



## CITY OF MOUND CITY COUNCIL

### AGENDA

**Tuesday, January 27, 2026**

**6:00 pm**

THIS AGENDA IS SUBJECT TO CHANGE UNTIL THE START OF THE CITY COUNCIL MEETING

<b>1. <u>CALL TO ORDER</u></b>	
<b>2. <u>PLEDGE OF ALLEGIANCE</u></b>	
<b>3. <u>ADOPT AGENDA</u></b>	
<b>4. <u>PUBLIC COMMENTS</u></b>	
<b>5. <u>PRESENTATIONS</u></b>	
a. Mayor for the Day, Holt	
b. S&P Ratings, Imihy	1-7
<b>6. <u>CONSENT AGENDA</u></b>	
a. Minutes of the January 13, 2026 City Council Regular Meeting, Kelly	8-12
b. Approve Payment of Claims, Roberts	
c. MCES I/I Application, Simons	
<b>7. <u>PUBLIC HEARINGS</u></b>	
a. Resolution No. 26-12 Approving Amendment to 2040 Comprehensive Plan for North Pointe at Halsted Bay, Smith	13-140 <b>69</b>
b. Ordinance No. 01-2026 amending the Mound Official Zoning Map for North Pointe at Halsted Bay, Smith	73
c. Resolution No. 26-13 approving the Major Subdivision-Preliminary Plat of North Pointe at Halsted Bay, Smith	74
d. Resolution No. 26-14 approving a Conditional Use Permit for a Shoreland Planned Unit Development (PUD) and Multi-Family Residential and Townhouse Uses in the R-3 District for North Pointe at Halsted Bay, Smith	80
<b>8. <u>OLD BUSINESS</u></b>	
<b>9. <u>NEW BUSINESS</u></b>	
a. Mound Volunteer Fire Department Relief Association Pension Increase, Pederson	141-145
b. City Pole Banner Final Presentation, McEnaney	146-147
c. 2026 Lead and Copper Sampling, Prich	148-150
d. 2026 City Council Priorities; Dickson	151-152

**City of Mound Mission Statement:** The City of Mound, through teamwork and cooperation, provides at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.

## **10. ANNOUNCEMENTS**

- a. Comments/Reports from Council Members
- b. Comment/Report from City Manager
- c. Next City Council Regular Meeting: Tuesday, February 10, 2026 at 6:00 p.m.

## **11. ADJOURN TO CLOSED SESSION**

The City Council will now go into Closed Session to review the performance of its City Manager, in accordance with MN Statute 13D.05, Subd. 3 which states that:

A public body may close a meeting to evaluate the performance of an individual who is subject to its authority. The public body shall identify the individual to be evaluated prior to closing a meeting. At its next open meeting, the public body shall summarize its conclusions regarding the evaluation.

The City Council expects to adjourn the meeting following the closed session and **will not return to open session**. In accordance with the law, a summary of the Closed Session will be provided at the next regular City Council meeting (February 10, 2026).

**City of Mound Mission Statement:** The City of Mound, through teamwork and cooperation, provides at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.



## City Council Item 5b

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Laila Imihy, Deputy City Manager

Date: January 27, 2026

Subject: S & P Rating for the City of Mound

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### **PURPOSE**

To inform the council that S&P Global Ratings has reaffirmed the City's credit rating of AA+

### **INFORMATION**

In January ahead of the City's general obligation (GO) improvement and utility bonds for 2026 street and utility projects, the City with the support of financial consultant Ehlers sought an S&P Global Rating of the City's creditworthiness.

The S&P global rating which ranges from AAA, AA (AA+, AA or AA-), A (A+, A, A-) or BBB (BBB+, BBB, BBB-) provides a standardized, independent opinion on the risk to borrowers helping the City access a wider pool of capital and potentially lower the borrowing cost on bonds.

Following the S&P Rating Call, S&P Global Ratings assigned its 'AA+' rating to the City's anticipated \$7.2 million series 2026 general obligation (GO) improvement and utility bonds. S&P also reaffirmed the AA+ rating on the City's GO outstanding debt. The financial outlook of the City was deemed stable.

A full report is attached.

### **FUTURE ACTION**

None

## Research Update:

# Mound, MN Series 2026 GO Improvement And Utility Bonds Assigned 'AA+' Rating

January 7, 2026

## Overview

- S&P Global Ratings assigned its 'AA+' rating to [Mound](#), Minn.'s anticipated \$7.2 million series 2026 general obligation (GO) improvement and utility bonds.
- At the same time, we affirmed our 'AA+' rating on the city's GO debt outstanding.
- The outlook is stable.

## Rationale

### Security

The city's full faith and credit and ability to levy unlimited ad valorem property taxes secure the series 2026 bonds and GO debt outstanding. The city anticipates paying a portion of the series 2026 bonds from tax abatement and net water and sewer system revenue; however, payment is ultimately secured by the GO pledge. Proceeds from the series 2026 bonds will finance the city's annual capital project plans.

### Credit highlights

The rating reflects our view of the city's healthy tax base growth, which has supported its strong financial performance and maintenance of healthy available reserves. While the elevated debt burden, which will increase with the current issuance and a planned \$8.5 million issuance in the latter half of 2026, constrains the rating, the city has consistently managed its costs effectively without negatively affecting budgetary performance. We expect that the city's conservative budgeting practices and long-term planning tools will continue to support credit quality.

The city has generated positive financial performances over the past three years, primarily stemming from prudent fiscal management and higher-than-anticipated interest earnings. A three-year average operating performance of 5.2% of revenues demonstrates the city's strong track record of surpluses, bolstering the city's robust available reserves. Fiscal year-end (Dec. 31) 2024 concluded with a \$358,000 surplus, representing 5.1% of revenues, driven primarily by

### Primary Contact

**Mike Lensky**  
Englewood  
1-303-721-4138  
mike.lensky  
@spglobal.com

### Secondary Contact

**Coral Schoonejans**  
Englewood  
1-303-721-4948  
coral.schoonejans  
@spglobal.com

elevated interest income and the city's adherence to its budgeting practices. Management anticipates surplus operations in fiscal year 2025 based on higher interest income and as the city is projected to end with a slight surplus of \$200,000 or 2.8%, leading to a general fund reserve position of approximately \$4.6 million, or 66% of total operating revenues. The city's projections from 2026 through 2030 show balanced operations, which we view as likely given the city's history of surpluses, and we anticipate that these projections will materialize and support the maintenance of its robust available reserve position given the city's trend of stable year-end results and healthy growth in its main revenue streams.

In 2020, Minnesota state testing revealed elevated manganese levels in the city's drinking water supply. Following a notice sent to residents that although the city's drinking water supply complied with the Safe Drinking Water Act, but had elevated levels of manganese greater than the recommended health advisory levels, the city initiated efforts to secure state funding for a new water treatment plant. The city plans to construct a new \$40 million water treatment facility, with construction starting likely in either late 2026, 2027, or 2028. We anticipate the project will be financed through a combination of debt issuances and state funding. While the availability of state and grant funding remains uncertain, the city currently projects debt issuances will range from \$10 million to \$15 million. In addition, the debt service will be supported by enterprise revenues. The total debt amount, inclusive of state funding, is currently undetermined; therefore, we will closely monitor the progress of this financing process. Specifically, we will assess how the issuance affects the city's debt levels as it completes a comprehensive utility study in March 2026. As a result of this study, we expect greater clarity regarding the project's financing structure and its potential effect on the city's overall financial profile.

The rating further reflects our view of the following:

- The city's primarily residential tax base with access to the Minneapolis-St. Paul-Bloomington metropolitan statistical area supports very strong per capita incomes and extremely strong wealth metrics. Its assessed value has consistently grown in recent years, and management anticipates stable growth moving forward given ongoing redevelopment projects in the city.
- Budgetary performance is consistently healthy, with operating surpluses over the past three years and that are projected to remain credit supportive, along with high revenue-raising flexibility, supporting consistently very strong reserves and overall liquidity.
- Management practices are robust and policies are comprehensive, highlighted by thorough long-term planning for capital projects and operations and a formal reserve policy requiring at least 30% in the unassigned balance. The city is taking steps to mitigate cyber risks.
- The city's debt and liability profile is weak, with sizable debt service carrying charges and an elevated debt burden. However, costs are decreasing through rapid amortization of debt and are expected to remain manageable over the outlook period. In addition, Mound's pension plan contributions met or exceeded our minimum funding progress metric across both plans in the most recent year, indicating some progress toward reducing unfunded liabilities.
- For more information on our institutional framework assessment for municipalities, see "[Institutional Framework Assessment: Minnesota Local Governments](#)," Sept. 10, 2024.

## **Environmental, social, and governance**

We assessed social and governance factors and consider them neutral in our credit rating analysis. We have assessed environmental credit factors, particularly waste and pollution, as moderately negative for the city given the presence of elevated manganese levels in the city's drinking water supply, which will require capital expenditures to remediate, and which expose the

city to possible contingent liability risks. In 2020, Minnesota state testing revealed elevated manganese levels in the city's drinking water supply. The municipality has subsequently initiated efforts to secure state funding for a new water treatment plant, a project currently projected to commence construction no earlier than 2027. While the issue is actively being managed, potentially mitigating immediate credit risk, we will monitor its impact on debt levels and utility rates.

## Outlook

The stable outlook reflects our expectation that Mound's healthy financial position, combined with strong management and a robust local economy, will continue to support its financial health and enable it to manage the increased debt.

### Downside scenario

We could take a negative rating action if future debt issuance causes Mound's liabilities to increase disproportionately to the budget or economy, leading to an overall debt and contingent liability profile that is no longer commensurate with the rating.

### Upside scenario

We could take a positive rating action if the city's debt profile, particularly its high carrying costs, were to moderate, and all other credit factors remain stable or improve.

### Mound, Minnesota--credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	1.93
Economy	1.0
Financial performance	2
Reserves and liquidity	1
Management	1.65
Debt and liabilities	4.00

### Mound, Minnesota--key credit metrics

	Most recent	2024	2023	2022
<b>Economy</b>				
Real GCP per capita % of U.S.	181	--	181	183
County PCPI % of U.S.	136	--	136	137
Market value (\$000s)	2,330,127	2,273,835	2,125,747	1,841,551
Market value per capita (\$)	254,381	248,235	228,378	187,933
Top 10 taxpayers % of taxable value	3.5	3.5	3.7	4.5
County unemployment rate (%)	3.0	2.8	2.5	2.3
Local median household EBI % of U.S.	113	113	117	146
Local per capita EBI % of U.S.	133	133	138	169
Local population	9,160	9,160	9,308	9,799

**Mound, MN Series 2026 GO Improvement And Utility Bonds Assigned 'AA+' Rating**

**Mound, Minnesota--key credit metrics**

	<b>Most recent</b>	<b>2024</b>	<b>2023</b>	<b>2022</b>
<b>Financial performance</b>				
Operating fund revenues (\$000s)	--	7,027	7,209	5,745
Operating fund expenditures (\$000s)	--	5,919	5,866	5,206
Net transfers and other adjustments (\$000s)	--	(750)	(629)	(508)
Operating result (\$000s)	--	358	714	31
Operating result % of revenues	--	5.1	9.9	0.5
Operating result three-year average %	--	5.2	3.5	0.7
<b>Reserves and liquidity</b>				
Available reserves % of operating revenues	--	63.0	50.6	58.4
Available reserves (\$000s)	--	4,424	3,646	3,353
<b>Debt and liabilities</b>				
Debt service cost % of revenues	--	18.9	26.8	29.6
Net direct debt per capita (\$)	--	3,688	3,583	3,907
Net direct debt (\$000s)	--	33,784	33,353	38,287
Direct debt 10-year amortization (%)	--	86	--	--
Pension and OPEB cost % of revenues	--	2.0	1.0	1.0
NPLs per capita (\$)	--	115	165	258
Combined NPLs (\$000s)	--	1,055	1,540	2,527

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

**Ratings List**

**New Issue Ratings**

US\$7.24 mil GO bnds ser 2026A due 02/01/2042

Long Term Rating AA+/Stable

**New Rating**

**Local Government**

Mound, MN Unlimited Tax General Obligation, Tax Abatement Revenue, Water System Revenue, and Sewer System Revenue AA+/Stable

**Ratings Affirmed**

**Local Government**

Mound, MN Unlimited Tax General Obligation AA+/Stable

Mound, MN Unlimited Tax General Obligation and Water and Sewer System AA+/Stable

Mound, MN Unlimited Tax General Obligation, Water, Sewer, and Storm Water System, and Special Assessments AA+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have

## **Mound, MN Series 2026 GO Improvement And Utility Bonds Assigned 'AA+' Rating**

different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceld/504352>. Complete ratings information is available to RatingsDirect subscribers at [www.capitaliq.com](http://www.capitaliq.com). All ratings referenced herein can be found on S&P Global Ratings' public website at [www.spglobal.com/ratings](http://www.spglobal.com/ratings).

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**MOUND CITY COUNCIL MINUTES**  
**January 13, 2026**

The City Council of the City of Mound, Hennepin County, Minnesota, met in regular session on Tuesday, January 13, 2026, at 6:00 p.m. in the Council Chambers in the Centennial Building.

Members present: Mayor Jason Holt, Council Members Kathy McEnaney, Kevin Castellano, and Michelle Herrick.

Members absent: Sherrie Pugh

Others present: City Manager Jesse Dickson, Deputy City Manager Laila Imihy, City Clerk Kevin Kelly, City Attorney Scott Landsman, City Engineer Matt Bauman, Tyler Pieper, Gwenivere White and Talia Marlin.

1. Call to Order

Mayor Holt called the meeting at 6:00.

2. Pledge of Allegiance

3. Adopt Agenda

MOTION by Castellano, seconded by McEnaney, to approve the consent agenda. Upon roll call vote, all voted in favor. Motion carried.

4. Public Comments

Tyler Pieper, 5504 Church Road, said he works in Minneapolis said as a citizen of Mound that the ICE action is abhorrent and is treading on the 1<sup>st</sup> and 4<sup>th</sup> Amendments.

5. Presentations

a. Orono Police Department with the Activity Report for December 2025

Spencer said there were 99 calls for service in December which were mostly the usual activity with more medical calls, welfare checks and assisting other agencies with mental health calls.

Spencer said there is a new officer starting on January 26<sup>th</sup> with another officer working with the Field Training Officer and will complete their training soon.

Spencer said there are two other officers set to be added to the OPD with one in February and second in April.

Spencer encouraged Mound residents to keep their cars off the street at night with the OPD notifying residents if their parked overnight.

Spencer said the OPD along with other law enforcement agencies are monitoring the ICE activity which is occurring in other areas of the metro. Spencer said the OPD is going to serve the local communities though officer could be called to assist law enforcement in other cities.

Spencer said the OPD is getting ready for the Polar Plunge later this month.

b. Mayor for the Day Awards Presentation

Gwenivere White read her Mayor of the Day essay which she said a Mayor needs to be kind and considerate and has good judgement and she has the traits which will make her a good Mayor would to build a public pool/water park for the City.

Gwen said she wants to improve the town which is to provide better water quality to provide water filters to residents.

Gwen said she would like to add a public restrooms and water fountains to public areas in Mound so kids won't have to go home and then go back to the park.

Talia Marlin read her essay in which she said the Mayor needs to keep the City running smoothly. Talia thinks she has what it takes to be Mayor. Talia said the Mayor should make us feel safer and proposed adding roundabouts to the roads instead of stop lights as roundabouts are safer and allow vehicles to go at their own time.

Talia would like water bowls to be left on sidewalks for Dogs. The last item Talia would address as Mayor would add be to add speed bumps around crosswalks as this would make it safer because vehicles would have to slow down at those crossings.

Weston Weierke was another Mound Mayor winner but was not able to attend the meeting.

6. Consent Agenda

- a. Approve Minutes of the December 9, 2025 City Council Regular Meeting
- b. Approve payment of claims in the amount of \$779,998.58
- c. Approve Resolution No. 26-01: Approving Acting Mayor for 2026
- d. Approve Resolution No. 26-02: Appointing City Councilmembers as Representatives of the City Council to Committees and Commissions for 2026
- e. Approve Resolution No. 26-03: Appoint Deputy City Manager Laila Imihy as the Acting City Manager for 2026
- f. Approve Resolution No. 26-04: Appoint Field Officer Andrew Drilling as Assistant Weed Inspector
- g. Approve Resolution No. 26-05: Designation of the Official Depositories for 2026
- h. Approve Resolution No. 26-06: Designation of The Laker as the 2026 Official Newspaper
- i. Approve Resolution No. 26-07: Approve the selection to not waive the statutory tort limits for liability insurance purposes
- j. Approve Resolution No. 26-08: Approve Public lands Permit for 4801 Island View Drive for improvement in Devon Lane ROW and Devon Commons
- k. Approve Resolution No. 26-09: Sale of General Obligation Bonds, Series 2026A
- l. Approve 2026 Commercial Kennel License to Orono Police Department
- m. Approve Gambling Permit at Gillespie Center on behalf of Westonka Community Food Shelf

MOTION by McEnaney, seconded by Herrick, to approve the consent agenda. Upon roll call vote, all voted in favor. Motion carried.

7. Public Hearings

8. Old Business

9. New Business

a. Carnival Berns Lake Minnetonka Area Cities Legislative Representation Proposal

Holt said the Mayors' of the cities of Deephaven, Wayzata, Minnetonka, Deerwood, Greenwood, Minnetonka Beach, Tonka Bay, Orono, Spring Park, Minnetrista and Mound met to agree to hire a lobbyist to work on behalf of the coalition of cities with a focus on the following three areas:

- Protecting Local Control – fight against the passage of the “Missing Middle” Bill
- Regional Infrastructure –
- Building a Statewide Coalition to Advocate for Property Tax Reform – control the amount of yearly increases to property tax payers

Holt said if Mound’s population grows to 10K or more rules come into place which are less favorable to cities.

Holt said there is a fee formula for each City with the Mound being set at \$7,600 if every coalition City signs on to hiring Carnival Berns as Legislative Representative.

The Council discussed the need to support the coalition to maintain city control over zoning.

MOTION by Castellano, seconded by McEnaney, to negotiate terms with Carnival Berns Lake Minnetonka Area Cities Legislative Representation Proposal not to exceed \$7,600. All voted in favor. Motion carried.

b. Mound City Council Letter to Elected Officials for 2026 Legislative Session

Holt said the letter is a request to Governor Walz to support the funding request to the state legislature for \$15Million. Holt said the letter expresses the work and funds the City has expended thus far with the \$15Million to help fund the water treatment plant infrastructure to support providing clean water to Mound.

Dickson said the \$40Million is the total cost for the water treatment infrastructure which is based on initial costs adjusted for inflation. Dickson said the City will not know the true cost of the project until plans are completed and bids for building the project are received.

Discussion ensued about the City needing to match the \$15Million from the legislature which would be the remaining estimated cost of the project.

MOTION by Castellano, seconded by McEnaney, to approve draft language for the letter to Governor Walz, Senator Ann Johnson Stewart and Representative Andrew Myers to direct staff to send it by USPS and email. Upon roll call vote, all voted in favor. Motion carried.

c. 2026 Street and Utility Project Feasibility Report

Bauman presented the 2026 Street and Utility Project Feasibility Report which was authorized by the Council in October. Bauman said the plan was adjusted from field study of city streets by Engineering and Public Works staff.

Bauman said the streets being targeted for work were done in 2004 or 2005 and some which were missed in previous projects. Bauman added those streets will either have Mill and Over Lay work or be full reconstruction projects completed in 2026.

Bauman listed the Street and Utility improvements which will be made:

- Rebuild pavement

- Replace watermain
- Replace defective curbs
- Minor utility improvements
- Stormwater improvements

Bauman listed the criteria used to rate each street which was based on pavement condition, watermain condition and other minor improvements which are needed.

Bauman listed the areas which will have water main replacement which are in the Dutch Lake area and in the downtown area near Marion Lane and Old Shoreline Drive.

Bauman said street projects are scheduled for Kildare Road, Highview Lane, Glenwood Blvd off of Lynwood, Baywood Shores Drive are either full street reconstructions or Mill and Overlay.

Bauman said the prospective engineer costs are \$3,327,486.00 and listed the project schedule:

- January 2026 – Receive Study and Authorize Final Design
- April 2026 – Authorize Advertisement for Bids
- May 2026 – Open and Award of Bids
- Summer 2026 – Construction begins
- Fall 2026 – Substantial Completion of Project
- May 2027 – Final Completion of Project

MOTION by McEnaney, seconded by Castellano, to approve the 2026 Street and Utility Project. All voted in favor. Motion carried.

The Council discussed the alley behind the American Legion building which may be an unimproved right of way which is used to enter business parking lots. Dickson said there is no record of the City maintaining the right of way previously and suggested the City may work with property owners to improve this area. Dickson said the City may have to meet other requirements if improvement is taken and may have to make a policy decision on improving other unimproved right of ways in the City. Bauman said there are no City utilities in those right of ways.

## 10. Announcements

### a. Comments/Reports from Council Members:

Council Member Pugh – Absent

Council Member McEnaney – McEnaney said the Planning Commission reviewed the concept of the proposed Halstead Point development which was approved unanimously. McEnaney said the City Banner design concept round two is ready for review and can be finalized at the January 27 Council Meeting. McEnaney displayed concept designs for the Framers Market, Four other concepts for businesses. Council discussed the different design concepts and gave their input to give to Pauline from Minuteman Press to edit the design.

Council Member Castellano – Castellano said he liked the new Council Motion and Agenda sheets.

Council Member Herrick – Herrick attended the Police Commission meeting which relayed the progress on e-bike safety, ICE will not be supported but law enforcement will be present if there are issues. Herrick asked for any input from the Council on events and listed community events being planned for 2026.

Mayor Holt – Holt said the Council held a workshop yesterday to go over City priorities from last year and for next year including a mid-year review. The priorities will be adopted at the January 27 Council Meeting. Holt said the e-bike issue is being worked on at the State level through legislation. Holt added a Fire Commission update on the Joint Powers agreement which needs to reconcile pension differences.

- b. Comments/Reports from City Manager: Dickson said he received an email from the Minnehaha Creek Watershed District on January 27 to start their 2027 Plan. Dickson said the City will be doing some type of public engagement at the Gillespie Center on February 26<sup>th</sup> from 3:00-7:00 p.m. for construction updates in the Commerce Blvd. District. Dickson said there will be a workshop on January 27 for DCC member interviews.
- c. Next City Council Regular Meeting: Tuesday, January 27, 2026 at 6:00 p.m.
- d. Approve February 17, 2026 Concurrent City Council and Planning Commission Special Meeting Workshop at 6:00 p.m.

