	Received From	Payment Amount
08/12/2025	rick besch	\$1,500.00
08/12/2025	rick besch	\$41.25

Signature:

Application Date:

Application Complete Date: 08/15/2025
60-Day Deadline: 10/14/2025
120-Day Extension: 12/13/2025

Review Dates:

Activity Name	Date	Activity Status
Application Intake	08/26/2025	Complete
Send 15 Day Letter	08/21/2025	Complete
Planning Commission Meeting	09/17/2025	Pending
City Council Meeting	10/13/2025	Pending
File with County		

To Whom it may concern:

1) Business need for Interim Use Permit.

Brenk Brothers Inc is a high precision machine shop which is heavily entrenched in the manufacturing of Aerospace components for commercial and military aircraft, as well as medical, connector, space, and other high tech industries.

Started in 1989, we have been located in Fridley since 1992 when we purchased an existing 30,000 square foot vacant building. We have undergone 2 expansions, one in 2007 and the other in 2018, to get to our current 100,000 square foot facility and approximately 150 employees.

As we continue to expand our statement of work, our need for floor space for raw materials, parts in process, equipment, and shipping materials continues to grow. We are preparing for the addition of 2 more pieces of high-tech CNC equipment. Each one of these require at least 600 square feet of floor space for installation alone, with additional floor space required for material handling, operation, and inspection equipment for finished parts.

We are seeking an Interim Use Permit with the intension of installing a Dry Storage Container on the north side of the building to ease the congestion of shipping materials and rarely used devices in an effort to free up floor space for raw material storage, in-process parts handling, and CNC equipment which cannot be stored outside. Anything placed in the container would be free of fluids.

2) Alternatives considered.

Since expanding in 2018, we have survived the crushing impact of the COVID pandemic, and the economic turmoil of higher interest rates. While we own the land for further expansion, we are in no position financially to expand the facility at this time. The fact we are able to finally purchase new CNC equipment to expand our capabilities is in itself a victory, and bodes well for the future of Brenk Brothers Inc.

The items related to shipping finished goods we intend to store are bulky (shipping crates, pallets, bubble wrap, foam cushioning materials) and are used weekly. Other items have very little intrinsic value but are utilized throughout the year for particular projects and manufacturing.

Finding off-site storage would create a logistical and financial burden.

3) Proposed circumstances/timeline for concluding the Interim Use

While I don't have long term plans for expansion at this time, that will ultimately be the end game. We are on the cusp of increased demand on several projects, and need temporary expanded storage until we get the logistics of material and WIP (Work-in-process) worked out. We are actively installing additional Pallet Racking where we can to facilitate additional inside storage. At the crux of the issue is the shipping materials require so much floor space. They are bulky and cannot be exposed directly to the elements, particularly rain and snow.

Many of the parts we make are quite large, and the raw materials and WIP require a lot of inside storage. It takes several weeks to manufacture these parts, some of which are critical to the US military, so the logistical ballet of raw materials to finished goods is a delicate one.

4) Documentation that the proposed use meets city ordinance requirements

The use will not conflict with provisions of the city code on an on-going basis. We have and will continue to work with city staff to ensure compliance. The use will not adversely affect adjoining property or neighborhood. The use will not impose any costs to the public.

Thank You for your consideration.

Mike Brenk

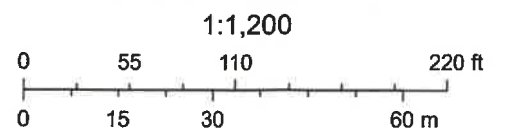
Owner, Production Manager

Brenk Brothers Inc.



8/7/2025, 9:03:39 AM

- Multi-units





AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Resolution No. 2025-137, Adopting the Assessment for 2025 Tree Removals

Background

Pursuant to Minnesota Statute § 429.021 and Fridley City Charter § 8.03, the Fridley City Council (Council) may finance certain improvements through special assessments, including the removal of hazardous trees. The property owner may request assistance from the City of Fridley (City), but must reimburse any costs resulting from these services, including any removal costs, at a rate set by administrative policy.

Based on the prohibitive cost to remove the hazardous trees and the danger to public safety posed by hazardous trees, the City provided the opportunity for the property owner to voluntarily enter into an Assessment Agreement, which allowed the City to have and assess the associated costs. For 2025, there are 3 voluntary assessment agreements for tree removal totaling about \$11,550.

Per the Assessment Agreement, the property owner waived their right to a public hearing. As such, the Council may adopt the assessment without comment from the property owner(s).

Financial Impact

The assessment reflects the costs already incurred by the City for tree removals within the community. The Adopted 2025 Budget contained sufficient budget authority to support these activities.

Recommendation

Staff recommend the approval of Resolution No. 2025-137, Adopting the Assessment for 2025 Tree Removals.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☒ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Attachments and Other Resources

- Resolution No. 2025-136
- Exhibit A: Assessment Roll - 2025 Tree Removals

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-137

Adopting the Assessment for the 2025 Tree Removals

Whereas, pursuant to contracts signed by property owners or their representative, the Fridley City Council has met and considered the proposed assessment for the 2025 Tree Removals.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves:

1. Such proposed assessment, a copy of which is attached hereto as Exhibit A and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 5 years, the first of the installments to be certified to property taxes in 2026 and shall bear interest at the rate of 4.90% per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County, make one payment of at least one hundred dollars (\$100.00), to the City of Fridley; no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment.

A property owner may pay to the City of Fridley the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Please note, no payments will be accepted between November 15 and December 31 of any year.

4. Upon receipt of any such prepayment, the City Clerk, with the assistance of the City Treasurer, shall note the same upon the records of the City, credit the payee therefore, and reduce the assessment as originally made in the amount of the prepayment received. The balance remaining shall then be noted as the amount due and may then be certified to the county together with and as a part of the assessment roll in which the original amount due was contained.
5. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Fridley this 13th day of October 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Assessment Roll
2025 Voluntary Tree Abatement

PIN	Parcel Address	Owner Name	Assessment Amount
3-30-24-24-0100	341 Hugo St	Debra Betz	3,750.00
3-30-24-23-0203	680 Glencoe St	Kandra and Noah Quam	5,000.00
10-30-24-14-0005	7321 East River Road	Jean Romanowicz	2,800.00
Total Voluntary Tree Abatements:			\$11,550.00



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Resolution No. 2025-136, Approving Claims for the Period Ending October 8, 2025

Background

Attached is Resolution No. 2025-136 and the claims report for the period ending October 8, 2025.

Financial Impact

Included in the budget.

Recommendation

Staff recommend the approval of Resolution No. 2025-136, Approving Claims for the Period Ending October 8, 2025.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☒ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-136, Approving Claims for the Period Ending October 8, 2025
- City Council Claims Report

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-136**Approving Claims for the Period Ending October 8, 2025**

Whereas, Minnesota Statute § 412.271 generally requires the City Council to review and approve claims for goods and services prior to the release of payment; and

Whereas, a list of such claims for the period ending October 8, 2025, was reviewed by the City Council.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves the payment of the claims as presented.

Passed and adopted by the City Council of the City of Fridley this 13th day of October 2025.

Dave Ostwald - Mayor

Attest:

Melissa Moore – City Clerk

Bank Transaction Report

Transaction Detail

Issued Date Range: 09/18/2025 - 10/08/2025



Issued

Date	Description	Module	Type	Amount
09/23/2025	TENVOORDE FORD INC	Accounts Payable	Check	-43,245.94
09/23/2025	WAYNE KNOBBE	Utility Billing	Check	-161.81
09/23/2025	TERESA RENSTROM	Utility Billing	Check	-13.27
09/23/2025	BLUE CROSS BLUE SHIELD OF MN	Accounts Payable	Bank Draft	-152,354.25
09/24/2025	ADVANCED GRAPHIX INC	Accounts Payable	Check	-716.80
09/24/2025	ADVANTAGE SIGNS & GRAPHICS INC	Accounts Payable	Check	-1,950.30
09/24/2025	ALLENS PERFECT PAINTING	Accounts Payable	Check	-5,223.00
09/24/2025	ALLIED BLACKTOP CO	Accounts Payable	Check	-19,825.98
09/24/2025	AMERICAN SOLUTIONS FOR BUSINESS	Accounts Payable	Check	-60.14
09/24/2025	ANOKA COUNTY TREASURY OFFICE	Accounts Payable	Check	-950.00
09/24/2025	ASPEN MILLS INC	Accounts Payable	Check	-2,125.80
09/24/2025	ATLAS TOYOTA MATERIAL HANDLING LLC	Accounts Payable	Check	-250.08
09/24/2025	AUTOMATIC SYSTEMS CO INC	Accounts Payable	Check	-25,902.00
09/24/2025	BRAUN INTERTEC CORPORATION	Accounts Payable	Check	-15,948.00
09/24/2025	CENTERPOINT ENERGY-MINNEGASCO	Accounts Payable	Check	-183.47
09/24/2025	CENTRAL PRO SUPPLY	Accounts Payable	Check	-294.48
09/24/2025	CENTURY LINK	Accounts Payable	Check	-71.39
09/24/2025	CERES ENVIRONMENTAL INC	Accounts Payable	Check	-750.00
09/24/2025	COMCAST (PO BOX 37601)	Accounts Payable	Check	-1,845.10
09/24/2025	COMCAST/XFINITY (PO BOX 60533)	Accounts Payable	Check	-150.87
09/24/2025	CORE & MAIN LP	Accounts Payable	Check	-4,060.12
09/24/2025	CUSTOM TRUCK ONE SOURCE LP	Accounts Payable	Check	-2,122.47
09/24/2025	ECHO DATA ANALYTICS	Accounts Payable	Check	-500.00
09/24/2025	EG RUD AND SONS INC	Accounts Payable	Check	-70.00
09/24/2025	EKBOM ENTERPRISES INC	Accounts Payable	Check	-711.00
09/24/2025	EMERGENCY AUTOMOTIVE TECHNOLOGIES / EATI	Accounts Payable	Check	-724.88
09/24/2025	FAUL PSYCHOLOGICAL PLLC	Accounts Payable	Check	-1,995.00
09/24/2025	FIRE SAFETY USA	Accounts Payable	Check	-334,000.00
09/24/2025	FLEET PRIDE TRUCK & TRAILER PARTS	Accounts Payable	Check	-262.30

Bank Transaction Report

Transaction Detail

Issued Date Range: 09/18/2025 - 10/08/2025



Issued

Date	Description	Module	Type	Amount
09/24/2025	GENUINE PARTS CO/NAPA	Accounts Payable	Check	-32.32
09/24/2025	GERTENS GREENHOUSE INC	Accounts Payable	Check	-6,717.50
09/24/2025	GSSC GENERAL SECURITY SERVICES	Accounts Payable	Check	-239.00
09/24/2025	HAWKINS INC	Accounts Payable	Check	-4,711.09
09/24/2025	HEIMAN FIRE EQUIPMENT	Accounts Payable	Check	-120.75
09/24/2025	INDELCO PLASTICS CORPORATION	Accounts Payable	Check	-20.45
09/24/2025	INTERSTATE BATTERY SYSTEM	Accounts Payable	Check	-539.90
09/24/2025	JERRY'S FLOOR STORE	Accounts Payable	Check	-494.00
09/24/2025	KATH FUEL OIL SERVICE	Accounts Payable	Check	-4,857.44
09/24/2025	KENNEDY & GRAVEN CHARTERED	Accounts Payable	Check	-6,795.50
09/24/2025	KIESLER'S POLICE SUPPLY INC	Accounts Payable	Check	-3,719.10
09/24/2025	KIMLEY-HORN & ASSOCIATES INC	Accounts Payable	Check	-84,857.75
09/24/2025	KLEIN UNDERGROUND LLC	Accounts Payable	Check	-1,450.00
09/24/2025	LAW ENFORCEMENT TARGETS INC	DBA ACTION TARGET	Check	-238.08
09/24/2025	LEAGUE OF MINNESOTA CITIES	Accounts Payable	Check	-30.00
09/24/2025	MAC QUEEN	Accounts Payable	Check	-623.05
09/24/2025	MARTIN MARIETTA	Accounts Payable	Check	-4,225.06
09/24/2025	MC TOOL & SAFETY	Accounts Payable	Check	-103.10
09/24/2025	MENARDS - FRIDLEY	Accounts Payable	Check	-323.55
09/24/2025	METERING & TECHNOLOGY SOLUTIONS	Accounts Payable	Check	-1,059.10
09/24/2025	MIKE'S DISCOUNT FOODS INC	Accounts Payable	Check	-145.00
09/24/2025	MINN DEPT OF NATURAL RESOURCES-OMB	Accounts Payable	Check	-250.00
09/24/2025	MINN DEPT OF TRANSPORTATION	Accounts Payable	Check	-866.08
09/24/2025	MINN IT	Accounts Payable	Check	-543.90
09/24/2025	MINN NATIVE LANDSCAPES - MNL	Accounts Payable	Check	-3,571.00
09/24/2025	MINNESOTA TOPSOIL	Accounts Payable	Check	-1,310.00
09/24/2025	MP TECHNOLOGIES LLC	Accounts Payable	Check	-1,370.75
09/24/2025	NEW PIG CORPORATION	Accounts Payable	Check	-1,262.00
09/24/2025	NORGAARD, JOSHUA	Accounts Payable	Check	-200.00
09/24/2025	PETERSON COMPANIES INC	Accounts Payable	Check	-2,830.15

Bank Transaction Report

Transaction Detail

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Date	Description	Module	Type	Amount
09/24/2025	PLATINUM POWER WASHING INC	Accounts Payable	Check	-1,970.26
09/24/2025	PYE-BARKER / NARDINI FIRE	Accounts Payable	Check	-219.61
09/24/2025	Q3 CONTRACTING INC / PSC	Accounts Payable	Check	-4,844.30
09/24/2025	QUADIENT LEASING USA INC	Accounts Payable	Check	-1,160.79
09/24/2025	RESPEC	Accounts Payable	Check	-7,850.00
09/24/2025	RMS - ROAD MACHINERY & SUPPLIES CO	Accounts Payable	Check	-502.30
09/24/2025	SIR LINES-A-LOT	Accounts Payable	Check	-11,422.00
09/24/2025	SITEONE LANDSCAPE SUPPLY	Accounts Payable	Check	-848.35
09/24/2025	STANDARD INSURANCE COMPANY (LIFE)	Accounts Payable	Check	-2,055.27
09/24/2025	STANDARD INSURANCE COMPANY LTD/STD	Accounts Payable	Check	-8,250.64
09/24/2025	STREICHER'S	Accounts Payable	Check	-1,852.00
09/24/2025	SUMMIT INFRASTRUCTURE LLC	Accounts Payable	Check	-6,795.00
09/24/2025	SUN BADGE CO	Accounts Payable	Check	-159.00
09/24/2025	TACTICAL SOLUTIONS	Accounts Payable	Check	-395.00
09/24/2025	THERMA-STOR LLC	Accounts Payable	Check	-68.65
09/24/2025	TITAN MACHINERY	Accounts Payable	Check	-154.15
09/24/2025	TRASH IT NOW DBA JUNK GENIUS	Accounts Payable	Check	-785.00
09/24/2025	ULINE	Accounts Payable	Check	-34.50
09/24/2025	VERIZON WIRELESS	Accounts Payable	Check	-555.12
09/24/2025	VESTIS	Accounts Payable	Check	-606.75
09/24/2025	WIEHLE, JASON	Accounts Payable	Check	-33.59
09/24/2025	XCEL ENERGY	Accounts Payable	Check	-54,359.96
09/24/2025	ZAHL-PETROLEUM MAINTENANCE	Accounts Payable	Check	-2,032.75
09/24/2025	MINN CHILD SUPPORT PAYMENT CENTER	Accounts Payable	Check	-327.27
09/26/2025	FRIDLEY POLICE ASSOCIATION-PY only	Accounts Payable	EFT	-200.00
09/26/2025	FRIDLEY-IAFF DUES/INTL ASSOC/FIRE FIGHTERS	Accounts Payable	EFT	-120.00
09/26/2025	VOYA INSTITUTIONAL TRUST (for MINN DEFERRED)	Accounts Payable	Bank Draft	-996.15
09/26/2025	VOYA INSTITUTIONAL TRUST (for MINN DEFERRED)	Accounts Payable	Bank Draft	-2,164.48
09/26/2025	CITY OF FRIDLEY-MISSION SQUARE-457 Def.Comp	Accounts Payable	Bank Draft	-21,823.47
09/26/2025	CITY OF FRIDLEY-MISSION SQUARE-457 Def.Comp	Accounts Payable	Bank Draft	-4,470.56

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Transaction Detail

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Date	Description	Module	Type	Amount
09/26/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Accounts Payable	Bank Draft	-397.20
09/26/2025	OPTUM BANK (HSA)	Accounts Payable	Bank Draft	-4,862.47
09/26/2025	OPTUM BANK (HSA)	Accounts Payable	Bank Draft	-2,710.66
09/26/2025	PERA - PUBLIC EMPLOYEES	Accounts Payable	Bank Draft	-46,520.93
09/26/2025	PERA - PUBLIC EMPLOYEES	Accounts Payable	Bank Draft	-164.46
09/26/2025	PERA - PUBLIC EMPLOYEES	Accounts Payable	Bank Draft	-72,453.47
09/26/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Accounts Payable	Bank Draft	-150.00
09/26/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Accounts Payable	Bank Draft	-2,325.00
09/26/2025	CITY OF FRIDLEY-MISSION SQUARE RHS Retiree Health Sav	Accounts Payable	Bank Draft	-600.00
09/26/2025	CITY OF FRIDLEY-MISSION SQUARE Roth IRA	Accounts Payable	Bank Draft	-6,471.92
09/26/2025	BRI/BENEFIT RESOURCE LLC - BPA/VEBA	Accounts Payable	Bank Draft	-800.00
09/26/2025	INTERNAL REVENUE SERVICE - PAYROLL TAXES	Accounts Payable	Bank Draft	-45,178.50
09/26/2025	INTERNAL REVENUE SERVICE - PAYROLL TAXES	Accounts Payable	Bank Draft	-17,918.98
09/26/2025	MINN DEPT OF REVENUE - PAYROLL TAX	Accounts Payable	Bank Draft	-27,177.16
09/26/2025	INTERNAL REVENUE SERVICE - PAYROLL TAXES	Accounts Payable	Bank Draft	-60,440.79
09/26/2025	US BANK (P-CARDS)	Accounts Payable	Bank Draft	-54,209.06
09/26/2025	Payroll EFT	Payroll	EFT	-407,415.30
09/29/2025	BOLIN, PAUL	Accounts Payable	Check	-150.00
09/29/2025	FABER, PATRICK	Accounts Payable	Check	-150.00
09/29/2025	FISCHER, KAREN	Accounts Payable	Check	-150.00
09/29/2025	GNADKE, OLIVIA	Accounts Payable	Check	-150.00
09/29/2025	HELLEGERS, BECCA	Accounts Payable	Check	-150.00
09/29/2025	KNAEBLE, NICHOLAS	Accounts Payable	Check	-150.00
09/29/2025	KONDRICK, BETH	Accounts Payable	Check	-150.00
09/29/2025	LANDRUD, OWEN	Accounts Payable	Check	-150.00
09/29/2025	LANGE, JAMES	Accounts Payable	Check	-150.00
09/29/2025	MOORE, MELISSA	Accounts Payable	Check	-150.00
09/29/2025	STARKS, JOE	Accounts Payable	Check	-150.00
09/29/2025	STROMBERG, STACY	Accounts Payable	Check	-150.00
09/29/2025	TIREVOLD, GREG	Accounts Payable	Check	-150.00



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Date	Description	Module	Type	Amount
09/29/2025	TODD, ANDREW	Accounts Payable	Check	-150.00
09/29/2025	WORKIN, RACHEL	Accounts Payable	Check	-150.00
10/01/2025	AMERICAN SOLUTIONS FOR BUSINESS	Accounts Payable	Check	-41.85
10/01/2025	ANOKA COUNTY PROP RECORDS/TAXATION	Accounts Payable	Check	-46.00
10/01/2025	APADANA LLC	Accounts Payable	Check	-70,997.30
10/01/2025	APPLE FORD WHITE BEAR LAKE	Accounts Payable	Check	-79.42
10/01/2025	AUTOMATIC SYSTEMS CO INC	Accounts Payable	Check	-542.50
10/01/2025	BOLTON & MENK INC	Accounts Payable	Check	-94.50
10/01/2025	BRENNAN CONSTRUCTION OF MN INC	Accounts Payable	Check	-48,117.94
10/01/2025	BRI/BENEFIT RESOURCE LLC - BPA/VEBA	Accounts Payable	Check	-720.50
10/01/2025	CENTERPOINT ENERGY-MINNEGASCO	Accounts Payable	Check	-314.38
10/01/2025	CERES ENVIRONMENTAL INC	Accounts Payable	Check	-90.00
10/01/2025	COON RAPIDS, CITY OF	Accounts Payable	Check	-32,745.35
10/01/2025	CORE & MAIN LP	Accounts Payable	Check	-875.00
10/01/2025	CRAWFORD DOOR SALES CO	Accounts Payable	Check	-510.00
10/01/2025	CRYSTEEL TRUCK EQUIP/DISTRIBUTION	Accounts Payable	Check	-2,074.00
10/01/2025	CUTTER SALES INC	Accounts Payable	Check	-10.21
10/01/2025	DEANS HOME SERVICES	Accounts Payable	Check	-165.60
10/01/2025	EHLERS & ASSOCIATES INC	Accounts Payable	Check	-2,250.00
10/01/2025	EMBRACE THE LIGHT LLC	Accounts Payable	Check	-3,000.00
10/01/2025	FRIENDLY CHEVROLET INC	Accounts Payable	Check	-926.50
10/01/2025	GENUINE PARTS CO/NAPA	Accounts Payable	Check	-12.76
10/01/2025	HAWKINS INC	Accounts Payable	Check	-2,023.35
10/01/2025	HEALTHSOURCE SOLUTIONS LLC	Accounts Payable	Check	-2,625.00
10/01/2025	HOFFMAN BROS. SOD	Accounts Payable	Check	-720.00
10/01/2025	HYDRAULIC SPECIALTY CO	Accounts Payable	Check	-729.90
10/01/2025	INSIGHT PUBLIC SECTOR	Accounts Payable	Check	-15,920.36
10/01/2025	KATH FUEL OIL SERVICE	Accounts Payable	Check	-460.00
10/01/2025	LANO EQUIPMENT INC	Accounts Payable	Check	-227.39
10/01/2025	LEAGUE OF MN CITIES INS TRUST	Accounts Payable	Check	-53,135.84

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Date	Description	Module	Type	Amount
10/01/2025	MC TOOL & SAFETY	Accounts Payable	Check	-69.20
10/01/2025	MENARDS - BLAINE	Accounts Payable	Check	-8.72
10/01/2025	MENARDS - FRIDLEY	Accounts Payable	Check	-515.01
10/01/2025	MINN IT	Accounts Payable	Check	-491.32
10/01/2025	MINNESOTA METRO NORTH TOURISM BUREAU	Accounts Payable	Check	-9,269.96
10/01/2025	MINNESOTA ROADWAYS	Accounts Payable	Check	-178.00
10/01/2025	NEOGOV / GOVERNMENTJOBS.COM INC	Accounts Payable	Check	-50.00
10/01/2025	NEW LOOK CONTRACTING INC	Accounts Payable	Check	-1,431.05
10/01/2025	NFP INSURANCE SERVICES INC	Accounts Payable	Check	-667.50
10/01/2025	ON SITE COMPANIES	Accounts Payable	Check	-1,242.00
10/01/2025	OUVERSON SEWER & WATER	Accounts Payable	Check	-26,500.00
10/01/2025	REDPATH AND COMPANY LLC	Accounts Payable	Check	-7,000.00
10/01/2025	REPUBLIC SERVICES #899	Accounts Payable	Check	-34,785.72
10/01/2025	SMITH, MICHAEL	Accounts Payable	Check	-249.45
10/01/2025	TI-ZACK CONCRETE LLC	Accounts Payable	Check	-1,357.25
10/01/2025	TI-ZACK CONCRETE LLC	Accounts Payable	Check	-331,598.60
10/01/2025	VESSCO INC	Accounts Payable	Check	-5,920.50
10/01/2025	VESTIS	Accounts Payable	Check	-449.05
10/01/2025	WW GOETSCH ASSOC INC	Accounts Payable	Check	-750.00
10/01/2025	XCEL ENERGY	Accounts Payable	Check	-2,507.11
10/01/2025	ZIEBART OF MINNESOTA	Accounts Payable	Check	-600.00
10/02/2025	BRENT GABEL	Utility Billing	Check	-4.81
10/02/2025	SVAP FRIDLEY MARKET (Bank Draft Pmt)	Accounts Payable	Bank Draft	-22,854.00
10/08/2025	LAW ENFORCEMENT LABOR SERVICES	Accounts Payable	Check	-3,024.30
10/08/2025	LEGALSHIELD	Accounts Payable	Check	-418.80
10/08/2025	MINN CHILD SUPPORT PAYMENT CENTER	Accounts Payable	Check	-327.27
10/08/2025	NCPERS MINNESOTA-478000	Accounts Payable	Check	-608.00
10/08/2025	ADVANCED GRAPHIX INC	Accounts Payable	Check	-186.19
10/08/2025	ALBRECHT ENTERPRISES LLC	Accounts Payable	Check	-5,350.61
10/08/2025	ALL AUTO GLASS INC	Accounts Payable	Check	-631.75



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Issued Date Range: 09/18/2025 - 10/08/2025

Issued

Date	Description	Module	Type	Amount
10/08/2025	ALL SEASON SERVICES	Accounts Payable	Check	-3,381.25
10/08/2025	AMERICAN SOLUTIONS FOR BUSINESS	Accounts Payable	Check	-41.00
10/08/2025	ANOKA COUNTY SHERIFF'S OFFICE	Accounts Payable	Check	-2,000.00
10/08/2025	APPLE FORD WHITE BEAR LAKE	Accounts Payable	Check	-545.28
10/08/2025	ASPEN MILLS INC	Accounts Payable	Check	-590.79
10/08/2025	BOLTON & MENK INC	Accounts Payable	Check	-29,916.50
10/08/2025	BOUND TREE MEDICAL LLC	Accounts Payable	Check	-374.99
10/08/2025	BREDEMUS HARDWARE CO / DOOR SERVICE MIDWEST	Accounts Payable	Check	-52.96
10/08/2025	BRUSKE PRODUCTS	Accounts Payable	Check	-692.77
10/08/2025	CEDAR CREEK ENERGY	Accounts Payable	Check	-101,745.00
10/08/2025	CENTURY LINK	Accounts Payable	Check	-900.05
10/08/2025	CLEAN RIVER RECYCLING SOLUTIONS	Accounts Payable	Check	-147.76
10/08/2025	CLOUDWELL	Accounts Payable	Check	-480.00
10/08/2025	CMT JANITORIAL SERVICES	Accounts Payable	Check	-1,995.00
10/08/2025	COMCAST/XFINITY (PO BOX 60533)	Accounts Payable	Check	-1,108.69
10/08/2025	COSTAR REALTY INFORMATION	Accounts Payable	Check	-469.57
10/08/2025	CULLIGAN	Accounts Payable	Check	-126.45
10/08/2025	CUTTER SALES INC	Accounts Payable	Check	-67.85
10/08/2025	DAVISON, WILFRID	Accounts Payable	Check	-560.00
10/08/2025	DINGES FIRE COMPANY	Accounts Payable	Check	-372.00
10/08/2025	ERICKSON ENGINEERING	Accounts Payable	Check	-1,727.50
10/08/2025	ESS BROTHERS & SONS INC	Accounts Payable	Check	-1,340.00
10/08/2025	FAUL PSYCHOLOGICAL PLLC	Accounts Payable	Check	-4,500.00
10/08/2025	FISH WINDOW CLEANING	Accounts Payable	Check	-90.00
10/08/2025	FLEET PRIDE TRUCK & TRAILER PARTS	Accounts Payable	Check	-282.82
10/08/2025	GAME TIME	Accounts Payable	Check	-1,298.10
10/08/2025	GARY CARLSON EQUIPMENT CO	Accounts Payable	Check	-93.35
10/08/2025	GENE'S WATER AND SEWER	Accounts Payable	Check	-18,920.00
10/08/2025	GENUINE PARTS CO/NAPA	Accounts Payable	Check	-126.12
10/08/2025	GOPHER STATE ONE-CALL INC	Accounts Payable	Check	-415.80

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Date	Description	Module	Type	Amount
10/08/2025	GREGERSON ROSOW JOHNSON & NILAN LTD	Accounts Payable	Check	-932.26
10/08/2025	HIRERIGHT LLC	Accounts Payable	Check	-34.20
10/08/2025	HI-TECH REFRIGERATION	Accounts Payable	Check	-1,290.36
10/08/2025	INNOVATIVE OFFICE SOLUTIONS	Accounts Payable	Check	-142.43
10/08/2025	JASONS JANITORIAL SERVICES	Accounts Payable	Check	-1,750.00
10/08/2025	KONDRICK, BETH	Accounts Payable	Check	-82.00
10/08/2025	KONE INC	Accounts Payable	Check	-9,660.72
10/08/2025	LAKE RESTORATION INC	Accounts Payable	Check	-362.00
10/08/2025	LANDSCAPE STRUCTURES	Accounts Payable	Check	-658,320.79
10/08/2025	LEAGUE OF MN CITIES INS TRUST	Accounts Payable	Check	-134.89
10/08/2025	LEPAGE & SONS	Accounts Payable	Check	-1,741.22
10/08/2025	LOFFLER COMPANIES-131511	Accounts Payable	Check	-123.83
10/08/2025	LONG RUN LEADERSHIP CONSULTING	Accounts Payable	Check	-3,215.83
10/08/2025	MAC QUEEN	Accounts Payable	Check	-2,466.75
10/08/2025	MARTIN MARIETTA	Accounts Payable	Check	-873.04
10/08/2025	MC TOOL & SAFETY	Accounts Payable	Check	-45.92
10/08/2025	MENARDS - FRIDLEY	Accounts Payable	Check	-83.74
10/08/2025	MINN OCCUPATIONAL HEALTH	Accounts Payable	Check	-146.00
10/08/2025	MINNESOTA ROADWAYS	Accounts Payable	Check	-178.00
10/08/2025	NORTH AMERICAN RESCUE	Accounts Payable	Check	-147.24
10/08/2025	NUSS TRUCK AND EQUIPMENT	Accounts Payable	Check	-5,136.34
10/08/2025	PALADIN TECHNOLOGIES (USA) INC	Accounts Payable	Check	-25.00
10/08/2025	PREMIUM WATERS INC	Accounts Payable	Check	-106.89
10/08/2025	Q3 CONTRACTING INC / PSC	Accounts Payable	Check	-5,054.29
10/08/2025	QUADIENT FINANCE USA INC	Accounts Payable	Check	-2,274.75
10/08/2025	REPUBLIC SERVICES #899	Accounts Payable	Check	-5,672.16
10/08/2025	RUSSELL HOWARD BEENKEN	Accounts Payable	Check	-250.00
10/08/2025	SPLIT ROCK MGMT - DBA VANGUARD CLEANING	Accounts Payable	Check	-1,215.00
10/08/2025	STREICHER'S	Accounts Payable	Check	-14,087.00
10/08/2025	STROMBERG, STACY	Accounts Payable	Check	-164.79



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Issued

Date	Description	Module	Type	Amount
10/08/2025	TENNANT SALES & SERVICE CO	Accounts Payable	Check	-333.10
10/08/2025	TIMESAVER OFF SITE SECRETARIAL INC	Accounts Payable	Check	-344.00
10/08/2025	T-MOBILE	Accounts Payable	Check	-50.00
10/08/2025	TWIN CITY OUTDOOR SERVICES INC	Accounts Payable	Check	-2,393.26
10/08/2025	VESTIS	Accounts Payable	Check	-107.01
10/08/2025	XCEL ENERGY	Accounts Payable	Check	-32.16
10/08/2025	56 BREWING LLC	Accounts Payable	Check	-406.67
10/08/2025	AM CRAFT SPIRITS SALES	Accounts Payable	Check	-274.39
10/08/2025	ARTISAN BEER COMPANY	Accounts Payable	Check	-6,017.60
10/08/2025	BELLBOY CORPORATION	Accounts Payable	Check	-17,505.40
10/08/2025	BOURGET IMPORTS	Accounts Payable	Check	-1,114.00
10/08/2025	BREAKTHRU BEVERAGE BEER LLC	Accounts Payable	Check	-93,274.75
10/08/2025	BREAKTHRU BEVERAGE WINE & SPIRITS	Accounts Payable	Check	-21,818.73
10/08/2025	BROKEN CLOCK BREWING COOPERATIVE	Accounts Payable	Check	-115.00
10/08/2025	CAPITOL BEVERAGE SALES	Accounts Payable	Check	-38,345.01
10/08/2025	CLEAR RIVER BEVERAGE	Accounts Payable	Check	-2,329.45
10/08/2025	COCA-COLA DISTRIBUTION	Accounts Payable	Check	-1,746.42
10/08/2025	FALLING KNIFE BREWING COMPANY	Accounts Payable	Check	-794.00
10/08/2025	GRD / GLOBAL RESERVE LLC	Accounts Payable	Check	-1,997.00
10/08/2025	HAMMERHEART BREWING LLC	Accounts Payable	Check	-870.00
10/08/2025	HARRIET GROVE BOTANICALS	Accounts Payable	Check	-440.00
10/08/2025	HOHENSTEINS INC	Accounts Payable	Check	-8,249.70
10/08/2025	INSIGHT BREWING COMPANY	Accounts Payable	Check	-1,070.39
10/08/2025	JOHNSON BROTHERS LIQUOR	Accounts Payable	Check	-37,945.71
10/08/2025	LIBATION PROJECT	Accounts Payable	Check	-479.96
10/08/2025	MATTSON ICE	Accounts Payable	Check	-1,201.05
10/08/2025	MAVERICK WINE COMPANY	Accounts Payable	Check	-487.50
10/08/2025	MEGA BEER LLC	Accounts Payable	Check	-1,220.00
10/08/2025	MODIST BREWING CO LLC	Accounts Payable	Check	-731.95
10/08/2025	NETWORK BUSINESS SUPPLIES INC	Accounts Payable	Check	-337.34



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Issued Date Range: 09/18/2025 - 10/08/2025

Issued

Date	Description	Module	Type	Amount
10/08/2025	NOTHING BUT HEMP LLC DBA EMERALD ELEMENTS	Accounts Payable	Check	-1,562.00
10/08/2025	OLD WORLD BEER	Accounts Payable	Check	-1,093.17
10/08/2025	PAUSTIS WINE COMPANY	Accounts Payable	Check	-2,420.50
10/08/2025	PEPSI BEVERAGES CO	Accounts Payable	Check	-639.00
10/08/2025	PHILLIPS WINE & SPIRITS	Accounts Payable	Check	-6,336.38
10/08/2025	PRYES BREWING	Accounts Payable	Check	-551.75
10/08/2025	QUALITY REFRIGERATION SERVICE	Accounts Payable	Check	-958.71
10/08/2025	RED BULL DISTRIBUTION	Accounts Payable	Check	-743.25
10/08/2025	SMALL LOT MN	Accounts Payable	Check	-340.88
10/08/2025	SOUTHERN WINE / SOUTHERN GLAZERS	Accounts Payable	Check	-22,764.64
10/08/2025	TRADITION WINE & SPIRIT	Accounts Payable	Check	-952.00
10/08/2025	URBAN GROWLER BREWING COMPANY LLC	Accounts Payable	Check	-356.00
10/08/2025	VENN BREWING COMPANY LLC	Accounts Payable	Check	-459.00
10/08/2025	VINOCOPIA INC	Accounts Payable	Check	-1,130.16
10/08/2025	WINE COMPANY	Accounts Payable	Check	-2,363.99
10/08/2025	WINEBOW	Accounts Payable	Check	-2,510.64
10/08/2025	Z WINES USA	Accounts Payable	Check	-394.00
				-3,515,265.37
Report Total: (287)				-3,515,265.37

Summary

	Amount
	-3,515,265.37
Report Total:	-3,515,265.37



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Transaction Detail

Issued Date Range: 09/18/2025 - 10/08/2025

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Date	Description	Module	Type	Amount
	Cash Account		Amount	
	<u>**No Cash Account**</u>			0.00
	<u>999 999-101100 Cash in Bank -</u>			-3,515,265.37
		Report Total:		<u>-3,515,265.37</u>

Transaction Type	Amount
Bank Draft	-547,043.51
Check	-2,560,486.56
EFT	-407,735.30
Report Total:	<u>-3,515,265.37</u>



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Public Hearing and Resolution No. 2025-126, Adopting the Assessment for 2025 Street Rehabilitation Project No. ST-2025-01

Background

Pursuant to Minnesota Statute § 429.021 and § 8.03 of the Fridley City Charter, the City Council (Council) may finance certain public improvement projects using special assessments. Generally, special assessments are a form of tax levied by a local government against a property that benefits from the improvement(s). This process is governed by the Assessments Chapter of the Fridley City Code and the City's Roadway Major Maintenance Financing Policy.

Consistent with these regulations, the Council followed the below process for the use of special assessments regarding the 2025 Street Rehabilitation Project (Project) No. ST-2025-01:

- Ordered the preliminary report, plans and specifications (Resolution No. 2024-79);
- Received the preliminary report, called for a public hearing (Resolution No. 2024-163);
- Conducted the public hearing (Monday, December 9, 2024);
- Ordered final plans and specifications, called for bids (Resolution No. 2024-177);
- Received bids and awarded contract to Ti-Zack Concrete, LLC (March 10, 2025);
- Declared cost to be assessed, ordered the preparation of proposed assessment and scheduled a public hearing (Resolution No. 2025-111);
- Mailed notices of this public hearing to affected households on September 23, 2025 (Exhibit A); and
- Published the notice for the public hearing in the October 3, 2025, edition of the City's Official Publication (Exhibit B).

Based on the construction costs, the proposed special assessment for Project No. ST-2025-01 will include 75 properties totaling approximately \$315,000. Benefitting property owners will be permitted to repay the applicable amount over at 10-year period at an interest rate of 4.40%.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Financial Impact

The Adopted 2025 Budgets included and anticipated the use of the above-mentioned special assessments to support Project No. ST-2025-01.

Recommendation

Staff recommend the City Council conduct the public hearing and approve Resolution No. 2025-126, Adopting the Assessment for 2025 Street Rehabilitation Project No. ST-2025-01.

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-126
- Exhibit A: Affidavit of Mailing
- Exhibit B: Affidavit of Publication
- Exhibit C: Assessment Roll ST-2025-01

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-126**Adopting the Assessment for 2025 Street Rehabilitation Project No. ST-2025-01**

Whereas, pursuant to proper notice duly given as required by State law, the City Council has met and heard and passed upon all objections to the proposed assessment for the 2025 Street Rehabilitation Project No. ST-2025-01.

Now, therefore be it resolved, by the City Council of the City of Fridley hereby approves:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be certified to property taxes in 2026 and shall bear interest at the rate of 4.40% per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County, make one payment of at least one hundred dollars (\$100), to the City of Fridley; no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. A property owner may pay to the City of Fridley the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Please note, no payments will be accepted between November 15 and December 31 of any year.
4. Upon receipt of any such prepayment, the City Clerk, with the assistance of the City Treasurer, shall note the same upon the records of the City, credit the payee therefore, and reduce the assessment as originally made in the amount of the prepayment received. The balance remaining shall then be noted as the amount due and may then be certified to the county together with and as a part of the assessment roll in which the original amount due was contained.
5. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Fridley this 13th day of October 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

STATE OF MINNESOTA

AFFIDAVIT OF MAILING

COUNTY OF ANOKA

Greg Tirevold, Payroll and Insurance Coordinator/Special Assessments for the City of Fridley, Minnesota, being first duly sworn on oath, states that on the 23rd day of September, 2025, he deposited at the United States Post Office collection box located at Fridley Civic Center, true and correct copies of the attached "2025 Street Rehabilitation Project No. ST2025-01 Hearing Notice" enclosed in envelopes, with postage thereon fully prepaid, mailed to the address listed below and appearing opposite their respective parcel identification number (PIN):

PINParcel Owner Address

See Attached PIN and Parcel Owner Address



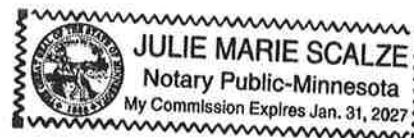
Greg Tirevold

Subscribed and sworn to before me

this 23 day of Sept, 2025



Notary Public



2025 Street Rehabilitation Project No. ST2025-01					
PIN	Parcel Owner Address	Parcel Owner City	Parcel Owner State	Parcel Owner ZIP	Assessment Amount
24-30-24-42-0097	5490 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0038	5477 E DANUBE RD	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0053	5495 W DANUBE RD	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0079	5544 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0073	5557 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0062	1496 N INNSBRUCK DR NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0039	5467 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0040	5457 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0071	5587 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0078	5554 E DANUBE RD	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0072	5567 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0037	5497 DANUBE RD E	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0077	4801 FREDERICA ST	OWENSBORO	KY	42301	\$ 4,200.00
24-30-24-42-0074	5547 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0076	5584 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0075	5527 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0042	8441 WAYZATA BLVD STE 360	MINNEAPOLIS	MN	55426	\$ 4,200.00
24-30-24-43-0032	5411 MATTERHORN DR NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0051	1406 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0041	1411 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0055	5468 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0082	5501 DANUBE RD W	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0087	5595 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0091	5588 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0088	5605 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0004	5629 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0011	1452 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0019	351 WYNDHAM CIR E	ST PAUL	MN	55112	\$ 4,200.00
24-30-24-42-0003	5643 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0009	1480 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0006	5601 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0033	5630 W DANUBE RD	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0007	5640 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0032	5650 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0013	1424 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0020	5688 ARTHUR ST NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0026	1445 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0031	5660 W DANUBE RD	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0028	1421 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0021	45237 W NORRIS RD	MARICOPA	AZ	85139	\$ 4,200.00
24-30-24-42-0025	1455 N DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0048	1412 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0049	1410 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-43-0052	1404 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0089	5608 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00
24-30-24-42-0090	5598 W DANUBE RD NE	FRIDLEY	MN	55432	\$ 4,200.00

24-30-24-43-0054	5498 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-43-0046	8445 CENTER DR NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0096	5502 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0008	1498 NORTH DANUBE RD	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0085	5555 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0095	5528 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0093	5548 WEST DANUBE RD	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-43-0043	1417 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0084	5535 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0027	1415 SW 53RD TER	CAPE CORAL	FL	33914	\$	4,200.00
24-30-24-42-0010	6451 MCKNIGHT LOOP	OKAHUMPKA	FL	34762	\$	4,200.00
24-30-24-42-0022	5660 ARTHUR ST NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0023	1479 N DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0094	5538 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0083	5505 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0092	5568 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0012	1438 N DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0029	1415 N DANUBE RD	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0001	5681 ARTHUR ST NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0030	5670 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-43-0050	1408 W DANUBE RD	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0002	5657 NORTH DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0086	5575 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-42-0005	5615 N DANUBE RD	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-43-0045	1420 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-43-0056	1419 W DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-43-0035	PO BOX 158	MOUND	MN	55364	\$	4,200.00
24-30-24-42-0024	1465 N DANUBE RD NE	FRIDLEY	MN	55432	\$	4,200.00
24-30-24-43-0047	6145 FERNBROOK LN N	PLYMOUTH	MN	55446	\$	4,200.00



The Minnesota Star Tribune

Order Number 3185

advertiser

FRIDLEY CITY OF
 7071 UNIVERSITY AVE NE
 MINNEAPOLIS, MN 55432
 UNITED STATES
 Account No: 102026

Affidavit of Publication - State of Minnesota

COUNTY OF HENNEPIN
 650 3rd Ave. S., Suite 1300
 Minneapolis, MN 55488

Josh Windschill, being first duly sworn, on oath states as follows:

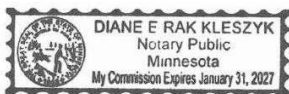
1. He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:
10/3/2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$5.60 per line per day.
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.



Subscribed and sworn to before me on 10/7/2025.

Diane E. Rak Kleszyk



Notary Public

order information

Order Number	3185
Publication	StarTribune Print
Issue Date	10/3/2025

material preview

City of Fridley, Anoka County, Minnesota Public Hearing

Notice is hereby given that the City Council of the City of Fridley will conduct a public hearing at 7:00 p.m. on October 13, 2025, in the City Council Chambers at 7071 University Avenue NE, to consider, and possibly adopt, the proposed assessment for the following improvements:

2025 Street Rehabilitation Project (ST-2025-01): Assess 10 years @ 4.40% Interest, \$315,000

24-30-24-42-0097
24-30-24-43-0038
24-30-24-43-0053
24-30-24-42-0079
24-30-24-42-0073
24-30-24-42-0062
24-30-24-43-0039
24-30-24-43-0040
24-30-24-42-0071
24-30-24-42-0078
24-30-24-42-0072
24-30-24-43-0037
24-30-24-42-0077
24-30-24-42-0074
24-30-24-42-0076
24-30-24-42-0075
24-30-24-43-0042
24-30-24-43-0032
24-30-24-43-0051
24-30-24-43-0041
24-30-24-43-0055
24-30-24-42-0082
24-30-24-42-0087
24-30-24-42-0001

24-30-24-42-0051
24-30-24-42-0088
24-30-24-42-0004
24-30-24-42-0011
24-30-24-42-0019
24-30-24-42-0003
24-30-24-42-0009
24-30-24-42-0006
24-30-24-42-0033
24-30-24-42-0032
24-30-24-42-0013
24-30-24-42-0020
24-30-24-42-0026
24-30-24-42-0031
24-30-24-42-0028
24-30-24-42-0021
24-30-24-42-0025
24-30-24-43-0048
24-30-24-43-0049
24-30-24-43-0052
24-30-24-42-0089
24-30-24-42-0090
24-30-24-43-0054
24-30-24-43-0046
24-30-24-42-0096
24-30-24-42-0008
24-30-24-42-0085
24-30-24-42-0095
24-30-24-42-0093
24-30-24-43-0043
24-30-24-42-0084
24-30-24-42-0027
24-30-24-42-0010
24-30-24-42-0022
24-30-24-42-0023
24-30-24-42-0094
24-30-24-42-0083
24-30-24-42-0092
24-30-24-42-0012
24-30-24-42-0029
24-30-24-42-0001
24-30-24-43-0050
24-30-24-42-0002
24-30-24-42-0086
24-30-24-42-0005
24-30-24-43-0045
24-30-24-43-0056
24-30-24-43-0035

24-30-24-43-0035

24-30-24-42-0024

24-30-24-43-0047

The proposed assessment rolls are on file for public inspection at the City Clerk's Office. Notices are being mailed to all property owners.

Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a signed, written objection is filed with the City Clerk prior to the hearing or is presented to the presiding officer at the hearing. The City Council may, upon such notice, consider any objection to the amount of a proposed individual assessment at an adjourned meeting, upon such further notice to the affected property owners, as it deems advisable.

A property owner who has properly objected to the assessment may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or City Clerk.

The City of Fridley has adopted Resolution No. 14-1995 deferring special assessment payments for senior citizens. The City Council may defer the payment of special assessments for any homestead property owned by a person 65 years of age or older, or for persons retired due to permanent and total disability for which it would be a hardship to make the payments.

Exhibit C: Assesment Roll
2025 Street Rehabilitation Project No. ST-2025-01

PIN	Parcel Address	Owner Name	Assessment Amount
24-30-24-42-0001	5681 ARTHUR ST NE	NELSON TRUSTEE, CYNTHIA KAY	\$ 4,200.00
24-30-24-42-0002	5657 N DANUBE RD NE	BARRETT SAMUEL JOSEPH	\$ 4,200.00
24-30-24-42-0003	5643 N DANUBE RD NE	CAGLE JEFFREY	\$ 4,200.00
24-30-24-42-0004	5629 N DANUBE RD NE	ARTH, JASON T	\$ 4,200.00
24-30-24-42-0005	5615 N DANUBE RD NE	TOLEDO GARCIA MONICA MARIA	\$ 4,200.00
24-30-24-42-0006	5601 N DANUBE RD NE	MULVIHILL DIANNE L	\$ 4,200.00
24-30-24-42-0007	5640 N DANUBE RD NE	HOPP, NICHOLAS R	\$ 4,200.00
24-30-24-42-0008	1498 N DANUBE RD NE	KOLLER HEIDI L	\$ 4,200.00
24-30-24-42-0009	1480 N DANUBE RD NE	ROBINSON KIMBERLY A	\$ 4,200.00
24-30-24-42-0010	1464 DANUBE RD NE	MELLUM RON L	\$ 4,200.00
24-30-24-42-0011	1452 N DANUBE RD NE	ARDOYNO, JOHN	\$ 4,200.00
24-30-24-42-0012	1438 N DANUBE RD NE	TADROS, AML Y	\$ 4,200.00
24-30-24-42-0013	1424 N DANUBE RD NE	CARLSON BRADLEY W & MARY D	\$ 4,200.00
24-30-24-42-0019	1495 N INNSBRUCK DR NE	O'LEARY MICHAEL & MICHELLE	\$ 4,200.00
24-30-24-42-0020	5688 ARTHUR ST NE	JUDE, T JAMES	\$ 4,200.00
24-30-24-42-0021	5674 ARTHUR ST NE	SCHULTZ WARREN WAYNE	\$ 4,200.00
24-30-24-42-0022	5660 ARTHUR ST NE	HALUSKA, JOHN A	\$ 4,200.00
24-30-24-42-0023	1479 N DANUBE RD NE	REYES TERRY J & CONNIE A	\$ 4,200.00
24-30-24-42-0024	1465 N DANUBE RD NE	FAHEY JOSEPH B & KATHY JO	\$ 4,200.00
24-30-24-42-0025	1455 N DANUBE RD	SORENSEN NEAL E JR & BARBARA A	\$ 4,200.00
24-30-24-42-0026	1445 N DANUBE RD NE	HUBERTY, CATHERINE	\$ 4,200.00
24-30-24-42-0027	1427 N DANUBE RD NE	DUNHAM TRUSTEE BRADLEY G	\$ 4,200.00
24-30-24-42-0028	1421 N DANUBE RD NE	BETZOLD ROBERT A & MARGARET	\$ 4,200.00
24-30-24-42-0029	1415 N DANUBE RD NE	MCKAY GAVIN H	\$ 4,200.00
24-30-24-42-0030	5670 W DANUBE RD NE	TRAN HIEN T	\$ 4,200.00
24-30-24-42-0031	5660 W DANUBE RD NE	SELLMAN BRIANNE L	\$ 4,200.00
24-30-24-42-0032	5650 W DANUBE RD NE	ELSHAM, EMILY A	\$ 4,200.00
24-30-24-42-0033	5630 W DANUBE RD NE	SIBBET KATIE	\$ 4,200.00
24-30-24-42-0062	1496 N INNSBRUCK DR NE	GRABANSKI ANDREA	\$ 4,200.00
24-30-24-42-0071	5587 E DANUBE RD NE	MOHAMUD SAHRA	\$ 4,200.00
24-30-24-42-0072	5567 E DANUBE RD NE	OTREMBE EDWARD J & OLETTE C	\$ 4,200.00
24-30-24-42-0073	5557 E DANUBE RD NE	FREEBURG PATRICIA R	\$ 4,200.00
24-30-24-42-0074	5547 E DANUBE RD NE	VONDERHARR, JILL C	\$ 4,200.00
24-30-24-42-0075	5527 E DANUBE RD NE	ZOWNIROWYCZ TRUSTEE LESIA M	\$ 4,200.00
24-30-24-42-0076	5584 E DANUBE RD NE	WENUM, JODY	\$ 4,200.00
24-30-24-42-0077	5564 E DANUBE RD NE	US BANK NATIONAL ASSOCIATION	\$ 4,200.00
24-30-24-42-0078	5554 E DANUBE RD NE	OTANEZ LAUREN ELIZABETH	\$ 4,200.00
24-30-24-42-0079	5544 E DANUBE RD NE	FISHER, TODD R	\$ 4,200.00
24-30-24-42-0082	5501 W DANUBE RD NE	KOETHE PATRICIA	\$ 4,200.00
24-30-24-42-0083	5505 W DANUBE RD NE	LANZ SR TRUSTEE TROY C	\$ 4,200.00
24-30-24-42-0084	5535 W DANUBE RD NE	SCHULTZ NORMAN L & KAREN M	\$ 4,200.00

Exhibit C: Assesment Roll
2025 Street Rehabilitation Project No. ST-2025-01

PIN	Parcel Address	Owner Name	Assessment Amount
24-30-24-42-0085	5555 W DANUBE RD NE	RAMMER TRUSTEE, ELIZABETH S	\$ 4,200.00
24-30-24-42-0086	5575 W DANUBE RD NE	KAMIN JEAN-LUC	\$ 4,200.00
24-30-24-42-0087	5595 W DANUBE RD NE	MALARK RAYMOND TERESA M	\$ 4,200.00
24-30-24-42-0088	5605 W DANUBE RD NE	DARBY BARBARA A	\$ 4,200.00
24-30-24-42-0089	5608 W DANUBE RD NE	MARLOW, SARA E	\$ 4,200.00
24-30-24-42-0090	5598 W DANUBE RD NE	MAJOR TREVOR	\$ 4,200.00
24-30-24-42-0091	5588 W DANUBE RD NE	VILLELLA, RICHARD J	\$ 4,200.00
24-30-24-42-0092	5568 W DANUBE RD NE	FISCHER MORGAN RINGDAHL	\$ 4,200.00
24-30-24-42-0093	5548 W DANUBE RD NE	LEMKE TRUSTEE DENNIS	\$ 4,200.00
24-30-24-42-0094	5538 W DANUBE RD NE	ABDE MOHAMMED ISMAEL	\$ 4,200.00
24-30-24-42-0095	5528 W DANUBE RD NE	SIMON, DEBRA K	\$ 4,200.00
24-30-24-42-0096	5502 W DANUBE RD NE	MACKENTHUN STEVEN JOHN	\$ 4,200.00
24-30-24-42-0097	5490 DANUBE RD NE	BARLAU TRUSTEE ROBERT B	\$ 4,200.00
24-30-24-43-0032	5411 MATTERHORN DR NE	BEVINS THOMAS	\$ 4,200.00
24-30-24-43-0035	UNASSIGNED SITUS	FUERSTENBERG TRUSTEE EDWARD W	\$ 4,200.00
24-30-24-43-0037	5497 E DANUBE RD NE	SCHROEDER RICHARD F & G A B	\$ 4,200.00
24-30-24-43-0038	5477 E DANUBE RD NE	BREITBARTH, KARL D	\$ 4,200.00
24-30-24-43-0039	5467 E DANUBE RD NE	HERDENDORF TRUSTEE, BOYD G	\$ 4,200.00
24-30-24-43-0040	5457 E DANUBE RD NE	MILLER AFFELDT ABIGAIL ROSE	\$ 4,200.00
24-30-24-43-0041	1411 W DANUBE RD NE	O'CONNOR SEAN PATRICK	\$ 4,200.00
24-30-24-43-0042	1415 W DANUBE RD NE	MANGALICK AMIR-CHAND & S	\$ 4,200.00
24-30-24-43-0043	1417 W DANUBE RD NE	OSTERBAUER, GARY S	\$ 4,200.00
24-30-24-43-0045	1420 W DANUBE RD NE	DEGENDORFER REBECCA A	\$ 4,200.00
24-30-24-43-0046	1418 W DANUBE RD NE	CLIFTON PROPERTIES LLC	\$ 4,200.00
24-30-24-43-0047	1414 W DANUBE RD NE	GOOPY LLC	\$ 4,200.00
24-30-24-43-0048	1412 W DANUBE RD NE	HUISENGA RICHARD D & LINDA	\$ 4,200.00
24-30-24-43-0049	1410 W DANUBE RD NE	DAHER TRUSTEE, MICHAEL D	\$ 4,200.00
24-30-24-43-0050	1408 W DANUBE RD NE	MURRAY-TORRES REESE	\$ 4,200.00
24-30-24-43-0051	1406 W DANUBE RD NE	GONSALVES, SUSAN	\$ 4,200.00
24-30-24-43-0052	1404 W DANUBE RD NE	HAYNES, PATRICK	\$ 4,200.00
24-30-24-43-0053	5495 W DANUBE RD NE	EPSTEIN NATHAN	\$ 4,200.00
24-30-24-43-0054	5498 W DANUBE RD NE	RYDER, NANCY L	\$ 4,200.00
24-30-24-43-0055	5468 W DANUBE RD NE	KENT, JEANNIE O	\$ 4,200.00
24-30-24-43-0056	1419 W DANUBE RD NE	JAKER TRUSTEE, YVONNE LORRAINE	\$ 4,200.00
TOTAL			\$ 315,000.00



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Public Hearing and Resolution No. 2025-127, Adopting the Assessment for 2025 East Danube Traffic Calming Project No. ST-2025-02

Background

Pursuant to Minnesota Statue § 429.021 and § 8.03 of the Fridley City Charter, the City Council (Council) may finance certain public improvement projects using special assessments. Generally, special assessments are a form of tax levied by a local government against a property that benefits from the improvement(s). This process is governed by the Assessments Chapter of the Fridley City Code and the City's Roadway Major Maintenance Financing Policy.

Consistent with these regulations, the Council followed the below process for the use of special assessments regarding the 2025 Street Rehabilitation Project (Project) No. ST-2025-02:

- Ordered the preliminary report, plans and specifications (Resolution No. 2025-05);
- Received the preliminary report, called for a public hearing (Resolution No 2025-34);
- Conducted the public hearing (Monday, April 14, 2025);
- Ordered final plans and specifications, called for bids (Resolution No. 2025-46);
- Received bids and awarded contract to Ti-Zack Concrete, LLC (March 10, 2025), traffic calming improvements incorporated into Project by change order;
- Declared cost to be assessed, ordered the preparation of proposed assessment and scheduled a public hearing (Resolution No. 2025-112);
- Mailed notices of this public hearing to affected households on September 23, 2025 (Exhibit A); and
- Published the notice for the public hearing in the October 3, 2025, edition of the City's Official Publication (Exhibit B).

Based on the construction costs, the proposed special assessment for Project No. ST-2025-02 will include 17 properties totaling approximately \$13,855. Benefitting property owners will be permitted to repay the applicable amount over at 10-year period at an interest rate of 4.40%.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Financial Impact

The Adopted 2025 Budgets included and anticipated the use of the above-mentioned special assessments to support Project No. ST-2025-02.

Recommendation

Staff recommend the City Council conduct the public hearing approve Resolution No. 2025-127, Adopting the Assessment for 2025 East Danube Traffic Calming Project No. ST-2025-02.

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-127
- Exhibit A: Affidavit of Mailing
- Exhibit B: Affidavit of Publication
- Exhibit C: Assessment Roll ST-2025-02

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-127**Adopting the Assessment for 2025 East Danube Traffic Calming Project No. ST-2025-02**

Whereas, pursuant to proper notice duly given as required by State law, the City Council has met and heard and passed upon all objections to the proposed assessment for the 2025 Street Rehabilitation Project No. ST-2025-02.

Now, therefore be it resolved, by the City Council of the City of Fridley hereby approves:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be certified to property taxes in 2026 and shall bear interest at the rate of 4.40% per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2026. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County, make one payment of at least one hundred dollars (\$100), to the City of Fridley; no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. A property owner may pay to the City of Fridley the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Please note, no payments will be accepted between November 15 and December 31 of any year.
4. Upon receipt of any such prepayment, the City Clerk, with the assistance of the City Treasurer, shall note the same upon the records of the City, credit the payee therefore, and reduce the assessment as originally made in the amount of the prepayment received. The balance remaining shall then be noted as the amount due and may then be certified to the county together with and as a part of the assessment roll in which the original amount due was contained.
5. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Fridley this 13th day of October 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

STATE OF MINNESOTA**AFFIDAVIT OF MAILING****COUNTY OF ANOKA**

Greg Tirevold, Payroll and Insurance Coordinator/Special Assessments for the City of Fridley, Minnesota, being first duly sworn on oath, states that on the 23rd day of September, 2025, he deposited at the United States Post Office collection box located at Fridley Civic Center, true and correct copies of the attached "2025 Street Rehabilitation Project No. ST2025-02 Hearing Notice" enclosed in envelopes, with postage thereon fully prepaid, mailed to the address listed below and appearing opposite their respective parcel identification number (PIN):

PINParcel Owner Address

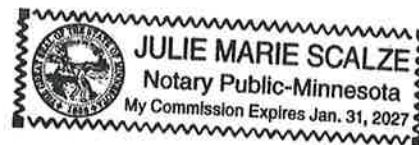
See Attached PIN and Parcel Owner Address



 Greg Tirevold

Subscribed and sworn to before me

this 23 day of Sept., 2025





 Notary Public

2025 Street Rehabilitation Project No. ST2025-02					
PIN	Parcel Owner Address	Parcel Owner City	Parcel Owner State	Parcel Owner ZIP	Assessment Amount
24-30-24-42-0097	5490 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-43-0038	5477 E DANUBE RD	FRIDLEY	MN	55432	\$ 815.00
24-30-24-43-0053	5495 W DANUBE RD	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0079	5544 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0073	5557 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0062	1496 N INNSBRUCK DR NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-43-0039	5467 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-43-0040	5457 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0071	5587 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0078	5554 E DANUBE RD	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0072	5567 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-43-0037	5497 DANUBE RD E	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0069	1500 N INNSBRUCK DR NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0077	4801 FREDERICA ST	OWENSBORO	KY	42301	\$ 815.00
24-30-24-42-0074	5547 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0076	5584 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00
24-30-24-42-0075	5527 E DANUBE RD NE	FRIDLEY	MN	55432	\$ 815.00



The Minnesota Star Tribune

Order Number 3184

advertiser

FRIDLEY CITY OF
 7071 UNIVERSITY AVE NE
 MINNEAPOLIS, MN 55432
 UNITED STATES
 Account No: 102026

Affidavit of Publication - State of Minnesota

COUNTY OF HENNEPIN
 650 3rd Ave. S., Suite 1300
 Minneapolis, MN 55488

Josh Windschill, being first duly sworn, on oath states as follows:

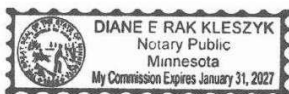
1. He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:
10/3/2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$5.60 per line per day.
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.



Subscribed and sworn to before me on 10/7/2025.

Diane E. Rak Kleszyk



Notary Public

order information

Order Number	3184
Publication	StarTribune Print
Issue Date	10/3/2025

material preview

City of Fridley, Anoka County, Minnesota Public Hearing

Notice is hereby given that the City Council of the City of Fridley will conduct a public hearing at 7:00 p.m. on October 13, 2025, in the City Council Chambers at 7071 University Avenue NE, to consider, and possibly adopt, the proposed assessment for the following improvements:

2025 East Danube Traffic Calming (ST-2025-02): Assess 10 years @ 4.40% Interest, \$13,855

24-30-24-42-0097

24-30-24-43-0038

24-30-24-43-0053

24-30-24-42-0079

24-30-24-42-0073

24-30-24-42-0062

24-30-24-43-0039

24-30-24-43-0040

24-30-24-42-0071

24-30-24-42-0078

24-30-24-42-0072

24-30-24-43-0037

24-30-24-42-0069

24-30-24-42-0077

24-30-24-42-0074

24-30-24-42-0076

24-30-24-42-0075

The proposed assessment rolls are on file for public inspection at the City Clerk's Office. Notices are being mailed to all property owners.

Written or oral objections will be considered at the meeting. No an

considered at the meeting. No appeal may be taken as to the amount of an assessment unless a signed, written objection is filed with the City Clerk prior to the hearing or is presented to the presiding officer at the hearing. The City Council may, upon such notice, consider any objection to the amount of a proposed individual assessment at an adjourned meeting, upon such further notice to the affected property owners, as it deems advisable.

A property owner who has properly objected to the assessment may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or City Clerk.

The City of Fridley has adopted Resolution No. 14-1995 deferring special assessment payments for senior citizens. The City Council may defer the payment of special assessments for any homestead property owned by a person 65 years of age or older, or for persons retired due to permanent and total disability for which it would be a hardship to make the payments.

Mayor Dave Ostwald

Publish: September 22, 2025

Exhibit C: Assessment Roll
2025 Street Rehabilitation Project No. ST-2025-02

PIN	Parcel Address	Owner Name	Assessment Amount
24-30-24-42-0097	5490 DANUBE RD NE	BARLAU TRUSTEE ROBERT B	\$ 815.00
24-30-24-43-0038	5477 E DANUBE RD NE	BREITBARTH, KARL D	\$ 815.00
24-30-24-43-0053	5495 W DANUBE RD NE	EPSTEIN NATHAN	\$ 815.00
24-30-24-42-0079	5544 E DANUBE RD NE	FISHER, TODD R	\$ 815.00
24-30-24-42-0073	5557 E DANUBE RD NE	FREEBURG PATRICIA R	\$ 815.00
24-30-24-42-0062	1496 N INNSBRUCK DR NE	GRABANSKI ANDREA	\$ 815.00
24-30-24-43-0039	5467 E DANUBE RD NE	HERDENDORF TRUSTEE, BOYD G	\$ 815.00
24-30-24-43-0040	5457 E DANUBE RD NE	MILLER AFFELDT ABIGAIL ROSE	\$ 815.00
24-30-24-42-0071	5587 E DANUBE RD NE	MOHAMUD SAHRA	\$ 815.00
24-30-24-42-0078	5554 E DANUBE RD NE	OTANEZ LAUREN ELIZABETH	\$ 815.00
24-30-24-42-0072	5567 E DANUBE RD NE	OTREMBA EDWARD J & OLETTE C	\$ 815.00
24-30-24-43-0037	5497 E DANUBE RD NE	SCHROEDER RICHARD F & G A B	\$ 815.00
24-30-24-42-0069	1500 N INNSBRUCK DR NE	STUDLEY, LINDA A	\$ 815.00
24-30-24-42-0077	5564 E DANUBE RD NE	US BANK NATIONAL ASSOCIATION	\$ 815.00
24-30-24-42-0074	5547 E DANUBE RD NE	VONDERHARR, JILL C	\$ 815.00
24-30-24-42-0076	5584 E DANUBE RD NE	WENUM, JODY	\$ 815.00
24-30-24-42-0075	5527 E DANUBE RD NE	ZOWNIROWYCZ TRUSTEE LESIA M	\$ 815.00
TOTAL:			\$ 13,855.00



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Joe Starks, Finance Director/City Treasurer

Title

Public Hearing and Resolution No. 2025-128, Adopting the Assessment for 2025 Nuisance Abatements and 2025 Rental Reinspection Fees

Background

Pursuant to Minnesota Statute § 429.021 and the Abatement of Exterior Public Nuisances chapter of the Fridley City Code (Code), the Fridley City Council (Council) may finance certain public improvement, including nuisance abatements, using special assessments. Generally, special assessments are a form of tax levied by a local government against a property that benefits from the improvement(s). As part of this process, the Council must conduct a public hearing to accept comments regarding the proposed assessments.

On September 22, 2025, the Council declared the costs to be assessed, ordered the preparation of a proposed assessment roll and scheduled a public hearing for October 13, 2025, for the 2025 Nuisance Abatements and 2025 Rental Reinspection Fees (Resolution No. 2025-113). The Public hearing notice was published on October 3, 2025, in the City's Official Publication (Exhibit C). At that time, the proposed assessment roll included 51 properties with assessments totaling approximately \$148,978.

Since the publication (Exhibit C) and mailed notice (Exhibit D) to individual property owners, the proposed assessment roll for nuisance abatements includes 33 properties (Exhibit A) with assessments totaling about \$133,897, which includes a 25% fee to support the administrative costs associated with the abatements. The proposed assessment roll for rental reinspections includes 18 properties (Exhibit B) with assessments totaling about \$14,781, which also includes a 25% fee to support the administrative costs associated with the abatements. In addition, this cost includes all incidental expenses as allowed by Chapter 401 of the Code. The proposed assessment will be certified for one year at an interest rate of 9.50%.

The City has received one written objection as of October 8, 2025, and it is attached to the agenda item.

Financial Impact

The proposed assessment reflects costs already incurred by the City to abate nuisances and perform rental reinspection within the community. The Adopted 2025 Budget contained the sufficient budget authority to support these costs.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Recommendation

Staff recommend the City Council conduct the public hearing and approve Resolution No. 2025-128.

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-128
- Exhibit A: 2025 Nuisance Abatement Assessment Roll
- Exhibit B: 2025 Rental Reinspection Assessment Roll
- Exhibit C: Affidavit of Publication
- Exhibit D: Affidavit of Mailing
- Written Objection

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-128**Adopting the Assessment for the 2025 Nuisance Abatements and 2025 Rental Reinspection Fees**

Whereas, pursuant to proper notice duly given as required by State law, the Fridley City Council has met and heard and passed upon all objections to the proposed assessment for the 2025 Nuisance Abatements and 2025 Rental Reinspection Fees.