11. Adjourn  
MOTION by Castellano, seconded by Herrick, to adjourn the meeting at 7:34 p.m. All voted in favor. Motion carried.



Finance Department

## City Council Item 4A

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Collette Roberts, Sr. Accounting Technician

Date: January 22, 2026

Subject: Approve Payment of Claims

---

**RECOMMENDED ACTION:**

**MOTION** to approve all Invoices in attached Claims Batches for Payment Processing

**SUPPORTING INFORMATION**

- Payment Batches from December /Closing 2025 through January 22, 2026

## 2026 City of Mound Claims 01-27-26

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YEAR	BATCH NAME	DOLLAR AMOUNT
2025	123025CITY	\$ 12,782.68
2025	BOLT #9 2025	\$ 127,781.26
2025	BOLT #10 2025	\$ 82,913.52
2025	2025AP-2 HWS	\$ 36,399.03
2025	2025 AP-3	\$ 146,151.59
2025	2025 AP-4	\$ 174,593.99
2025	2025 AP-5	\$ 31,771.38
2025	2025 AP-7 UB REFUNDS	\$ 1,489.39
2025	2025 AP-8 CITY	\$ 50,852.34
2026	012126 UB REFUNDS	\$ 301.05
<b>TOTAL CLAIMS</b>		<b>\$ 665,036.23</b>

**CITY OF MOUND**  
**Payments**

12/30/25 1:03 PM  
Page 1

**Current Period: December 2025**

<b>Payments Batch 123025CITY</b>	<b>\$12,782.68</b>
Refer 3623 EHLERS AND ASSOCIATES, INC.	
<b>Cash Payment</b> E 601-49400-300 Professional Svrs	WATER TREATMENT FACILITY FUNDING ANALYSIS
Invoice 101328 4/30/2025	
<b>Cash Payment</b> E 601-49400-300 Professional Svrs	WATER TREATMENT FACILITY FUNDING ANALYSIS
Invoice 101328 4/30/2025	
<b>Cash Payment</b> E 601-49400-300 Professional Svrs	DISCUSSION RE WATER TREATMENT FACILITY AND TIF ISSUES
Invoice 101329 4/30/2025	
<b>Cash Payment</b> E 601-49400-300 Professional Svrs	DISCUSSION RE WATER TREATMENT FACILITY AND TIF ISSUES
Invoice 101329 4/30/2025	
<b>Cash Payment</b> E 355-46384-300 Professional Svrs	METROPLAINS TIF 6-YEAR CALCULATION
Invoice 101563 5/31/2025	
Transaction Date 12/30/2025	U.S. Bank 10100 10100
	<b>Total</b> <b>\$2,287.50</b>

Refer 3622 WAYZATA, CITY OF	
<b>Cash Payment</b> E 403-43100-500 Capital Outlay FA	2025 WESTERN STAR 47X DUMPTRUCK STREETS DEPT #525- SALES TAX, PLATE & REGISTRATION FEES
Invoice 122925 12/29/2025	
Transaction Date 12/30/2025	U.S. Bank 10100 10100
	<b>Total</b> <b>\$10,495.18</b>

<b>Fund Summary</b>	
10100 U.S. Bank 10100	
355 2003-C G.O. TIF 1-2	\$1,475.00
403 CAP REPLAC-VEHICLES & EQUIP	\$10,495.18
601 WATER FUND	\$812.50
	<b>\$12,782.68</b>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$12,782.68
<b>Total</b>	<b>\$12,782.68</b>

**CITY OF MOUND**  
**Payments**

01/22/26 12:29 PM

Page 1

**Current Period: Closing 2025**

<b>Payments Batch BOLT-#9 2025</b>		<b>\$127,781.26</b>
Refer	4047 BOLTON AND MENK, INCORPOR	
<b>Cash Payment</b>	E 101-43100-300 Professional Svrs	GIS UPDATES ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371845	8/27/2025	
<b>Cash Payment</b>	E 601-49400-300 Professional Svrs	GIS UPDATES ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371845	8/27/2025	
<b>Cash Payment</b>	E 602-49450-300 Professional Svrs	GIS UPDATES ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371845	8/27/2025	
<b>Cash Payment</b>	E 404-45200-303 Engineering Fees	2023 HARBOR DISTRICT PARK IMPROV PROJ PW 23-09 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371847	8/27/2025	
Transaction Date	1/12/2026	Due 12/31/2025
	Accounts Payable	20200
		<b>Total</b>
		<b>\$5,220.95</b>
Refer	4048 BOLTON AND MENK, INCORPOR	
<b>Cash Payment</b>	E 101-43100-300 Professional Svrs	PROJECT PLANNING & MEETINGS ENG SVCS- JUNE 21 THRU AUG 1, 2025
Invoice 0371844	8/27/2025	
<b>Cash Payment</b>	E 601-49400-300 Professional Svrs	PROJECT PLANNING & MEETINGS ENG SVCS- JUNE 21 THRU AUG 1, 2025
Invoice 0371844	8/27/2025	
<b>Cash Payment</b>	E 602-49450-300 Professional Svrs	PROJECT PLANNING & MEETINGS ENG SVCS- JUNE 21 THRU AUG 1, 2025
Invoice 0371844	8/27/2025	
<b>Cash Payment</b>	E 101-43100-300 Professional Svrs	MS4 STREETS ADMINISTRATION & AUDIT ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371844	8/27/2025	
<b>Cash Payment</b>	E 404-45200-303 Engineering Fees	2025 LOST LAKE COMMONS PARK PHASE 2- PW 25-10 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371844	8/27/2025	
<b>Cash Payment</b>	E 602-49450-300 Professional Svrs	XCEL & COUNTY COORDINATION- LIFT STATION POWER ENG SVCS- MEETINGS JUNE 21 THRU AUG 1, 2025
Invoice 0371844	8/27/2025	
Transaction Date	1/12/2026	Due 12/31/2025
	Accounts Payable	20200
		<b>Total</b>
		<b>\$17,981.34</b>
Refer	4049 BOLTON AND MENK, INCORPOR	
<b>Cash Payment</b>	E 601-49400-500 Capital Outlay FA	2024 LEAD SVC & CAST IRON PIPELINE ASSESSMENT PROJ- PW 24-09 - ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371855	8/27/2025	
Transaction Date	1/12/2026	Due 12/31/2025
	Accounts Payable	20200
		<b>Total</b>
		<b>\$284.60</b>
Refer	4050 BOLTON AND MENK, INCORPOR	
<b>Cash Payment</b>	E 401-43124-303 Engineering Fees	2024 PAVER SIDEWALK REPLACEMENT- DOWNTOWN SIDEWALKS GROUP 2 PHASE 3 - PW 24-08 - ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371857	8/27/2025	
Transaction Date	1/12/2026	Due 12/31/2025
	Accounts Payable	20200
		<b>Total</b>
		<b>\$586.95</b>

**CITY OF MOUND**  
**Payments**

01/22/26 12:29 PM

Page 2

**Current Period: Closing 2025**

Refer	4052 BOLTON AND MENK, INCORPOR			
<b>Cash Payment</b>	E 401-43124-303	Engineering Fees		
			2023 PAVER SIDEWALK REPLACEMENT DOWNTOWN WALKS GROUP 3 PHASE 2 PW 23-08 ENG SVCS JUNE 21 THRU AUG 1, 2025	\$82.95
Invoice 0371858	8/27/2025			Project PW2308
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA		2025 MANHOLE REHAB IMPROVEMENT PROJ PW 25-05 - ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371848	8/27/2025			Project PW2505
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA		2025 SEWER TELEVISING IMPROVEMENT PROJ PW 25-04 - ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371852	8/27/2025			Project PW2504
<b>Cash Payment</b>	E 427-43121-440	Other Contractual Servic	2025 CRACK SEAL PROJ PW 25-06 ENG SVCS JUNE 21 THRU AUG 1, 2025	\$178.42
Invoice 1371837	8/27/2025			Project PW2506
<b>Cash Payment</b>	E 427-43121-440	Other Contractual Servic	2025 SEALCOAT PROJ PW 25-07 ENG SVCS JUNE 21 THRU AUG 1, 2025	\$178.42
Invoice 1371837	8/27/2025			Project PW2507
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA	2024 MANHOLE REHAB IMPROVEMENT PROJ PW 24-05 - ENG SVCS JUNE 21 THRU AUG 1, 2025	\$1,712.95
Invoice 0371836	8/27/2025			Project PW2405
Transaction Date	1/12/2026	Due 12/31/2025	Accounts Payable	20200
				<b>Total</b>
				<b>\$2,857.63</b>
Refer	4053 BOLTON AND MENK, INCORPOR			
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA		2024 LIFT STATION A-3 SUNSET IMPROV PROJ PW 24-03 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371835	8/27/2025			Project PW2403
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA		2025 LIFT STATION C-4 WOODLAND IMPROV PROJ PW 25-03 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371848	8/27/2025			Project PW2503
<b>Cash Payment</b>	E 601-49400-500	Capital Outlay FA		WATER TREATMENT INFRASTRUCTURE IMPROVEMENTS PROJ PW 25-12 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371859	8/27/2025			Project PW2512
<b>Cash Payment</b>	E 401-43122-303	Engineering Fees		2025 COUNTY RD 15 SIDEWALK IMPROV FAIRVIEW TO SETON - PROJ PW 25-08 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371839	8/27/2025			Project PW2508
<b>Cash Payment</b>	E 401-43123-303	Engineering Fees		2025 COUNTY RD 15 SIDEWALK IMPROV PROJ BELMONT TO FAIRVIEW PW25-09 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371838	8/27/2025			Project PW2509
<b>Cash Payment</b>	E 401-43120-303	Engineering Fees		2025 STREET RECONSTRUCTION IMPROV - PROJ PW 25-01 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371853	8/27/2025			Project PW2501
<b>Cash Payment</b>	E 401-43121-303	Engineering Fees		2025 STREET MILL & OVERLAY IMPROV PROJ PW 25-02 ENG SVCS JUNE 21 THRU AUG 1, 2025
Invoice 0371851	8/27/2025			Project PW2502

**CITY OF MOUND**  
**Payments**

01/22/26 12:29 PM  
Page 3

**Current Period: Closing 2025**

Cash Payment	E 404-45200-303	Engineering Fees	2025 LOST LAKE COMMONS PARK PHASE 2- PW 25-10 ENG SVCS JUNE 21 THRU AUG 1, 2025	\$44,632.60
Invoice 0371856		8/27/2025		Project PW2510
AP Payment	G 101-23498	MOUND HARBOR-ARTESS	LIFESTYLE HOMES/ ARTESSA DEVELOPMENT CONSTRUCTION ADMINISTRATION ENG SVCS JUNE 21 THRU AUG 1, 2025	\$480.00
Invoice 0371854		8/27/2025		
Transaction Date	1/12/2026	Due 12/31/2025	Accounts Payable	20200
			<b>Total</b>	<b>\$100,849.79</b>

**Fund Summary**

20200 Accounts Payable	
101 GENERAL FUND	\$7,129.75
401 GENERAL CAPITAL PROJECTS	\$43,056.48
404 COMMUNITY INVESTMENT RESERVE	\$48,266.05
427 STREET MAINTENANCE	\$356.84
601 WATER FUND	\$14,034.14
602 SEWER FUND	\$14,938.00
	<hr/>
	\$127,781.26

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$127,781.26
<b>Total</b>	<b>\$127,781.26</b>

**CITY OF MOUND**  
**Payments**

01/22/26 1:57 PM  
Page 1

**Current Period: Closing 2025**

<b>Payments Batch BOLT #10 2025</b>		<b>\$82,913.52</b>
Refer	4054 BOLTON AND MENK, INCORPOR	
<b>Cash Payment</b>	E 101-43100-300 Professional Svcs	GIS UPDATES ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382986	12/22/2025	
<b>Cash Payment</b>	E 601-49400-300 Professional Svcs	GIS UPDATES ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382986	12/22/2025	
<b>Cash Payment</b>	E 602-49450-300 Professional Svcs	GIS UPDATES ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382986	12/22/2025	
<b>Transaction Date</b>	1/12/2026	Due 12/31/2025
		Accounts Payable      20200
		<b>Total</b>
		<b>\$3,582.50</b>
Refer	4055 BOLTON AND MENK, INCORPOR	
<b>Cash Payment</b>	E 101-43100-300 Professional Svcs	PROJECT PLANNING & MEETINGS ENGINEERING SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Cash Payment</b>	E 601-49400-300 Professional Svcs	PROJECT PLANNING & MEETINGS ENGINEERING SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Cash Payment</b>	E 602-49450-300 Professional Svcs	PROJECT PLANNING & MEETINGS ENGINEERING SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Cash Payment</b>	E 101-42400-300 Professional Svcs	2191 CARDINAL LN - HENNEPIN COUNTY TRAIL INVOICE REVIEW- PLANNING ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Cash Payment</b>	E 101-43100-300 Professional Svcs	MS4 STREETS ADMINISTRATION ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Cash Payment</b>	G 101-23498 MOUND HARBOR-ARTESS	LIFESTYLE HOMES/ ARTESSA DEVELOPMENT- MISCELLANEOUS ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Cash Payment</b>	E 602-49450-300 Professional Svcs	SEWER CIPP ENG SVCS- MEETINGS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Cash Payment</b>	G 101-23518 6639 BARTLETT DEVELOP	HALSTEAD BAY DEVELOPMENT PLAN REVIEW- UPDATES, PLAT REVIEW- ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382983	12/22/2025	
<b>Transaction Date</b>	1/12/2026	Due 12/31/2025
		Accounts Payable      20200
		<b>Total</b>
		<b>\$5,504.42</b>
Refer	4056 BOLTON AND MENK, INCORPOR	
<b>Cash Payment</b>	E 601-49400-500 Capital Outlay FA	2024 LEAD SVC & CAST IRON PIPELINE ASSESSMENT PROJ- PW 24-09 - ENG SVCS OCT 25 THRU NOV 21, 2025
Invoice 0382997	12/22/2025	
<b>Transaction Date</b>	1/12/2026	Due 12/31/2025
		Accounts Payable      20200
		<b>Total</b>
		<b>\$8,934.67</b>
Refer	4057 BOLTON AND MENK, INCORPOR	

**CITY OF MOUND**  
**Payments**

01/22/26 1:57 PM

Page 2

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 401-43124-303	Engineering Fees	2024 PAVER SIDEWALK REPLACEMENT- DOWNTOWN SIDEWALKS GROUP 2 PHASE 3 - PW 24-08 - ENG SVCS OCT 25 THRU NOV 21, 2025		\$248.84
Invoice 0382999		12/22/2025		Project PW2408	
Transaction Date	1/12/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$248.84
Refer	<b>4059 BOLTON AND MENK, INCORPORATED</b>				
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA	2025 MANHOLE REHAB IMPROVEMENT PROJ PW 25-05 - ENG SVCS OCT 25 THRU NOV 21, 2025		\$286.95
Invoice 0382989		12/22/2025		Project PW2505	
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA	2025 SEWER TELEVISING IMPROVEMENT PROJ PW 25-04 - OCT 25 THRU NOV 21, 2025		\$14,399.41
Invoice 0382991		12/22/2025		Project PW2504	
Transaction Date	1/12/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$14,686.36
Refer	<b>4060 BOLTON AND MENK, INCORPORATED</b>				
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA	2024 LIFT STATION A-3 SUNSET IMPROV PROJ PW 24-03 ENG SVCS OCT 25 THRU NOV 21, 2025		\$250.95
Invoice 0382975		12/22/2025		Project PW2403	
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA	2025 LIFT STATION C-4 WOODLAND IMPROV PROJ PW 25-03 ENG SVCS OCT 25 THRU NOV 21, 2025		\$22,579.40
Invoice 0382987		12/22/2025		Project PW2503	
<b>Cash Payment</b>	E 601-49400-500	Capital Outlay FA	WATER TREATMENT INFRASTRUCTURE IMPROVEMENTS PROJ PW 25-12 ENG SVCS OCT 25 THRU NOV 21, 2025		\$1,459.00
Invoice 0383001		12/22/2025		Project PW2512	
<b>Cash Payment</b>	E 401-43122-303	Engineering Fees	2025 COUNTY RD 15 SIDEWALK IMPROV FAIRVIEW TO SETON - PROJ PW 25-08 ENG SVCS OCT 25 THRU NOV 21, 2025		\$1,780.23
Invoice 0382977		12/22/2025		Project PW2508	
<b>Cash Payment</b>	E 401-43123-303	Engineering Fees	2025 COUNTY RD 15 SIDEWALK IMPROV PROJ BELMONT TO FAIRVIEW PW 25-09 ENG SVCS OCT 25 THRU NOV 21, 2025		\$77.00
Invoice 0382976		12/22/2025		Project PW2509	
<b>Cash Payment</b>	E 401-43120-303	Engineering Fees	2025 STREET RECONSTRUCTION IMPROV - PROJ PW 25-01 ENG SVCS OCT 25 THRU NOV 21, 2025		\$2,877.56
Invoice 0382992		12/22/2025		Project PW2501	
<b>Cash Payment</b>	E 401-43121-303	Engineering Fees	2025 STREET MILL & OVERLAY IMPROV PROJ PW 25-02 ENG SVCS OCT 25 THRU NOV 21, 2025		\$165.89
Invoice 0382990		12/22/2025		Project PW2502	
<b>Cash Payment</b>	E 404-45200-303	Engineering Fees	2025 LOST LAKE COMMONS PARK PHASE 2- PW 25-10 ENG SVCS OCT 25 THRU NOV 21, 2025		\$12,111.36
Invoice 0382998		12/22/2025		Project PW2510	
<b>Cash Payment</b>	E 401-43120-303	Engineering Fees	2026 STREET RECONSTRUCTION IMPROV - PROJ PW 26-01 ENG SVCS OCT 25 THRU NOV 21, 2025		\$4,152.67
Invoice 0382995		12/22/2025		Project PW2601	

**CITY OF MOUND**  
**Payments**

01/22/26 1:57 PM  
 Page 3

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 401-43121-303	Engineering Fees	2026 STREET MILL & OVERLAY IMPROV PROJ PW 26-02 ENG SVCS OCT 25 THRU NOV 21, 2025	<b>\$4,152.67</b>
Invoice 0382995		12/22/2025		Project PW2602
<b>Cash Payment</b>	E 401-43120-303	Engineering Fees	WCA ADMINISTRATION OF NOA FOR 2026 STREET RECONSTRUCTION IMPROV PROJ PW 26-01 ENG SVCS OCT 25 THRU NOV 21, 2025	<b>\$175.00</b>
Invoice 0382993		12/22/2025		Project PW2601
<b>Cash Payment</b>	E 401-43121-303	Engineering Fees	WCA ADMINISTRATION OF NOA FOR 2026 STREET MILL & OVERLAY IMPROV PROJ PW 26-02 ENG SVCS OCT 25 THRU NOV 21, 2025	<b>\$175.00</b>
Invoice 0382993		12/22/2025		Project PW2602
Transaction Date	1/12/2026	Due 12/31/2025	Accounts Payable	<b>Total</b>
			20200	<b>\$49,956.73</b>

**Fund Summary**

20200 Accounts Payable	
101 GENERAL FUND	\$4,467.75
401 GENERAL CAPITAL PROJECTS	\$13,804.86
404 COMMUNITY INVESTMENT RESERVE	\$12,111.36
601 WATER FUND	\$12,247.06
602 SEWER FUND	<u>\$40,282.49</u>
	<u>\$82,913.52</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	<u>\$82,913.52</u>
Total	<u>\$82,913.52</u>

**CITY OF MOUND**  
**Payments**

01/14/26 9:19 AM  
Page 1

**Current Period: Closing 2025**

<b>Payments Batch 2025AP-2 HWS</b>	<b>\$36,399.03</b>
Refer 4117 AM CRAFT SPIRITS, INC.	
<b>Cash Payment</b> E 609-49750-254 Soft Drinks/Mix For Res	MIX \$133.40
Invoice 21830 12/11/2025	
Transaction Date 1/13/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total</b> <b>\$133.40</b>
Refer 4081 AMPHORA IMPORTS LLC	
<b>Cash Payment</b> E 609-49750-253 Wine For Resale	WINE \$158.79
Invoice 21740 12/18/2025	
Transaction Date 1/13/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total</b> <b>\$158.79</b>
Refer 4118 BACK CHANNEL BREWING	
<b>Cash Payment</b> E 609-49750-252 Beer For Resale	BEER \$644.00
Invoice 3339 12/30/2025	
Transaction Date 1/13/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total</b> <b>\$644.00</b>
Refer 4063 BELLBOY CORPORATION	
<b>Cash Payment</b> E 609-49750-210 Operating Supplies	SUPPLIES, BAGS, C-FOLD TOWELS \$174.12
Invoice 0110645700 12/17/2025	
<b>Cash Payment</b> E 609-49750-254 Soft Drinks/Mix For Res	MIX \$123.73
Invoice 0110693400 12/30/2025	
<b>Cash Payment</b> E 609-49750-255 Misc Merchandise For R	MDSE- GIFT BAGS \$20.25
Invoice 0110693400 12/30/2025	
<b>Cash Payment</b> E 609-49750-254 Soft Drinks/Mix For Res	MIX \$25.50
Invoice 0110676500 12/23/2025	
<b>Cash Payment</b> E 609-49750-255 Misc Merchandise For R	MDSE- CORKSCREWS, GIFT BAGS \$38.35
Invoice 0110645800 12/17/2025	
<b>Cash Payment</b> E 609-49750-255 Misc Merchandise For R	MDSE- CORKSCREWS, GIFT BAGS \$21.50
Invoice 0110676500 12/23/2025	
Transaction Date 1/13/2026 Due 12/30/2025 Accounts Payable 20200	<b>Total</b> <b>\$403.45</b>
Refer 4064 BELLBOY CORPORATION	
<b>Cash Payment</b> E 609-49750-253 Wine For Resale	WINE \$145.65
Invoice 0210067400 12/30/2025	
<b>Cash Payment</b> E 609-49750-251 Liquor For Resale	LIQUOR \$3,528.28
Invoice 0210067600 12/30/2025	
<b>Cash Payment</b> E 609-49750-253 Wine For Resale	WINE \$909.90
Invoice 0210068300 12/30/2025	
<b>Cash Payment</b> E 609-49750-253 Wine For Resale	WINE \$692.25
Invoice 0210067300 12/30/2025	
<b>Cash Payment</b> E 609-49750-251 Liquor For Resale	LIQUOR \$2,105.21
Invoice 0209954600 12/23/2025	
Transaction Date 1/13/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total</b> <b>\$7,381.29</b>
Refer 4065 BELLBOY CORPORATION	
<b>Cash Payment</b> E 609-49750-251 Liquor For Resale	LIQUOR \$3,842.03
Invoice 0209941100 12/17/2025	
<b>Cash Payment</b> E 609-49750-253 Wine For Resale	WINE \$89.65
Invoice 0209941100 12/17/2025	
<b>Cash Payment</b> E 609-49750-251 Liquor For Resale	LIQUOR \$2,161.83
Invoice 0209868700 12/10/2025	