Now, therefore be it resolved, by the City Council of the City of Fridley hereby approves:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable over a period of one year and shall bear interest at the rate of 9.50% per annum from the date of the adoption of this assessment resolution. Interest shall be added on the entire assessment from the date of this resolution through December 31, 2026.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County, make one payment of at least one hundred dollars (\$100.00), to the City of Fridley; no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. Please note, no payments will be accepted between November 15 and December 31 of any year.
4. Upon receipt of any such prepayment, the City Clerk, with the assistance of the City Treasurer, shall note the same upon the records of the City, credit the payee therefore, and reduce the assessment as originally made in the amount of the prepayment received. The balance remaining shall then be noted as the amount due and may then be certified to the County together with and as a part of the assessment roll in which the original amount due was contained.
5. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Passed and adopted by the City Council of the City of Fridley this 13th day of October 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Assessment Roll
2025 Nuisance Abatement

Property ID	Site of Abatement	Owner Name	Assessed Total
03-30-24-24-0107	381 HUGO ST NE	COYER MICHAEL J	3,196.88
03-30-24-43-0027	185 CRAIGBROOK WAY NE	YARWEH LISA	3,018.75
10-30-24-14-0015	7429 E RIVER RD NE	RODRIGUEZ FUENTES EDUARDO C/O C4D CREW	234.38
11-30-24-24-0048	7431 LYRIC LN NE	ROBERGE, DEBORAH A	1,282.50
11-30-24-24-0059	7310 LYRIC LN NE	IRELAND HOMES SF V LLC	2,918.75
12-30-24-21-0022	7601 HIGHWAY 65 NE	SQM GROUP LLC	1,106.25
12-30-24-22-0024	7515 Able St NE	ASHRAF LLC	590.63
12-30-24-31-0009	7112 CENTRAL AVE NE	M & G ENTERPRISES LLC	7,653.91
12-30-24-31-0053	Vacant Lot Behind Speedway	REALTY INCOME PROPERTIES 3 LLC	196.88
13-30-24-22-0015	1062 RICE CREEK TER NE	ZAVALA, JOSE ANTONIO RANGEL	481.90
13-30-24-22-0073	980 OVERTON DR NE	PEDERSON, JOHN	4,162.50
13-30-24-24-0077	6571 CHANNEL RD NE	WINNETKA INVESTMENTS LLC	1,979.85
14-30-24-33-0010	6101 SUNRISE DR NE	KOONCE, THOMAS	487.50
14-30-24-33-0019	6231 RAINBOW DR NE	KNUTSEN, JOYCE M ICO PAUL KNUTSEN	1,406.25
15-30-24-13-0051	6661 E RIVER RD NE	CLIFTON PROPERTIES LLC	624.38
15-30-24-42-0050	195 63RD WAY NE	RANSOM ERIC T	850.31
22-30-24-12-0017	179 CHARLES ST NE	CHARLES PORTFOLIO LLC	1,791.46
23-30-24-22-0101	5980 3RD ST NE	SCHAFF, THOMAS S	421.88
23-30-24-23-0077	5846 2 1/2 ST NE	ASMARA LLC	295.05
23-30-24-23-0081	5810 2 1/2 ST NE	HASOPLUS PROPERTIES LLC	886.13
23-30-24-31-0015	5628 6TH ST NE	LIND ALAN	975.00
23-30-24-33-0096	5407 ALTURA RD NE	HAESSIG BRIAN THOMAS	5,151.56
23-30-24-34-0003	5430 7TH ST NE	SULLIVAN LAKE PARTNERS LLC	348.40
23-30-24-34-0014	5428 5TH ST NE	DUKULY SEKOU	360.94
24-30-24-11-0070	1565 GARDENA AVE NE	TAYLOR CATHERINE E	393.75
24-30-24-12-0068	1317 HILLCREST DR NE	CLIFTON PROPERTIES LLC	590.63
24-30-24-14-0047	5809 ARTHUR ST NE	LIEN, TOBY P	82,898.13
24-30-24-31-0060	5591 REGIS TRL NE	VAN HORN JASON L & WILLOW R E	1,666.88
24-30-24-34-0017	1365 HILLWIND RD NE	PICHAZACA LOJA JUAN CRISTIAN	207.21
24-30-24-42-0025	1455 N DANUBE RD NE	SORENSEN NEAL E JR & BARBARA A	608.63
26-30-24-23-0095	5096 TOPPER LN NE	NELSON, JODI MARIE	5,718.75
26-30-24-32-0028	4887 2 1/2 ST NE	SINIGAGLIO, JOSEPH J	1,221.88
26-30-24-32-0123	4795 3RD ST NE	SINIGAGLIO, JOSEPH J	168.75
Total Nuisance Abatement:			\$133,896.65

Assessment Roll
2025 Rental Reinspections

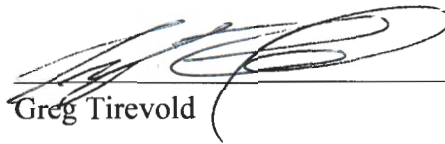
Property ID	Site of Abatement	Owner Name	Assessed Total
03-30-24-31-0106	298 Ely ST NE	Abdulkadir Ali	1,281.25
10-30-24-44-0054	6961 Hickory PL	Allen Kluz	250.00
12-30-24-12-0084	7650 BACON DR NE	ROOTED REI MN LLC-Jared Galde-OLD OWNER	1,031.25
12-30-24-22-0021	7553-55 Able ST NE	ASHRAF LLC - Mir Ali	343.75
12-30-24-23-0021	7339-41 Able ST NE	Claudio Mauricio Flores	343.75
12-30-24-31-0112	1284 NORTON AVE NE #202	OMER AWELKHIER MUSSA	656.25
13-30-24-14-0118	6660 Anoka St	John Llyod	250.00
14-30-24-23-0078	6525 2nd ST NE	Northeast Park Place LLC-Thomas Brama	2,531.25
14-30-24-23-0087	6500 2ND ST NE	Saeed Alkhulaidi	375.00
22-30-24-12-0003	5950 E RIVER RD	CULLEN HOMES INC	1,531.25
23-30-24-22-0159	5951 3rd St	Michael Xiong	250.00
23-30-24-24-0132	360 57TH AVE NE	GARDEA QUIONONEZ ERIK RAUL	625.00
23-30-24-31-0049	5644 4th ST NE	Fridley Place LLC - Zada Kidane	2,156.25
23-30-24-31-0119	5543 5th ST NE	Cecilia Ngu	312.50
23-30-24-34-0103	5315 5TH ST NE	Fifth St Land trust-Lakes Trust Corp.Michael Jacka	1,312.50
24-30-24-41-0516	1601 N Innsbruck DR 388	Fountain Oaks Properties - Cathy Plessner	218.75
26-30-24-23-0118	5012 HUGHES AVE NE	URGILES-VANG MAI X	968.75
26-30-24-32-0016	4844 3rd ST NE	Lien Lam	343.75
Total Rental Reinspections:			\$ 14,781.25

STATE OF MINNESOTA**AFFIDAVIT OF MAILING****COUNTY OF ANOKA**

Greg Tirevold, Payroll and Insurance Coordinator/Special Assessments for the City of Fridley, Minnesota, being first duly sworn on oath, states that on the 24th day of September, 2025, he deposited at the United States Post Office collection box located at Fridley Civic Center, true and correct copies of the attached "2025 Nuisance Abatements & 2025 Rental Reinspection Fees Hearing Notice" enclosed in envelopes, with postage thereon fully prepaid, mailed to the address listed below and appearing opposite their respective parcel identification number (PIN):

PINParcel Owner Address

See Attached PIN and Parcel Owner Address


Greg Tirevold

Subscribed and sworn to before me

this 24 day of Sept, 2025.


Notary Public



2025 Nuisance Abatements & 2025 Rental Reinspection Fees				
Property ID	Owner Street	Owner City, State, Zip Code	Amount (Before 10/13/2025)	25% Assessing Fee. If Assessed
03-30-24-24-0107	381 HUGO ST NE	FRIDLEY MN 55432	2,557.50	639.38
03-30-24-43-0027	185 CRAIGBROOK WAY NE	FRIDLEY MN 55432	2,415.00	603.75
10-30-24-14-0015	PO BOX 173	SAINT PAUL MN 55122	187.50	46.88
11-30-24-24-0048	7431 LYRIC LN NE	FRIDLEY MN 55432	1,026.00	256.50
11-30-24-24-0059	221 NORTH 1ST ST STE 100	MINNEAPOLIS MN 55401	2,335.00	583.75
12-30-24-21-0022	9781 CLOVER LEAF PKWY NE	BLAINE MN 55434	885.00	221.25
12-30-24-22-0024	2947 BENT TREE HILL ROAD	NEW BRIGHTON MN 55112	472.50	118.13
12-30-24-31-0009	8216 29TH AVE N	NEW HOPE MN 55427	6,123.13	1,530.78
12-30-24-31-0053	11995 EL CAMINO REAL STE 101	SAN DIEGO CA 92130	157.50	39.38
13-30-24-22-0015	1062 RICE CREEK TER NE	FRIDLEY MN 55432	385.52	96.38
13-30-24-22-0073	980 OVERTON DR NE	FRIDLEY MN 55432	3,330.00	832.50
13-30-24-24-0077	8445 CENTER DR NE	FRIDLEY MN 55432	1,583.88	395.97
14-30-24-33-0010	6101 SUNRISE DR NE	FRIDLEY MN 55432	390.00	97.50
14-30-24-33-0019	7138 RIVERVIEW TER NE	Fridley MN 55432	1,125.00	281.25
15-30-24-13-0051	8445 CENTER DR NE	SPRING LAKE PARK MN 55432	499.50	124.88
15-30-24-42-0050	195 63RD WAY NE	FRIDLEY MN 55432	680.25	170.06
22-30-24-12-0017	3853 CENTRAL AVE NE	COLUMBIA HEIGHTS MN 55421	1,433.17	358.29
23-30-24-22-0101	1551 WOODSIDE CT NE	FRIDLEY MN 55432	337.50	84.38
23-30-24-23-0077	7360 130TH ST W	APPLE VALLEY MN 55124	236.04	59.01
23-30-24-23-0081	5810 2 1/2 ST NE	FRIDLEY MN 55432	708.90	177.23
23-30-24-31-0015	5628 6TH ST NE	FRIDLEY MN 55432	780.00	195.00
23-30-24-33-0096	5407 ALTURA RD NE	FRIDLEY MN 55421	4,121.25	1,030.31
23-30-24-34-0003	3601 18TH ST RM 117	ST CLOUD MN 56301	278.72	69.68
23-30-24-34-0014	5428 5TH ST NE	FRIDLEY MN 55421	288.75	72.19
24-30-24-11-0070	1565 GARDENA AVE NE	FRIDLEY MN 55432	315.00	78.75
24-30-24-12-0068	3434 LEXINGTON AVE NW STE 400	SHOREVIEW MN 55126	472.50	118.13
24-30-24-14-0047	16378 COUNTY HIGHWAY 39	DALTON MN 56324	66,318.50	16,579.63
24-30-24-31-0060	5591 REGIS TRL NE	FRIDLEY MN 55432	1,333.50	333.38
24-30-24-34-0017	1365 HILLWIND RD NE	FRIDLEY MN 55432	165.77	41.44
24-30-24-42-0025	1455 N DANUBE RD NE	FRIDLEY MN 55432	486.90	121.73
26-30-24-23-0095	5096 TOPPER LN NE	FRIDLEY MN 55421	4,575.00	1,143.75
26-30-24-32-0028	4795 3RD ST NE	FRIDLEY MN 55421	977.50	244.38
26-30-24-32-0123	4795 3RD ST NE	FRIDLEY MN 55421	135.00	33.75
12-30-24-22-0021	2947 BENT TREE HILL ROAD	NEW BRIGHTON, MN 55112	275.00	68.75
26-30-24-32-0016	1652 116th Avenue NE	Blaine, MN 55449	275.00	68.75
23-30-24-31-0119	11600 Silverrod St NW	Coon Rapids, MN 55433	250.00	62.50
22-30-24-12-0003	1826 PORTLAND AVE S	MINNEAPOLIS MN 55404	1,225.00	306.25
14-30-24-23-0078	2817 Anthony Lane South, Ste. 102	Minneapolis, MN 55418	2,025.00	506.25
23-30-24-31-0049	2489 Rice Street #115	Roseville, MN 55113	1,725.00	431.25
12-30-24-23-0021	4408 3rd Street NE	Columbia Heights, MN 55421	275.00	68.75
24-30-24-41-0516	2038 Summit Ave	St. Paul, MN 55105	175.00	43.75
03-30-24-31-0106	17912 Enigma Way	Lakeville, MN 55044	1,025.00	256.25
12-30-24-12-0084	202 N Cedar Ave, Ste 1	Owatona MN 55060	825.00	206.25

23-30-24-34-0103	2515 White Bear Ave #211	Maplewood, MN 55109	1,050.00	262.50
23-30-24-24-0132	360 57TH AVE NE	FRIDLEY MN 55432	500.00	125.00
14-30-24-23-0087	8763 152nd lane NW	Ramsey, MN 55303	300.00	75.00
26-30-24-23-0118	5012 HUGHES AVE NE	FRIDLEY MN 55421	775.00	193.75
12-30-24-31-0112	1165 NORTON AVE NE	FRIDLEY MN 55432	525.00	131.25
13-30-24-14-0118	6660 Anoka St	Fridley MN 55432	200.00	50.00
23-30-24-22-0159	5951 3rd St	Fridley MN 55432	200.00	50.00
10-30-24-44-0054	6961 Hickory PL	Fridley MN 55421	200.00	50.00



The Minnesota Star Tribune

Order Number 3186

advertiser

FRIDLEY CITY OF
 7071 UNIVERSITY AVE NE
 MINNEAPOLIS, MN 55432
 UNITED STATES
 Account No: 102026

Affidavit of Publication - State of Minnesota

COUNTY OF HENNEPIN
 650 3rd Ave. S., Suite 1300
 Minneapolis, MN 55488

Josh Windschill, being first duly sworn, on oath states as follows:

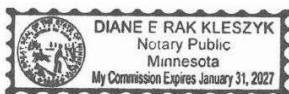
1. He is and during all times herein stated has been an employee of the Star Tribune Media Company LLC, a Delaware limited liability company with offices at 650 Third Ave. S., Suite 1300, Minneapolis, Minnesota 55488, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows:
10/3/2025
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$5.60 per line per day.
5. Mortgage Foreclosure Notices. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in Hennepin County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

FURTHER YOUR AFFIANT SAITH NOT.



Subscribed and sworn to before me on 10/7/2025.

Diane E. Rak Kleszyk



Notary Public

order information

Order Number	3186
Publication	StarTribune Print
Issue Date	10/3/2025

material preview

City of Fridley, Anoka County, Minnesota Public Hearing

Notice is hereby given that the City Council of the City of Fridley will conduct a public hearing at 7:00 p.m. on October 13, 2025, in the City Council Chambers at 7071 University Avenue NE, to consider, and possibly adopt, the proposed assessment for the following improvements:

2025 Nuisance Abatements & 2025 Rental Reinspection Fees: Assess 1 year at 9.50% Interest, \$148,678

03-30-24-24-0107
12-30-24-31-0053
22-30-24-12-0017
24-30-24-11-0070
03-30-24-31-0106
12-30-24-31-0112
23-30-24-22-0101
24-30-24-12-0068
03-30-24-43-0027
13-30-24-14-0118
23-30-24-22-0159
24-30-24-14-0047
10-30-24-14-0015
13-30-24-22-0015
23-30-24-23-0077
24-30-24-31-0060
10-30-24-44-0054
13-30-24-22-0073
23-30-24-23-0081
24-30-24-34-0017
11-30-24-24-0048
13-30-24-24-0077
23-30-24-24-0132
24-30-24-11-0516

24-30-24-41-0010
 11-30-24-24-0059
 14-30-24-23-0078
 23-30-24-31-0015
 24-30-24-42-0025
 12-30-24-12-0084
 14-30-24-23-0087
 23-30-24-31-0049
 26-30-24-23-0095
 12-30-24-21-0022
 14-30-24-33-0010
 23-30-24-31-0119
 26-30-24-23-0118
 12-30-24-22-0021
 14-30-24-33-0019
 23-30-24-33-0096
 26-30-24-32-0016
 12-30-24-22-0024
 15-30-24-13-0051
 23-30-24-34-0003
 26-30-24-32-0028
 12-30-24-23-0021
 15-30-24-42-0050
 23-30-24-34-0014
 26-30-24-32-0123
 12-30-24-31-0009
 22-30-24-12-0003
 23-30-24-34-0103

The proposed assessment rolls are on file for public inspection at the City Clerk's Office. Notices are being mailed to all property owners. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a signed, written objection is filed with the City Clerk prior to the hearing or is presented to the presiding officer at the hearing. The City Council may, upon such notice, consider any objection to the amount of a proposed individual assessment at an adjourned meeting, upon such further notice to the affected property owners, as it deems advisable.

A property owner who has properly

A property owner who has properly objected to the assessment may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or City Clerk.

The City of Fridley has adopted Resolution No. 14-1995 deferring special assessment payments for senior citizens. The City Council may defer the payment of special assessments for any homestead property owned by a person 65 years of age or older, or for persons retired due to permanent and total disability for which it would be a hardship to make the payments.

Mayor Dave Ostwald

City of Fridley
7071 University Ave NE
Fridley, MN 55432

10/1/2025
RE: Written Objection

Dear Council,

I am writing to formally object the reinspection fee assessed to the rental property PID 10-30-24-44-0054 and to raise concerns regarding the City's ability to follow its own stated communication protocols.

On Saturday, September 27, 2025, I discovered a Notice of Public Hearing for Non-Payment of Reinspection Fee had been delivered to the rental property address. I only became aware of this notice incidentally while checking the mailbox during routine yardwork at the property.

This notice was never delivered to the homeowner addresses provided to the City as part of the rental license application: Property owner mailing address.

The owner's address was provided in full compliance with the City of Fridley's rental license application process, which clearly states that owners must list both a physical address and designate a local agent if residing more than 50 miles away.

Reference:

[Fridley Rental License Application Instructions – Page 2](#)

Additionally, the City's official rental license guidance explicitly states: *"Electronic Confirmation: Acknowledge that all communication related to your rental property will be sent via email. You will not receive mailed notices."*

Despite this, I received a mailed notice. I confirmed this on September 29, during a phone call with Joe Starks, who stated that the notice I received was most likely a second notice. If the first notice was also mailed only to the rental property, it would have gone unnoticed and unacknowledged.

On 9/30, I spoke to the rental licensing department, and I believe I spoke to Julie. She explained to me that there is only electronic communication, and notices were sent about this fee. After further discussion and my confusion of having an owner address on file yet mailing notices to the rental address, it appeared to be my fault for not updating my information in Citizenserve. After further checking, I confirmed the owners address is clearly listed in the application for the rental license and license information. The agent is also listed. I shared the notice I received, and she stated that didn't come from 'us' referencing the rental department. Therefore, stating parts of the city do it differently. She also clearly stated that I have two choices, pay it or get an assessment. This is incorrect, it clearly states in the letter that an additional option is available, written or oral objection. I asked Julie who assessed the fee, and she didn't seem to want to take the time to provide the information just responded with 'an inspector?'. This interaction was not helpful and accusatory.

Lack of information on the assessment notice made it unclear what the reinspection fee was. It appeared the rental reinspection fee was not a reinspection fee; it was a fee for an occupied unit before a license was received. Yet, after an inspector came to the home and completed an inspection, he did not mention any fee or inquire of an occupied rental. Yet, went back to the office and assessed fees on assumptions without a conversation.

In addition, the letter received from Finance/City Treasurer states that it is an option to object in writing, but it is not clear who the written objection is sent to, there is no email address or process listed. I discovered it is an email sent to Joe Starks or Andrea Buddhu or Beth Kondrick. Therefore, this is my written objection to the assessment based on the facts listed above.

Thank you,

Leah Kluz



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: Paul Bolin, Community Development Director
 Stacy Stromberg, Assistant Community Development Director
 Nancy Abts, Senior Planner

Title

Ordinance No. 1434, Amending Title No. 6, Zoning and Subdivision, Related to the Public District, Use Definitions and Conditions and Subdivision Procedures (First Reading)

Background

In May 2025, the City Council adopted a new Title 6, Zoning and Subdivision. The ordinance has been in effect since July 1, 2025.

As part of the recodification process, the City's zoning consultants recommend an annual review and update to the ordinance. This will help prevent accumulation of many "minor" issues needing to be addressed.

As a first annual update, staff have identified a handful of areas where the new ordinance needs to be modified. These changes are in response to experiences using the code for several months and in responding to requests from potential future land uses.

Subdivision Procedures

In the process of combining zoning and subdivision into a single title, procedures for processing Final Plats were not carried over. These procedures are being reintroduced into the title.

Use Definitions and Conditions of Approval

Reorganizing principal and accessory uses into tables from their previous text-based lists has made the overall code easier to administer. This translation also introduced some uncertainty about how to treat previously unspecified use/district relationships. Now, changes to the use table are proposed to clarify that public uses are allowed in zoning districts other than the "P" Public district, and to update the classification of Hospitals from Permitted to Conditional.

Changes to the Motor Vehicle Sales and Rental Chapter are proposed to add a minimum lot size of one acre, and to clarify the lot area to be used in determining minimum building size.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Care Facilities are distinguished from Hospitals through revisions to the respective definitions and use standards. They are identified as a Conditional Use in Business Districts, to match their treatment in Residential districts.

Public District

The Public District is updated to add provisions for rezoning property to this zoning district, if it is purchased by a government entity other than the City of Fridley.

The Planning Commission held a public hearing on the proposed ordinance at their September 17, 2025, meeting. After a brief discussion, the Commission unanimously recommended approval of the ordinance as presented.

A notice of the public hearing was published in the City's Official Publication on September 5 and 12.

Financial Impact

Absorbed in the Planning Division budget.

Recommendation

Staff recommend the City Council approve a first reading of Ordinance No. 1434, Amending Title No. 6, Zoning and Subdivision, Related to the Public District, Use Definitions and Conditions and Subdivision Procedures

Attachments and Other Resources

- Ordinance No. 1434

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Ordinance No. 1434

Amending Title No. 6, Zoning and Subdivision, Related to the Public District, Use Definitions and Conditions and Subdivision Procedures

The City Council of the City of Fridley does ordain, after review, examination and staff recommendation that the City of Fridley Zoning and Subdivision Ordinance be amended as follows:

Section 1

The following definitions under Section 601.03 Use Definitions are amended to read as follows:

Care Facility. A facility licensed by the state which serves individuals who are handicapped, aged or disabled, or are undergoing rehabilitation, and are provided services to meet their needs. This category provides primarily in-patient care, treatment, and/or rehabilitation services for persons who do not require hospitalization. ~~provides meals, lodging, and services on a regular basis, such as personal services, 24-hour supervision, social activities, and/or nursing care to two or more individuals who require assistance.~~ Care facilities include facilities such as assisted living, nursing homes, rest homes, and convalescent care. This use does not include in-home residential care facilities or hospitals.

Care Facility, Residential. An in-home ~~residential~~ facility in a residential zoning district that is licensed by the state which provides primarily nonmedical care to individuals who are in need of personal assistance to manage the activities of daily life or for the protection of the individual. The number of people allowed in each facility is dictated by state statute with either groups of six or few persons or groups between seven – 16 persons.

Hospital. An institution or establishment open to the public and/or owned and operated by a unit of government, providing acute primary health services and medical, psychiatric, or surgical care to persons, primarily inpatients, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, training facilities, or medical offices.

Public Building or Use. A building or use which is owned or managed by a public entity to serve the community. Schools and hospitals are a separate use as otherwise defined.