**CITY OF MOUND**  
**Payments**

01/14/26 9:19 AM  
Page 2

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE		\$211.30
Invoice 0209868600		12/10/2025			
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR CREDIT		-\$16.83
Invoice 0210098800		12/31/2025			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE CREDIT		-\$181.65
Invoice 0210100600		12/31/2025			
<b>Transaction Date</b>	1/13/2026	<b>Due 12/31/2025</b>	Accounts Payable	20200	<b>Total</b>
					<b>\$6,106.33</b>
<b>Refer</b>	<u>4082 BELLBOY CORPORATION</u>				-
<b>Cash Payment</b>	E 609-49750-210	Operating Supplies	SUPPLIES, BAGS		\$78.00
Invoice 0110676600		12/23/2025			
<b>Cash Payment</b>	E 609-49750-254	Soft Drinks/Mix For Res	MIX		\$89.00
Invoice 0104721800		12/10/2025			
<b>Cash Payment</b>	E 609-49750-255	Misc Merchandise For R	MDSE- CARDED WAITERS CORKSCREWS, DOUBLE JIGGERS, STAINLESS SHAKER 3 PC SET		\$25.00
Invoice 0104721800		12/10/2025			
<b>Transaction Date</b>	1/13/2026	<b>Due 12/31/2025</b>	Accounts Payable	20200	<b>Total</b>
					<b>\$192.00</b>
<b>Refer</b>	<u>4120 BOBBING BOBBER BREWING COM</u>				-
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER		\$103.83
Invoice 1520		12/10/2025			
<b>Transaction Date</b>	1/13/2026	<b>Due 12/31/2025</b>	Accounts Payable	20200	<b>Total</b>
					<b>\$103.83</b>
<b>Refer</b>	<u>4070 BREAKTHRU BEVERAGE MN WINE</u>				-
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE		\$52.00
Invoice 122711634		8/6/2025			
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR		\$3,345.79
Invoice 122711631		8/6/2025			
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR CREDIT		-\$420.00
Invoice 1400476740		6/20/2025			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE CREDIT		-\$60.00
Invoice 1600025932		8/9/2024			
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR CREDIT		-\$210.00
Invoice 1600027853		10/9/2024			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE CREDIT		-\$84.00
Invoice 1600033872		4/8/2025			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE CREDIT		-\$66.00
Invoice 1600035337		5/8/2025			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE CREDIT		-\$60.00
Invoice 1600039560		8/7/2025			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE CREDIT		-\$60.00
Invoice 1600041622		10/8/2025			
<b>Transaction Date</b>	1/13/2026	<b>Due 12/31/2025</b>	Accounts Payable	20200	<b>Total</b>
					<b>\$2,437.79</b>
<b>Refer</b>	<u>4068 CAPITOL BEVERAGE SALES, L.P.</u>				-
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER		\$2,828.45
Invoice 3225213		12/9/2025			
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER		\$331.50
Invoice 3225212		12/9/2025			
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR		\$241.80
Invoice 3225214		12/9/2025			

**CITY OF MOUND**  
**Payments**

01/14/26 9:19 AM

Page 3

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER			<b>\$24.40</b>
Invoice 3225244		12/9/2025				
<b>Cash Payment</b>	E 609-49750-254	Soft Drinks/Mix For Res	MIX			<b>\$129.20</b>
Invoice 3225244		12/9/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$3,555.35</b>
Refer	<u>4080 CAPITOL BEVERAGE SALES, L.P.</u>			-		
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER			<b>\$64.50</b>
Invoice 3228336		12/16/2025				
<b>Cash Payment</b>	E 609-49750-254	Soft Drinks/Mix For Res	MIX			<b>\$32.05</b>
Invoice 3228336		12/16/2025				
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER			<b>\$4,120.55</b>
Invoice 3228335		12/16/2025				
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER CREDIT			<b>-\$9.10</b>
Invoice 3228331		12/16/2025				
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$487.50</b>
Invoice 3228332		12/16/2025				
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR			<b>\$33.60</b>
Invoice 3228333		12/16/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$4,729.10</b>
Refer	<u>4085 CLEAR RIVER BEVERAGE CO.</u>			-		
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER			<b>\$650.00</b>
Invoice 839674		12/17/2025				
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER CREDIT			<b>-\$105.75</b>
Invoice 839695		12/17/2025				
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR			<b>\$306.00</b>
Invoice 839673		12/17/2025				
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR			<b>\$361.80</b>
Invoice 841284		12/30/2025				
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER			<b>\$187.00</b>
Invoice 841283		12/30/2025				
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$471.76</b>
Invoice 841282		12/30/2025				
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$410.76</b>
Invoice 838768		12/10/2025				
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER			<b>\$92.00</b>
Invoice 838767		12/10/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$2,373.57</b>
Refer	<u>4097 COCA COLA-GREAT LAKES DISTRI</u>			-		
<b>Cash Payment</b>	E 609-49750-254	Soft Drinks/Mix For Res	MIX			<b>\$758.60</b>
Invoice 503826660 16		12/29/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$758.60</b>
Refer	<u>4106 GLOBAL RESERVE DISSTIBUTIO</u>			-		
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$665.00</b>
Invoice 22138		12/16/2025				
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$1,036.68</b>
Invoice 22425		12/30/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$1,701.68</b>
Refer	<u>4076 HARRIET GROVE BOTANICALS</u>			-		

**CITY OF MOUND**  
**Payments**

01/14/26 9:19 AM  
 Page 4

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$344.00</b>
Invoice 929		12/8/2025				
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$344.00</b>
Invoice 962		12/30/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$688.00</b>
Refer	4107 OLD WORLD BEER LLC		-			
<b>Cash Payment</b>	E 609-49750-252	Beer For Resale	BEER			<b>\$363.50</b>
Invoice 164408		12/9/2025				
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE			<b>\$151.00</b>
Invoice 164408		12/9/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$514.50</b>
Refer	4114 PARLEY LAKE WINERY		-			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE			<b>\$142.00</b>
Invoice PW418		12/12/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$142.00</b>
Refer	4110 ROOTSTOCK WINE CO-WW CELLA		-			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE			<b>\$109.04</b>
Invoice 011968		12/2/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$109.04</b>
Refer	4092 SHAMROCK GROUP, INC.		-			
<b>Cash Payment</b>	E 609-49750-255	Misc Merchandise For R	ICE			<b>\$416.98</b>
Invoice 681718		12/24/2025				
<b>Cash Payment</b>	E 609-49750-255	Misc Merchandise For R	ICE			<b>\$112.37</b>
Invoice 671281		12/10/2025				
<b>Cash Payment</b>	E 609-49750-255	Misc Merchandise For R	ICE			<b>\$193.78</b>
Invoice 72-02232		11/19/2025				
<b>Cash Payment</b>	E 609-49750-255	Misc Merchandise For R	ICE			<b>\$150.58</b>
Invoice 118-02276		11/26/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$873.71</b>
Refer	4096 SMALL LOT COOP LLC		-			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE			<b>\$228.92</b>
Invoice 111813		12/31/2025				
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$75.00</b>
Invoice 111813		12/31/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$303.92</b>
Refer	4109 SMALL LOT COOP LLC		-			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE			<b>\$388.00</b>
Invoice 109386		12/3/2025				
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$225.68</b>
Invoice 109386		12/3/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$613.68</b>
Refer	4122 SOUTHERN GLAZERS OF MN WIN		-			
<b>AP Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR			<b>\$278.50</b>
Invoice		12/11/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$278.50</b>
Refer	4098 SWEET LEAVES LLC		-			

**CITY OF MOUND**  
**Payments**

01/14/26 9:19 AM  
 Page 5

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$468.00</b>
Invoice 1411		12/8/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$468.00</b>
Refer	4111 TRADITION WINE & SPIRITS, LLC		-			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE			<b>\$780.00</b>
Invoice 44948		11/13/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$780.00</b>
Refer	4095 WINEBOW		-			
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR			<b>\$256.00</b>
Invoice 4455612		11/14/2025				
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE			<b>\$135.00</b>
Invoice 4455612		11/14/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$391.00</b>
Refer	4086 YOU BETCHA!		-			
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	THC			<b>\$557.50</b>
Invoice 111825		11/18/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>	<b>\$557.50</b>

**Fund Summary**

20200	Accounts Payable
609 MUNICIPAL LIQUOR FUND	\$36,399.03
	<hr/>
	\$36,399.03

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$36,399.03
<b>Total</b>	<b>\$36,399.03</b>

**CITY OF MOUND**  
**Payments**

01/14/26 3:56 PM  
Page 1

**Current Period: Closing 2025**

<b>Payments Batch 2025 AP-3</b>		<b>\$146,151.59</b>
Refer	4130 BIFFS, INC PORTABLE RESTROOMS	
<b>Cash Payment</b>	E 101-45200-410 Rentals (GENERAL)	PHILBROOK PARK BIFFS RENTAL & SVC 10-29-25 THRU 11-03-25      \$52.71
Invoice 278799	11/26/2025	
<b>Cash Payment</b>	E 101-45200-410 Rentals (GENERAL)	CENTERVIEW BEACH BIFFS RENTAL & SVC 10-29-25 THRU 11-03-25      \$65.35
Invoice 278796	11/26/2025	
<b>Cash Payment</b>	E 101-45200-410 Rentals (GENERAL)	SURFSIDE PARK BIFFS RENTAL & SVC 10-29-25 THRU 11-03-25      \$251.15
Invoice 278797	11/26/2025	
<b>Cash Payment</b>	E 101-45200-410 Rentals (GENERAL)	SKATEPARK BIFFS RENTAL & SVC 10-29-25 THRU 11-03-25      \$65.35
Invoice 278798	11/26/2025	
<b>Cash Payment</b>	E 101-45200-410 Rentals (GENERAL)	SWENSON PARK BIFFS RENTAL & SVC 10-29-25 THRU 11-03-25      \$52.71
Invoice 278800	11/26/2025	
<b>Cash Payment</b>	E 101-45200-410 Rentals (GENERAL)	THREE POINTS PARK BIFFS RENTAL & SVC 10-29-25 THRU 11-03-25      \$52.71
Invoice 278801	11/26/2025	
Transaction Date	1/13/2026	Due 1/13/2026
		Accounts Payable      20200
		<b>Total</b>
		<b>\$539.98</b>
Refer	4123 ELECTRIC PUMP, INC	
<b>Cash Payment</b>	E 602-49450-440 Other Contractual Services	REPLACE 2 PUMPS @ LIFT STATION A-3 SUNSET- REMOVE CONCRETE & START UP      \$11,757.00
Invoice 034802	10/29/2025	
<b>Cash Payment</b>	E 602-49450-440 Other Contractual Services	INSTALL CITY SUPPLIED ABB FLOW METER & TRANSMITTER @ LIFT STATION 18      \$5,880.04
Invoice 034802	10/29/2025	
<b>Cash Payment</b>	E 602-49450-500 Capital Outlay FA	2025 LIFT STATION IMPROV PROJ 25-03 C-4 DOVE LN - NEW LS MOVED FROM WOODLAND & DOVE      \$51,975.00
Invoice 034308	10/3/2025	PO 25073
Transaction Date	1/14/2026	Due 12/31/2025
		Accounts Payable      20200
		<b>Total</b>
		<b>\$69,612.04</b>
Refer	4131 ENVIRONMENTAL EQUIPMENT & S	
<b>Cash Payment</b>	E 101-43100-404 Equip & Vehicle Repairs	ONSITE SWEEPER REPAIR - ADJUST BRAKES- FRONT & REAR      \$558.36
Invoice 25547	11/20/2025	
Transaction Date	1/13/2026	Due 12/31/2025
		Accounts Payable      20200
		<b>Total</b>
		<b>\$558.36</b>
Refer	4131 FIRSTNET	
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Radios	FIRE RIG #1 CELLPHONE SVC XXX-1663 -10-26-25 THRU 11-25-25      \$38.23
Invoice 120125	11/25/2025	
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Radios	FIRE RIG #2 CELLPHONE SVC XXX-1934 - 10-26-25 THRU 11-25-25      \$38.23
Invoice 120125	11/25/2025	
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Radios	FIRE RIG #3 CELLPHONE SVC XXX-1852 - 10-26-25 THRU 11-25-25      \$38.23
Invoice 120125	11/25/2025	
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Radios	FIRE RIG #4 CELLPHONE SVC XXX-6881 -10-26-25 THRU 11-25-25      \$38.23
Invoice 120125	11/25/2025	

**CITY OF MOUND**  
**Payments**

01/14/26 3:56 PM

Page 2

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIRE RIG #5 CELLPHONE SVC XXX-9760 - 10-26-25 THRU 11-25-25	<b>\$38.23</b>
Invoice 120125	11/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIREI-PAD CELLPHONE SVC XXX-9792 - 10-26-25 THRU 11-25-25	<b>\$38.23</b>
Invoice 120125	11/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	CELLPHONE SVC XXX-0150- CHIEF G. PEDERSON - 10-26-25 THRU 11-25-25	<b>\$53.91</b>
Invoice 120125	11/25/2025		
<b>Cash Payment</b>	E 101-42400-321 Telephone, Cells, & Rad	CELL PHONE SVC XXX-6410 - PLANNING & CODE ENFORCEMENT - A. DRILLING 10-26-25 THRU 11-25-25	<b>\$22.46</b>
Invoice 120125	11/25/2025		
<b>Cash Payment</b>	E 101-42115-321 Telephone, Cells, & Rad	CELL PHONE SVC XXX-6410 - EMERGENCY MGMT - A. DRILLING 10-26-25 THRU 11-25-25	<b>\$22.46</b>
Invoice 120125	11/25/2025		
<b>Cash Payment</b>	E 602-49450-321 Telephone, Cells, & Rad	CELL PHONE SVC XXX-0322 - UTILITY LOCATOR INTERNET SVC 10-26-25 THRU 11-25-25	<b>\$17.14</b>
Invoice 120125	11/25/2025		
<b>Cash Payment</b>	E 601-49400-321 Telephone, Cells, & Rad	CELL PHONE SVC XXX-0322 - UTILITY LOCATOR INTERNET SVC 10-26-25 THRU 11-25-25	<b>\$17.15</b>
Invoice 120125	11/25/2025		
<b>Transaction Date</b>	1/13/2026	<b>Due 12:00:00 AM</b>	<b>Accounts Payable</b>
			<b>20200</b>
			<b>Total</b>
			<b>\$362.50</b>
<b>Refer</b>	4132 FIRSTNET	-	
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIRE RIG #1 CELLPHONE SVC XXX-1663 - 11-26-25 THRU 12-25-25	<b>\$38.73</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIRE RIG #2 CELLPHONE SVC XXX-1934 - 11-26-25 THRU 12-25-25	<b>\$38.73</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIRE RIG #3 CELLPHONE SVC XXX-1852 - 11-26-25 THRU 12-25-25	<b>\$38.73</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIRE RIG #4 CELLPHONE SVC XXX-6881 - 11-26-25 THRU 12-25-25	<b>\$38.73</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIRE RIG #5 CELLPHONE SVC XXX-9760 - 11-26-25 THRU 12-25-25	<b>\$38.73</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	FIREI-PAD CELLPHONE SVC XXX-9792 - 11-26-25 THRU 12-25-25	<b>\$38.73</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	CELLPHONE SVC XXX-0150- CHIEF G. PEDERSON - 11-26-25 THRU 12-25-25	<b>\$54.48</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 101-42400-321 Telephone, Cells, & Rad	CELL PHONE SVC XXX-6410 - PLANNING & CODE ENFORCEMENT - A. DRILLING 11-26-25 THRU 12-25-25	<b>\$22.74</b>
Invoice 122525	12/25/2025		
<b>Cash Payment</b>	E 101-42115-321 Telephone, Cells, & Rad	CELL PHONE SVC XXX-6410 - EMERGENCY MGMT - A. DRILLING 11-26-25 THRU 12-25-25	<b>\$22.75</b>
Invoice 122525	12/25/2025		

**CITY OF MOUND**  
**Payments**

01/14/26 3:56 PM

Page 3

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 601-49400-321 Telephone, Cells, & Rad	UTILITY LOCATOR INTERNET SVC 11-26-25 THRU 12-25-25		<b>\$17.43</b>
Invoice 122525	12/25/2025			
<b>Cash Payment</b>	E 602-49450-321 Telephone, Cells, & Rad	UTILITY LOCATOR INTERNET SVC 11-26-25 THRU 12-25-25		<b>\$17.43</b>
Invoice 122525	12/25/2025			
Transaction Date	1/13/2026	Due 12:00:00 AM	Accounts Payable 20200	<b>Total</b> <b>\$367.21</b>
Refer	4129 HARRISON BAY SENIOR LIVING LL			
<b>Cash Payment</b>	E 454-46700-650 TIF Payments to Develo	PAY AS YOU GO TAX INCREMENT FINANCING AVAILABLE AS OF 2-1-26- 90%		<b>\$56,336.26</b>
Invoice 123125	12/30/2025			
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable 20200	<b>Total</b> <b>\$56,336.26</b>
Refer	4127 HAZARD CONSULTANTS, INC.			
<b>Cash Payment</b>	E 101-49999-300 Professional Svrs	ARBITRATION- TEAMSTERS LOCAL 320 & CITY OF MOUND		<b>\$2,250.00</b>
Invoice 123125	12/19/2025			
Transaction Date	1/14/2026	Due 12/31/2026	Accounts Payable 20200	<b>Total</b> <b>\$2,250.00</b>
Refer	4126 MADDEN GALANTER HANSON, PL			
<b>Cash Payment</b>	E 101-49999-300 Professional Svrs	LABOR RELATIONS SERVICES - AUGUST 2025		<b>\$271.80</b>
Invoice 083125	9/8/2025			
<b>Cash Payment</b>	E 101-49999-300 Professional Svrs	LABOR RELATIONS SERVICES- PUBLIC WORKS - AUGUST 2025		<b>\$728.50</b>
Invoice 083125	9/8/2025			
<b>Cash Payment</b>	E 101-49999-300 Professional Svrs	LABOR RELATIONS SERVICES - SEPTEMBER 2025		<b>\$70.50</b>
Invoice 093025	10/7/2025			
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable 20200	<b>Total</b> <b>\$1,070.80</b>
Refer	4133 ORONO, CITY OF			
<b>Cash Payment</b>	E 101-41600-450 Board of Prisoners	HENNEP CTY JAIL CHARGES- PROCESSING & PER DIEM FEES SEPTEMBER 2025		<b>\$219.44</b>
Invoice 20142707	11/13/2025			
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable 20200	<b>Total</b> <b>\$219.44</b>
Refer	4128 PIEPER, TYLER			
<b>Cash Payment</b>	E 101-45200-232 Landscape Material	EDGEWATER PARK NATIVE GARDEN EXPANSION COUNCIL APPROVED PROJECT- CITY COUNCIL ALLOCATION		<b>\$1,725.00</b>
Invoice 123125	1/7/2026			
<b>Cash Payment</b>	E 101-45200-232 Landscape Material	GRANT MONEY RECEIVED PASSTHRU- EDGEWATER PARK NATIVE GARDEN EXPANSION COUNCIL APPROVED PROJECT		<b>\$4,298.58</b>
Invoice 123125	1/7/2026			
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable 20200	<b>Total</b> <b>\$6,023.58</b>
Refer	4135 R.C. ELECTRIC, INCORPORATED			
<b>Cash Payment</b>	E 101-41110-440 Other Contractual Servic	ADD RECEPTACLES FOR TV DISPLAY SCREEN IN COUNCIL CHAMBER		<b>\$590.00</b>
Invoice 9827	12/15/2025			
<b>Cash Payment</b>	E 101-41910-400 Repairs & Maintenance-	REPAIR EXIT & EMI SIGNS @ CENTENNIAL BLDG		<b>\$1,080.00</b>
Invoice 9830	12/19/2025			

**CITY OF MOUND**  
**Payments**

01/14/26 3:56 PM  
Page 4

**Current Period: Closing 2025**

AP Payment	E 285-46388-440 Other Contractual Servic	INSTALL 1 2 X 2 LED FIXTURE @ PARKING DECK		\$839.00
Invoice 9831	12/19/2025			
Cash Payment	E 101-41310-300 Professional Svrs	ADD RECEPTACLES FOR TV DISPLAY SCREEN IN CITY MANAGER'S OFFICE		\$590.00
Invoice 9827	12/15/2025			
AP Payment	E 404-45200-500 Capital Outlay FA	2025 LOST LAKE COMMONS IMPOV PROJ PW 25-10 - INSTALL A GFCI PROTECTION ON THE 30 AMP POWER RECEPTACLE PER INSPECTOR		\$375.00
Invoice 9803	11/19/2025		Project PW2510	
AP Payment	E 404-45200-500 Capital Outlay FA	2025 LOST LAKE COMMONS IMPOV PROJ PW 25-10 - INSTALL CIRCUITS FOR CHRISTMAS LIGHTING, INSTALL GFCI OUTLETS, STATE PERMIT		\$2,335.00
Invoice 9797	11/17/2025		Project PW2510	
Transaction Date	1/6/2026	Due 12/31/2025	Accounts Payable	20200
				<b>Total</b>
				<b>\$5,809.00</b>
Refer	4134 RDO EQUIPMENT COMPANY	-		
Cash Payment	E 101-43100-404 Equip & Vehicle Repairs	SERVICE PELICAN SWEEPER - WARNING CODES ON- TURN OFF, CHANGE FUEL FILTERS		\$997.42
Invoice W7360701	11/4/2025			
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200
				<b>Total</b>
				<b>\$997.42</b>
Refer	4125 WEST METRO STUMP GRINDING	-		
Cash Payment	E 101-45200-533 Tree Removal	REMOVAL OF 15 ASH TREE STUMPS- 364" ON TUXEDO DRIVE		\$1,092.00
Invoice 1079	9/15/2025		Project EAB	
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable	20200
				<b>Total</b>
				<b>\$1,092.00</b>
Refer	4124 WESTVALVE PLUMBING, LLC	-		
Cash Payment	E 101-41910-440 Other Contractual Servic	PLUMBING @ MOUND DEPOT -FIXED MULTIPLE LEAKS IN KITCHEN AREA, INSTALL NEW BOILER DRAIN		\$913.00
Invoice 1075	10/23/2025			
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable	20200
				<b>Total</b>
				<b>\$913.00</b>