Section 2

Paragraph 2 of Section 612.05 District Standards is amended to read as follows:

2. P Public Facilities District

(a) The P District includes such land areas, waterways and water areas which are owned, controlled, regulated, used or proposed to be used by the City of Fridley or other governmental body.

(b) Land within the P District is automatically designated at the time of land acquisition by the City of Fridley for the principal public uses set forth in this Chapter. Land may be designated P District under the Ordinance Amendment procedures of this title.

~~(c) Upon removal of public use, land within the P District automatically reverts back to the original zoning that was on the property prior to the acquisition for such use.~~

~~(d)(c)~~ All lot requirements and setbacks for uses in this District must be comparable to other similar uses that are allowed in other districts.

~~(e)(d)~~ Building Requirements

(1) All building requirements for uses in this District will be comparable to other similar uses that are allowed in other districts.

Section 3

Section 612.03 Non-Residential District Principal Uses

Table 1 is amended as follows:

	Commercial		Industrial				Public	Use Standards Reference
Principal Use Type	B-1	B-2	M-1	M-2	M-3	M-O (S-3)	P	
Residential								
Group Living								
Care facility	PS-C	PS C						See Chapter 620
Continuum of care facility	C	C						
Lodging								
Hotel or motel		PS						See Chapter 620
Community Services								
Clinic	P	P						

	Commercial		Industrial				Public	Use Standards Reference
Principal Use Type	B-1	B-2	M-1	M-2	M-3	M-O (S-3)	P	
Daycare center	PS	PS						See Chapter 620
Funeral home	PS	PS						See Chapter 620
Hospital	C	C					C	See Chapter 620
Museum/art gallery	P	P					P	
Place of assembly	PS	PS						See Chapter 620
Public use	C	C	C	C	C	C	PS	See Chapter 620
Sacred community	PS	PS						See Chapter 620
School, college/ vocational/ business		P						
Public school, elementary, middle, or secondary	P	P					P	
Private school, elementary, middle, or secondary	P	P						

Section 4

Section 620 Principal Use Standards is hereby amended as follows:

620.17 Care Facility

1. Any care facility must have direct access to a collector or higher classification street.
2. On-street parking to meet the needs of this use is prohibited.
3. The site must contain a minimum of 150 square feet of usable open space per resident, consisting of outdoor seating areas, gardens or recreational facilities. ~~Public parks or plazas within 300 feet of the site may be used to meet this requirement.~~

620.26 Motor Vehicle Sales or Rental

1. Minimum lot size is one acre.
2. An on-site administrative office for the use is required. A minimum building floor area of 20 percent of the ~~lot~~ property's buildable area must be devoted to the related motor vehicle sales or rental use.
3. On lots with multi-tenant buildings, the individual parking demand of all uses must be met. The spots for the motor vehicle sales or rental use must be shown on a parking plan and identified with signage on site.
4. A fire lane must be maintained around the perimeter of the entire building.
5. The outdoor sales or display area must not interfere with circulation in any required parking, loading, maneuvering or pedestrian area.
6. The outdoor sales or display area must conform to the principal building setback requirements of the applicable zoning district.
7. Junk vehicles are prohibited.

620.37 Hospital

1. Any hospital must have direct access to a collector or higher classification street.
2. On-street parking to meet the needs of this use is prohibited.
3. The use must provide proof of all applicable state, federal, and other governmental licensing agency approvals.

620.38 Public Use

1. The use must serve the community.
2. The use must be in conformance with the Comprehensive Plan.
3. The use must conform with the surrounding neighborhood.
4. Adequate screening from neighboring uses and landscaping must be provided in accordance with the Screening chapter of this code.

Section 5

Section 650.04 Subdivision Procedures of the Fridley City Code is hereby amended to read as follows:

9. Final Plat

- (a) Applicability. After approval of a preliminary plat, the applicant shall prepare a final plat together with all required accompanying materials on forms furnished by the City.
- (b) Application Review
 - (1) The applicant shall submit the final plat together with all required accompanying material on forms furnished by the City.
 - (2) The final plat shall conform to the preliminary plat as tentatively approved or conditionally approved, including any required modifications and any additional requirements of law.
 - (3) The application shall be processed in accordance with the Section 650.01. While a public hearing is not needed, the Planning Commission shall review and provide a recommendation to the City Council.
- (c) Actions after Approval
 - (1) Survey. After approval of the final plat, the subdivider shall cause the subdivision to be surveyed, staked and monumented by a registered surveyor in accordance with the requirements herein, with statutory requirements and with any requirements of the County Platting Authority.
 - (2) Recording
 - ((a)) After approval, the final plat shall be recorded among the records of the County within 180 days after the date of Council approval unless a longer period is granted at the time of approval.
 - ((b)) A plat not recorded within a period of 180 days or the approved extension time, is deemed to be one that is not approved and such plat is not entitled to be recorded; and the same shall not thereafter be recorded except and unless it shall have again been presented to the Planning Commission and Council and approved for recording.
 - ((c)) A time extension for recording a plat shall be requested in writing and filed with the City at least 20 days before the expiration of the original approval. The request for extension shall state facts showing a good faith attempt to record the plat. In evaluating a request for an extension, the

Council can consider among other things any changes in zoning, sizing of lots, location of streets and utilities in the lands within or adjacent to said plat and other factors deemed material, and is not limited thereto.

- (3) No plat of a subdivision shall be filed with the Registrar of Deeds or accepted for filing unless signed by the Mayor and Manager or City Clerk and unless approved as to survey and engineering accuracy by the County Platting authorities.

Passed and adopted by the City Council of the City of Fridley on this XX day of [Month], 2025.

Dave Ostwald - Mayor

Attest:

Melissa Moore - City Clerk

First reading: October 13, 2025

Second reading:

Publication:

Effective Date:



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council Meeting

Submitted By: James Kosluchar, Director of Public Works
 Jason Wiehle, Utility Manager
 Nic Schmidt, Engineering Project Manager
 Carl Lind, Graduate Engineer

Title

Resolution No. 2025-132, Authorizing Execution of Loan Agreement with the Minnesota Public Facilities Authority for the Locke Park WTP GAC Treatment Addition Project No. 24-199

Background

In June of 2024, the City of Fridley (City) successfully completed an application to the Minnesota Public Facilities Authority (PFA) for the inclusion of the Locke Park Water Treatment Plant GAC Treatment Addition Project No. 24-199 (Project) to the Drinking Water Revolving Fund (DWRf) Intended Use Plan (IUP). The Project is identified in the 2025-2029 Capital Investment Plan (CIP) and includes the construction of a granular activated carbon (GAC) advanced treatment process to the existing plant's capabilities to address the presence of Perfluoroalkyl Substances (PFAS), also known as forever chemicals, in the City's Well 10. The Project was subsequently prioritized in the IUP in late 2024.

Through its inclusion in the IUP the Project is eligible for a low-interest loan through the PFA for associated construction and construction engineering costs. Following solicitation of bids in August 2025, the Project has a projected cost of \$5,876,700, with \$2,938,350 of this amount eligible for loan forgiveness through the PFA Principal Forgiveness Grant program. The terms of the attached drafted loan agreement include an interest rate of 2.413% per annum and final loan maturity date of August 20, 2045.

The attached resolution requests authorization to execute the loan agreement with the Minnesota Public Facilities Authority. If approved, the non-executable loan agreement would be approved by both parties, with inclusion of any specifics after review with the City Attorney and concurrence of the City Manager. The succeeding resolution further requests consideration of awarding the Project, contingent upon the execution of the loan agreement. Project construction is currently anticipated to begin in Spring 2026 and be completed in early 2027.

Financial Impact

The Project is identified in the 2025-2029 Capital Investment Plan, and loan payments would be made from the Water Utility Fund. Budgeted revenue projections for the water utility assume a 5% increase in water sales annually to support this as well as other capital project expenses, with a lower increase possible as the Project was allocated loan forgiveness.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Recommendation

Staff recommends the approval of Resolution No. 2025-132, Authorizing Execution of Loan Agreement with the Minnesota Public Facilities Authority for the Locke Park WTP GAC Treatment Addition Project No. 24-199.

Focus on Fridley Strategic Alignment

☐	Vibrant Neighborhoods & Places	☐	Community Identity & Relationship Building
☒	Financial Stability & Commercial Prosperity	☒	Public Safety & Environmental Stewardship
☐	Organizational Excellence		

Attachments and Other Resources

- Resolution No. 2025-132
- Drinking Water Revolving Fund (DWRF) Non-Executable Loan Agreement

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-132

Authorizing Execution of Loan Agreement with the Minnesota Public Facilities Authority for the Locke Park WTP GAC Treatment Addition Project No. 24-199

Whereas, in June of 2024 the City of Fridley (City) successfully made an Intended Use Plan (IUP) application to the Minnesota Public Facilities Authority (PFA) for improvements to its municipal drinking water system described as the Locke Park WTP GAC Treatment Addition Project No. 24-199 (Project); and

Whereas, Resolution No. 2025-25, approved March 24, 2025, authorized application for funding through the PFA and the City has made application for a loan through the Drinking Water Revolving Fund (DWRF) for the Project;

Whereas, the City estimates Project construction and construction engineering costs funded by the loan to be \$5,876,700; and

Whereas, the Project is eligible for loan forgiveness estimated to be \$2,938,350 through the DWRF Principal Forgiveness Grant program; and

Whereas, the City has the legal authority to apply for the loan, and the financial, technical, and managerial capacity to repay the loan and ensure proper construction, operation and maintenance of the Project for its design life.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby approves finalization and execution of the attached loan agreement with the Minnesota Public Facilities Authority in the amount of \$2,938,350.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025

David Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

**MINNESOTA PUBLIC FACILITIES AUTHORITY
BOND PURCHASE AND PROJECT LOAN AGREEMENT**

This BOND PURCHASE AND PROJECT LOAN AGREEMENT ("the Agreement"), is between the Minnesota Public Facilities Authority (the "Authority") and the City of Fridley ("Recipient") and is dated October 3, 2025.

The Project consists of a WTP addition that will include installation of a GAC treatment system and GAC vessels, associated mechanical and electrical components ("the Project"). The Project is further described and detailed in the MN Department of Health's certification(s) project ID 1020031-3 dated May 7, 2025 and in the Recipient's Project application which is incorporated herein.

Program Funding for the Project	Name	Legal citations	Funding IDs	Amounts
Drinking Water State Revolving Fund Loan	("the Loan")	MS 446A.081; MN Rules 7380 .0250-.0297	MPFA-DWRF-L-043-FY26	\$2,938,350
Drinking Water State Revolving Fund Principal Forgiveness Grant	("the Principal Forgiveness Grant")	MS 446A.081	MPFA-DWEC-F-033-FY26	\$2,938,350
Total Authority Project Financing:				\$5,876,700

ARTICLE 1 – TERMS AND CONDITIONS

Section 1.1 Terms. (a) General: The Authority hereby commits, subject to the availability of funds and the conditions and legal citations herein set forth, to provide FIVE MILLION EIGHT HUNDRED SEVENTY SIX THOUSAND SEVEN HUNDRED DOLLARS (\$5,876,700) to the Recipient for the purpose of financing eligible costs of the Project.

(b) Loan: The Loan shall be evidenced by the Note described in Section 1.4 of this Agreement (the "Note"). The final maturity date of the Loan will be August 20, 2045. The aggregate principal amount of the Loan disbursed and outstanding will bear interest and servicing fees collectively at the rate of 2.413% per annum accruing from and after the date of the Note through the date on which no principal of the Loan remains unpaid and all accrued interest and servicing fees thereon have been paid.

(c) Grant(s): The Principal Forgiveness Grant is granted and is not required to be repaid except as otherwise provided in Article 9 of this Agreement.

Section 1.2 Authority Sources of Funds. (a) The Recipient acknowledges that the Authority may use the proceeds of one or more series of the Authority's revenue bonds (the "Bonds"), federal capitalization grants, proceeds of state general obligation bonds, state appropriations from the Clean Water Legacy Fund, or other funds of the Authority, or a combination thereof, to fund the Agreement.

(b) At the written request of the Recipient, the Authority will provide information with respect to the funding of the Agreement, from time to time.

(c) Allocation and pledging of Loan: The Authority may, at any time, pledge the Loan as security for its Bonds. The Authority in its sole discretion may allocate the Loan to one or more sources of funds and may from time to time reallocate the Loan to one or more different sources of funds, including one or more different series of Bonds (whether or not that series of Bonds refunded the series of Bonds to which the Loan was originally allocated), or may sell the Loan if permitted by the documents relating to its Bonds.

Section 1.3 Disbursements. (a) Delivery of Note: No funds will be disbursed by the Authority to the Recipient until the Recipient has delivered its Note to the Authority as set forth in section 1.4.

(b) All Recipient disbursement requests will be subject to Authority approval and will be disbursed on a cost reimbursement basis, consistent with the budget presented in the Recipient's application. The Authority may withhold or disallow all or part of the amount requested if the Authority determines the request is not in compliance with this Agreement, applicable federal and state laws, regulations or rules as then in effect.

(c) The Authority will disburse funds pursuant to approved disbursement requests complying with the provisions of this Agreement. Each disbursement request must be for eligible costs for completed work on the Project and must be submitted on or before the deadlines established by the Authority and on a form prescribed by the Authority. Each disbursement request must include supporting invoices and billing statements and be signed by an employee or elected official of the Recipient.

(d) The Authority will reimburse the Recipient for eligible Project costs incurred prior to the execution of this Agreement only to the extent approved in connection with the Authority's approval of the Recipient's application.

(e) The Authority will make disbursements to the Recipient within 30 days of receipt of the Recipient's request, unless the Authority determines to withhold disbursement in accordance with the provisions of this Agreement. The Authority will endeavor to pay disbursement requests submitted by the Recipient not later than the 15th day of the month by the last day of the same month.

(f) If the entire amount specified in Section 1.1 is not fully disbursed by June 30, 2029 the Authority will not make any further disbursements. In that event or if final eligible Project costs are less than the total financing amount specified in Section 1.1, the undisbursed balance of the Principal Forgiveness Grant will be cancelled, and the undisbursed balance of the Loan will be applied to the outstanding principal installments of the Loan on a pro rata basis or as otherwise determined by the Authority. The Authority will revise Exhibit A to this Agreement to reflect the reduction in principal amount and promptly deliver a copy to the Recipient.

Section 1.4 Security. (a) The Recipient must issue to the Authority its Tax Exempt General Obligation Revenue Note to evidence its obligation to repay the Loan. The Authority will not disburse funds to the Recipient under this Agreement until the Recipient delivers to the Authority the executed Note, a certified copy of resolutions or other authority by the appropriate governing body or bodies as have authorized the execution and performance of this Agreement and the Note in accordance with applicable law, and all opinions, certificates and documents requested by, and in a form acceptable to, the Authority.

(b) The Recipient represents and agrees that the Note is a general obligation debt of the Recipient and will be shown as such on its financial statements and be treated in all respects as a general obligation debt of the Recipient. For purposes of permitting sale of the Note to the Authority, the Authority represents that it is a "board, department or agency" of the State of Minnesota within the meaning of Minnesota Statutes, Section 475.60, subdivision 2, clause (4), as amended.

(c) The obligations of the Recipient under the Note evidence amounts payable under the Loan. Each payment made pursuant to the Note will be deemed to be a credit against the corresponding obligation

of the Recipient under the Loan and any such payment will fulfill the Recipient's obligation to pay that amount hereunder.

(d) The Recipient agrees to impose and collect rates and charges in compliance with Minnesota Statutes and in accordance with the Recipient's service charge system, so that sufficient gross revenues are available, together with other sources as may be applicable, for the payment of system costs, including operation and maintenance expenses and principal, interest and servicing fees due on any outstanding debt payable from those revenues. The Recipient agrees to annually review and ensure that the gross revenues are sufficient for the payment of all system costs.

Section 1.5 Mandatory Payments. (a) The Recipient must repay the principal amount of the Loan, together with accrued interest and servicing fees, in the amounts and on the dates set forth in Exhibit A attached hereto (notwithstanding the rate of disbursement of the proceeds of the Loan), subject to adjustment as set forth in Section 1.3 or 1.6. The interest payment shown on Exhibit A is for informational purposes only; the actual interest payment will be the amount of interest which has accrued to the date of payment. The Authority will be entitled to retain for its own purposes any interest earnings on Loan proceeds that are not disbursed and will not be obligated to credit any such interest earnings against any required repayment of principal or payment of interest and servicing fees. Any payment of principal or interest received by the Authority in excess of the amounts set forth in Exhibit A, as then in effect, which is not a mandatory payment as designated in paragraph (b), or not expressly designated by the Recipient to be treated as an optional prepayment may, in the sole discretion of the Authority, be (i) held without interest payable by the Authority and applied to a future payment due on the Loan in a manner determined by the Authority, (ii) treated as a prepayment of principal on the Loan, or (iii) returned to the Recipient as an overpayment. Other than prepayments, the Authority will apply any payments received under the Note as follows: first, to the payment of any costs or expenses incurred by the Authority in enforcing any provision of the Note or this Agreement; second, to the payment of accrued and unpaid interest and servicing fees on the Note; and third, to the payment of principal of the Note then due.

(b) If the Recipient has pledged to the repayment of the Loan revenues subject to prepayment or lump-sum payments by a third party, such as special assessments or connection charges from another municipality, the Recipient will notify the Authority immediately upon receipt of any such payment. The Authority, in its sole discretion, may direct the Recipient to use the funds for the payment of eligible construction costs of the Project, or to transmit the funds to the Authority for payment on the Loan, immediately or at a later date. Any such payment received by the Authority may be applied to reduce each unpaid annual principal installment of the Loan in the proportion that such installment bears to the total of all unpaid principal installments, or, in the sole discretion of the Authority, may be applied to one or more future principal payments on the Loan in a manner determined by the Authority.

Section 1.6 Optional Prepayments. (a) The Recipient may not prepay the Loan except upon written consent of the Authority. If the Authority has consented, then upon 45 days' prior written notice to the Authority (or such lesser period as the Authority may accept), the Recipient may prepay the Loan and the Note, in whole or in part, on any February 20 or August 20 at a redemption price equal to the principal amount to be prepaid, together with accrued interest and servicing fees thereon to the redemption date and a premium equal to all fees and expenses of the Authority, if any, in connection with the prepayment, including any fees, expenses or other costs relating to the payment and redemption of the Bonds as determined by the Authority.

(b) The Authority may require that the Recipient, at its sole cost and expense, deliver to the Authority an opinion from a law firm, selected by the Authority, having a national reputation in the field of municipal finance law whose legal opinions are generally accepted by purchasers of municipal bonds ("Bond Counsel") to the effect that such prepayment will not cause the interest on the Note to be included in the gross income of the recipient thereof for federal income tax purposes.

(c) The Authority will apply any amount paid by the Recipient to prepay all or a portion of the Note as follows: first, to the payment of fees, expenses and other costs of the Authority as provided in Subsection (a); second, to the payment of interest and servicing fees on the principal amount of the Note to be prepaid; and, third, to the principal of the Note. The principal amount of a partial prepayment will, in the sole discretion of the Authority, (i) be applied to one or more future principal payments of the Loan in a manner determined by the Authority, or (ii) be applied to reduce each unpaid annual principal installment of the Loan in the proportion that such installment bears to the total of all unpaid principal installments (i.e., the remaining principal payment schedule shall be re-amortized to provide proportionately reduced principal payments in each year).

ARTICLE 2 – RECIPIENT RESPONSIBILITIES AND PROJECT COMPLIANCE

Section 2.1 Recipient Responsibilities with Respect to the Project. (a) The Recipient must meet all requirements in the project application submitted to the Authority as to compliance with federal and state laws, rules and regulations and include in any contract or subcontract related to the Project provisions requiring contractor and subcontractor compliance with applicable state and federal laws. The requirements in that application are hereby incorporated by reference.

(b) The Recipient agrees to commence construction and complete the Project with reasonable diligence, regardless of the sufficiency of loans or grants therefor from the Authority to pay eligible project costs.

(c) The Recipient will not enter into a sale, lease, transfer or other use agreement of any part of the Project, or change the use of the Project, without the prior written approval of the Authority if that sale, lease, transfer, agreement or change in use would (i) violate the covenants set forth in Article 3 or Article 4, or (ii) violate the conditions under which any capitalization grants were furnished by the United States Environmental Protection Agency (the "EPA"), or (iii) otherwise violate any terms or conditions of this Agreement.

(d) The Recipient must maintain adequate property insurance coverage for the Project in those amounts and with those limits as it determines in good faith to be reasonable or in those amounts and with those limits as the Authority may require from time to time. The Recipient may substitute adequate, actuarially sound self-insurance or risk retention program(s) for property insurance coverage, so long as such program(s) are consistent with applicable laws and state and federal regulations.

(e) The Recipient must complete the Project in accordance with all applicable federal, state and local statutes, rules, regulations, ordinances, reporting requirements, approvals, and state agency certifications governing the design and construction of the Project, and operate the Project's system in compliance with all applicable federal and state laws and regulations and permit requirements.

(f) The Recipient agrees to exert all reasonable efforts to investigate claims that the Recipient may have against third parties with respect to the construction of the Project and, in appropriate circumstances, take whatever action, including legal action, the Recipient reasonably determines to be appropriate.

(g) Clean Water Legacy logo: This subsection is intentionally left blank.

Section 2.2 Construction Compliance. (a) State prevailing wages: The Recipient must comply with the provisions of prevailing wage requirements set forth in Minnesota Statutes, Sections 177.41 to 177.44, as then in effect.

(b) Federal prevailing wages: In addition to the prevailing wage requirements under Subsection (a), the Recipient must comply with, and require that all laborers and mechanics employed by contractors and subcontractors on the Project be paid wages at rates not less than those prevailing on projects of a similar character in the locality as determined by the Secretary of Labor in accordance with, the Davis-Bacon Act (40 U.S.C., sec. 276a through 276a-5), as amended.

(c) Federal American Iron and Steel: The Recipient will comply with the American Iron and Steel requirements of the Safe Drinking Water Act, as amended by America's Water Infrastructure Act of 2018, unless the Project is granted a waiver from the EPA.

(d) Federal Build America, Buy America (BABA): The Project is subject to the Buy American Sourcing requirements under the Build America, Buy America provisions of the Infrastructure Investment and Jobs Act (IIJA) (P.L. 117-58 §§70911-70917) unless the Project has been granted a waiver from the EPA.

ARTICLE 3 – TAX COMPLIANCE COVENANTS

The Recipient acknowledges that the Note is intended to bear interest that is excluded from gross income of the owner thereof for federal and State of Minnesota income tax purposes (a "Tax-exempt Note") and may be funded by the Authority from the proceeds of the Authority's Bonds that are intended to bear interest that is excluded from gross income of the owner thereof for federal and State of Minnesota income tax purposes ("Tax-exempt Bonds"). The Recipient also acknowledges that, regardless of the source of funding, the Authority may pledge the Loan and the related Note as security for, and as a source of, the payment of debt service on any or all of its Tax-exempt Bonds. In consideration of these facts, the Recipient covenants and agrees with the Authority, whether or not strict compliance with those agreements is required to maintain the Note as a Tax-exempt Note or the Authority's Bonds as Tax-exempt Bonds, as follows:

(a) The Recipient will not take, or, to the extent under its control, permit to be taken, any action that would cause the Note not to be a Tax-exempt Note or any Authority Bonds not to be Tax-exempt Bonds and will not omit from taking, or cause to be taken, any action required to maintain the Note as a Tax-exempt Note or the Authority's Bonds as Tax-exempt Bonds.

(b) The Recipient will take all actions with respect to the Note necessary to comply with all instructions and requests of the Authority relating to maintaining the Authority's Bonds as Tax-exempt Bonds and the Note as a Tax-exempt Note or compliance with the agreements set forth in this Section or in any Tax Compliance Certificate (hereinafter defined).

(c) The Recipient will comply with all requirements of any certificate or agreement ("Tax Compliance Certificate") executed and delivered by it in connection with the issuance of the Note.

(d) The Recipient will promptly notify the Executive Director of the Authority in writing of any action or event which adversely affects the status of the Note as a Tax-exempt Note or any of the Authority's Bonds as Tax-exempt Bonds.

(e) The Recipient will not use any of the proceeds of the Loan to pay the costs of any facility used or to be used during the term of the Loan for any private business use or to make a private loan within the meaning of Section 141 of the Internal Revenue Code of 1986, as amended (the "Code").

(f) The Recipient will not repay the Loan from, or secure repayment of the Loan by, property used or to be used for a private business use or payments in respect of such property within the meaning of Section 141 of the Code, except as specifically permitted in writing by the Authority.

(g) The Recipient will not establish any fund or account, other than a bona fide debt service fund, securing the payment of the Tax-exempt Note or Tax-exempt Bonds or from which the Recipient reasonably expects to pay debt service on the Loan, or in any other respect create "gross proceeds," within the meaning of the Code, of the Tax-exempt Note or Tax-exempt Bonds, except as specifically permitted in writing by the Authority. In addition, the Recipient will not invest any gross proceeds in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that investment would cause the Tax-Exempt Note or Tax-exempt Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

(h) The Recipient will not invest any moneys constituting "gross proceeds" of the Tax-exempt Note or Tax-exempt Bonds other than in a fair market, arms' length transaction and at a yield, within the meaning of the Code, in excess of the lesser of the yield on the Tax-exempt Note or the Tax-exempt Bonds applicable to the Loan and will apply all Loan proceeds within five days of the receipt thereof by the Recipient consistent with the terms of the Recipient's disbursement request.

(i) Except as permitted under Treasury Regulations, Section 1.150-2, and Section 1.4(d) hereof, the Recipient will not use Loan proceeds to reimburse itself for any payments of project costs that the Recipient made from other funds, if the original payment was made prior to the earlier of the issuance of the Authority Bonds used to fund the Loan or the execution and delivery of this Agreement or if the original payment was made from the proceeds of other debt of the Recipient.

(j) Other than as provided in Section 4.1 hereof, the allocation by the Authority of funds it uses to purchase the Loan, including different series of Tax-exempt Bonds, is at the sole discretion of the Authority and that allocation is binding on the Recipient.

(k) With respect to any gross proceeds of the Tax-exempt Bonds created by the Recipient, the Recipient will be liable to the Authority for any amount the Authority is required to rebate to the United States as excess investment earnings pursuant to Section 148 of the Code.

The Authority may, in its sole discretion and only upon receipt of an opinion of counsel to the Authority, waive any of the agreements set forth in this Article 3.

ARTICLE 4 – COMPLIANCE WITH STATE BOND REQUIREMENTS

Section 4.1 State Bond Financed Property. The Recipient and the Authority acknowledge and agree that the Recipient's ownership interest in the Project, consisting of real property, and, if applicable, all facilities located, or that will be constructed and located, on that real property, and all equipment that is a part thereof, that was purchased with the proceeds of state general obligation bond proceeds constitutes "State Bond Financed Property", as that term is used in Minnesota Statutes, Section 16A.695 and the "Fourth Order Amending Order of the Commissioner of Finance Relating to Use and Sale of State Bond Financed Property" dated July 30, 2012 (the "Order"), as such may be amended, modified, supplemented, or replaced from time to time, and therefore the provisions contained in that statute and order apply to the Recipient's ownership interest in the Project and any Use contracts relating thereto. The Recipient agrees that the proceeds of the Agreement must be used, and the Project must be operated, in a manner that complies with Minnesota Statutes, Section 16A.695 and the Order. The Recipient must file the required state bond financed property declaration as provided in the Order and provide a copy of the filed declaration to the Authority, unless the filing requirement is waived in writing by the Commissioner of Minnesota Management and Budget.

Section 4.2 Lease or Management Contract. The Recipient agrees that any lease or management or similar contract (each a "Use Agreement") it enters into with respect to property constituting all or a part of the State Bond Financed Property must comply with the following requirements:

- (a) It must be for the express purpose of carrying out a governmental program established or authorized by law and established by official action of the Recipient.
- (b) It must be approved, in writing, by the Commissioner of Minnesota Management and Budget.
- (c) It must be for a term, including any renewals that are solely at the option of the lessee or manager, that is substantially less than the useful life of the property subject to that lease or management contract, but may allow renewal beyond that term upon determination by the Recipient that the use continues to carry out the governmental program.
- (d) It must be terminable by the Recipient if the other contracting party defaults under the contract, or if the governmental program is terminated or changed.
- (e) It must provide for oversight by the Recipient of the operation of the property that is the subject of the Use Agreement.
- (f) It must specifically identify the statute that provides the Recipient authority to enter into the Use Agreement.
- (g) It must contain a provision stating that the Use Agreement is being entered into in order to carry out a governmental program and must specifically identify the governmental program.

Section 4.3 Sale. The Recipient must not sell any property constituting all or a part of the State Bond Financed Property unless the sale complies with the following requirements:

(a) The Recipient determines by official action that the property is no longer usable or needed by the Recipient to carry out the governmental program for which it was acquired or constructed.

(b) The sale must be made as authorized by law.

(c) The sale must be for fair market value as defined in Minnesota Statutes, Section 16A.695 as then in effect.

(d) The Recipient obtains the prior written consent of the Commissioner of Minnesota Management and Budget.

Section 4.4 Changes to Minnesota Statute 16A.695 or the Order. In the event that Minnesota Statutes Section 16A.695 or the Order is amended in a manner that reduces any requirement imposed upon the Recipient, or if the Recipient's interest in the State Bond Financed Property is exempt from Minnesota Statutes, Section 16A.695 or the Order, then upon written request by the Recipient, the Authority will enter into and execute an amendment to this Agreement to implement that amendment to, or exempt the interest in the Project from, Minnesota Statutes, Section 16A.695 and the Order.

Section 4.5 Waiver. The Authority may waive the requirements of Article 4 at any time upon determination by the Authority, and after notifying the Commissioner of Minnesota Management and Budget, that the Project has not been and will not be funded from the proceeds of state general obligation bonds.

ARTICLE 5 – DISCLOSURE

Section 5.1 Information for Disclosure Documents. (a) The Recipient agrees to provide to the Authority such information with respect to the Recipient, its duties, operations and functions as may be reasonably requested by the Authority, and hereby consents to its inclusion in the Authority's official statement(s) used in connection with issuance and sale or the re-marketing of its Bonds or continuing disclosure with respect to its Bonds (collectively, the "Disclosure Documents"), whether or not all or a portion of the proceeds of Bonds were or will be loaned to the Recipient.

(b) At the request of the Authority, the Recipient will certify and represent that the information with respect to the Recipient in any Disclosure Document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which they were made, not misleading; provided, however, that in no event will the Authority require the Recipient to make any representation about any other information in the Disclosure Documents or as to any Disclosure Document in its entirety. If for any reason the Recipient determines that it is not able to make that certification and representation, it will provide to the Authority the information for inclusion in the Disclosure Documents necessary for the Recipient to make the certification and representation.

(c) If at any time during the period ending 90 days after the date the Recipient provides information to Authority for inclusion in a Disclosure Document any event occurs that the Recipient believes would cause the information with respect to the Recipient in the Disclosure Document to omit a material fact or make the statements therein misleading, the Recipient agrees to promptly notify the Authority in writing of that event and provide information for inclusion in the Disclosure Document or an amendment

thereof or a supplement thereto. At the request of the Authority, the Recipient will also provide the certification and representation required in (b) above with respect to that information.

(d) The Recipient agrees to provide such information as may be reasonably requested by any rating agency in connection with rating the Bonds of the Authority.

Section 5.2 Continuing Disclosure. If the Authority, in its sole discretion, determines, at any time prior to payment of the Loan in full, (i) that the Recipient is a material "obligated person," as the term "obligated person" is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended or supplemented, including any successor regulation or statute thereto ("Rule 15c2-12") or (ii) that an event has occurred with respect to the Recipient or the Loan that must be disclosed under Rule 15c2-12, or (iii) that any other action of the Recipient has occurred which the Authority determines in its sole discretion is material to an investor in the Bonds, the Recipient covenants that it will authorize and provide to the Authority, for inclusion in a Disclosure Document, all statements and information relating to the Recipient deemed material by the Authority for the purpose of satisfying Rule 15c2-12 as well as Rule 10b-5 promulgated pursuant to the Securities Exchange Act of 1934, as amended or supplemented, including any successor regulation or statute thereto ("Rule 10b-5"), including certificates and written representations of the Recipient evidencing satisfaction of the requirements of Rule 15c2-12 and Rule 10b-5. The Authority, in its sole discretion and as set forth in a resolution or official statement of the Authority, will determine materiality under each of clause (i) and clause (iii) pursuant to criteria established from time to time. The Recipient further covenants that, if determined to be such a material obligated person, it will execute and deliver a continuing disclosure agreement, in that form as the Authority determines to be necessary, desirable or convenient, in its sole discretion, for the purpose of meeting the requirements of Rule 15c2-12. Pursuant to the terms and provisions of that continuing disclosure agreement, the Recipient will thereafter provide ongoing disclosure with respect to all annual and event information and financial statements relating to the Recipient required by a continuing disclosure undertaking under Rule 15c2-12. The Recipient further agrees that the Authority will have the right to disclose any information about the Recipient or the Loan, whether or not received from the Recipient, determined by the Authority in its sole discretion, to be material with respect to any of its Bonds.

ARTICLE 6 – SYSTEM REPLACEMENT FUND

This article is intentionally left blank.

ARTICLE 7 - FINANCIAL RECORDS, AUDITS, REPORTS AND INSPECTIONS

Section 7.1 Financial Recordkeeping. For all expenditures made pursuant to this Agreement, the Recipient must keep financial accounts and records in accordance with generally accepted accounting principles including invoices, contracts, receipts, vouchers and other documents sufficient to evidence in proper detail the nature and propriety of the expenditures and any investments made with proceeds of the Loan or other "gross proceeds" of the Note or the tax-exempt Bonds of the Authority. Such accounts and records must be accessible and available for a minimum of six years from the date of initiation of operation of the Project and for so long as the Note is outstanding for examination by authorized representatives of the Authority, the Office of the Legislative Auditor, the Office of the State Auditor and the EPA Office of Inspector General.

Section 7.2 Annual Financial Reports. (a) The Recipient must annually provide to the Authority for the term of the Loan a copy of an independent audit of its financial statements. All audit reports must be submitted within 30 days after the completion of the audit but no later than one year after the end of the fiscal year to be audited. The audits must be conducted in accordance with generally accepted government auditing standards and in compliance with Subpart F (Audit Requirements) of Title 2 U.S. Code of Federal Regulations Part 200.

(b) The Recipient must describe the Note as general obligation debt of the Recipient in its annual audited financial statements for the term of the Loan.

Section 7.3 Annual Minority and Women Business Enterprise Report. If requested, the Recipient will submit to the Authority, within 20 days of the end of the annual reporting period, EPA Form 5700-52A to report on the award of prime contracts or subcontracts to any certified Minority and Women Business Enterprise (MBE/WBE) firms until the Project is complete.

Section 7.4 General. The Recipient must submit the project reports required by the Authority on forms prescribed by the Authority.

Section 7.5 Inspections. The Recipient, upon reasonable request by the Authority, must allow the Authority and its agents to inspect the Project.

ARTICLE 8 – GOVERNMENT DATA PRACTICES

The Recipient agrees, with respect to any data that it possesses regarding the Project, to comply with all of the provisions and restrictions contained in the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13, that exist as of the date of this Agreement and as such may subsequently be amended, modified or replaced from time to time.

ARTICLE 9 - DEFAULT AND REMEDIES

Section 9.1. Events of Default. Any of the following is an event of default under this Agreement:

- (a) The Recipient does not make a Loan payment when due;
- (b) The Recipient does not comply with any other provision of this Agreement or the Note after written notice from the Authority, and for a three-month period the Recipient does not cure that default or provide a written plan acceptable to the Authority providing for that cure or, if the Authority accepts a plan for cure, the Recipient does not cure that default within the time period specified therein.

Section 9.2 Remedies. (a) If an event of default described in Section 9.1(a) of this Agreement occurs, the Authority will impose an interest penalty as provided in Minn. Rules Part 7830.0296, Subpart 1. The Authority may also exercise one or more of the following remedies: (1) withhold approval of any disbursement request, (2) reject any pending application by the Recipient for financial assistance, (3) to the extent permitted by law, demand immediate payment of the Loan and the Note in full and, upon such demand, the outstanding principal amount of the Loan and Note will be immediately due and payable, with interest accrued thereon to the date of payment, or (4) exercise any other remedy

available to the Authority at law or in equity, including under Minnesota Rules, Chapter 7380, as amended.

(b) If an event of default described in Section 9.1(b) of this Agreement occurs, the Authority will impose an immediate increase in the interest rate on the Loan by eliminating all interest rate discounts that were applied in determining the interest rate under Minn. Rules Part 7380.0272. The Authority may also exercise one or more of the following remedies: (1) withhold approval of any disbursement request, (2) demand repayment of any grant disbursements under this Agreement, (3) reject any pending application by the Recipient for financial assistance, (4) to the extent permitted by law, demand immediate payment of the Loan and the Note in full and, upon such demand, the outstanding principal amount of the Loan and Note will be immediately due and payable, with interest accrued thereon to the date of payment, or (5) exercise any other remedy available to the Authority at law or in equity, including under Minnesota Rules, Chapter 7380, as amended. If the Authority subsequently determines that the Recipient has cured all events of default, the interest rate on any unpaid Loan principal will then revert back to the original interest rate.

ARTICLE 10 – ADMINISTRATION

Section 10.1 Amendments. Any amendments to this Agreement must be in writing and must be executed by the Recipient by the same officials who signed the Agreement, or their successors.

Section 10.2 Termination of Loan. The obligations of the Recipient under this Agreement (except the obligations set forth in Section 2.1 (c), (d) and (e) and Article 4 hereof) will terminate when the Loan is fully paid.

Section 10.3 Fees. (a) Pursuant to Minnesota Statutes, section 446A.04, subdivision 5(a), the Authority may charge application fees and loan repayment servicing fees.

(b) Application fee: The application fee is waived by the Authority.

(c) Loan repayment servicing fees: The Recipient acknowledges that the Authority may apply up to 2 percent of any loan repayment as a servicing fee and that such fee will not increase the amount of any repayments or extend the period of repayment.

Section 10.4 Notices. In addition to any notice required under applicable law to be given in another manner, any notices required hereunder must be in writing, and will be sufficient if delivered by courier or overnight delivery service or sent by certified mail (return receipt requested), postage prepaid, to the address of the party to whom it is directed. That address must be the address specified below or a different address as may hereafter be specified by either party by written notice to the other:

In the case of the Authority:

Minnesota Public Facilities Authority
Attention: Executive Director
1st National Bank Building
332 Minnesota Street, Suite W820
Saint Paul, MN 55101-1378

In the case of the Recipient:

City of Fridley
Attention: Mayor
7071 University Ave NE
Fridley, MN 55432-3111

The Authority and the Recipient have caused this Agreement to be duly executed by their duly authorized undersigned representatives. Statutory Cities must execute this Agreement as provided in Minnesota Statutes, Section 412.201, as amended. Home Rule Charter Cities must execute this Agreement as provided in Minnesota Statutes, Chapter 410, as amended.

1. State Encumbrance verification: <i>Individual certifies that funds have been encumbered as required by MN Statute § 16A.15.</i> By Name Date Title MPFA Encumbrance Group Signer	2. Recipient: <i>We have read and we agree to all of the above provisions of this Agreement.</i> By Name Date Title Mayor
3. State Agency-MN Public Facilities Authority. By Name Matt Varilek Date Title Chair	

Fridley_DWRF_01

Loan Amortization Schedule
MPFA-DWRF-L-043-FY26

2,938,350.00

Rate: 2.413%

PFAS Locke Park treatment plant

Date:

Type of Note:

Tax Exempt

Maturity: 08/20/45

General Obligation Revenue Note

final loan amount: 2,938,350.00

Date	Effective	Source	Disbursement	Repayment	Interest	Principal	Loan Balance	Annl Debt Srv
projected	11/26/25	Op Res	2,938,350.00				2,938,350.00	
projected	12/24/25	Op Res			5,514.63		2,938,350.00	
projected	01/28/26	Op Res			210.97		2,938,350.00	
projected	02/25/26	Op Res			17,528.65		2,938,350.00	
projected	03/25/26	Op Res			23,437.18		2,938,350.00	
projected	04/28/26	Op Res			36.57		2,938,350.00	
projected	05/26/26	Op Res			35,451.20		2,938,350.00	
	08/20/26			106,345.09	51,995.09	54,350.00	2,884,000.00	106,345.09
	02/20/27			34,795.46	34,795.46		2,884,000.00	
	08/20/27			155,795.46	34,795.46	121,000.00	2,763,000.00	190,590.92
	02/20/28			33,335.60	33,335.60		2,763,000.00	
	08/20/28			157,335.60	33,335.60	124,000.00	2,639,000.00	190,671.20
	02/20/29			31,839.54	31,839.54		2,639,000.00	
	08/20/29			158,839.54	31,839.54	127,000.00	2,512,000.00	190,679.08
	02/20/30			30,307.28	30,307.28		2,512,000.00	
	08/20/30			160,307.28	30,307.28	130,000.00	2,382,000.00	190,614.56
	02/20/31			28,738.83	28,738.83		2,382,000.00	
	08/20/31			162,738.83	28,738.83	134,000.00	2,248,000.00	191,477.66
	02/20/32			27,122.12	27,122.12		2,248,000.00	
	08/20/32			164,122.12	27,122.12	137,000.00	2,111,000.00	191,244.24
	02/20/33			25,469.22	25,469.22		2,111,000.00	
	08/20/33			165,469.22	25,469.22	140,000.00	1,971,000.00	190,938.44
	02/20/34			23,780.12	23,780.12		1,971,000.00	
	08/20/34			166,780.12	23,780.12	143,000.00	1,828,000.00	190,560.24
	02/20/35			22,054.82	22,054.82		1,828,000.00	
	08/20/35			169,054.82	22,054.82	147,000.00	1,681,000.00	191,109.64
	02/20/36			20,281.27	20,281.27		1,681,000.00	
	08/20/36			170,281.27	20,281.27	150,000.00	1,531,000.00	190,562.54
	02/20/37			18,471.52	18,471.52		1,531,000.00	
	08/20/37			172,471.52	18,471.52	154,000.00	1,377,000.00	190,943.04
	02/20/38			16,613.51	16,613.51		1,377,000.00	
	08/20/38			174,613.51	16,613.51	158,000.00	1,219,000.00	191,227.02
	02/20/39			14,707.24	14,707.24		1,219,000.00	
	08/20/39			176,707.24	14,707.24	162,000.00	1,057,000.00	191,414.48
	02/20/40			12,752.71	12,752.71		1,057,000.00	
	08/20/40			178,752.71	12,752.71	166,000.00	891,000.00	191,505.42
	02/20/41			10,749.92	10,749.92		891,000.00	
	08/20/41			180,749.92	10,749.92	170,000.00	721,000.00	191,499.84
	02/20/42			8,698.87	8,698.87		721,000.00	
	08/20/42			182,698.87	8,698.87	174,000.00	547,000.00	191,397.74
	02/20/43			6,599.56	6,599.56		547,000.00	
	08/20/43			184,599.56	6,599.56	178,000.00	369,000.00	191,199.12
	02/20/44			4,451.99	4,451.99		369,000.00	
	08/20/44			186,451.99	4,451.99	182,000.00	187,000.00	190,903.98
	02/20/45			2,256.16	2,256.16		187,000.00	
	08/20/45			189,256.16	2,256.16	187,000.00	-	191,512.32
totals			2,938,350.00	3,736,396.57	798,046.57	2,938,350.00		3,736,396.57



AGENDA REPORT

Meeting Date: October 13, 2025

Meeting Type: City Council

Submitted By: James Kosluchar, Director of Public Works
 Jason Wiehle, Utility Manager
 Nic Schmidt, Engineering Project Manager
 Carl Lind, Graduate Engineer

Title

Resolution No. 2025-133, Receiving Bids and Awarding Locke Park WTP GAC Treatment Addition Project No. 24-199

Background

On Thursday, August 14 at 2:00 p.m., bids were publicly opened via the virtual bidding platform QuestCDN and Microsoft Teams for the Locke Park WTP GAC Treatment Addition Project No. 24-199 (Project). A total of seven responsive bids were received.

The Locke Park Water Treatment Plant GAC Treatment Addition Project is identified in the 2025-2029 Capital Investment Plan (CIP) as well as the Drinking Water Revolving Fund (DWRf) Intended Use Plan (IUP). The Project includes the construction of a granular activated carbon (GAC) advanced treatment process to the existing treatment plant to address the presence of Perfluoroalkyl Substances (PFAS) in the City of Fridley's (City) Well 10. Project construction is to be funded using a low-interest DWRf loan through the Minnesota Public Facilities Authority (PFA). The Project is further eligible for partial loan forgiveness as part of an Emerging Contaminants program.

As noted, seven bids were received (Exhibit A). The low bid was received by Market & Johnson, Inc. of Eau Claire, Wisconsin in the amount of \$4,985,000. This is approximately 21% lower than the final engineer's estimate of \$6,295,000. All of the bids received were competitive and below the final engineer's estimate for the Project, with the three lowest bids within \$314,000 of one another, and the two lowest bids within \$122,000. Of the seven bids, the high bid received was \$6,227,000.

The City has not previously worked with Market & Johnson, Inc., however, they have completed a number of municipal water treatment facility projects in recent years including several with Perfluoroalkyl Substances (PFAS) and GAC treatment components. Staff believe they are a knowledgeable and reputable contractor and will deliver the project within the requisite quality specified in the bid documents.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Following bid letting, staff submitted the updated PFA loan application with bid documentation for final loan determination. The drafted loan agreement being considered by the City Council (Council) with Resolution No. 2025-132 would fund construction and construction engineering costs for the Project.

The resolution requests the bid amount of \$4,985,000 with a 5% contingency for a total amount of \$5,234,250. The contingency would be available for any unforeseen minor exclusions in the plans, or additional improvements that may be identified by staff during construction of the Project. If Council approves the attached resolution, staff will notify the contractor of the award and issue a notice to proceed to the contractor upon receipt of acceptable submittals. Staff anticipate construction to begin in Spring 2026 with substantial completion in early 2027.

Financial Impact

The Project is identified in the 2025-2029 Capital Investment Plan and construction will be funded through a low-interest loan offered through the Drinking Water Revolving Fund (DWRF). The Project is also eligible for partial loan forgiveness through the Emerging Contaminants (EC) program.