**Fund Summary**

20200 Accounts Payable	
101 GENERAL FUND	\$16,014.99
222 AREA FIRE SERVICES	\$570.15
285 HRA/HARBOR DISTRICT	\$839.00
404 COMMUNITY INVESTMENT RESERVE	\$2,710.00
454 TIF1-1 HARRISON BAY SR HOUSING	\$56,336.26
601 WATER FUND	\$34.58
602 SEWER FUND	\$69,646.61
	\$146,151.59

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$146,151.59
<b>Total</b>	<b>\$146,151.59</b>

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM  
Page 1

**Current Period: Closing 2025**

<b>Payments Batch 2025 AP-4</b>		<b>\$174,706.78</b>
Refer	4175 A-1 RENT IT, BROADWAY TENT &	
Cash Payment	E 222-42260-210 Operating Supplies	REFILL 2 20# PROPANE TANKS- LIFE SAFETY UNIT- FIRE DEPT
Invoice 229226	12/6/2025	
Transaction Date	1/16/2026	Due 12/31/2025
Accounts Payable	20200	<b>Total</b>
		<b>\$34.20</b>
Refer	4174 BENIEK PROPERTY SVCS INC.	
Cash Payment	E 101-43100-440 Other Contractual Servic	AREA #1 CBD NOVEMBER & DEC 1ST 2025 PLOWING
Invoice 166536	12/1/2025	
Cash Payment	E 101-43100-440 Other Contractual Servic	AREA #2 TRUE VALUE-RAMP-SIDEWALKS NOVEMBER & DEC 1ST 2025 PLOWING & SHOVELING
Invoice 166536	12/1/2025	
Cash Payment	E 101-43100-440 Other Contractual Servic	AREA #3 COMMERCE BLVD NOVEMBER & DEC 1ST 2025 PLOWING, SNOW REMOVAL & SALTING OF ROADS
Invoice 166536	12/1/2025	
Transaction Date	1/15/2026	Due 12/31/2025
Accounts Payable	20200	<b>Total</b>
		<b>\$6,836.75</b>
Refer	4147 DISCOUNT TIRE	
Cash Payment	E 101-43100-404 Equip & Vehicle Repairs	MOUNT & BALANCE 2 NEW TIRES ON STREETS TRUCK #325 2025 DODGE RAM 5500
Invoice 1002817	11/10/2025	
Cash Payment	E 101-43100-404 Equip & Vehicle Repairs	MOUNT & BALANCE 4 NEW TIRES ON STREETS TRUCK #221 2021 FORD F350
Invoice 1002819	11/10/2025	
Cash Payment	E 601-49400-404 Equip & Vehicle Repairs	MOUNT & BALANCE 4 NEW TIRES ON UTILITY DEPT TRUCK #124 2023 RAM 1500 CREW CAB PICKUP
Invoice 1002818	11/10/2025	
Cash Payment	E 602-49450-404 Equip & Vehicle Repairs	MOUNT & BALANCE 4 NEW TIRES ON UTILITY DEPT TRUCK #124 2023 RAM 1500 CREW CAB PICKUP
Invoice 1002818	11/10/2025	
Transaction Date	1/15/2026	Due 12/31/2025
Accounts Payable	20200	<b>Total</b>
		<b>\$2,838.20</b>
Refer	4153 DRILLING, ANDREW	
Cash Payment	E 222-42260-434 Conference & Training	MEALS PER DIEM- A. DRILLING- DULUTH MN- 2025 MN STATE FIRE CHIEFS ASSOC ANNUAL CONFERENCE OCT 15 THRU OCT 18, 2025
Invoice 111525	11/15/2025	
Cash Payment	E 222-42260-434 Conference & Training	FUEL REIMBURSEMENT- A. DRILLING- DULUTH MN- 2025 MN STATE FIRE CHIEFS ASSOC ANNUAL CONFERENCE OCT 15 THRU OCT 18, 2025
Invoice 111525	11/15/2025	
Transaction Date	1/15/2026	Due 12/31/2025
Accounts Payable	20200	<b>Total</b>
		<b>\$134.98</b>
Refer	4230 ECM PUBLISHERS, INC - CITY	

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM

Page 2

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 101-42400-351 Legal Notices Publishing	LEGAL NOTICE ORDINANCE 06-2025 AMENDING CITY CODE SECTION 2-292 RE: PLANNING COMMISSION MEMBERS PUBLISHED 12-20-25			<b>\$81.70</b>
Invoice 1078469	12/20/2025				
Transaction Date	1/20/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	<u>4136 EHLERS AND ASSOCIATES, INC.</u>				
<b>Cash Payment</b>	E 355-46384-300 Professional Svrs	2025 REVIEW OF TIF PARCEL REPORTS- GENERAL TIF CONSULTING & ADVISORY SVCS			<b>\$162.50</b>
Invoice 101621	6/11/2025				
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	<u>4176 FIRE SAFETY USA, INCORPORATE</u>				
<b>Cash Payment</b>	E 222-42260-409 Other Equipment Repair	FIRE ENGINE #22 E-ONE STANCHION REAR DOOR HANDRAIL REPAIR			<b>\$391.29</b>
Invoice 209992	12/3/2025				
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	<u>4177 FIRE SERVICE CERT OF MINNESO</u>				
<b>Cash Payment</b>	E 222-42260-434 Conference & Training	FIRST RESPONDER INSPECTOR EXAM-11-4- 25 A. DRILLING			<b>\$131.00</b>
Invoice 14953	12/8/2025				
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	<u>4178 FIVE TECHNOLOGY</u>				
<b>Cash Payment</b>	E 101-41920-440 Other Contractual Servic	MONTHLY MANAGED SVC & NETWORK MTCE- DECEMBER 2025			<b>\$1,290.00</b>
Invoice 11225-12	12/1/2025				
<b>Cash Payment</b>	E 101-41920-440 Other Contractual Servic	NETGATE 6100 FIREWALL- NETWORK MTCE			<b>\$1,020.00</b>
Invoice P2637-1	12/2/2025				
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	<u>4158 FOLEY, MIKE</u>				
<b>Cash Payment</b>	E 222-42260-300 Professional Svrs	CONTRACTED MAINTENANCE TECHNICIAN SERVICES- MOUND FIRE DEPT - M. FOLEY 12-07-25 THRU 12-20-25			<b>\$440.00</b>
Invoice 122225	12/22/2025				
<b>Cash Payment</b>	E 222-42260-300 Professional Svrs	CONTRACTED MAINTENANCE TECHNICIAN SERVICES- MOUND FIRE DEPT - M. FOLEY 12-21-25 THRU 12-31-25			<b>\$340.00</b>
Invoice 122225	12/22/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	<u>4160 GMH ASPHALT</u>				
<b>AP Payment</b>	E 101-43100-440 Other Contractual Servic	PATCH & STREET REPAIR- CAVED IN @ 4500 DENBIGH RD 11-14-25			<b>\$2,324.48</b>
Invoice 2527	11/14/2025				
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	<u>4159 GOPHER STATE ONE CALL</u>				
<b>Cash Payment</b>	E 601-49400-395 Gopher One-Call	NOVEMBER 2025 LOCATES			<b>\$22.28</b>
Invoice 5110623	11/30/2025				
<b>Cash Payment</b>	E 602-49450-395 Gopher One-Call	NOVEMBER 2025 LOCATES			<b>\$22.27</b>
Invoice 5110623	11/30/2025				

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM  
 Page 3

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 601-49400-395	Gopher One-Call	DECEMBER 2025 LOCATES		<b>\$33.08</b>
Invoice 5110623		11/30/2025			
<b>Cash Payment</b>	E 602-49450-395	Gopher One-Call	DECEMBER 2025 LOCATES		<b>\$33.07</b>
Invoice 5110623		11/30/2025			
Transaction Date	1/6/2013	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$110.70</b>
Refer	4159 GRAINGER				
<b>Cash Payment</b>	E 101-45200-220	Repair Supplies & Equip	CABLE CLAMPS, DRILL SCREWS #8 ZINC HEX- FOR COMMUNITY TREE LIGHTING EVENT		<b>\$20.59</b>
Invoice 9710873507		11/13/2025			
<b>AP Payment</b>	E 602-49450-220	Repair Supplies & Equip	BOLLARD COVER GREEN- UTILITY DEPT- SEWER		<b>\$378.18</b>
Invoice 9711378639		11/14/2025			
<b>AP Payment</b>	E 602-49450-220	Repair Supplies & Equip	2 DRUM PLUG WRENCHES 12"		<b>\$86.20</b>
Invoice 9746436725		12/17/2025			
<b>AP Payment</b>	E 601-49400-220	Repair Supplies & Equip	12 PLEATED AIR FILTERS 25"		<b>\$134.88</b>
Invoice 9748296135		12/18/2025			
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$619.85</b>
Refer	4161 HAWKINS, INCORPORATED				
<b>Cash Payment</b>	E 601-49400-227	Chemicals	150 LB CHLORINE CYLINDERS & BULK HUDROFLUOSILICIC ACID		<b>\$2,438.30</b>
Invoice 7267752		11/25/2025			
<b>Cash Payment</b>	E 601-49400-227	Chemicals	150 LB CHLORINE CYLINDERS		<b>\$60.00</b>
Invoice 7280800		12/15/2025			
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$2,498.30</b>
Refer	4179 HERC-U-LIFT				
<b>Cash Payment</b>	E 101-43100-404	Equip & Vehicle Repairs	SERVICE PLOW TRUCK #312 - STREETS DEPT- HOSE ASSEMBLY, FEMALE STRAIGHT SWIVEL FITTINGS, & 8 TOUGH HOSE COVERS		<b>\$191.50</b>
Invoice PS147705		12/9/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$191.50</b>
Refer	4162 HYDROCORP				
<b>AP Payment</b>	E 601-49400-440	Other Contractual Servic	INSPECT & REPLACE BACK FLOW & RPZ VALVES @ COMMERCIAL & MULTI-FAMILY BLDGs - NOVEMBER 2025 REPORTING		<b>\$892.13</b>
Invoice 09804		11/25/2025			
<b>AP Payment</b>	E 601-49400-440	Other Contractual Servic	INSPECT & REPLACE BACK FLOW & RPZ VALVES @ COMMERCIAL & MULTI-FAMILY BLDGs - DECEMBER 2025 REPORTING		<b>\$892.13</b>
Invoice 10307		12/31/2025			
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$1,784.26</b>
Refer	4180 INDIGITAL INC.				
<b>Cash Payment</b>	E 101-42400-440	Other Contractual Servic	SCAN & DIGITIZE PLANNING DEPT PROPERTY FILES- 19,075 SCANS		<b>\$2,436.69</b>
Invoice 13724		12/19/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$2,436.69</b>
Refer	4155 JABS, MICHAEL				

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM  
 Page 4

**Current Period: Closing 2025**

AP Payment	E 222-42260-434 Conference & Training	VISTA PRINT- DOOR DECALS FOR FORCEABLE ENTRY TRAINING DOOR- FIRE DEPT- REIMBURSE M. JABS	\$50.99
Invoice 111125	11/11/2025		
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable      20200 <b>Total</b> <b>\$50.99</b>
Refer	4156 JESSEN PRESS INCORPORATED	-	
Cash Payment	E 101-41115-440 Other Contractual Service	PRINT, MAIL-CITY CONTACT NEWSLETTER 12 PG AUG, SEPT & OCT 2025, 5,760 COPIES	\$4,839.90
Invoice 693610	11/19/2025		
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable      20200 <b>Total</b> <b>\$4,839.90</b>
Refer	4157 KIROV, ANDREW	-	
Cash Payment	E 101-41115-440 Other Contractual Service	TAPE & RECORD CITY COUNCIL MEETING 11-12-25 LESS THAN 2 HOURS - COVERAGE, EDIT & UPLOAD	\$150.00
Invoice 120925	12/9/2025		
Cash Payment	E 101-41115-440 Other Contractual Service	TAPE & RECORD CITY COUNCIL MEETING 11-25-25 2.5 HOURS -COVERAGE, EDIT & UPLOAD	\$187.50
Invoice 120925	12/9/2025		
Cash Payment	E 101-41115-440 Other Contractual Service	TAPE & RECORD CITY COUNCIL MEETING 12-09-25 2.25 HOURS -COVERAGE, EDIT & UPLOAD	\$168.75
Invoice 121725	12/17/2025		
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable      20200 <b>Total</b> <b>\$506.25</b>
Refer	4163 KODIAK POWER SOLUTIONS	-	
Cash Payment	E 602-49450-205 Computer Hardware/Sof	UPDATE & CALIBRATE TRANSFER SWITCH @ LIFT STATION #180 THREE PTS BLVD- SOFTWARE UPDATE	\$825.00
Invoice 22692806	11/20/2025		
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable      20200 <b>Total</b> <b>\$825.00</b>
Refer	4181 LANO EQUIPMENT, INCORPORAT	-	
Cash Payment	E 101-45200-404 Equip & Vehicle Repairs	ON-SITE SERVICE- PARKS BOBCAT T-66 HYDRO LEAK	\$1,195.03
Invoice 02-1205516	12/11/2025		
Cash Payment	E 602-49450-220 Repair Supplies & Equip	TORO SNOWBLOWER V-BELT SEWER DEPT EQUIPMENT	\$37.98
Invoice 03-1205846	12/12/2025		
Cash Payment	E 101-45200-404 Equip & Vehicle Repairs	FRONT SPINDLES FOR #125 TOOLCAT BOBCAT- STREETS DEPT	\$393.48
Invoice 03-1209036	12/30/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable      20200 <b>Total</b> <b>\$1,626.49</b>
Refer	3531 LEESCH, BRIAN	-	
Cash Payment	E 101-43100-218 Clothing and Uniforms	2025 BOOT ALLOWANCE REIMBURSEMENT- B. LEESCH RED WING SHOE STORE - KING TOE WORKBOOT	\$300.00
Invoice 121925	12/16/2025		
Transaction Date	12/18/2025	Due 12/31/2025	Accounts Payable      20200 <b>Total</b> <b>\$300.00</b>
Refer	4182 MINNESOTA VALLEY TESTING LA	-	
Cash Payment	E 601-49400-470 Water Samples	MONTHLY CHLORINE REPORT & COLIFORM WATER TESTS -10	\$218.00
Invoice 1337991	12/16/2025		

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM

Page 5

**Current Period: Closing 2025**

Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$218.00
<b>Refer 4183 MNSPECT</b>						
<b>Cash Payment</b>	E 101-42400-308	Building Inspection Fees	-	DECEMBER 2025 BUILDING INSPECTION FEES		\$32,452.74
Invoice 3050637	12/31/2025					
<b>Cash Payment</b>	E 101-42400-308	Building Inspection Fees	-	DECEMBER 2025 CODE ENFORCEMENT SERVICES		\$155.83
Invoice 3052196	12/31/2025					
<b>Cash Payment</b>	E 101-42400-308	Building Inspection Fees	-	OCTOBER 2025 BALANCE BUILDING INSPECTION FEES		\$5,000.00
Invoice 2689317-2	12/31/2025					
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$37,608.57
<b>Refer 4137 NOTHING BUT HEMP</b>						
<b>Cash Payment</b>	E 609-49750-257	THC for Resale	-	THC		\$243.00
Invoice 4911-2	12/3/2025					
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$243.00
<b>Refer 4164 OFFICE DEPOT</b>						
<b>Cash Payment</b>	E 101-41930-200	Office Supplies	-	3 CASES COPY PAPER-CITY HALL		\$124.71
Invoice 450281197001	12/2/2025					
<b>Cash Payment</b>	E 101-41930-200	Office Supplies	-	CATALOG ENVELOPES, ADDRESS LABELS FOR DYMO, CANNED DUSTER, 50 PK HOT CUPS, DRY ERASER, EXPO MARKERS- CITY HALL		\$112.29
Invoice 443113506001	11/12/2025					
<b>Cash Payment</b>	E 609-49750-200	Office Supplies	-	LARGE WALL CALENDAR & CASE OF COPY PAPER- HWS		\$63.58
Invoice 443113506001	12/2/2025					
<b>Cash Payment</b>	E 101-41930-200	Office Supplies	-	9 X 12 GRIP SEAL ENVELOPES -CITY HALL		\$124.71
Invoice 443113506002	11/18/2025					
<b>Cash Payment</b>	E 101-41930-200	Office Supplies	-	HEAVY DUTY DISH WAND & REFILLS -CITY HALL KITCHEN		\$18.39
Invoice 443606423001	11/12/2025					
<b>Cash Payment</b>	E 101-41310-200	Office Supplies	-	FUSION LETTER TRAY- L. IMIHY DEP CTY MGR		\$16.29
Invoice 443606425001	11/7/2025					
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$459.97
<b>Refer 4152 PEDERSON, GREG</b>						
<b>Cash Payment</b>	E 222-42260-210	Operating Supplies	-	AMAZON.COM - OUTDOOR LIGHT CLIPS FOR DECORATING FIRE TRUCK- MOUND TREE LIGHTING EVENT		\$75.76
Invoice 111725	11/17/2025					
<b>Cash Payment</b>	E 222-42260-434	Conference & Training	-	MEALS PER DIEM- G. PEDERSON- CLEARWATER BEACH FLORIDA- 2025 VOLUNTEER CHIEF & OFFICERS ANNUAL SYMPOSIUM NOV 12 THRU NOV 15, 2025		\$644.17
Invoice 121625	12/16/2025					
<b>Cash Payment</b>	E 222-42260-210	Operating Supplies	-	MEALS PER DIEM- G. PEDERSON- DULUTH MN- 2025 MN STATE FIRE CHIEFS ASSOC ANNUAL CONFERENCE OCT 15 THRU OCT 18, 2025		\$110.00
Invoice 111725	11/17/2025					
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$829.93

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM

Page 6

**Current Period: Closing 2025**

Refer	4151 PEDERSON, SHAUN				
AP Payment	E 101-43100-218 Clothing and Uniforms				2025 BOOT ALLOWANCE REIMBURSEMENT- S. PEDERSON DANNER.COM- DANNER WORK BOOT
Invoice 123025		12/30/2025			
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$248.00</span>
Refer	4185 PERRY S TRUCK REPAIR				
Cash Payment	E 101-43100-404 Equip & Vehicle Repairs				REPLACE TRUCK SIDE POWER/ GROUND HARNESS- STREETS PLOW TRUCK #416- POSITIVE WAS MELTED
Invoice 1218		12/8/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$372.00</span>
Refer	4184 PLUNKETT S, INCORPORATED				
Cash Payment	E 101-41910-440 Other Contractual Servic				PEST CONTROL SVC- QUARTERLY - CENT BLDG 12-08-25
Invoice 10290560		12/8/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$131.44</span>
Refer	4148 RADDE, MATTHEW C.				
Cash Payment	E 601-49400-218 Clothing and Uniforms				2025 BOOT ALLOWANCE REIMBURSEMENT- M. RADDE TIMBERLAND.COM- SOFT TOE WATERPROOF WORK BOOT
Invoice 121525		12/15/2025			
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$273.50</span>
Refer	4196 RAYS SERVICES				
Cash Payment	E 281-45210-533 Tree Removal				REMOVE 8 EMERALD ASH BORER INFESTED TREES @ COMMONS & CANARY LN
Invoice 123025		12/30/2025			<b>Project EAB</b>
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$12,000.00</span>
Refer	4164 REINER CONTRACTING, INC.				
Cash Payment	E 601-49400-440 Other Contractual Servic				ABANDON PIPE- 45LF OF PIPE FILLED W/ SAND @ DENBIGH WATER MAIN BREAK- 10- 29-25
Invoice 30988		10/31/2025			<b>Project WATER</b>
Transaction Date	1/13/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$945.00</span>
Refer	4165 ROLYAN BUOYS				
Cash Payment	E 101-45200-220 Repair Supplies & Equip				BUOYS RESTRICTED AREA 10 QTY - SURFSIDE BEACH SWIM AREA
Invoice 99341004		11/6/2025			
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$514.15</span>
Refer	4166 SAFE STEP LLC				
Cash Payment	E 101-43100-440 Other Contractual Servic				2025 EVALUATE SIDEWALKS, PROVIDE REPORTING & REPAIR UNVEN SIDEWALK PANELS
Invoice 4797		12/18/2025			
Cash Payment	E 101-43100-440 Other Contractual Servic				2024 EVALUATE SIDEWALKS, PROVIDE REPORTING & REPAIR UNVEN SIDEWALK PANELS
Invoice 4797		12/18/2025			
Transaction Date	1/14/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <span style="float: right;">\$9,115.72</span>

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM

Page 7

**Current Period: Closing 2025**

Refer	4167 SHI INTERNATIONAL CORPORATION				
Cash Payment	E 101-41920-205	Computer Hardware/Sof	ADobe IN-DESIGN PRO- PC LICENSE- WINDOWS - L. IMIHY- ANNUAL SUBSCRIPTION - 11-24-25 THRU 11-24-26		\$280.98
Invoice B20550906	11/28/2025				
Cash Payment	E 101-41920-205	Computer Hardware/Sof	ADobe LIGHTROOM EDITION 4 - PC LICENSE- WINDOWS - L. IMIHY- ANNUAL SUBSCRIPTION - 11-24-25 THRU 11-24-26		\$280.98
Invoice B20550906	11/28/2025				
Cash Payment	E 101-41920-205	Computer Hardware/Sof	ADobe PHOTOSHOP PRO- PC LICENSE- WINDOWS - L. IMIHY- ANNUAL SUBSCRIPTION - 11-24-25 THRU 11-24-26		\$280.98
Invoice B20550906	11/28/2025				
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$842.94
Refer	4187 SPLASH DOCKS, LLC				
Cash Payment	E 101-45200-440	Other Contractual Servic	SURFSIDE PARK & LAUNCH FALL DOCK REMOVAL 2025		\$980.00
Invoice 899	12/2/2025				
AP Payment	E 281-45210-440	Other Contractual Servic	DOCK PROGRAM- MULIPLE SLIPS- FALL 2025 DOCK REMOVALS		\$12,610.00
Invoice 899	12/2/2025				
AP Payment	E 281-45210-440	Other Contractual Servic	DOCK PROGRAM- JENNINGS MULIPLE SLIP- FALL 2025 DOCK REMOVAL		\$2,220.00
Invoice 900	12/2/2025				
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$15,810.00
Refer	4188 STA-SAFE LOCKSMITHS COMPAN				
Cash Payment	E 222-42260-401	Building Repairs	SIMPLEX COMBINATION BOX- INSTALL BOX IN LOCK, SET CODES- FIRE DEPT		\$228.99
Invoice 012890	12/8/2025				
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$228.99
Refer	4150 STRICKLAND, EZRA				
AP Payment	E 101-45200-218	Clothing and Uniforms	2025 BOOT ALLOWANCE REIMBURSEMENT- E. STRICKLAND NOKOMIS SHOE SHOP- 6" COMPOSITE TOE WORK BOOT		\$300.00
Invoice 123125	12/31/2025				
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$300.00
Refer	4189 SUN NEWSPAPERS-HWS ACCT.				
Cash Payment	E 609-49750-340	Advertising	COUPON CLIPPER AD- HWS PUBLISHED 12- 27-25		\$345.00
Invoice 1079714	12/28/2025				
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$345.00
Refer	4168 TAYLOR ELECTRIC CO.,LLC				
Cash Payment	E 602-49450-440	Other Contractual Servic	REPLACE BREAKER IN SINCLAIR LIFT STATION CONTROL PANEL		\$173.00
Invoice 2522	11/10/2025				
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$173.00
Refer	4149 TESSEN, MICHAEL				
AP Payment	E 602-49450-218	Clothing and Uniforms	2025 BOOT ALLOWANCE REIMBURSEMENT- M. TESSEN SCHEELS .COM- DANNER WORK BOOTS & MUCK BOOTS FOR FLUSHING		\$227.97
Invoice 122125	12/21/2025				

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM

Page 8

**Current Period: Closing 2025**

Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$227.97
Refer	4169 TONKA PLUMBING HTG & CLNG IN	-				
Cash Payment	E 101-43100-400	Repairs & Maintenance	REPLACE HOT SURFACE IGNITOR & FLAME SENSOR FOR HEAT IN PUBLIC WORKS OFFICE AREA			\$87.00
Invoice 10505	11/23/2025					
Cash Payment	E 101-45200-400	Repairs & Maintenance	REPLACE HOT SURFACE IGNITOR & FLAME SENSOR FOR HEAT IN PUBLIC WORKS OFFICE AREA			\$87.00
Invoice 10505	11/23/2025					
Cash Payment	E 601-49400-400	Repairs & Maintenance	REPLACE HOT SURFACE IGNITOR & FLAME SENSOR FOR HEAT IN PUBLIC WORKS OFFICE AREA			\$87.00
Invoice 10505	11/23/2025					
Cash Payment	E 602-49450-400	Repairs & Maintenance	REPLACE HOT SURFACE IGNITOR & FLAME SENSOR FOR HEAT IN PUBLIC WORKS OFFICE AREA			\$87.00
Invoice 10505	11/23/2025					
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$348.00
Refer	4170 TOTAL CONTROL SYSTEMS, INC.	-				
Cash Payment	E 602-49450-500	Capital Outlay FA	2025 LIFT STATION REPLACEMENT PROJ PW 25-03 - C4 WOODLAND & DOVE			\$40,907.00
Invoice 11917	11/24/2025				Project PW2503	
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$40,907.00
Refer	4190 ULINE	-				
Cash Payment	E 101-45200-218	Clothing and Uniforms	12 PAIRS DEERSKIN LEATHER LINED DRIVING GLOVES- PUBLIC WORKS & PARKS STAFF			\$74.37
Invoice 201382513	12/4/2025					
Cash Payment	E 101-43100-218	Clothing and Uniforms	12 PAIRS DEERSKIN LEATHER LINED DRIVING GLOVES- PUBLIC WORKS & PARKS STAFF			\$74.37
Invoice 201382513	12/4/2025					
Cash Payment	E 602-49450-218	Clothing and Uniforms	12 PAIRS DEERSKIN LEATHER LINED DRIVING GLOVES- PUBLIC WORKS & PARKS STAFF			\$74.37
Invoice 201382513	12/4/2025					
Cash Payment	E 601-49400-218	Clothing and Uniforms	12 PAIRS DEERSKIN LEATHER LINED DRIVING GLOVES- PUBLIC WORKS & PARKS STAFF			\$74.37
Invoice 201382513	12/4/2025					
AP Payment	E 101-41310-210	Operating Supplies	OFFICE FURNITURE - L. IMIHY- DEP CTY MGR 3-SHELF WALNUT BOOKCASE, ADJUSTABLE HEIGHT DESK, 2-DOOR OFFICE STORAGE CABINET, LOUNG GUEST CHAIRS- 2			\$2,476.71
Invoice 202039753	12/18/2025					
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$2,774.19
Refer	4171 VESSCO, INCORPORATED	-				
Cash Payment	E 601-49400-440	Other Contractual Service	REBUILD FLUORIDE PUMPS @ WELL #3 & WELL #8			\$4,506.06
Invoice 099491	11/25/2025					

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM  
 Page 9

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 601-49400-440	Other Contractual Servic	ADDTL PARTS TO REBUILD FLUORIDE PUMPS @ WELL #3 & WEL L#8		<b>\$1,193.86</b>
Invoice 099491		11/25/2025			
<b>Cash Payment</b>	E 601-49400-440	Other Contractual Servic	PROMINENT HEAD INSTALL ONSITE SERVICE @ WELL #3 & WELL #8		<b>\$1,193.86</b>
Invoice 099814		12/31/2025			
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$6,893.78</b>
Refer	4229 WASTE MANAGEMENT OF MN, IN		-		
<b>Cash Payment</b>	E 101-45200-232	Landscape Material	ORGANIC YARD WASTE DISPOSAL- BRUSH		<b>\$45.97</b>
Invoice 0001224-4651-1		1/2/2026			
Transaction Date	1/20/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$45.97</b>
Refer	4191 WASTE MANAGEMENT OF WI-MN		-		
<b>Cash Payment</b>	E 101-41930-384	Refuse/Garbage Dispos	GARBAGE SERVICE NOVEMBER 2025- CITY HALL & FIRE DEPT		<b>\$110.74</b>
Invoice 8169226-1593-4		11/5/2025			
<b>Cash Payment</b>	E 222-42260-384	Refuse/Garbage Dispos	GARBAGE SERVICE NOVEMBER 2025- CITY HALL & FIRE DEPT		<b>\$110.74</b>
Invoice 8169226-1593-4		11/5/2025			
<b>Cash Payment</b>	E 101-41930-384	Refuse/Garbage Dispos	GARBAGE SERVICE DECEMBER 2025- CITY HALL & FIRE DEPT		<b>\$111.07</b>
Invoice 8182284-1593-6		11/5/2025			
<b>Cash Payment</b>	E 222-42260-384	Refuse/Garbage Dispos	GARBAGE SERVICE DECEMBER 2025- CITY HALL & FIRE DEPT		<b>\$111.08</b>
Invoice 8182284-1593-6		11/5/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$443.63</b>
Refer	4192 WATER CONSERVATION SERVICE		-		
<b>Cash Payment</b>	E 601-49400-440	Other Contractual Servic	WATER SYSTEM LEAK SURVEY- OCT 2025- CONFIRM LEAK LOCATIONS & FINAL REPORT		<b>\$3,156.00</b>
Invoice 150440		12/5/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$3,156.00</b>
Refer	4173 WIDMER CONSTRUCTION, LLC		-		
<b>Cash Payment</b>	E 602-49450-440	Other Contractual Servic	REPAIR STORM SEWER @ DENBIGH RD ON 10-10-25		<b>\$4,426.00</b>
Invoice 5465		11/14/2025			
<b>Cash Payment</b>	E 602-49450-500	Capital Outlay FA	REPAIR SANITARY SEWER @ 1657 DOVE LN- 2025 LIFT STATION IMPROV PROJ PW 25-03		<b>\$3,010.00</b>
Invoice 5470		12/2/2025			
Transaction Date	1/15/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$7,436.00</b>

**CITY OF MOUND**  
**Payments**

01/21/26 11:17 AM  
Page 10

**Current Period: Closing 2025**

**Fund Summary**

	20200 Accounts Payable
101 GENERAL FUND	\$76,984.01
222 AREA FIRE SERVICES	\$2,803.20
281 COMMONS DOCKS FUND	\$26,830.00
355 2003-C G.O. TIF 1-2	\$162.50
601 WATER FUND	\$16,553.95
602 SEWER FUND	\$50,721.54
609 MUNICIPAL LIQUOR FUND	\$651.58
	<hr/>
	\$174,706.78

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$174,706.78
<hr/>	
Total	\$174,706.78

**CITY OF MOUND**  
**Payments**

01/21/26 11:45 AM  
Page 1

**Current Period: Closing 2025**

<b>Payments Batch 2025 AP-5</b>	<b>\$31,771.38</b>
Refer 4193 AMERICAN PRESSURE, INCORPO -	
<b>Cash Payment</b> E 101-43100-220 Repair Supplies & Equip MALE COUPLER, O-RINGS	<b>\$17.00</b>
Invoice 155800	
<b>Cash Payment</b> E 101-45200-220 Repair Supplies & Equip MALE COUPLER, O-RINGS	<b>\$17.00</b>
Invoice 155800	
<b>Cash Payment</b> E 602-49450-220 Repair Supplies & Equip MALE COUPLER, O-RINGS	<b>\$16.93</b>
Invoice 155800	
<b>Cash Payment</b> E 601-49400-220 Repair Supplies & Equip MALE COUPLER, O-RINGS	<b>\$17.00</b>
Invoice 155800	
Transaction Date 1/17/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total \$67.93</b>
Refer 4211 BACK CHANNEL BREWING -	
<b>Cash Payment</b> E 609-49750-252 Beer For Resale BEER	<b>\$579.00</b>
Invoice 3252 11/25/2025	
<b>Cash Payment</b> E 609-49750-257 THC for Resale THC	<b>\$328.00</b>
Invoice 3252 11/25/2025	
Transaction Date 1/16/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total \$907.00</b>
Refer 4211 C/INTAS- (HWS) -	
<b>Cash Payment</b> E 609-49750-210 Operating Supplies MATS, TOWELS, DUST & WET MOPS, LOGO MAT- HWS- 12-11-25	<b>\$69.31</b>
Invoice 4252749266 12/11/2025	
<b>Cash Payment</b> E 609-49750-210 Operating Supplies MATS, TOWELS, DUST & WET MOPS, LOGO MAT- HWS- 12-18-25	<b>\$69.31</b>
Invoice 4253553440 12/18/2025	
<b>Cash Payment</b> E 609-49750-210 Operating Supplies MATS, TOWELS, DUST & WET MOPS, LOGO MAT- HWS- 12-24-25	<b>\$69.31</b>
Invoice 4254229909 12/24/2025	
<b>Cash Payment</b> E 609-49750-210 Operating Supplies MATS, TOWELS, DUST & WET MOPS, LOGO MAT- HWS- 12-31-25	<b>\$69.31</b>
Invoice 4254939204 12/31/2025	
Transaction Date 1/16/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total \$277.24</b>
Refer 4194 CUSTOMIZED FIRE RESCUE TRAI -	
<b>Cash Payment</b> E 222-42260-434 Conference & Training NFPA 164 HOUR COURSE- HAZARDOUS OPERATIONS W/ MISSION SPECIFICS COMPLETED 12-21-25 B. BURRISS, S. CRANDELL, C. ROLIGHED, C. SOULE, J. STUHR	<b>\$8,625.00</b>
Invoice 3251 12/28/2025	
<b>Cash Payment</b> E 222-42260-208 Instructional Supplies NFPA COURSE BOOK- HAZARDOUS MATERIALS AWARENESS & OPERATION B. BURRISS. CRANDELL, C. ROLIGHED, C. SOULE, J. STUHR	<b>\$550.00</b>
Invoice 3252 12/28/2025	
Transaction Date 1/17/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total \$9,175.00</b>
Refer 4195 FASTENAL COMPANY -	
<b>Cash Payment</b> E 101-43100-220 Repair Supplies & Equip PARTS FOR # 125 BUCKET TRUCK	<b>\$13.00</b>
Invoice 82145 12/5/2025	
Transaction Date 1/17/2026 Due 12/31/2025 Accounts Payable 20200	<b>Total \$13.00</b>
Refer 4198 GUST, RONALD R. JR -	

**CITY OF MOUND**  
**Payments**

01/21/26 11:45 AM  
 Page 2

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 609-49750-331	Use of personal auto	REIMB MILEAGE TRIPS FROM HWS TO CITY HALL- R. GUST -6-9-25 THRU 12-31-25 SEPTEMBER 2015		<b>\$42.00</b>
Invoice 123125		12/31/2025			
Transaction Date	12/31/2025	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
Refer	4231 HENNEPIN COUNTY COMMUNITY	-			<b>\$42.00</b>
<b>Cash Payment</b>	E 101-41600-450	Board of Prisoners	HENNEPIN COUNTY SENTENCE TO SERVE CREWS- GENERAL MTCE PROJECTS OCTOBER, NOVEMBER & DECEMBER 2025		<b>\$1,204.77</b>
Invoice 1000260117		12/31/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
Refer	4199 HENNEPIN COUNTY INFORMATIO	-			<b>\$1,204.77</b>
<b>Cash Payment</b>	E 602-49450-321	Telephone, Cells, & Rad	PW RADIO LEASE & FLEET FEE - DECEMBER 2025		<b>\$118.47</b>
Invoice 1000259134		1/2/2026			
<b>Cash Payment</b>	E 601-49400-321	Telephone, Cells, & Rad	PW RADIO LEASE & FLEET FEE - DECEMBER 2025		<b>\$118.47</b>
Invoice 1000259134		1/2/2026			
<b>Cash Payment</b>	E 101-43100-321	Telephone, Cells, & Rad	PW RADIO LEASE & FLEET FEE - DECEMBER 2025		<b>\$118.46</b>
Invoice 1000259134		1/2/2026			
Transaction Date	1/16/2025	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
Refer	4199 HENNEPIN COUNTY INFORMATIO	-			<b>\$355.40</b>
<b>Cash Payment</b>	E 222-42260-321	Telephone, Cells, & Rad	FIRE DEPT RADIO LEASE & FLEET FEE - DECEMBER 2025		<b>\$2,743.58</b>
Invoice 1000259175		1/2/2026			
<b>Cash Payment</b>	E 101-42115-321	Telephone, Cells, & Rad	EMERGENCY MGMT RADIO LEASE & FLEET FEE - DECEMBER 2025		<b>\$99.38</b>
Invoice 1000259175		1/2/2026			
Transaction Date	1/16/2025	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
Refer	4200 HOWLING WOLF EMBROIDERY, IN	-			<b>\$2,842.96</b>
<b>AP Payment</b>	E 222-42260-210	Operating Supplies	DUTY SHIRT EMBROIDERED W/ NAME, RANK- M. KOCIKOWSKI- FIREFIGHTER		<b>\$10.00</b>
Invoice 5394		11/10/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
Refer	4208 JOHNSON BROTHERS LIQUOR	-			<b>\$10.00</b>
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR		<b>\$882.66</b>
Invoice 2958932		12/29/2025			
<b>Cash Payment</b>	E 609-49750-251	Liquor For Resale	LIQUOR		<b>\$107.88</b>
Invoice 2958931		12/29/2025			
<b>Cash Payment</b>	E 609-49750-253	Wine For Resale	WINE		<b>\$574.02</b>
Invoice 2958933		12/29/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
Refer	4215 JUBILEE FOODS- (HWS)	-			<b>\$1,564.56</b>
<b>Cash Payment</b>	E 609-49750-210	Operating Supplies	HOT DOGS, BRATS, BUNS, CONDIMENTS, CHIPS, PAPER PLATES- OKTOBERFEST EVENT 9-27-25 @ HWS		<b>\$210.66</b>
Invoice 100125		9/27/2025			

**CITY OF MOUND**  
**Payments**

01/21/26 11:45 AM  
 Page 3

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 609-49750-210	Operating Supplies	RETURN CREDIT UNUSED BRATS CHIPS, 1 PURIFIED WATER- OKTOBERFEST EVENT 9-27-25 @ HWS	-\$55.43
Invoice 100125		10/1/2025		
<b>Cash Payment</b>	E 609-49750-210	Operating Supplies	3 PURIFIED WATER FOR OKTOBERFEST EVENT @ HWS	\$17.67
Invoice 100125		9/27/2025		
<b>Cash Payment</b>	E 609-49750-255	Misc Merchandise For R	2 CASES BOTTLED WATER FOR RESALE- HWS	\$13.58
Invoice 100125		9/13/2025		
<b>Cash Payment</b>	E 609-49750-210	Operating Supplies	AA BATTERIES FOR COMPUTER MOUSE- HWS	\$13.38
Invoice 122125		12/31/2025		
<b>Cash Payment</b>	E 609-49750-255	Misc Merchandise For R	2 CASES BOTTLED WATER FOR RESALE- HWS	\$13.58
Invoice 113125		11/6/2025		
<b>AP Payment</b>	E 609-49750-210	Operating Supplies	CHRISTMAS GREENERY- FRONT OF STORE DÉCOR- HWS	\$16.99
Invoice 120325		12/31/2025		
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable      20200	<b>Total</b> <b>\$230.43</b>
<b>Refer</b>	<u>4214 JUBILEE FOODS</u>			
<b>Cash Payment</b>	E 101-41310-431	Meeting Expense	- FRUIT, CRACKERS, CHEESE, COOKIES- STAFF ANNUAL OPEN ENROLLMENT MEETING - 11-12-25	\$58.35
Invoice 113025		11/12/2025		
<b>Cash Payment</b>	E 101-45200-232	Landscape Material	JOHNNY'S OUTDOOR -TREES FOR ANNUAL TREE LIGHTING CEREMONY EVENT 11-13-26	\$1,320.00
Invoice 113025		11/12/2025		
<b>AP Payment</b>	G 222-22801	Deposits/Escrow	OJ, CRANBERRY JUICE, TONIC WATER, LIMES- FIRE DEPT CHRISTMAS PARTY- FIRE RELIEF ASSOC REIMBURSED CITY- 12-17-25 CHECK # 6705 RECPT #74349	\$25.73
Invoice 121225		12/12/2025		
<b>AP Payment</b>	E 101-45200-232	Landscape Material	CHRISTMAS GREENERY- MOUND WELCOME SIGN ENTRANCE TO MOUND	\$200.00
Invoice 122125		12/31/2025		
<b>AP Payment</b>	E 101-41310-431	Meeting Expense	SODA, APPLE JUICE V8 SPLASH FOR CITY HALL EMPLOYEE SUMMER APPRECIATION LUNCH	\$23.83
Invoice 110125		11/30/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable      20200	<b>Total</b> <b>\$1,627.91</b>
<b>Refer</b>	<u>4201 KELLY, KEVIN</u>			
<b>Cash Payment</b>	E 281-45210-331	Use of personal auto	- REIMB MILEAGE- DOCK PROGRAM INSPECTIONS- K. KELLY- 10-10-25 THRU 11-21-25	\$51.45
Invoice 123125		1/3/2026		
<b>Cash Payment</b>	E 101-41500-331	Use of personal auto	REIMB MILEAGE-K. KELLY- 12-11-25 THRU 12-17-25 METRO SALES COPIER DEMONSTRATION, TO ARTESSA, P.O. & BANK	\$23.10
Invoice 123125		1/3/2026		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable      20200	<b>Total</b> <b>\$74.55</b>
<b>Refer</b>	<u>4212 NAPA AUTO PARTS COMPANY-SP</u>			

**CITY OF MOUND**  
**Payments**

01/21/26 11:45 AM  
 Page 4

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 101-43100-220 Repair Supplies & Equip	NAPA BATTERY- STREETS SIGN TRUCK	<b>\$196.72</b>
Invoice 235714	12/19/2025		
<b>Cash Payment</b>	E 101-43100-220 Repair Supplies & Equip	NAPA HIGH & LOW BEAM LIGHTS- STREETS TRUCK #119	<b>\$52.69</b>
Invoice 235209	12/11/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable 20200
			<b>Total</b>
			<b>\$249.41</b>
Refer	4203 O'REILLY AUTOMOTIVE, INC.	-	
<b>AP Payment</b>	E 601-49400-220 Repair Supplies & Equip	10 QTS MOTOR OIL & OIL FILTER- WATER DEPT	<b>\$64.81</b>
Invoice 2462-231076	12/17/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable 20200
			<b>Total</b>
			<b>\$64.81</b>
Refer	4204 PERFORMANCE PLUS LLC	-	
<b>Cash Payment</b>	E 222-42260-305 Medical Services	RESPIRATOR QUALIFICATON & MASK FIT- FIREFIGHTER M. KOCIKOWSKI	<b>\$81.00</b>
Invoice 12122036	12/17/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable 20200
			<b>Total</b>
			<b>\$81.00</b>
Refer	4205 PRISTINE LIGHTING	-	
<b>Cash Payment</b>	E 101-43100-440 Other Contractual Servic	2025 INSTALLATION OF LED HOLIDAY LIGHTING ON 50 CITY BLVD TREES & ANNUAL TREE LIGHTING TREE- TAKE DOWN, SEASONAL MTCE & STORAGE, PLUS ADDITIONAL TREES	<b>\$9,478.44</b>
Invoice 769	12/21/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable 20200
			<b>Total</b>
			<b>\$9,478.44</b>
Refer	4209 T-MOBILE PHONE CO.	-	
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$280.33</b>
Invoice 123125	12/30/2025		
<b>Cash Payment</b>	E 101-41930-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$259.53</b>
Invoice 123125	12/30/2025		
<b>Cash Payment</b>	E 101-45200-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$60.54</b>
Invoice 123125	12/30/2025		
<b>Cash Payment</b>	E 101-43100-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$60.54</b>
Invoice 123125	12/30/2025		
<b>Cash Payment</b>	E 601-49400-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$60.53</b>
Invoice 123125	12/30/2025		
<b>Cash Payment</b>	E 602-49450-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$60.53</b>
Invoice 123125	12/30/2025		
<b>Cash Payment</b>	E 609-49750-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$142.48</b>
Invoice 123125	12/30/2025		
<b>Cash Payment</b>	E 101-41930-321 Telephone, Cells, & Rad	DIALPADS FAX & PHONE LINES SVC 10-21 THRU 11-20-25	<b>\$33.00</b>
Invoice 123125	12/30/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable 20200
			<b>Total</b>
			<b>\$957.48</b>
Refer	4210 T-MOBILE PHONE CO.	-	