Loan payments would be made from the Water Utility Fund, with budgetary revenue projections assuming a 5% annual increase in water sales to support the Project and other capital project expenses. A lower increase in water sales could accommodate loan payments if the Project receives loan forgiveness.

Recommendation

Staff recommends the approval of Resolution No. 2025-133, Receiving Bids and Awarding Locke Park WTP GAC Addition Project No. 24-199.

Focus on Fridley Strategic Alignment

☐ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☒ Financial Stability & Commercial Prosperity	☒ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-133
- Exhibit A – Bid Tabulation

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-133**Receiving Bids and Awarding Locke Park WTP GAC Treatment Addition Project No. 24-199**

Whereas, the Locke Park Water Treatment Plant GAC Treatment Addition Project No. 24-199 (the Project) is identified in the 2025-2029 Capital Investment Plan and includes the construction of a granular activated carbon (GAC) advanced treatment process and other ancillary improvements; and

Whereas, Resolution No. 2025-88 adopted July 14, 2025 authorized a call for bids for the Project; and

Whereas, on August 14, 2025 electronic bids were received and read aloud, a bid tabulation was prepared and a lowest responsive bidder identified.

Now, therefore be it resolved, that the City Council of the City of Fridley hereby receives bids per the attached bid tabulation and awards the Locke Park WTP GAC Treatment Addition Project No. 24-199 to the lowest responsive bidder, Market & Johnson, Inc. of Eau Claire, Wisconsin in the amount of \$5,234,250 which includes a 5% contingency.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk

Locke Parke WTP GAC Treatment Addition Project No. 24-199
Owner: City of Fridley
Bid Opening: 8/14/2025 2:00 PM



Line Item	Item Description	Unit	Quantity	Engineer's Estimate		Market & Johnson, Inc. 2350 Galloway Street Eau Claire, WI 54703		Magney Construction, Inc. 1401 Park Road Chanhassen, MN 55317		Municipal Builders, Inc. 7900 Old Viking Blvd Nowthen, MN 55303		Ebert Companies 23350 County Road 10 Corcoran, MN 55357		BCI Construction, Inc. 7135 5th Avenue NE Sauk Rapids, MN 56379		Morcon Construction Co., Inc. 5151 Industrial Blvd NE Fridley, MN 55421		Staab Construction Corporation 1800 Laemle Ave. Marshfield, WI 55449	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Lump Sum Bid Price	LS	1.00	\$ 6,095,000.00	\$ 6,095,000.00	\$ 4,785,000.00	\$ 4,785,000.00	\$ 4,907,000.00	\$ 4,907,000.00	\$ 5,099,000.00	\$ 5,099,000.00	\$ 5,387,000.00	\$ 5,387,000.00	\$ 5,397,000.00	\$ 5,397,000.00	\$ 5,499,800.00	\$ 5,499,800.00	\$ 6,027,000.00	\$ 6,027,000.00
2	Cash Allowance - PLC Replacement	Allowance	1	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Bid Total:					\$ 6,295,000.00		\$ 4,985,000.00		\$ 5,107,000.00		\$ 5,299,000.00		\$ 5,587,000.00		\$ 5,597,000.00		\$ 5,699,800.00		\$ 6,227,000.00



AGENDA REPORT

Meeting Date: October 13, 2023

Meeting Type: City Council

Submitted By: James Kosluchar, Public Works Director
 Brandon Brodhag, Assistant City Engineer
 Malek Elbatta, Graduate Engineer

Title

Resolution No. 2025-134, Receiving Feasibility Report and Calling for Public Hearing on Street Rehabilitation Project No. ST2026-01

Background

On February 24, 2025, the City Council (Council) approved Resolution No. 2025-18, directing preparation of a feasibility report for Street Rehabilitation Project No. ST2026-01. The project is proposed for streets within the Melody Manor Neighborhood.

On June 24, 2025, an open house was held for property owners and residents within the project to allow residents the opportunity to meet the project team in-person and ask questions regarding the proposed street project. 652 notices were mailed to property owners and residents within and adjacent to the project. 16 attendees attended the open house, including Mayor Ostwald, Councilmember Bolkcom and Councilmember Vescio.

In advance of the open house, property owners and residents were invited to view a virtual presentation on the project website that provided a project overview, a tentative schedule, expected construction impacts, and special assessment details. The project website also had a link for an online survey for property owners and residents to fill out that included contact information, coordination of upcoming private work, property information, drainage or access concerns and complimentary camera inspection of sanitary sewer service.

On October 2, 2025, an Open House was held for property owners and residents. 565 notices for the Open House were mailed to property owners and residents within and adjacent to the project. 22 attendees attended the Open House including Councilmember Cardona. The open house featured a formal presentation highlighting the project area, project improvements scope, schedule and information on special assessments.

After the Council resolution and open house presentations, staff resumed final preparation of the feasibility report. The attached feasibility report includes consideration for public comment and concern received through the surveys, emails, and telephone conversations to date.

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Please refer to the completed feasibility report, which concludes:

1. The project is necessary as included in the City of Fridley's proposed Long-Term Street Maintenance Program, and 2026-2030 Capital Investment Program.
2. The project is cost-effective and will result in reduced maintenance requirements within the project area and a long-term savings to the City of Fridley.
3. The project is feasible and is funded in the proposed FY2026 budget.

Financial Impact

Funding for this project is derived from several sources including Municipal State Aid street funding, special assessments, and Utility CIP funds (water, sanitary sewer, and storm sewer).

Recommendation

Staff recommend the approval of Resolution No. 2025-134, Receiving Feasibility Report and Calling for Public Hearing on Street Rehabilitation Project No. ST2026-01.

Focus on Fridley Strategic Alignment

☒ Vibrant Neighborhoods & Places	☐ Community Identity & Relationship Building
☐ Financial Stability & Commercial Prosperity	☐ Public Safety & Environmental Stewardship
☐ Organizational Excellence	

Attachments and Other Resources

- Resolution No. 2025-134
- Feasibility Report with Attachments

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Resolution No. 2025-134

Receiving Feasibility Report and Calling for Public Hearing on Street Rehabilitation Project No. ST2026-01

Whereas, pursuant to Resolution No. 2025-18 approved by the Fridley City Council (Council) on February 24, 2025, a Feasibility Report has been prepared by the City of Fridley (City) Public Works Department with reference to the improvements listed in Exhibit A, and this report was received by the Council on October 13, 2025; and

Whereas, the report cited above concludes that the proposed project is necessary, cost-effective, and feasible.

Now therefore be it resolved, that the City Council of the City of Fridley receives the Feasibility Report for Street Rehabilitation Project No. ST2026-01.

Be it further resolved, that the Council shall consider the improvement of such street in accordance with the report and the assessment of abutting property within the City of Fridley for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$3,340,000.

Be it further resolved, A Public Hearing shall be held on such proposed improvements on the November 10, 2025, in the Council Chambers of the Fridley City Hall at 7 p.m. and Public Works staff shall give mailed notice, and the clerk shall give published notice of such hearing and improvement as required by law.

Passed and adopted by the City Council of the City of Fridley this 13th day of October, 2025.

Dave Ostwald – Mayor

Attest:

Melissa Moore – City Clerk



Feasibility Report for Street Rehabilitation Project No. ST2026-01

October 2025



**CITY OF FRIDLEY, MINNESOTA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION**



**FEASIBILITY REPORT
FOR
STREET REHABILITATION PROJECT
NO. ST2026-01**

October 2025

I hereby certify that this plan, specifications, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer with the laws of the State of Minnesota.

James P. Kosluchar, P.E.
Registration No. 26460

Date: October 7, 2025

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Introduction

The City of Fridley has an ongoing obligation to maintain its streets in an efficient manner, and to provide a high level of service while maintaining a minimum budget. To enable the City to identify improvements that will provide for an efficient level of service and life-cycle cost, staff inspect and rate the City's pavements on a regular basis. The City has also developed a pavement improvement plan based on resurfacing pavement and base treatment with intermittent sealcoating. The goal is to provide maintenance improvements at scheduled intervals. For example:

Activity	Schedule
Initial Construction	Year 0
Crack-filling/Surface Sealing	Year 8
Crack-filling/Surface Sealing	Year 16
Resurfacing	Year 24
Crack-filling/Surface Sealing	Year 32
Crack-filling/Surface Sealing	Year 40
Reconstruction	Year 48

This is an ideal and aggressive sequence for street maintenance. Note that the final reconstruction may be substituted with resurfacing activities if the roadway base is in good condition, with the intent to extend road life for an additional cycle of 24 years.

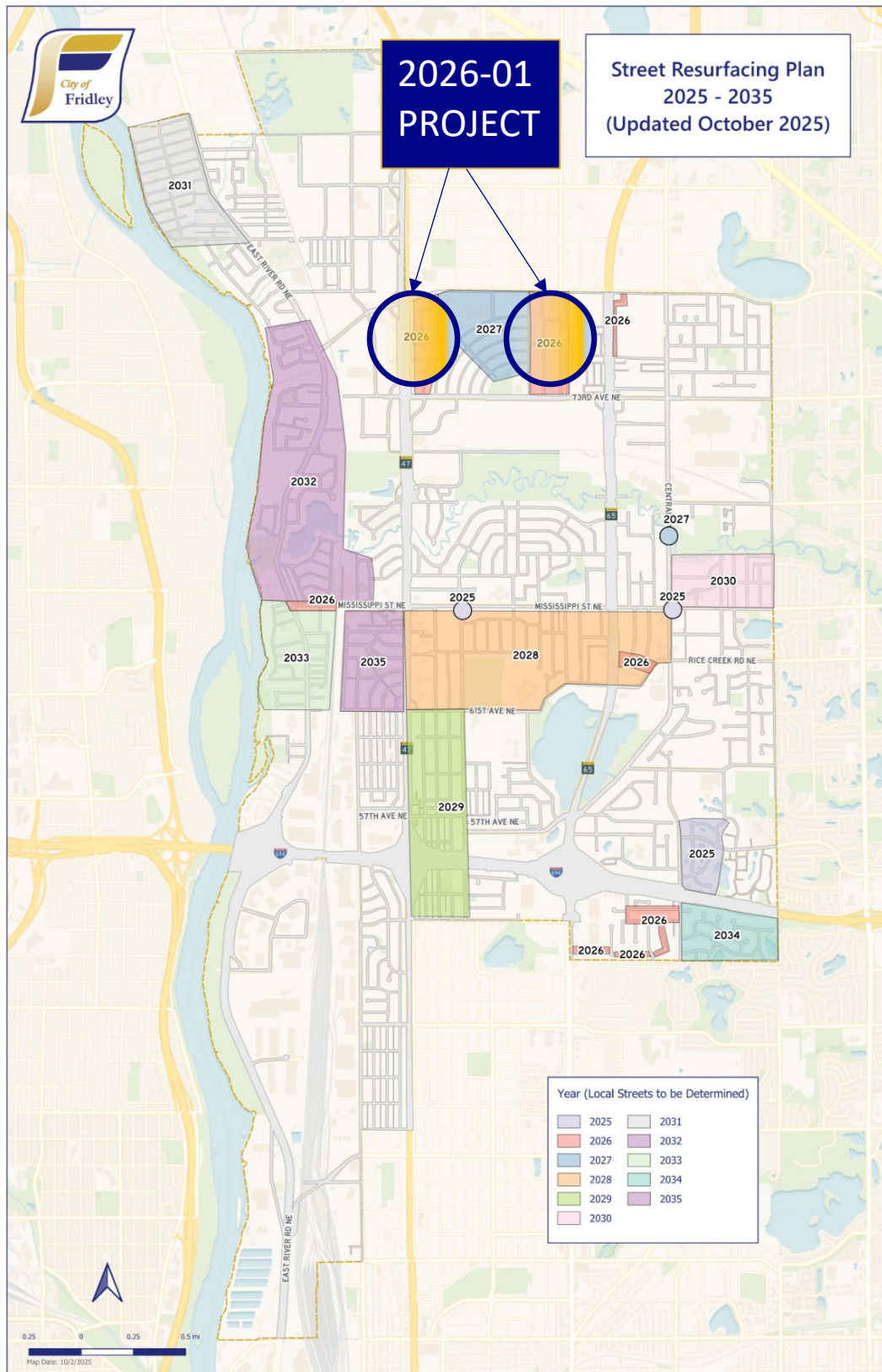
Due to the variability with budgets, road configurations, traffic patterns, condition of utilities, source of funds, other projects, etc., the basic schedule above varies and fluctuates for each roadway segment.

As part of identifying the best candidate for this year's pavement resurfacing project, City of Fridley Engineering Division staff worked with Street Maintenance Division staff to develop a list of candidate projects. Factors including physical pavement characteristics and budgetary considerations among others were then considered to assist in selection of the best candidate.

The Engineering Division monitors existing pavements through semi-annual inspections. From this inspection information, the Engineering Division prepares a Street Resurfacing Plan consistent with the Street Capital Improvement Plan, which designates candidate street segments for construction, reconstruction, and rehabilitation. The City of Fridley also performs preventative surface maintenance (e.g. surface sealing), routine crack sealing and pothole patching maintenance. The amount of street maintenance on this area is increasing annually due to the rapid deterioration of the existing pavements.

The Engineering Division has prepared a Street Resurfacing Plan consistent with the Long-Term Street Maintenance Program, which designates candidate street segments for construction, reconstruction, and rehabilitation. The Plan identifies the areas within the city and the anticipated year for maintenance projects. Please refer to the following map summarizing the Long-Term Street Maintenance Program.

Street Resurfacing Plan



Background

The 2026 Street Rehabilitation Project is within the Melody Manor Neighborhood. The area is a mix between residential, commercial and higher density residential property. The Melody Manor Neighborhood is generally bordered by 73rd Avenue to the south, University Avenue (Trunk Highway 47) to the west, Osborne Road to the north and Central Avenue (Trunk Highway 65) to the east. The proposed project scope includes pavement rehabilitation and miscellaneous utility improvements. The project extents and street segment history of each project location are included below.

See Figure A in the Appendices for a map of proposed street construction.

Street segments selected for rehabilitation include:

4TH STREET	from 75TH AVENUE to 76TH AVENUE
5TH STREET	from 75TH AVENUE to OSBORNE ROAD (CSAH 8)
76TH AVENUE	from WESTERN TERMINUS to 5TH STREET
76TH AVENUE	from VAN BUREN STREET to ABLE STREET
75TH AVENUE	from UNIVERSITY AVENUE EAST SERVICE ROAD to LYRIC LANE
75TH AVENUE	from JACKSON STREET to ABLE STREET
74TH AVENUE	from UNIVERSITY AVENUE EAST SERVICE ROAD to LYRIC LANE
SYMPHONY STREET	from 73RD AVENUE NORTH SERVICE DRIVE to 74TH AVENUE
VAN BUREN STREET	from 73RD AVENUE NORTH SERVICE DR to OSBORNE RD (CSAH 8)
ABLE STREET	from 73RD AVENUE NORTH SERVICE DRIVE to 76TH AVENUE

The streets and underground utilities in the area were originally constructed in the 1960s and have received routine sealcoat treatment since construction, as recently as 2006 or 2009. The proposed streets have not received significant rehabilitation since their initial construction with the exception of Symphony Street and 74th Avenue, which were reconstructed in 2000. Currently, the streets provide 2-way traffic with no shoulder striping. All roads in the project area are categorized as local city streets with an estimated Annual Average Daily Traffic (AADT) of less than 600 vehicles per day, with 5th Street near Mercy Hospital being the exception, having approximately 2,800 vehicles per day . All streets are approximately 30 feet wide.

Proposed Improvements

Overview

The total project area includes approximately 2.1 miles of proposed street improvements. The proposed project scope includes pavement rehabilitation, spot replacement of concrete curb & gutter repairs, watermain replacement in select streets and miscellaneous utility improvements across project locations.

Funding for this project is derived from several sources including Municipal State Aid System (MSAS), special assessments and Utility Capital Investment Program (CIP) funds (water, sanitary sewer, and storm sewer).

On February 24, 2025, Resolution No. 2025-18 was adopted by the City Council to initiate the Street Rehabilitation Project No. ST2026-01 and prepare a preliminary report, plans and specifications.

Staff prepared a [video virtual informational presentation](#) highlighting project overview, construction process, special assessments, and tentative schedule. The presentation was uploaded to the [project website](#) in June 2025 and notifications were mailed out to residents and property owners in the project area to visit the project website and view the presentation. The mailed invitation also encouraged residents to complete a project survey to receive resident feedback and answer questions to proactively coordinate with residents on future construction.

On June 24, 2025, an open house was held to allow residents the opportunity to meet the project team in-person and ask questions regarding the proposed street project. Staff will compile resident feedback and address any comments and concerns in the final design as is feasible.

A second open house followed on October 2, 2025, featuring a presentation on project phasing, with details on which streets are planned for construction in 2026 and which are planned for 2027. Staff also discussed the proposed water main installation, anticipated impacts, and the special assessment policy. Input received at this meeting will help guide the final design.

Staff has conducted a Living Streets evaluation of the project area and will address the findings as feasible in the design of the project. This evaluation meets the City's Active Transportation Plan goal to integrate Living Streets concepts into street reconstruction projects. The worksheet is included as Figure E of the appendices.

Street Improvements

Street and pavement improvements are determined based upon several factors including the current pavement condition, last major roadway maintenance, and the need for coordinated utility improvements. The proposed rehabilitation for this project will consist of asphalt reclaiming, asphalt paving, concrete curb repairs, watermain replacement in select streets and miscellaneous utility repairs across project areas. Damaged or settled concrete curbs will be replaced.



Exhibit 1. Existing Condition at 4th Street

Soils in the area are mixed and generally provide for a stable sub-base. Geotechnical soil exploration is being performed to verify existing conditions and identify any necessary soil correction. Soil maps and historic excavations have indicated granular subgrade and high groundwater conditions generally throughout the project area.

Pavement cores and records show existing pavement thickness ranging from 1.5 inches to 3.5 inches with an underlying aggregate base thickness of 4 inches to 6 inches.

Current pavement distresses (Exhibits 1-3) reveal severe fatigue cracking, likely caused by failures in the underlying aggregate base. Staff considered a mill and overlay process but determined that the existing cracks will reflect through a new asphalt pavement. To address the deteriorating pavement and aggregate base conditions along the corridor, staff recommends standard local roadway pavement and base rehabilitation consisting of full depth reclamation and topped with 3 to 3.5 inches of asphalt pavement. Base rehabilitation will include the mixing of pulverized asphalt surface into the underlying soils to improve the structural strength. A stronger base will increase the pavement life. Staff will also ensure that the crown on the roadway is constructed to City standards to shed the water off the pavement surface faster to increase the pavement life.



Exhibit 2. Existing Condition at 75th Avenue



Exhibit 3. Existing Condition at Van Buren Street

Water Utility Improvements

Coordinated improvements to the City's water distribution system are an efficient and cost-effective method of maintaining the City's existing utility infrastructure and ensuring a resilient, quality water supply in the future. In preparation for the project, the existing water main, fire hydrants and other system appurtenances within the project area were reviewed by Utilities Division staff. Replacement or rehabilitation of these systems was then identified based upon age and functionality.

The proposed improvements to the water utility system in conjunction with the project include the replacement of approximately 5,600 lineal feet (LF) of water main, 11 fire hydrants and the rehabilitation or replacement of other appurtenances project-wide.

The proposed water utility improvements are located along 5th Street, 74th Avenue, Symphony Street, Able Street, and 76th Avenue, as highlighted in the project area shown in Figure A. Water main break history is the determinant factor that influences which segments of main are replaced, along with soil type, presence of groundwater and pipe material. In addition, the water main replacement will include reconnection of existing water services and replacement of curb stops on the short side of the water main.



Exhibit 4. Water Main Replacement.



Exhibit 5. Fire Hydrant Assembly Replacement.

Sanitary Sewer Improvements

In preparation for the project, Utilities Division staff evaluated the existing sanitary sewer main, structures and surface facilities within the project limits. Staff did not identify any severe defects with the existing system and there are currently no major proposed improvements to the sanitary sewer system in this project area. However, there will be improvements to system surface features, namely manhole castings, in concurrence with each project area's street improvements. Existing surface features will be salvaged or replaced and reset as part of this work.

In coordination with the project, staff also will provide a complimentary inspection service to project residents to televise existing sewer service laterals for severe root intrusion, deterioration or other defects. Property owners have been notified and may coordinate with the Sewer Division to complete a video inspection of their service line. Any subsequent cleaning or repair services for resident service laterals are born by and are the responsibility of the property owner, per City Code.

Storm Sewer Improvements

Proposed improvements to the existing storm sewer system will include the spot replacement of severely damaged or heaved concrete curb & gutter as well as replacement of existing catch basin and manhole castings in poor condition. Storm sewer surface facilities, including catch basins and manhole castings, located in curb replacements or pavement improvement areas shall be readjusted.

Storm Water Quality Improvements

In addition to the previously detailed improvements to the City's underground utility networks, City project staff evaluated other opportunities to improve stormwater quality through the addition of various best management practices (BMPs). City project staff has worked closely with the Anoka Conservation District (ACD) to evaluate the existing drainage networks within the City and identify potential locations for water quality improvements. Potential water quality improvements include the construction of four rain gardens within the project area. The location of proposed rain gardens have been identified based upon the existing drainage network and location of greatest water quality improvement. City staff is coordinating with property owners at the candidate rain garden locations to confirm their interest in having a rain garden installed in front of their property. Maintenance agreements with property owners would be required for future maintenance of the rain gardens.

The addition of rain gardens along the project corridor would serve as a first line of water quality improvement as stormwater is collected, reducing the total phosphorus and suspended solids entering the storm sewer system.

The proposed water quality improvements would be eligible for cost-share with the Coon Creek Watershed District (CCWD) through their Stormwater Management Grant program. The City's share of costs will be funded with its Capital Improvement Program (CIP) Watershed BMP implementation funds. City project staff will continue to evaluate the feasibility of the proposed BMPs and pursue grant funding for implementation with the project.

Private Utility Coordination

The proposed project scope will be provided to private utilities in an effort to coordinate system repairs and upgrades with the upcoming project construction. At this time, no private utilities have provided notification of upcoming upgrades or repairs in the proposed project area.

Trail Connections

Two streets within the project area, Van Buren Street (from Osborne Road to 73rd Avenue) and Able Street (from 73rd Avenue to 76th Avenue), are identified for future trails/sidewalks in the City's Active Transportation Plan. However, due to right-of-way limitations and the low likelihood of obtaining grant funding for these segments, staff are not recommending a trail or sidewalk in these locations as part of this project. Instead, staff will propose an amendment to the Active Transportation Plan to remove these two segments and will investigate an alternative trail connection nearby, outside of the current project area, where there is stronger potential for funding.

Estimated Costs

The project cost is estimated to be \$3,340,000. This estimate includes contingency for minor changes in project scope as well as 5% reserve for project engineering and administrative services. All costs expressed in this report are preliminary but are expected to stay within the budgeted amount. An itemized breakdown of estimated project costs can be found on Figure B of the Appendices.

Funding Sources

Street and utility rehabilitation projects are typically funded through a combination of sources including the Minnesota State Aid System (MSAS) funding, utility enterprise funds, and special assessments. Costs associated with the street rehabilitation work are subject to special assessment; utility work is not proposed to be subject to special assessment. A breakdown of the preliminary project budget and special assessment funding can be found in Figure C of the Appendices.