**CITY OF MOUND**  
**Payments**

01/21/26 11:45 AM  
 Page 5

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 101-41930-321 Telephone, Cells, & Rad	OOMA SVC 10-21 THRU 11-20-25 AIRDIAL CONNECTION & IOT DEVICES, ALARMS, SENSORS, ELEVATORS	<b>\$160.35</b>
Invoice 123125-2	12/31/2025		
<b>Cash Payment</b>	E 222-42260-321 Telephone, Cells, & Rad	OOMA SVC 10-21 THRU 11-20-25 AIRDIAL CONNECTION & IOT DEVICES, ALARMS, SENSORS, ELEVATORS	<b>\$191.53</b>
Invoice 123125-2	12/31/2025		
<b>Cash Payment</b>	E 101-43100-321 Telephone, Cells, & Rad	OOMA SVC 10-21 THRU 11-20-25 AIRDIAL CONNECTION & IOT DEVICES, ALARMS, SENSORS, ELEVATORS	<b>\$39.71</b>
Invoice 123125-2	12/31/2025		
<b>Cash Payment</b>	E 101-45200-321 Telephone, Cells, & Rad	OOMA SVC 10-21 THRU 11-20-25 AIRDIAL CONNECTION & IOT DEVICES, ALARMS, SENSORS, ELEVATORS	<b>\$39.71</b>
Invoice 123125-2	12/31/2025		
<b>Cash Payment</b>	E 601-49400-321 Telephone, Cells, & Rad	OOMA SVC 10-21 THRU 11-20-25 AIRDIAL CONNECTION & IOT DEVICES, ALARMS, SENSORS, ELEVATORS	<b>\$39.72</b>
Invoice 123125-2	12/31/2025		
<b>Cash Payment</b>	E 602-49450-321 Telephone, Cells, & Rad	OOMA SVC 10-21 THRU 11-20-25 AIRDIAL CONNECTION & IOT DEVICES, ALARMS, SENSORS, ELEVATORS	<b>\$39.71</b>
Invoice 123125-2	12/31/2025		
<b>Cash Payment</b>	E 609-49750-321 Telephone, Cells, & Rad	OOMA SVC 10-21 THRU 11-20-25 AIRDIAL CONNECTION & IOT DEVICES, ALARMS, SENSORS, ELEVATORS	<b>\$95.76</b>
Invoice 123125-2	12/31/2025		
<b>Transaction Date</b>	1/16/2026	<b>Due 12/31/2025</b>	<b>Accounts Payable</b>
			<b>20200</b>
			<b>Total</b>
			<b>\$606.49</b>
<b>Refer</b>	1943 T-MOBILE PHONE CO.	-	
<b>AP Payment</b>	E 101-41930-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 CITY HALL	<b>\$86.00</b>
Invoice 123125-3	12/31/2025		
<b>AP Payment</b>	E 101-45200-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 PARKS	<b>\$96.42</b>
Invoice 123125-3	12/31/2025		
<b>AP Payment</b>	E 101-43100-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 STREETS	<b>\$60.92</b>
Invoice 123125-3	12/31/2025		
<b>AP Payment</b>	E 601-49400-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 UTILITIES & ON-CALL	<b>\$146.11</b>
Invoice 123125-3	12/31/2025		
<b>AP Payment</b>	E 602-49450-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 UTILITIES & ON-CALL	<b>\$146.11</b>
Invoice 123125-3	12/31/2025		
<b>AP Payment</b>	E 101-41310-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 JESSE CELL PHONE	<b>\$34.74</b>
Invoice 123125-3	12/31/2025		
<b>AP Payment</b>	E 609-49750-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 UTILITIES & ON-CALL	<b>\$41.85</b>
Invoice 123125-3	12/31/2025		
<b>AP Payment</b>	E 101-41930-321 Telephone, Cells, & Rad	INTERNET SVC 7-21 THRU 8-20-25 ONE TIME CHARGES, MISC & CREDITS	<b>\$21.40</b>
Invoice 123125-3	12/31/2025		
<b>Transaction Date</b>	1/16/2026	<b>Due 12/31/2025</b>	<b>Accounts Payable</b>
			<b>20200</b>
			<b>Total</b>
			<b>\$633.55</b>
<b>Refer</b>	4202 TREVIPAY - 00441798 FD	-	

**CITY OF MOUND**  
**Payments**

01/21/26 11:45 AM  
 Page 6

**Current Period: Closing 2025**

<b>Cash Payment</b>	E 222-42260-409	Other Equipment Repair	100' 4000PSI HOSE- FIRE DEPT		<b>\$161.49</b>
Invoice	060136025078985		12/16/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	4213 TRUE VALUE, NAVARRE				<b>\$161.49</b>
<b>Cash Payment</b>	E 601-49400-218	Clothing and Uniforms	-	SADDLE TAN COWHIDE WINTER GLOVES- WATER DEPT STAFF	<b>\$45.98</b>
Invoice	351809		12/8/2025		
<b>Cash Payment</b>	E 601-49400-220	Repair Supplies & Equip	18: SNOW DOMINATOR SNOW BRUSHES- 2- WATER DEPT STAFF		<b>\$85.98</b>
Invoice	351809		12/8/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
<b>Refer</b>	4207 UNIQUE PAVING MATERIALS COR				<b>\$131.96</b>
<b>Cash Payment</b>	E 101-43100-224	Street Maint Materials	5.2 TON COLD MIX		<b>\$1,014.00</b>
Invoice	91425		12/18/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b>
					<b>\$1,014.00</b>

**Fund Summary**

20200 Accounts Payable	
101 GENERAL FUND	\$14,789.60
222 AREA FIRE SERVICES	\$12,668.66
281 COMMONS DOCKS FUND	\$51.45
601 WATER FUND	\$578.60
602 SEWER FUND	\$381.75
609 MUNICIPAL LIQUOR FUND	<u>\$3,301.32</u>
	<u>\$31,771.38</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$31,771.38
<b>Total</b>	<b>\$31,771.38</b>

**CITY OF MOUND**  
**Payments**

01/21/26 3:51 PM  
Page 1

**Current Period: Closing 2025**

**Payments Batch 2025 AP-7 UB REFUNDS \$1,489.39**

Refer	4223 ANCONA TITLE ESCROW				
AP Payment	R 601-49400-36200	Miscellaneous Reven	4789 DORCHESTER RD - UTILITY REFUND - T. & E. WEAVER -ANCONA TITLE ESCROW		\$94.59
Invoice 123125		12/31/2025			
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$94.59
Refer	4224 BRICKLEY, DAVID				
AP Payment	R 601-49400-36200	Miscellaneous Reven	3037 BRIGHTON BLVD - UTILITY REFUND - D. BRICKLEY		\$4.99
Invoice 123125		12/31/2025			
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$4.99
Refer	4237 BURNET TITLE - PA				
AP Payment	R 601-49400-36200	Miscellaneous Reven	5954 LYNWOODD BLVD- UTILITY REFUND- HBK VENTURES -BURNET TITLE - PA		\$334.56
Invoice 123025		12/31/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$334.56
Refer	4225 COPPIN, MARY				
AP Payment	R 601-49400-36200	Miscellaneous Reven	2300 CHATEAU LN -UTILITY REFUND - M. COPPIN		\$7.38
Invoice 123125		11/23/2012			
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$7.38
Refer	4238 EDINA REALTY TITLE				
AP Payment	R 601-49400-36200	Miscellaneous Reven	6044 RIDGEWOOD RD - UTILITY REFUND- J. ROSS - EDINA REALTY TITLE		\$61.68
Invoice 123025		12/31/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$61.68
Refer	4224 GREEN D.C., B CLAIRE & D.D. NEL				
AP Payment	R 601-49400-36200	Miscellaneous Reven	2921 CAMBRIDGE LN - UTILITY REFUND - GREEN D.C., B CLAIRE & D.D. NELSON		\$117.25
Invoice 123125		12/31/2025			
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$117.25
Refer	4226 HEYSTEK, HENRI				
AP Payment	R 601-49400-36200	Miscellaneous Reven	6501 BAYRIDGE RD - UTILITY REFUND - H. HEYSTEK		\$17.45
Invoice 123125		12/31/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$17.45
Refer	4239 JENSEN, JONATHAN				
AP Payment	R 601-49400-36200	Miscellaneous Reven	534X BARTLETT BLVD UTILITY REFUND- JENSEN, JONATHAN		\$256.31
Invoice 123125		12/31/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$256.31
Refer	4227 JOHNSON, MEGAN				
AP Payment	R 601-49400-36200	Miscellaneous Reven	4650 HAMPTON RD UTILITY REFUND - M. JOHNSON		\$104.17
Invoice 123125		12/31/2025			
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$104.17
Refer	4240 MINNETONKA TITLE, INC				

**CITY OF MOUND**  
**Payments**

01/21/26 3:51 PM

Page 2

**Current Period: Closing 2025**

AP Payment	R 601-49400-36200	Miscellaneous Reven	1575 FINCH LN- UTILITY REFUND- R. WARD -MINNETONKA TITLE		\$81.43
Invoice 123125		12/31/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$81.43
Refer	4234 PERELMAN, GALINA				
AP Payment	R 601-49400-36200	Miscellaneous Reven	3155 INVERNESS LN - UTILITY REFUND - PERELMAN, GALINA		\$25.56
Invoice 123125		12/31/2025			
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$25.56
Refer	4241 TITLE SMART INC, BLAINE				
AP Payment	R 601-49400-36200	Miscellaneous Reven	5724 SUNSET RD- UTILITY REFUND- M. WOLFF -TITLE SMART INC, BLAINE		\$145.21
Invoice 123125		12/31/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$145.21
Refer	4233 TWIN CITIES HABITAT FOR HUMA				
AP Payment	R 601-49400-36200	Miscellaneous Reven	4830 MONMOUTH RD - UTILITY REFUND - TWIN CITIES HABITAT FOR HUMANITY		\$238.81
Invoice 123125		12/31/2025			
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$238.81

**Fund Summary**

20200	Accounts Payable
601 WATER FUND	\$1,489.39
	\$1,489.39

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$1,489.39
<b>Total</b>	<b>\$1,489.39</b>

**CITY OF MOUND**  
**Payments**

01/22/26 12:24 PM  
Page 1

**Current Period: Closing 2025**

<b>Payments Batch 2025 AP-8 CITY</b>		<b>\$50,852.34</b>
Refer	4250 CANON FINANCIAL SERVICES, INC	
AP Payment	E 609-49750-202 Duplicating and copying	COPIER RENTAL- HARBOR WINE & SPIRITS- DECEMBER 2025 \$34.40
Invoice 42303901	12/12/2025	
Transaction Date	1/20/2026	Due 12/31/2025 Accounts Payable 20200 <b>Total</b> \$34.40
Refer	4251 CENTRAL MCGOWAN, INCORPOR	
AP Payment	E 602-49450-210 Operating Supplies	HIGH PRESSURE MEDIUM & ACETYLENE MEDIUM CYLINDER RENTALS \$10.18
Invoice 0000434789	12/31/2025	
AP Payment	E 601-49400-210 Operating Supplies	HIGH PRESSURE MEDIUM & ACETYLENE MEDIUM CYLINDER RENTALS \$10.18
Invoice 0000434789	12/31/2025	
AP Payment	E 101-43100-210 Operating Supplies	HIGH PRESSURE MEDIUM & ACETYLENE MEDIUM CYLINDER RENTALS \$10.19
Invoice 0000434789	12/31/2025	
Transaction Date	1/20/2026	Due 12/31/2025 Accounts Payable 20200 <b>Total</b> \$30.55
Refer	4247 CINTAS - (PUB WKS)	
AP Payment	E 101-43100-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-15-25 \$21.78
Invoice 4253079679	12/15/2025	
AP Payment	E 101-45200-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-15-25 \$21.78
Invoice 4253079679	12/15/2025	
AP Payment	E 601-49400-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-15-25 \$21.78
Invoice 4253079679	12/15/2025	
AP Payment	E 602-49450-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-15-25 \$21.78
Invoice 4253079679	12/15/2025	
AP Payment	E 101-43100-218 Clothing and Uniforms	UNIFORM CLEANING- STREETS DEPT1 2-15-25 \$27.83
Invoice 4253079679	12/15/2025	
AP Payment	E 101-45200-218 Clothing and Uniforms	UNIFORM CLEANING- PARKS DEPT 12-15-25 \$27.83
Invoice 4253079679	12/15/2025	
AP Payment	E 601-49400-218 Clothing and Uniforms	UNIFORM CLEANING- WATER DEPT 12-15-25 \$27.83
Invoice 4253079679	12/15/2025	
AP Payment	E 602-49450-218 Clothing and Uniforms	UNIFORM CLEANING- SEWER DEPT 12-15-25 \$27.82
Invoice 4253079679	12/15/2025	
Transaction Date	1/16/2026	Due 12/31/2025 Accounts Payable 20200 <b>Total</b> \$198.43
Refer	4246 CINTAS - (PUB WKS)	
AP Payment	E 101-43100-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-22-25 \$8.54
Invoice 4253876144	12/22/2025	
AP Payment	E 101-45200-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-22-25 \$8.54
Invoice 4253876144	12/22/2025	
AP Payment	E 601-49400-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-22-25 \$8.55
Invoice 4253876144	12/22/2025	
AP Payment	E 602-49450-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-22-25 \$8.55
Invoice 4253876144	12/22/2025	

**CITY OF MOUND**  
**Payments**

01/22/26 12:24 PM

Page 2

**Current Period: Closing 2025**

AP Payment	E 101-43100-218 Clothing and Uniforms	UNIFORM CLEANING- STREETS DEPT 12-22-25	\$19.04
Invoice 4253876144	12/22/2025		
AP Payment	E 101-45200-218 Clothing and Uniforms	UNIFORM CLEANING- PARKS DEPT 12-22-25	\$19.04
Invoice 4253876144	12/22/2025		
AP Payment	E 601-49400-218 Clothing and Uniforms	UNIFORM CLEANING- WATER DEPT 12-22-25	\$19.03
Invoice 4253876144	12/22/2025		
AP Payment	E 602-49450-218 Clothing and Uniforms	UNIFORM CLEANING- SEWER DEPT 12-22-25	\$19.03
Invoice 4253876144	12/22/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable 20200 <b>Total</b> \$110.32
Refer	4245 C/INTAS - (PUB WKS)		
AP Payment	E 101-43100-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-08-25	\$8.54
Invoice 4252317589	12/8/2025		
AP Payment	E 101-45200-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-08-25	\$8.54
Invoice 4252317589	12/8/2025		
AP Payment	E 601-49400-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-08-25	\$8.55
Invoice 4252317589	12/8/2025		
AP Payment	E 602-49450-210 Operating Supplies	SHOP TOWELS- PUB WKS SHOP 12-08-25	\$8.55
Invoice 4252317589	12/8/2025		
AP Payment	E 101-43100-218 Clothing and Uniforms	UNIFORM CLEANING- STREETS DEPT 12-08-25	\$19.06
Invoice 4252317589	12/8/2025		
AP Payment	E 101-45200-218 Clothing and Uniforms	UNIFORM CLEANING- PARKS DEPT 12-08-25	\$19.05
Invoice 4252317589	12/8/2025		
AP Payment	E 601-49400-218 Clothing and Uniforms	UNIFORM CLEANING- WATER DEPT 12-08-25	\$19.06
Invoice 4252317589	12/8/2025		
AP Payment	E 602-49450-218 Clothing and Uniforms	UNIFORM CLEANING- SEWER DEPT 12-08-25	\$19.06
Invoice 4252317589	12/8/2025		
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable 20200 <b>Total</b> \$110.41
Refer	4244 C/INTAS - (PUB WKS)		
AP Payment	E 101-43100-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-29-25	\$21.78
Invoice 4254531000	12/29/2025		
AP Payment	E 101-45200-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-29-25	\$21.78
Invoice 4254531000	12/29/2025		
AP Payment	E 601-49400-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-29-25	\$21.78
Invoice 4254531000	12/29/2025		
AP Payment	E 602-49450-210 Operating Supplies	MATS, TOWELS, CENTERPULL TOWEL REFILL- PUB WKS SHOP 12-29-25	\$21.78
Invoice 4254531000	12/29/2025		
AP Payment	E 101-43100-218 Clothing and Uniforms	UNIFORM CLEANING- STREETS DEPT 12-29-25	\$27.80
Invoice 4254531000	12/29/2025		
AP Payment	E 101-45200-218 Clothing and Uniforms	UNIFORM CLEANING- PARKS DEPT 12-29-25	\$27.80
Invoice 4254531000	12/29/2025		
AP Payment	E 601-49400-218 Clothing and Uniforms	UNIFORM CLEANING- WATER DEPT 12-29-25	\$27.81
Invoice 4254531000	12/29/2025		
AP Payment	E 602-49450-218 Clothing and Uniforms	UNIFORM CLEANING- SEWER DEPT 12-29-25	\$27.81
Invoice 4254531000	12/29/2025		

**CITY OF MOUND**  
**Payments**

01/22/26 12:24 PM

Page 3

**Current Period: Closing 2025**

Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$198.34
Refer	4252 COMPASS MINERALS AMERICA	-				
AP Payment	E 101-43100-224 Street Maint Materials		BULK COARSE HWY MIX- 56.24 TON DELIVERED 12-19-25			\$6,081.79
Invoice 1589571	12/19/2025					
Transaction Date	1/20/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$6,081.79
Refer	4248 CORE & MAIN LP	-				
AP Payment	E 601-49400-210 Operating Supplies		NEW HYDRANT- WATER SYSTEM			\$5,681.00
Invoice Y325079	12/31/2025					
Transaction Date	1/20/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$5,681.00
Refer	4243 FASTENAL COMPANY	-				
AP Payment	E 101-43100-220 Repair Supplies & Equip		PARTS FOR BUCKET TRUCK			\$32.42
Invoice 82259	12/23/2025					
Transaction Date	1/16/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$32.42
Refer	4249 MRI SOFTWARE LLC	-				
AP Payment	E 609-49750-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- E SKINNER- HWS			\$13.50
Invoice 1644916	8/31/2023					
AP Payment	E 609-49750-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- W KESTI- HWS			\$13.50
Invoice 1726462	10/31/2023					
AP Payment	E 609-49750-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- D SANDBERG- HWS			\$13.50
Invoice 1766010	11/30/2023					
AP Payment	E 609-49750-305 Medical Services		BACKGROUND SCREENING & REPORT PLUS OUTSTATE- PRE EMPLOYMENT- R. THOMPSON- HWS			\$45.50
Invoice 1881235	2/29/2024					
AP Payment	E 101-43100-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- C SCHARPE-STREETS			\$13.50
Invoice 1881235	2/29/2024					
AP Payment	E 601-49400-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- M LEMEN- WATER			\$13.50
Invoice 1989494	5/31/2024					
AP Payment	E 609-49750-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- B STRONG- HWS			\$13.50
Invoice 2055221	8/30/2024					
AP Payment	E 609-49750-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- M BRANT- HWS			\$13.50
Invoice 2127275	9/30/2024					
AP Payment	E 101-45200-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- J LEMMERMAN- PARKS			\$13.50
Invoice 2162279	10/31/2024					
AP Payment	E 101-43100-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- R GEIB- STREETS			\$13.50
Invoice 2220304	12/31/2024					
AP Payment	E 609-49750-305 Medical Services		BACKGROUND SCREENING & REPORT- PRE EMPLOYMENT- S RAFELSON- HWS			\$13.50
Invoice 2380665	4/30/2025					
Transaction Date	1/20/2026	Due 12/31/2025	Accounts Payable	20200	Total	\$180.50
Refer	4250 MTI DISTRIBUTING, INC.	-				

**CITY OF MOUND**  
**Payments**

01/22/26 12:24 PM

Page 4

**Current Period: Closing 2025**

AP Payment	E 101-45200-404	Equip & Vehicle Repairs	PARKS EQUIPMENT SERVICE-AIR, OIL, FUEL & ELEMENT FILTERS, ATOMIC BLADES, WASHER SEALS, BOLTS, GREASE, PLUGS		\$2,258.89
Invoice 1502721		12/16/2025			
Transaction Date	1/20/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <u>\$2,258.89</u>
Refer	4251 OPUS 21 MGMT SOLUTIONS, LLC				
AP Payment	E 601-49400-307	Admin/Finance/Comput	DECEMBER 2025 -UTILITY BILLING -CIS DATA HOSTING, PRODUCTION, BILLING, CALL CTR SUPPORT		\$1,761.00
Invoice 251205		1/11/2026			
AP Payment	E 602-49450-307	Admin/Finance/Comput	DECEMBER 2025 -UTILITY BILLING -CIS DATA HOSTING, PRODUCTION, BILLING, CALL CTR SUPPORT		\$1,760.99
Invoice 251205		1/11/2026			
AP Payment	E 601-49400-322	Postage	DECEMBER 2025- UTILITY BILLING POSTAGE		\$499.24
Invoice 251205		1/11/2026			
AP Payment	E 602-49450-322	Postage	DECEMBER 2025- UTILITY BILLING POSTAGE		\$499.24
Invoice 251205		1/11/2026			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <u>\$4,520.47</u>
Refer	4252 ORONO, CITY OF				
AP Payment	E 101-41600-450	Board of Prisoners	HENNEP CTY JAIL CHARGES- PROCESSING & PER DIEM FEES OCTOBER 2025		\$1,266.60
Invoice 20142724		12/15/2025			
AP Payment	E 101-41600-450	Board of Prisoners	HENNEP CTY JAIL CHARGES- PROCESSING & PER DIEM FEES NOVEMBER 2025		\$158.68
Invoice 20142724		12/15/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <u>\$1,425.28</u>
Refer	4253 REPUBLIC SERVICES				
AP Payment	E 670-49500-440	Other Contractual Servic	DECEMBER 2025 CITYWIDE RECYCLING SVC		\$18,788.40
Invoice 0894-007349589		12/25/2025			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <u>\$18,788.40</u>
Refer	4249 XCEL ENERGY				
AP Payment	E 602-49450-381	Electric Utilities	ELECTRIC SVC 1817 DOVE LN NEW LIFT STATION- 12-11-25 TO 12-25-25		\$12.86
Invoice 959147733		1/22/2025			
Transaction Date	1/17/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <u>\$12.86</u>
Refer	4255 XCEL ENERGY				
AP Payment	E 602-49450-381	Electric Utilities	ELECTRIC SVC - 11-23-25 TO 12-25-25		\$282.87
Invoice 959834579		1/6/2026			
AP Payment	E 601-49400-381	Electric Utilities	ELECTRIC SVC - 11-23-25 TO 12-25-25		\$1,809.80
Invoice 959834579		1/6/2026			
AP Payment	E 609-49750-381	Electric Utilities	ELECTRIC SVC - 11-23-25 TO 12-25-25		\$1,168.73
Invoice 959834579		1/6/2026			
AP Payment	E 101-42115-381	Electric Utilities	ELECTRIC SVC - 11-23-25 TO 12-25-25		\$5.10
Invoice 959834579		1/6/2026			
AP Payment	E 601-49400-381	Electric Utilities	ELECTRIC SVC - 11-23-25 TO 12-25-25		\$1,903.63
Invoice 959834579		1/6/2026			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> <u>\$5,170.13</u>

**CITY OF MOUND**  
**Payments**

01/22/26 12:24 PM  
Page 5

**Current Period: Closing 2025**

Refer	4254 XCEL ENERGY				
AP Payment	E 101-43100-381	Electric Utilities	ELECTRIC SVC12-03-25 THRU 1-02-26 CITY STREET LIGHTS		\$6,018.15
Invoice	956926027	1/5/2026			
Transaction Date	1/21/2026	Due 12/31/2025	Accounts Payable	20200	<b>Total</b> \$6,018.15

**Fund Summary**

	20200 Accounts Payable
101 GENERAL FUND	\$16,181.05
601 WATER FUND	\$11,832.74
602 SEWER FUND	\$2,720.52
609 MUNICIPAL LIQUOR FUND	\$1,329.63
670 RECYCLING FUND	\$18,788.40
	<hr/>
	\$50,852.34

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$50,852.34
Total	\$50,852.34

**CITY OF MOUND**  
**Payments**

01/21/26 3:54 PM  
Page 1

**Current Period: January 2026**

**Payments Batch 012126 UB REFUNDS \$301.05**

Refer 4242 AT TITLE LLC

**Cash Payment R 601-49400-36200 Miscellaneous Reven 2757 ANGLESSEY LN- S. REHMAN- UTILITY REFUND - AT TITLE LLC \$168.00**

Invoice 012126 1/20/2026

Transaction Date 1/21/2026 U.S. Bank 10100 10100 **Total \$168.00**

Refer 4236 FLEX TITLE COMPANY- EDINA

**Cash Payment R 601-49400-36200 Miscellaneous Reven 1709 BAYWOOD LN- E. & M. SVOBODGY- UTILITY REFUND - FLEX TITLE COMPANY- EDINA \$133.05**

Invoice 012126 1/20/2026

Transaction Date 1/21/2026 U.S. Bank 10100 10100 **Total \$133.05**

**Fund Summary**

10100 U.S. Bank 10100  
601 WATER FUND  
\$301.05  
\$301.05

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$301.05
<b>Total</b>	<b>\$301.05</b>



Engineering

## City Council Item 6c.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Brian Simmons, PE, Senior City Engineer

Date: 1/27/2026

Subject: MCES 2025 Municipal I/I Grant Application

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### **RECOMMENDED ACTION:**

**MOTION TO** approve Resolution No. 26- authorizing Bolton & Menk to submit a Grant Application to the Metropolitan Council on behalf of the City of Mound for inclusion in the Municipal I&I Grant Program with a submittal deadline of January 30, 2026.

### **OVERVIEW**

We have prepared the application for the MCES I&I grant for the 2026 and 2027 funding cycle. The application adds Mound to the list of eligible cities to receive grant money for sanitary sewer improvement projects. Cities on the list are eligible to receive a grant for \$50,000 to rehabilitate or replace sanitary sewer pipes and structures to help reduce the amount of groundwater entering the system.

### **SUPPORTING INFORMATION**

- MCES I&I Grant Application
- Resolution 26-



Real People. Real Solutions.

2638 Shadow Lane  
Suite 200  
Chaska, MN 55318-1172

Ph: (952) 448-8838  
Fax: (952) 448-8805  
Bolton-Menk.com

January 27, 2026

Honorable Mayor and Members of the City Council  
City of Mound  
2415 Wilshire Boulevard  
Mound, MN 55364

RE: MCES 2025 Municipal I/I Grant Application

Dear Mayor and Members of the Council:

The Metropolitan Council Environmental Services (MCES) has received \$9,000,000 from the State of Minnesota bonding bill to support grants for communities aimed at reducing inflow and infiltration (I&I) into the metropolitan sanitary sewer disposal system. This grant is available to metro-area cities identified as contributing excessive I&I or with measurable flow rates reaching 20 percent of their permitted flow limit. MCES has designated Mound as eligible to apply for this funding, based on the past notices of exceedance of these goals.

Grant awards will fund 50–100% of costs for sewer lining, replacements, and related work, with a maximum of \$50,000 per city, for construction projects between Jan 1, 2026 and Dec 31, 2027.

While there are specific rules and limits to the use of these grant funds, we already integrate or install a number of eligible best management practices as part of our projects, and we will be integrating the use of grant funding into the upcoming sewer rehabilitation projects.

Please let me know if you have questions or need additional information.

Sincerely,

**Bolton & Menk, Inc.**

A handwritten signature in black ink, appearing to read 'B. Simmons, P.E.'

**Brian Simmons, P.E.**  
Senior City Engineer



# Municipal Inflow and Infiltration (I/I) Grant Program

## 2025 MUNICIPAL I/I GRANT APPLICATION FORM

Submission of this application form confirms your city's intent to participate in the Metropolitan Council Environmental Services (Met Council) 2025 Municipal Inflow and Infiltration (I/I) Grant Program.

Grants support I/I mitigation projects on publicly owned sewer infrastructure only.

Prior to applying, please review the program requirements and Council guidelines available via:

<https://metrocouncil.org/Wastewater-Water/Funding-Finance/Available-Funding-Grants/Municipal-Inflow-and-Infiltration-Grant-Program.aspx>

### Part I - Applicant Information

#### Municipality Information

CITY	City of Mound
DEPARTMENT	
ADDRESS	2415 Wilshire Blvd.
CITY, ZIP	Mound, MN 55364

Primary Contact Information (All program correspondence will be directed to the individual named below)

NAME	Jesse Dickson
TITLE	City Manager
ADDRESS	2415 Wilshire Blvd.
CITY, ZIP	Mound, MN 55364
PHONE	952-472-0600
EMAIL	jessedickson@cityofmound.com

### Part II - Qualifying Project Description

Please provide a brief description of the eligible (I/I) mitigation work planned for completion between January 1, 2026, and December 31, 2027. (Alt enter to return within box)

The city plans to line all pipes within the E3 sewer shed.

Manholes within the 2026 and 2027 streets projects will be rehabilitated with new clastings, chimney seals, joint sealing, etc.

In 2027, the city plans to replace sanitary lift station C7.

### Part III - Preliminary Cost Estimates

Please provide estimated eligible project costs under the applicable type of work in Table A. Enter planned project costs in the [Estimated I/I Project Costs (by City)] Column. For each eligible type of work, enter total project costs in Line (A) if the project service area meets the statutory affordability criteria. Otherwise, record the planned project costs in Line N.

**Table A: I/I Project Costs Eligible for Funding [ A: Meets Affordability Criteria | N: Does Not Meet Affordability Criteria]**

Type Of Work	Est. Total I/I Project Cost (by City)	Percent Eligible	Project Cost Eligible	Percent Covered	Maximum Grant Award
Pipe lining and replacement - (A)		50%	\$ -	100%	\$ -
Pipe lining and replacement - (N)	\$ 880,600	50%	\$ 440,300	50%	\$ 220,150
Pipe joint sealing - (A)		100%	\$ -	100%	\$ -
Pipe joint sealing - (N)		100%	\$ -	50%	\$ -
Manhole (MH) lining or replacement - (A)		50%	\$ -	100%	\$ -
Manhole (MH) lining or replacement - (N)	\$ 245,000	50%	\$ 122,500	50%	\$ 61,250
Chimney seals, MH sealing joints, castings, or covers - (A)		100%	\$ -	100%	\$ -
Chimney seals, MH sealing joints, castings, or covers - (N)	\$ 295,000	100%	\$ 295,000	50%	\$ 147,500
Flood mitigation - (A)		10%	\$ -	100%	\$ -
Flood mitigation - (N)		10%	\$ -	50%	\$ -
Cross connection elimination - (A)		100%	\$ -	100%	\$ -
Cross connection elimination - (N)		100%	\$ -	50%	\$ -
Repair or replace lateral tee, wye, or tap connections - (A)		100%	\$ -	100%	\$ -
Repair or replace lateral tee, wye, or tap connections - (N)		100%	\$ -	50%	\$ -
<b>Total</b>	<b>\$ 1,420,600</b>		<b>\$ 857,800</b>		<b>\$ 428,900</b>

**Qualifying Census Tracts:** If applicable, specify the census tracts that meet the affordability criteria and provide the estimated I/I project costs associated with each eligible tract. (Alt enter to return within box)

## Important Dates

- Application deadline: Email completed application to [i.i@metc.state.mn.us](mailto:i.i@metc.state.mn.us) by **January 30, 2026**
- Letters of Intent notifying approved applicants of preliminary grant awards by **February 26, 2026**
- Qualifying projects must occur within **January 01, 2026 to December 31, 2027**
- Final project work documentation will be due **March 31, 2028**. Met Council will issue grant agreements for signature to all participants following receipt and review of all final project work information.
- Contact Aaron Boaitey via [aaron.boaitey@metc.state.mn.us](mailto:aaron.boaitey@metc.state.mn.us) or [\(651\) 602-1426](tel:(651) 602-1426) for questions and additional information.

## Certification and Authorization

By signing below, the municipality certifies that the information provided is accurate and that the applicant is authorized to submit this application.

Name and Title (Municipality's designated authorized representative)

Signature (Municipality's designated authorized representative)

Date

**CITY OF MOUND  
RESOLUTION NO. 26-11**

**RESOLUTION AUTHORIZING APPLICATION TO THE 2026 I/I GRANT PROGRAM FUNDS  
FROM THE METROPOLITAN COUNCIL ENVIRONMENTAL SERVICES**

**WHEREAS**, the Metropolitan Council Environmental Services (MCES) has identified the City as one of the many metro cities having excessive stormwater and groundwater, commonly referred to as Inflow and Infiltration (I&I), entering the public sanitary sewer system; and

**WHEREAS**, to facilitate the reduction of I&I, MCES is offering a grant program with provisions to future distribution of available funding until the total of \$9,000,000.00 for the State of Minnesota has been expended on I&I reduction measures with a maximum allocation of \$50,000 per city; and

**WHEREAS**, specified construction costs will be eligible for reimbursement, as detailed in the grant program, and includes structure replacements, sewer pipe lining and replacement, and sewer lateral replacements; and

**WHEREAS**, qualifying spending on approved projects can occur between January 1, 2026 and December 31, 2027; and

**WHEREAS**, The City of Mound is a qualifying community for this grant program based on past notices of calculated flow exceedances from the MCES; and

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Mound, Minnesota, that city staff is hereby authorizes Bolton & Menk to submit a Grant Application to the Metropolitan Council on behalf of the City of Mound for inclusion in the Municipal I&I Grant Program with a submittal deadline of January 30, 2026.

Adopted by the City Council this 27th day of January 2026.

---

Jason R. Holt, Mayor

ATTEST: \_\_\_\_\_  
Kevin Kelly, City Clerk



**Community Development  
Department**

## **City Council Item 7**

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Sarah Smith, Community Development Director  
Rita Trapp and Mia Colloredo-Mansfeld, Consulting Planners

Date: January 22, 2026

Subject: North Pointe at Halsted Bay (Planning Case No. 25-12)  
**Public Hearing** – Major Subdivision – Preliminary Plat, Rezoning, and Conditional Use Permit for a Shoreland Planned Unit Development (PUD) and to allow multi-family residential and townhouses in the R-3 District and concurrent review/consideration of Comprehensive Plan Amendment and site development plans

---

**RECOMMENDED ACTION:** Approval of North Pointe at Halsted Bay land use and subdivision applications.

**MOTIONS** to approve the following actions:

- a. Resolution No. 26-12 Approving Amendment to 2040 Comprehensive Plan for North Pointe at Halsted Bay, Smith
- b. Ordinance No. 01-2026 amending the Mound Official Zoning Map for North Pointe at Halsted Bay, Smith
- c. Resolution No. 26-13 approving the Major Subdivision-Preliminary Plat of North Pointe at Halsted Bay, Smith
- d. Resolution No. 26-14 approving a Conditional Use Permit for a Shoreland Planned Unit Development (PUD) and Multi-Family Residential and Townhouse Uses in the R-3 District for North Pointe at Halsted Bay, Smith

### **OVERVIEW**

The applicant, Robert Bauman, has applied for a Comprehensive Plan Amendment, Rezoning, Major Subdivision – Preliminary Plat, and Conditional Use Permit (CUP) for a shoreland planned unit development (PUD) and to allow multi-family residential and townhouses in the R-3 district. If approved, the land use and subdivision requests would allow the development of one 9-unit condominium building, one 4-unit townhouse building, a single-family lot, and an amenity building as part of a larger subdivision project that extends across both the cities of Mound and Minnetrista. The proposed amenity building, to be located in Mound and connected to the new homes through trails and sidewalks, includes indoor dining and seating areas, a kitchen, and restrooms with

outdoor patio/deck areas. The portion of the project that extends into Minnetrista includes an additional 15 single family homes and 45 units in three condominium buildings. The applicant has received preliminary plat and land use approvals with conditions for the Minnetrista portion of the proposed North Pointe at Halsted Bay project. The total lot area for the proposed project on the Mound side is 3.29 acres with frontage on Bartlett Boulevard (County Road 110) and lakefront on the northwest side of Halsted Bay.

## **SUPPORTING INFORMATION**

- The submitted application materials can be viewed at the link below:  
[https://www.cityofmound.com/government/public\\_notices/north\\_pointe\\_at\\_halsted\\_bay.php](https://www.cityofmound.com/government/public_notices/north_pointe_at_halsted_bay.php)

## **PUBLIC HEARINGS AND NOTIFICATION**

According to City Code, the City Council is required to hold the public hearings for review of the rezoning application, major subdivision – preliminary plat, and conditional use permit following the completion of all required publication and notification requirements. The City Council public hearing notice for consideration of the rezoning, major subdivision – preliminary plat, and conditional use permit was published on January 17, 2026 in The Laker newspaper. Property owners within 350 feet of the subject property, per Hennepin County tax records, were sent written notice on January 14, 2026 to inform them of the City Council public hearings being held as part of its Tuesday, January 27, 2026 meeting. The public hearing notice was also provided to involved staff/departments/agencies/utility companies by email on January 14, 2026. The City Council public hearing notice was also posted on the City bulletin board and Mound website.

### **Public Comments Received**

The City has received the attached comment letter from a neighboring property owner asking that the City deny the request or table it until MCWD has completed their review.

Staff notes that the standard process has been that the City begin its review of a project prior to MCWD. The City Attorney notes that the City can include a condition in their approvals that requires permitting from the MCWD. If the applicant would need to significantly modify the development in order to meet MCWD requirements then another review and approval of the project would be necessary.

If the City should receive any comments subsequent to the packet, the comments will be shared with the City Council at their meeting.

## **PLANNING COMMISSION REVIEW AND RECOMMENDATION**

The Planning Commission considered the requests at both its December 2, 2025 and January 6, 2026 meetings. Meeting minutes from the December 2, 2025 meeting and draft meeting minutes from the January 6, 2026 meeting are attached for your review. As noted in the minutes, the public hearing for the comprehensive plan amendment and the major subdivision-preliminary plat was opened and closed at the December 2, 2025 meeting. The Planning Commission did invite public comment at the January 6, 2026 meeting, but no public comments were made.

At the December 2, 2025 public hearing, neighbors raised concerns about increased traffic on Bartlett Boulevard, the height of the 9-unit condominium building, and stormwater management through the site. The Planning Commission also raised concerns about adequacy of parking at the amenity building, stormwater management, impact to adjacent properties, shoreline protection, the internal trail network and surfacing, dock allocation, the amenity building deck location and OHWL setback, impervious surface calculations, and open space requirements. The Planning Commission tabled the land use and subdivision requests at the December 2, 2025 meeting and asked the applicant to provide additional information on the issues discussed at the meeting.

Ahead of the January 6, 2026 Planning Commission meeting, the applicant provided supplemental information, including renderings to show the condominium building height in the context of its placement on Bartlett Boulevard and landscaping; updates to the stormwater, impervious surface, and open space calculations; and refined designs for the deck and patio areas at the amenity building. The Planning Commission noted that the additional information addressed many of the concerns raised and that the building renderings helped clarify building height concerns. After discussion, the Planning Commission recommended approval of the comprehensive plan amendment, rezoning, major subdivision – preliminary plat, and conditional use permit with the conditions and findings of fact as recommended by Staff and the additional condition that the applicant calculate open space excluding the single family lot (Lot 3).

## **SUPPLEMENTAL INFORMATION**

In preparing for the City Council meeting, Staff noted that it would be beneficial for the City Council to confirm the preferred framework for the operation of the amenity building. In the narrative provided by the applicant, the applicant proposes to use the amenity building as a sales office until completion of the development. They propose limiting hours at the building while it is in use as a sales office to between 8:00 am and 6:00 pm. Staff has flagged this specifically for Council consideration as the City has not had a sales office of this type in past PUD developments. Staff notes that this will result in increased traffic in this area. Staff also notes that it may be beneficial to provide clarity on at what point in the development process the sales office must be made available for development residents. It is recommended that this should be addressed as part of the future development agreement.

On January 21, 2026 Staff received updated information from the applicant which removed Lot 3, which is the single-family home, from the calculations of tiering, impervious surface, and open space. While Staff has not had an opportunity to fully confirm the calculations, the following summarizes the difference in the calculations.

- *Impervious Surface* – the revised information shows that in Tier 1 the percent of imperviousness for the project will be 32.3% without Lot 3. With Lot 3, that percent was 29.5%. The removal of Lot 3 from calculations is recommended by Staff as it simplifies future impervious surface calculations for the property owners and City as Lot 3 will just be held to the standard maximum impervious of 30%. Previous submittals have shown that the overall impervious surface of the project without Lot 3 will be 35.5%. Staff notes that shoreland regulations require a maximum impervious of 30% for the overall project as well as Tier 1. Staff notes that the PUD does allow the City to vary from the standards. In addition, with this type of project the MCWD will be ensuring stormwater management is being addressed.

**Mound Tier Areas - Impervious**

Tier	Total Area (SF)	Impervious Area (SF)	Percent
1	20,228	6,525	32.3%
2	61,771	19,658	31.8%
3	36,097	16,790	46.5%

- Open Space – the applicant submitted a revised open space diagram that shows the open space of the site will be 59.1% without Lot 3. The amount of open space decreased from 61.2% when Lot 3 was included. Shoreland regulations require at least 50% so the project is still in compliance with this requirement.
- Tiering – the applicant provided updated tiering information without the inclusion of Lot 3. Staff notes that Lot 3 does need to be included for the purposes of calculating density allowed.

Also, pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use applications, including comprehensive plan amendment requests, within 60 days. The original 60-day timeline for action on the comprehensive plan amendment was on or around December 2, 2025. The City of Mound executed an extension on November 21, 2025 which set the new deadline for action for on or around January 31, 2026. Pursuant to Minnesota State Statutes Section 15.99, the applicant has granted the City of Mound an additional 60-day applicant extension for action on the comprehensive plan amendment. The extension establishes a new deadline for action on or around March 31, 2026. The City's deadline for action on the rezoning and CUP is on or around March 3, 2026. The City's deadline for action on the preliminary plat is on or around March 3, 2026.

## **REQUESTED ACTION**

The City Council is requested to hold the required public hearing and consider the rezoning, major subdivision – preliminary plat, and conditional use permit requests along with concurrent consideration of the comprehensive plan amendment and site development plans for the North Pointe at Halsted Bay project as part of its meeting on Tuesday, January 27, 2026. As the Planning Commission and Staff recommend approval, three resolutions and 1 ordinance of approval have been prepared for Council consideration. Members are advised that the resolution approving the comprehensive plan amendment requires approval by at least 4 Council members.

**From:** David Fasching  
**Sent:** Saturday, January 17, 2026 9:00 AM  
**To:** Sarah Smith <[sarahsmith@cityofmound.com](mailto:sarahsmith@cityofmound.com)>  
**Cc:** Nickolas Olson <[nolson@ci.minnetrista.mn.us](mailto:nolson@ci.minnetrista.mn.us)>; Jean Fasching; Abigail Couture <[acouture@minnehahacreek.org](mailto:acouture@minnehahacreek.org)>  
**Subject:** Opposition and Request for Continuance or Denial – North Pointe at Halsted Bay (City Council 1/27/26)

Dear Ms. Smith,

We are writing in advance of the January 27, 2026 City Council public hearing regarding the proposed North Pointe at Halsted Bay development to formally state our opposition to approval of the current applications and to request, at a minimum, a continuance until critical regulatory issues are resolved.

We appreciate the City's work on this complex application and recognize the City's interest in orderly development. However, at this stage the proposal presents material unresolved risks related to stormwater, shoreland protections, and inter-jurisdictional review that make approval premature and potentially indefensible.