Street Improvements

The estimated cost of \$1,250,000 for the City's pavement rehabilitation will be funded using monies from special assessments and the City's Minnesota State Aid System account. The City will assess adjacent residential properties in accordance with its major street maintenance policy for local streets. Furthermore, benefitting non-residential properties will be assessed in accordance with the major street maintenance policy by method of front footage or parcel area.

In total, these assessments will provide approximately \$690,000 based on the full project scope and is currently only included for the proposed rehabilitated street segments. The following assessments are based on past history as applied by Council policies for Low Density Residential (single family, duplex) and Non-Low Density Residential (high density residential, commercial) properties. Using these past methods of calculating assessments, and considering our preliminary project budget, staff has estimated Low Density Residential assessments of approximately \$4,100 per unit. Preliminary Non-Low Density assessment rates are estimated at \$41.00 to \$46.80 per front footage.

The remaining balance of approximately \$560,000 for proposed pavement improvements will be reimbursed from the City's Minnesota State Aid System account. The proposed 2026-2030 Capital Investment Program (CIP) currently identifies \$725,000 in State Aid funding as a capital expenditure in 2026.

Water Utility Improvements

Proposed improvements to the water main distribution system are estimated at \$1,770,000 and will be funded using monies from the City's Water Utility Fund. In 2026, \$700,00 in funding is identified within the CIP as a capital expenditure and approximately \$750,000 is encumbered from the City's Water Utility Fund for 2025. The remaining cost will be covered using available reserves within the fund.

Sanitary Sewer Improvements

Improvements to the sanitary sewer collection system with the project are estimated at \$35,000 and will be funded using monies from the City's Sanitary Sewer Utility Fund. In 2026, \$35,000 in funding is identified within the CIP as a capital expenditure.

Storm Sewer Improvements

The estimated cost of \$285,000 for storm sewer improvements will be funded using monies from the Storm Water Fund. In 2026, \$220,000 in funding is identified within the CIP as a capital expenditure, with the remaining cost to be covered using available reserves within the fund.

Construction

Construction sequencing will include access considerations for all properties. Minor exceptions to this may include critical construction items including asphalt and concrete construction, which is most likely to occur during weekday daytime hours. For all street segments, the project will be phased in a manner to best preserve access. Similarly, minor disruptions to utility services may occur during the project but this will be limited to several hours at most.

In order to provide the best access and eliminate conflicts between contractors, the project is proposed to start in May and conclude by September.

Summary

The work proposed for the Street Rehabilitation project number ST2026-01 is consistent with the City of Fridley's Active Transportation Plan, Long-Term Street Maintenance Program, 2026-2030 Capital Investment Program and can be fully funded by its 2026 Budget. The project is cost-effective, necessary and feasible from an engineering standpoint as described in this report. The Engineering Division recommends that the City Council approve this project for final design as presented.

Appendices

FIGURE A - Project Area Map

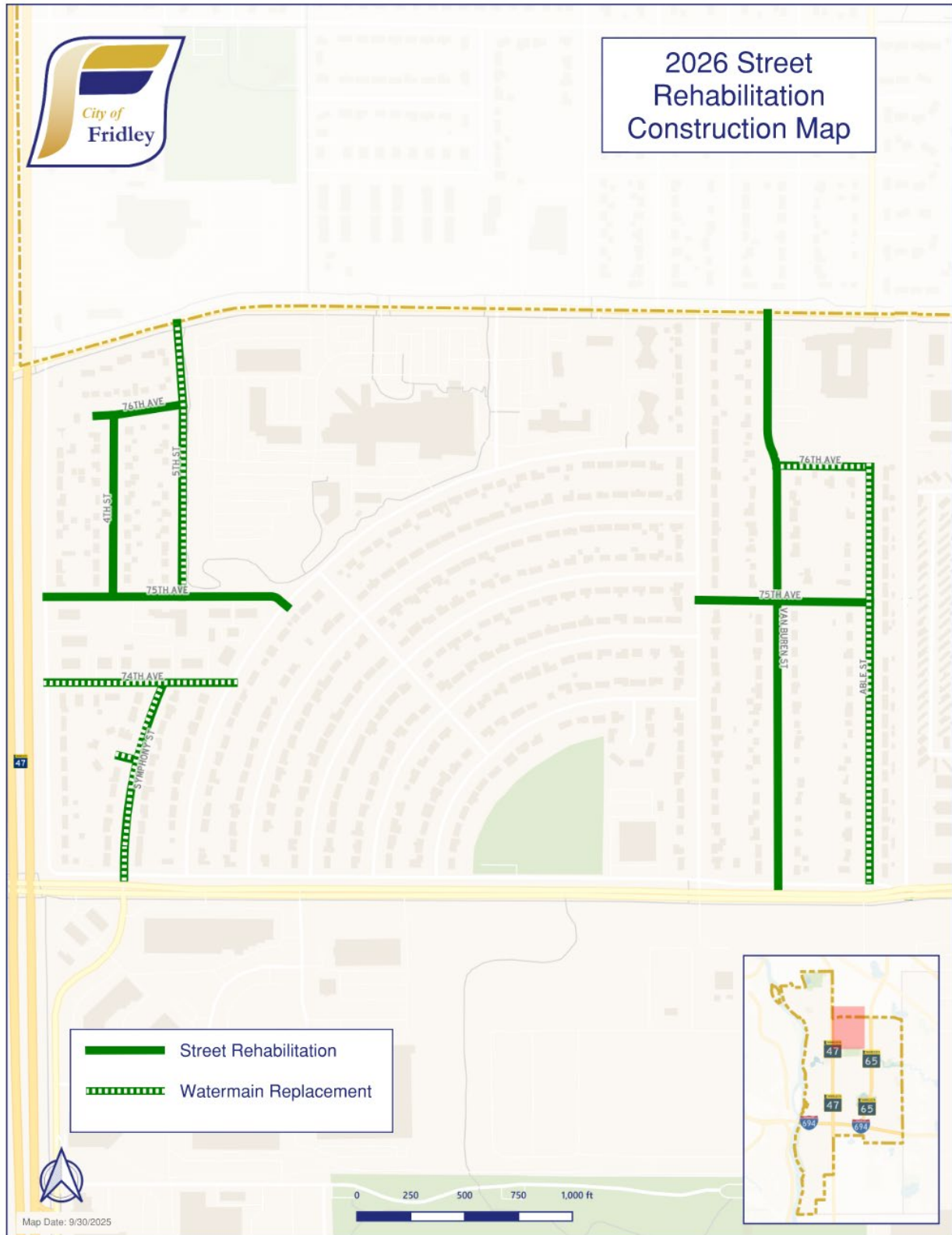


Figure B - Opinion of Probable Cost

2026 STREET REHABILITATION PROJECT

PROJECT NO. 2026-01

CITY OF FRIDLEY, MN

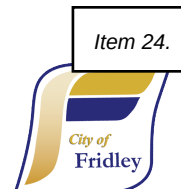
10/7/2025

Item 24.



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
Part A - Streets							
1	2021.501	Mobilization		LS	\$62,142.00	1.00	\$62,142.00
2	2104.503	Sawing Bituminous Pavement (Full Depth)		LF	\$3.50	4198.00	\$14,693.00
3	2105.607	Common Excavation (P) (Excess Reclaim)		CY	\$30.00	3327.00	\$99,810.00
4	2112.519	Subgrade Preparation (P)		RDST	\$500.00	111.05	\$55,525.00
5	2215.504	Full Depth Reclamation (P)		SY	\$3.00	34228.00	\$102,684.00
6	2357.506	Bituminous Material For Tack Coat		GAL	\$4.00	2053.00	\$8,212.00
7	2360.509	Type SP 9.5 Wearing Course Mix (3,C)		TON	\$100.00	2966.00	\$296,600.00
8	2360.509	Type Sp 12.5 Non Wearing Course Mix (3,C)		TON	\$95.00	3953.00	\$375,535.00
9	2563.601	Traffic Control		LS	\$12,306.00	1.00	\$12,306.00
10	2104.502	Salvage Sign Type C		EA	\$50.00	12.00	\$600.00
11	2564.502	Install Sign Type C		EA	\$200.00	12.00	\$2,400.00
12	2123.610	Street Sweeper (With Pickup Broom)		HR	\$200.00	40.00	\$8,000.00
Part A - Streets - SUBTOTAL							\$1,038,507.00
CONTINGENCY (15%)							\$155,776.05
Eng/Admin (5%)							\$51,925.35
Part A - Streets - TOTAL							\$1,246,208.40
Part B - Sanitary Sewer							
13	2506.602	Adjust Existing Frame and Ring Casting (Sanitary)		EA	\$1,000.00	29.00	\$29,000.00
Part B - Sanitary Sewer - SUBTOTAL							\$29,000.00
CONTINGENCY (15%)							\$4,350.00
Eng/Admin (5%)							\$1,450.00
Part B - Sanitary Sewer - TOTAL							\$34,800.00
Part C - Storm Sewer							
14	2104.503	Remove Concrete Curb & Gutter (Spot Replacement)		LF	\$8.00	2506.00	\$20,048.00
15	2104.504	Remove Bituminous Driveway Pavement		SY	\$10.00	291.00	\$2,910.00
16	2104.504	Remove Concrete Driveway Pavement		SY	\$13.00	335.00	\$4,355.00
17	2104.503	Remove Concrete Valley Gutter		LF	\$20.00	62.00	\$1,240.00
18	2360.504	3" Bituminous Driveway W/ 6" Class 5 Aggregate		SY	\$45.00	284.00	\$12,780.00
19	2531.504	6" Concrete Driveway Pavement		SY	\$95.00	335.00	\$31,825.00
20	2105.607	Common Excavation (P)		CY	\$45.00	267.00	\$12,015.00
21	2506.602	Adjust Existing Frame and Ring Casting (Storm)		EA	\$850.00	17.00	\$14,450.00
22	2531.503	Concrete Curb & Gutter Design B618		LF	\$31.00	2506.00	\$77,686.00
23	2531.604	8" Concrete Valley Gutter		LF	\$175.00	62.00	\$10,850.00
24	2573.502	Storm Drain Inlet Protection		EA	\$200.00	41.00	\$8,200.00
25	2574.507	Common Topsoil Borrow		CY	\$52.00	267.00	\$13,884.00
26	2574.508	Fertilizer Type 3		LB	\$2.00	174.00	\$348.00
27	2575.505	Seeding		AC	\$5,250.00	0.48	\$2,520.00
28	2575.508	Seed Mixture 25-151		LB	\$7.00	99.00	\$693.00
29	2575.508	Hydraulic Bonded Fiber Matrix		LB	\$5.00	1736.00	\$8,680.00
30	2540.601	Repair/Replace Pet Fence Irrigation System		LS	\$15,000.00	1.00	\$15,000.00
Part C - Storm Sewer - SUBTOTAL							\$237,484.00
CONTINGENCY (15%)							\$35,622.60
Eng/Admin (5%)							\$11,874.20
Part C - Storm Sewer - TOTAL							\$284,980.80

Figure B - Opinion of Probable Cost
2026 STREET REHABILITATION PROJECT
PROJECT NO. 2026-01
CITY OF FRIDLEY, MN
10/7/2025



ITEM NO.	MnDOT SPEC NO.	DESCRIPTION	NOTES	UNIT	UNIT PRICE	TOTAL ESTIMATED QUANTITY	TOTAL AMOUNT
Part D - Water							
31	2021.501	Mobilization		LS	\$70,211.00	1.00	\$70,211.00
32	2504.602	Hydrant with 6" Gate Valve Assembly		EA	\$10,000.00	11.00	\$110,000.00
33	2105.607	Common Excavation (P)		CY	\$45.00	506.00	\$22,770.00
34	2105.601	Dewatering		LS	\$19,684.00	1.00	\$19,684.00
35	2104.502	Remove Hydrant And Gate Valve		EA	\$700.00	11.00	\$7,700.00
36	2104.502	Remove Gate Valve And Box		EA	\$450.00	14.00	\$6,300.00
37	2104.503	Remove Watermain		LF	\$10.00	5624.00	\$56,240.00
38	2104.502	Remove Curb Stop & Box		EA	\$300.00	47.00	\$14,100.00
39	2104.503	Remove Concrete Curb & Gutter		LF	\$8.00	5242.00	\$41,936.00
40	2104.504	Remove Bituminous Driveway Pavement		SY	\$10.00	449.00	\$4,490.00
41	2104.504	Remove Concrete Driveway Pavement		SY	\$13.00	560.00	\$7,280.00
42	2360.604	3" Bituminous Driveway W/6" Class 5 Aggregate		SY	\$45.00	449.00	\$20,205.00
43	2531.504	6" Concrete Driveway Pavement		SY	\$90.00	560.00	\$50,400.00
44	2504.602	Hydrant with 6" Gate Valve Assembly (Install Only)		EA	\$3,000.00	11.00	\$33,000.00
45	2504.602	Connect To Existing Watermain (Includes Excavation Pit)		EA	\$2,000.00	8.00	\$16,000.00
46	2504.602	6" Gate Valve & Box		EA	\$3,000.00	14.00	\$42,000.00
47	2504.603	6" Watermain Ductile Iron Watermain, Class 52		LF	\$70.00	5624.00	\$393,680.00
48	2504.608	Fittings		LB	\$18.00	3340.00	\$60,120.00
49	2531.503	Concrete Curb & Gutter Design B618		LF	\$31.00	5242.00	\$162,502.00
50	2563.601	Traffic Control		LS	\$13,903.00	1.00	\$13,903.00
51	2574.507	Common Topsoil Borrow		CY	\$52.00	506.00	\$26,312.00
52	2574.508	Fertilizer Type 3		LB	\$2.00	329.00	\$658.00
53	2575.505	Seeding		AC	\$5,250.00	0.94	\$4,935.00
54	2575.508	Seed Mixture 25-151		LB	\$7.00	188.00	\$1,316.00
55	2575.508	Hydraulic Bonded Fiber Matrix		LB	\$5.00	3293.00	\$16,465.00
56	2504.602	1" Corporation Stop		EA	\$600.00	91.00	\$54,600.00
57	2504.602	1" Curb Stop & Box		EA	\$750.00	47.00	\$35,250.00
58	2504.602	Connect to Existing Water Service		EA	\$450.00	91.00	\$40,950.00
59	2104.503	Remove Water Service Pipe		LF	\$10.00	1101.00	\$11,010.00
60	2504.603	1" Water Service Pipe (Type K Copper)		LF	\$52.00	1101.00	\$57,252.00
61	2504.601	Temporary Water Service		LS	\$59,052.00	1.00	\$59,052.00
62	2540.602	Removal, Temporary Installation & Reinstallation of Mailboxes		EA	\$300.00	47.00	\$14,100.00
Part D - Water - SUBTOTAL							\$1,474,421.00
CONTINGENCY (15%)							\$221,163.15
Eng/Admin (5%)							\$73,721.05
Part D - Water - TOTAL							\$1,769,305.20
ALL ITEMS - CONSTRUCTION SUBTOTAL							\$2,779,412.00
Part A - Streets							\$1,038,507.00
Part B - Sanitary Sewer							\$29,000.00
Part C - Storm Sewer							\$237,484.00
Part D - Water							\$1,474,421.00
Contingency (15%)							\$416,911.80
Eng/Admin (5%)							\$138,970.60
CONSTRUCTION GRAND TOTAL							\$3,335,294.40



Figure C - Funding Sources

2026 STREET REHABILITATION PROJECT
PROJECT NO. ST2026-01
CITY OF FRIDLEY, MN
10/7/2025

Funding Sources

No.	Description	Estimated Construction Amount	2026 Budgeted Amount
1	Special Assessments*	\$686,832.00	\$690,000.00
2	Water Fund	\$1,769,305.20	\$1,450,000.00
3	Sanitary Sewer Fund	\$34,800.00	\$35,000.00
4	Storm Water Fund	\$284,980.80	\$220,000.00
5	MSA Funding	\$559,376.40	\$725,000.00
GRAND TOTAL		\$3,335,294.40	\$3,120,000.00

*Note that Special Assessments amounts are calculated need for Estimated Amount based on the project estimate, and the Budgeted Amount is calculated based upon the project scope and property information.

Special Assessment Breakdown

Assessments:

Low-Density Residential (LDR) - Unit	140.5	x	\$4,100.00	=	\$576,050.00
Non-LDR (Hospital/School) - Front-Footage	2702	x	\$41.00	=	\$110,782.00
Non-LDR (Residential Multi-Family) - Front-Footage	1251	x	\$46.80	=	\$58,546.80
TOTAL					\$686,832.00

SPECIAL ASSESSMENT GRAND TOTAL \$686,832.00

FIGURE D - Project Schedule

The tentative schedule for this project is as follows:

PRELIMINARY ACTIVITIES

Virtual Project Video Presentation:	June 13, 2025
First Open House (Informational):	June 24, 2025
Second Open House (Project Presentation):	October 2, 2025
Preliminary Assessment Hearing:	November 10, 2025

DESIGN AND SUBMITTALS

Agency Submittals Complete:	January 2026
Design Completed:	January 2026

LETTING, AWARD, AND CONSTRUCTION

Resolution Advertising for Bids:	February 2026
First Advertisement for Bids:	February 2026
Bid Letting:	February 2026
Contract Award:	March 2026
Begin Construction (earliest):	May 2026
Complete Construction (deadline):	September 2026

FINAL ACTIVITIES

Final Assessment Hearing:	October 2026
Certified Assessment Roll Complete:	November 2026

Note: Subsequent activities may be influenced by changes in schedule of previous activities.

FIGURE E - Living Streets Worksheet

Project Narrative

1) Project Information:

Street Rehabilitation Project No. ST2026-01

2) Project Manager:

Brandon Brodhag

3) Is the project area, or streets it intersects, referenced in any of the following plans:

City's Active Transportation Plan

Safe Routes to School Plan (Hayes, North Park, Stevenson, Fridley Middle)

Roadway Corridor Study (ex: East River Road corridor study, TH 47/65 corridor study)

Transit Overlay District

Fridley Park System Improvement Plan

Local Water Management Plan

Stormwater Retrofit Analysis

4) If so, how does the plan reference Living Street components within the project area or streets it intersects?

The Active Transportation Plan designates Ballet Blvd, Able St, and Van Buren St as a street for trails/sidewalks

Existing Conditions

5) Describe existing and projected modal volumes, if available:

Volumes	Existing	Projected (Year)
Average Daily Traffic	N/A	
Pedestrian Counts	N/A	
Bicycle Counts	N/A	
Truck Volumes	N/A	
Transit Volumes	N/A	
Speed Conditions	N/A	

6) Detail crash data, if available, and known conflict locations:

a. Do crashes tend to be between certain modes?

No

b. Are there known conflict points between specific modes?

No

7) Who are the users of the project area and through what mode do they travel?

- *The primary users of the project area are residential. Users travel mainly by car as well as some walking and biking*
- *There are students travelling to Woodcrest Elementary*
- *There are pedestrians traveling to the Unity Campus walking trail*
- *The project is adjacent to Fridley Terrace Manufactured Housing Community*

8) How does the existing area accommodate different modes travelling north-south and/or east-west? Are additional routes needed?

All pedestrian and bicyclist traffic is on local roads. There is a short stretch of sidewalk on the eastern border of Woodcrest Elementary School along Baker St.

9) Are there any problematic or dangerous pedestrian crossings in the area? How can those crossings be addressed? If so, do they comply with the Local Road Research Board Uncontrolled Pedestrian Crosswalk Reference Guide?

No

10) Describe any public transit facilities along the project area:

There are bus stops on Osborne Road to the North of the project area.

11) Describe any significant destinations along the routes or for which the project area is a connector (schools, parks, libraries, Civic Campus, commercial corridors):

Woodcrest Elementary, Madsen Park, Unity Campus

12) Are there areas of identified speeding or other dangerous driving? How can these areas be addressed?

No

13) Describe any barriers to pedestrian/bicyclist movement in the project area. How can these barriers be addressed?

Lack of sidewalk/trail facilities

14) Are there known water quality or quantity concerns in the project area or downstream of the project area?

- *Oak Glen Creek has known impairments*
- *Mississippi River has known impairments*

15) How does the existing area manage stormwater? How can stormwater management be improved?

There are a couple of small existing raingardens, some of which need to be retrofitted. Additional rain gardens may be advantageous.

16) Describe the existing landscaping. Any opportunities for enhanced vegetation or water conservation?

There are ash trees that need to be removed. Some of the existing rain gardens could benefit from more plantings

Mark any Living Streets components exist in the project and on streets that it intersects?

- ☒ Trails, sidewalks, and on-street, striped bike lanes
- ☐ Median islands
- ☐ Accessible pedestrian signals
- ☐ Curb extensions/bump outs
- ☐ Narrower travel lanes/road diets
- ☐ Speed limits and other traffic calming improvements
- ☐ Safe crossing facilities, including pavement markings
- ☐ Safe and effective lighting
- ☐ Diverse tree plantings
- ☒ Stormwater management
- ☐ Pollinator-friendly/water efficient landscaping
- ☐ Bike racks
- ☐ Benches
- ☐ Water fountains
- ☐ Waste receptacles
- ☐ Public art
- ☐ Other components as determined based on latest and best "Living Streets" standards

17) Are there any areas that are "under-lit"?

No

18) Describe any user needs/challenges along the project corridor that you have observed or been informed of:

Students reaching Woodcrest Elementary have to share the road with cars. Woodcrest Elementary does not have an approved Safe Routes to School Plan.

Proposed Conditions:

1) What public engagement has been done or is planned related to Living Streets components?

Residents that were determined to be in an ideal location for rain gardens received a direct mailer to learn about the curb-cut raingarden program.

2) What modes does the proposed facility accommodate?

Sidewalk/Trail

3) How does the proposed facility accommodate different modes north-south and/or east-west?

Additional sidewalk along Ballet Blvd is being considered in conformance with the Active Transportation Plan. Van Buren St and Able St are being evaluated for sidewalk facilities; however, there adding a sidewalk may not be feasible given the narrow right-of-way. An alternate north-south connection is being considered along Baker St which as a wider right-of-way.

4) How does the proposed facility assist different modes in reaching significant destinations?

Proposed sidewalk connects pedestrians to Woodcrest Elementary and Madsen Park

5) Does the proposed landscaping enhance the urban forest or promote pollinator habitat/water-efficient landscaping?

The City has a goal of installing four rain gardens in the project area.

6) Does the proposed project improve any identified water quality or quantity concerns within or downstream of the project area?

The City has a goal of installing four rain gardens in the project year

- 7) Does the proposed project remediate any design challenges that prevent pedestrian/bicyclist movement?

Yes, the proposed sidewalks provide a pedestrian dedicated space for residents reaching Madsen Park and Woodcrest Elementary.

- 8) Provide an alternative cross section that was considered, list trade-offs associated with alternative cross-section:

- 9) If Living Streets components are not included, mark and explain which exception under the Living Streets policy is the motivation to not include the components:

___ The project involves a transportation system on which certain modes and users are prohibited either by law or significant safety reasons.

___ The street jurisdiction (Anoka County of the State of Minnesota for non-city streets) refuses suggested plans.

___ The cost of accommodation is excessively disproportionate to the need or probable use.

___ The corridor has severe topographic, environmental, historic or natural resource constraints.

___ There is a well-documented absence of current and future need.

___ Other exceptions are allowed when recommended by the Public Works, Building & Community Standards, Parks and Recreation, and Police and Fire departments, and approved by the City Council.