## **1. Stormwater Review Is Incomplete and Actively Under Revision**

As confirmed in writing by the Minnehaha Creek Watershed District (MCWD), the applicant has not yet completed required stormwater modeling. MCWD has explicitly stated that:

- The applicant must delineate and account for the full upstream drainage area, including off-site contributing areas.
- Off-site runoff volumes and peak flows must be quantified and incorporated into revised hydrologic modeling.
- The project may not increase aggregate peak runoff rates from the site.
- Overflow routing, emergency flow paths, and 100-year event performance must be evaluated.
- Infiltration feasibility must be confirmed through soil borings, separation to groundwater/Group D soils, and compliance with the Minnesota Stormwater Manual.

These are not minor refinements; they go to the core feasibility of the site plan and directly affect grading, basin sizing, open space, and ultimately allowable density. Until MCWD completes its review and issues a determination of compliance, the City does not have a reliable basis to conclude that the project can be built as proposed.

## **2. Shoreland Overlay and Density Decisions Are Premature**

The application seeks:

- A comprehensive plan amendment
- Rezoning to R-3
- A Planned Unit Development (PUD) in the shoreland overlay district
- Approval of multi-family buildings and townhomes in close proximity to Halsted Bay

While MCWD does not regulate density directly, stormwater feasibility and shoreland protections are inseparable from density on this site. The City's own shoreland responsibilities require careful sequencing: density and layout decisions should follow, not precede, confirmation that stormwater constraints can be met.

Approving a comprehensive plan amendment, rezoning, or PUD framework before the stormwater envelope is known creates a high risk that the City approves entitlements that later prove impossible to implement without substantial redesign or reduction in units.

## **3. Inter-Jurisdictional Risk and City Liability**

This project spans both Mound and Minnetrista and drains toward Halsted Bay, an environmentally sensitive receiving water. If approvals move forward before stormwater compliance is confirmed:

- The City risks entitling a project that cannot satisfy MCWD requirements.
- Downstream flooding, overflow routing, and infrastructure impacts may not be fully understood.

- The City may be placed in the position of defending approvals based on incomplete technical records.

A continuance or denial at this stage avoids those risks and protects both the City and neighboring property owners.

## **4. Reasonable Path Forward**

We are not asking the City to halt development indefinitely. We are asking for proper sequencing:

1. Completion of MCWD's stormwater review, including full upstream watershed delineation and revised modeling.
2. Public availability of those materials during the MCWD notice period.
3. Only then, consideration of whether the proposed density, layout, and shoreland PUD framework are compatible with the site's physical and regulatory constraints.

## **Request**

For these reasons, we respectfully request that the City Council:

- Deny the current applications without prejudice, or
- Continue the public hearing and defer action until MCWD confirms full stormwater compliance and the implications for site layout and density are clearly understood.

This approach supports responsible development, protects public waters, and ensures that City approvals are based on complete and defensible information.

Thank you for your consideration and for including this correspondence in the public record.

Sincerely,

David and Jean Fasching

Mound / Minnetrista, MN

## RESOLUTION NO. 26-12

### RESOLUTION APPROVING AMENDMENT TO 2040 COMPREHENSIVE PLAN FOR NORTH POINTE AT HALSTED BAY PLANNING CASE NO. 25-12 PID NOS. 22-117-24-43-0009 AND 22-117-24-43-0007

**WHEREAS**, the applicant, Robert Bauman, has submitted an application for a 2040 Comprehensive Plan amendment ("Comprehensive Plan Amendment") to reguide portions of the properties with PID Numbers 22-117-24-43-0009 and 22-117-24-43-0007 (the "Property") to medium density residential and low density residential as shown on the attached Exhibit A for purposes of a development project; and

**WHEREAS**, the Property is located on Bartlett Boulevard at the City's boundary with Minnetrista and with lakeshore frontage on Halsted Bay; and

**WHEREAS**, the applicant is requesting a Comprehensive Plan Amendment to allow the development of the Property with three structures: a 9-unit condominium building, a 4-unit townhouse building, and an amenity building to serve residents ("Proposed Development"). There will also be a single-family lot to be developed separately; and

**WHEREAS**, the proposed Comprehensive Plan Amendment will allow for the Proposed Development to proceed as an infill development on a site that was a former manufactured home park that ceased operations in 2011; and

**WHEREAS**, the proposed Comprehensive Plan Amendment will enable the Proposed Development to contain a mix of housing types with a single family home, townhomes, and condominiums; and

**WHEREAS**, the Property is currently guided a mix of medium density residential and low density residential; and

**WHEREAS**, the proposed Comprehensive Plan Amendment would reguide the Property to change the amount and location of land guided medium density residential and low density residential as follows:

Current Guiding Land Use	Proposed Guiding Land Use	Change in Acreage
Low Density Residential	Medium Density Residential	0.58 acres
Medium Density Residential	Low Density Residential	0.82 acres

; and

**WHEREAS**, the overall change in area of the proposed changes is a decrease in medium density residential of 0.24 acres (10,454 square feet); and

**WHEREAS**, the City distributed the proposed Comprehensive Plan Amendment for adjacent jurisdiction review and comment on October 10, 2025; and

**WHEREAS**, the review period for adjacent jurisdiction review expired on December 9, 2025. The City received no concerns during the comment period; and

**WHEREAS**, the City staff studied the matter and provided a report and other information to the Planning Commission and the City Council; and

**WHEREAS**, pursuant to Minn. Stat. § 462.355, Subd. 2, the Planning Commission held an official public hearing on December 2, 2025, to allow formal public comment on the proposed comprehensive plan amendment and recommended approval; and

**WHEREAS**, the City Council considered the matter at its January 27, 2026 meeting, receiving the recommendation of the Planning Commission, the report from City staff, and other information.

**WHEREAS**, in granting approval of the Comprehensive Plan Amendment, the City Council makes the following findings of fact:

1. The proposed uses of the property align with the goals of the Mound 2040 Comprehensive Plan.
2. The proposed densities align with the definitions outlined in the Mound 2040 Comprehensive Plan.

**WHEREAS**, the City Council's action approving the proposed comprehensive plan amendment was made within the timelines of Minnesota statutes 15.99.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mound does hereby incorporate and restate the recitals set forth above and conditionally approve the application for the Comprehensive Plan Amendment and hereby authorizes Staff to submit the Comprehensive Plan Amendment to the Metropolitan Council, subject to the following conditions:

1. The approvals granted herein are subject to concurrent approval by the City Council of the major subdivision-preliminary plat application, rezoning, and conditional use permit application for the development of the Property for the Proposed Development. The approvals granted herein shall only be effective if the above-mentioned application is approved by the City Council.
2. Prior to submission of the Comprehensive Plan Amendment to the Metropolitan Council, the applicant shall provide evidence, subject to the review and approval of the Community Development Director, that the property owners of the Property consent to the project applications to include the Comprehensive Plan Amendment.
3. No future approval of any land use or subdivision application is included as part of this action.
4. No future approval of any development plans and/or building permits is included as part of this action.

**BE IT FURTHER RESOLVED** that this approval is subject to review and approval by the Metropolitan Council.

Adopted by the City Council this 27<sup>th</sup> day of January, 2026.

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Jason R. Holt, Mayor

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Attest: Kevin Kelly, City Clerk

Exhibit A

**CITY OF MOUND  
ORDINANCE NO. 01-2026**

**ORDINANCE AMENDING THE MOUND OFFICIAL ZONING MAP FOR NORTH POINTE AT  
HALSTED BAY  
22-117-24-43-0046, 22-117-24 43-0028, AND 22-117-24-43-0009**

The City Council of the City of Mound does ordain:

**SECTION 1. AMENDMENT.** The zoning classification of the property described in Section 2, as shown on the zoning map referred to in Section 129-68 of the Mound Ordinance Code, is hereby amended to R-3 Multiple-family residential.

**SECTION 2. PROPERTY DESCRIPTION.** The properties subject to this ordinance are PID Numbers 22-117-24-43-0046, 22-117-24 43-0028, and 22-117-24-43-0009.

**SECTION 3. EFFECTIVE DATE.** This ordinance be in full force and effect upon the following: (a) the City being provided evidence that a final plat of the properties described in Section 2 is recorded with Hennepin County; and (b) the first day following the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as it may be amended from time to time, which meets the requirements of Minn. Stat. § 331A.01, subd. 10, as it may be amended from time to time.

Adopted by the City Council this day 27<sup>th</sup> day of January, 2026

Jason R. Holt, Mayor

Attest: Kevin Kelly, Clerk

Published in the **Laker** the \_\_\_\_\_ of \_\_\_\_\_ 2026.

Effective the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

RESOLUTION NO. 26-13

**RESOLUTION APPROVING THE MAJOR SUBDIVISION-PRELIMINARY PLAT  
OF NORTH POINTE AT HALSTED BAY  
PLANNING CASE NO. 25-12  
PID NOS. 22-117-24-43-0046, 22-117-24-43-0028, 22-117-24-43-0009, AND  
22-117-24-43-0007**

**WHEREAS**, the applicant, Robert Bauman, has submitted a major subdivision-preliminary plat application to subdivide that property located on Bartlett Boulevard at the City's boundary with Minnetrista and with lakeshore frontage on Halsted Bay, identified as 6625, 6627, and 6639 Bartlett Boulevard and PID 22-117-24-43-0028, and shown on attached Exhibit A (the "Property"); and

**WHEREAS**, the applicant has submitted, for the City's review and approval, the preliminary plat of the Property, drafted by Bogart, Pederson & Associates, Inc., dated September 30, 2025 and revised November 11, 2025 (the "Preliminary Plat"); and

**WHEREAS**, the applicant is proposing to develop the Property with three structures: a 9-unit condominium building, a 4-unit townhouse building, and an amenity building to serve residents ("Proposed Development"). The Preliminary Plat will also enable the Proposed Development and the development of a single-family lot by a separate owner; and

**WHEREAS**, the Proposed Development is part of a larger subdivision project that extends across both the cities of Mound and Minnetrista, with the Minnetrista side including 15 single family homes and 45 units across three buildings; and

**WHEREAS**, the site is guided by the 2040 Comprehensive Plan for Low and Medium Density Residential; and

**WHEREAS**, the applicant has submitted a concurrent application to reguide portions of the Property to change the amount of land that is Low Density and Medium Density Residential to match the proposed housing unit types; and

**WHEREAS**, the applicant has submitted a concurrent application to rezone the Property to R-3 Multiple Family District; and

**WHEREAS**, Minn. Stat. § 462.358, grants the City, for the purpose of protecting and promoting the public health, safety and general welfare, the authority to adopt subdivision regulations providing for the orderly, economic and safe development of land within the City; and

**WHEREAS**, the Preliminary Plat is governed by City Code Chapter 121; and

**WHEREAS**, The Applicant, pursuant to City Code Chapter 121, has submitted the Preliminary Plat for the City's review and approval; and

**WHEREAS**, Staff studied the matter and provided a report and other information to the Planning Commission the City Council, recommending approval of the major subdivision-preliminary plat application subject to conditions; and

**WHEREAS**, the Planning Commission held a public hearing at its December 2, 2025 meeting to receive public testimony on the major subdivision-preliminary plat application; and

**WHEREAS**, the Planning Commission requested additional information from the applicant and tabled consideration of the request until its January 6, 2026 meeting; and

**WHEREAS**, after further consideration at its January 6, 2026 meeting, the Planning Commission recommended the City Council approve the major subdivision-preliminary plat application with conditions; and

**WHEREAS**, pursuant to Minn. Stat. § 462.358, the City Council of the City of Mound, after providing proper notice thereof pursuant to state law, held a public hearing on January 27, 2026 on the major subdivision-preliminary plat application to receive public testimony; and

**WHEREAS**, the City Council has considered the Proposed Development as it might affect public health, safety, or welfare and will be imposing conditions upon the approval addressing these considerations; and

**WHEREAS**, the City Council has studied the practicality of the request, taking into consideration the present and future development of the Property and the requirements of the Zoning Ordinances, Subdivision Ordinances, and other official controls; and

**WHEREAS**, the City Council's decision on the major subdivision-preliminary plat application was made within the timelines included in Minn. Stat. § 462.358; and

**WHEREAS**, the Preliminary Plat meets the City Code requirements, provided it is subject to and meets the conditions set forth in this Resolution; and

**WHEREAS**, in granting approval of the major subdivision-preliminary plat application, the City Council makes the following findings of fact:

1. The proposed major subdivision-preliminary plat application and the Preliminary Plat are consistent with applicable development plans and policies of the City of Mound.
2. The physical characteristics of the Property are suitable for the Proposed Development.
3. The Proposed Development will not negatively impact the public health, safety, or welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Mound does hereby incorporate and restate the recitals set forth above and approve the major subdivision-preliminary plat application for the Property and the Preliminary Plat, subject to the following conditions:

1. The approvals granted herein are subject to concurrent approval by the City Council of the comprehensive plan amendment, rezoning, and conditional use permit applications for the development of the Property for the Proposed Development. The approvals granted herein shall only be effective if the above-mentioned applications are approved by the City Council and all conditions of said approvals have been met to the satisfaction of City staff.
2. The Applicant shall pay upon demand all expenses, determined by the City, that the City incurs in relation to the Proposed Development and this Resolution, and shall provide an escrow deposit in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, including, but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to the development.
3. Pursuant to City Code § 121-87(a), the applicant shall have one-year from the date of this Resolution to file with the planning staff a complete application for a final plat of the Property consistent with the Preliminary Plat ("Final Plat"). Failure of the applicant to submit a complete application within the above timeframe shall cause the Preliminary Plat approval to become null and void with no further action by the City Council.
4. Applicant shall be responsible for procurement of any and/or all local or public agency permits including, but not limited to, the submittal of all required information for building permit issuance.
5. The MCES SAC charge for the Proposed Development shall be determined as part of the Final Plat, which shall be the responsibility of the

applicant. The applicant is required to prepare and submit a SAC evaluation form to the MCES for the Proposed Development.

6. Sewer and watermain area trunk charges for the Proposed Development shall be determined by the City as part of the Final Plat. The current trunk charge for sewer and water as of the date of this Resolution, per unit, is \$2,000.00 each. In the event the City Council adopts an amendment to this amount prior to release of the Final Plat, the above-amount shall be adjusted based on the then adopted amount.
7. Sewer connection and water connection fees shall be determined as part of the Final Plat. The 2026 sewer connection and water connection fees are \$240.00 each. In the event the City Council adopts an amendment to this amount prior to release of the Final Plat, the above-amount shall be adjusted based on the then adopted amount.
8. The park dedication fee amount shall be determined as part of the Final Plat as provided by City Code § 121-121.
9. The applicant shall provide a platting title commitment as required by Minn. Stat. § 505.03 as a condition of release of the Final Plat. The above-mentioned evidence of title shall be updated to at least 60 days from the date of Final Plat release and is subject to the review and approval of the City Attorney to determine the entities that must execute the Final Plat and other documents to be recorded against the Property. Further, Applicant shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution, subsequent approvals, and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.
10. Prior to release of the Final Plat, the applicant shall execute a development agreement, drafted by the City, ensuring, among other things, compliance with the obligations under this Resolution and other approvals related to the Proposed Development.
11. The approvals granted herein shall comply, at all times, with all applicable local, state, and federal rules and regulations.

Adopted by the City Council this 27<sup>th</sup> of January, 2026.

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Jason R. Holt, Mayor

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Attest: Kevin Kelly, City Clerk

EXHIBIT A

**RESOLUTION NO. 26-14**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A  
SHORELAND PLANNED UNIT DEVELOPMENT (PUD) AND MULTI-FAMILY  
RESIDENTIAL AND TOWNHOUSE USES FOR  
NORTH POINTE AT HALSTED BAY  
PLANNING CASE NO. 25-12  
PID NOs. 22-117-24-43-0046, 22-117-24-43-0028, 22-117-24-43-0009, AND  
22-117-24-43-0007**

**WHEREAS**, the applicant, Robert Bauman, has submitted an application for a Conditional Use Permit (“CUP”) to allow for a Shoreland Planned Unit Development (“PUD”) and multi-family residential and townhouse uses on that property located on Bartlett Boulevard at the City’s boundary with Minnetrista and with lakeshore frontage on Halsted Bay, identified as 6625, 6627, and 6639 Bartlett Boulevard and PID 22-117-24-43-0028, and shown on attached Exhibit A (the “Property”); and legally described on the attached Exhibit B; and

**WHEREAS**, the applicant is proposing to develop the Property with three structures: a 9-unit condominium building, a 4-unit townhouse building, and an amenity building to serve residents (“Proposed Development”). There will also be a single-family lot to be developed separately; and

**WHEREAS**, the shoreland PUD is designed to allow creativity and flexibility in site plan design, which is intended to promote developments that are an asset to the City; and

**WHEREAS**, the Proposed Development utilizes the flexibility available through a shoreland PUD for efficient site design while providing a mix of housing types and amenities for residents; and

**WHEREAS**, the Mound City Code uses a conditional use permit (CUP) to authorize a shoreland PUD; and

**WHEREAS**, the Property has been guided by the 2040 Comprehensive Plan for a mixture of Low and Medium Density Residential, which reflects the proposed uses and density for the Proposed Development; and

**WHEREAS**, the Proposed Development meets the density tiering requirements for the shoreland overlay district; and

**WHEREAS**, a separate application has been made to rezone the Property to the R-3 District, Multiple-Family Residential; and

**WHEREAS**, the R-3 District requires a CUP be approved for the use of multi-family residential and townhomes to be allowed; and

**WHEREAS**, the flexibility granted through the PUD allows for the proposed accessory amenity building to occupy its own lot and serve residents from both the Mound and Minnetrista areas of the Proposed Development; and

**WHEREAS**, applicant has submitted, for the review and approval of the City Council, the plans for the development of the Proposed Development which are on file at the City of Mound; and

**WHEREAS**, details regarding the requested CUP are contained in the Planning Report for the December 2, 2025 Planning Commission meeting and minutes, the Planning Report Addendum for the January 6, 2026 Planning Commission meeting and minutes, the Executive Summary Report for the January 27, 2026 City Council meeting, and the submitted application and supporting materials from the applicant; and

**WHEREAS**, Staff studied the matter and provided a report and other information to the Planning Commission the City Council, recommending approval of the CUP to allow a shoreland PUD for the Proposed Development, subject to conditions; and

**WHEREAS**, the Planning Commission reviewed the CUP application at its December 2, 2025 and January 6, 2026 meetings and recommended the City Council approve the CUP application with conditions; and

**WHEREAS**, pursuant to Minn. Stat. § 462.357, the City Council of the City of Mound, after providing proper notice thereof pursuant to state law, held a public hearing on January 27, 2026 on the CUP application to receive public testimony; and

**WHEREAS**, the City Council has considered the Proposed Development as it might affect public health, safety, or welfare and will be imposing conditions upon the approval addressing these considerations; and

**WHEREAS**, the City Council has studied the practicality of the request, taking into consideration the present and future development of the property and the requirements of the Zoning Ordinances, Subdivision Ordinances, and other official controls; and

**WHEREAS**, the City Council's decision on the conditional use permit application was made within the timelines included in Minn. Stat. § 15.99; and

**WHEREAS**, in granting approval of the CUP application, the City Council makes the following findings of fact:

1. The Proposed Development is consistent with applicable development plans and policies of the City of Mound.
2. The physical characteristics of the Property are suitable for the Proposed Development.
3. The Proposed Development is providing adequate utilities and drainage.
4. The Proposed Development has sufficiently considered access and traffic.
5. The Proposed Development will not negatively impact the public health, safety or welfare of the community.
6. The proposed flexibility requested through the PUD allows for the Property to be developed in a way that diversifies the types of housing available in the community.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Mound, based on record of this matter and findings contained herein, does hereby incorporate and restate the recitals set forth above and approve the CUP to allow a Shoreland PUD and the Plans to develop the Property with the Proposed Use, subject to the following conditions:

1. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to remove the sand beach improvements and retaining walls.
2. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to have the use and design of the amenity building area be further refined to minimize impacts to surrounding properties and the lake.
3. Amenity building hours – other restrictions. The use of the amenity building as a sales office for the Proposed Development shall be limited to the hours of 8 a.m. to 6 p.m. The timing of the amenity building to be made available for residential use shall be established in the Development Agreement.
4. Prior to release of the Final Plat, the applicant shall provide the City with homeowner documents, subject to the review and approval of the City Attorney, that include, among other things, limitations to hours of operation for the amenity building that are between 9 a.m. and 9 p.m.

5. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to address comments from Hennepin County.
6. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to clearly indicate that Lot 3 will be required to meet R-1 Single-family residential standards. This shall include, but not be limited to, the non-lot of record setbacks identified in Sec. 129-100 and a maximum impervious surface coverage of 30% as stipulated in Sec. 129-196(a).
7. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to demonstrate that the project can meet the shoreland's open space requirements without including the open space on Lot 3.
8. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to clarify how the open space will be managed in accordance with the City's shoreland regulations.
9. Prior to release of the Final Plat, the Plans shall be modified, as directed by the Fire Chief, to ensure compliance with applicable fire codes and regulations
10. Prior to release of the Final Plat, the Plans shall be modified as directed by other agencies having jurisdiction and any such revisions to the Plans shall be provided to the City and subject to the review and approval of the City Engineer.
11. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to provide for gate valves to be placed on interconnected watermains between cities at the city boundary (or extension of).
12. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to provide for a gate valve to be added on the east end of the WM connecting to the existing main for testing.
13. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of City staff, to show that snow can be stored on-site, outside of parking or turn-around areas. The Plan shall include a note that if there is more snow to store than available space, then the homeowners association shall have it removed off-site. Homeowners association documentation shall reference snow removal as one of the responsibilities.

14. Prior to release of the Final Plat, the landscaping portion of the Plans shall be modified, subject to the review and approval of City Landscape Architect, to, among other things, provide labeling the following trees as removed based on root zone impacts: 3550, 3561, and 1114. The applicant shall also adjust the tree removal calculations accordingly.
15. Prior to release of the Final Plat, the Plans shall be modified, subject to the review and approval of the City Engineer and City Landscape Architect, to address revisions to the amenity area in the Plans, which include:
  - a. Final construction should ensure no additional runoff, including from the roof, is directed at west neighboring property. Minor swale may be needed. Clarify all grading tie ins and any adjustments to wall heights as well. Some intermediate contour labels of this area shall be provided.
  - b. Update plans and SWMP to clarify whether there is any surface runoff directed at Swale E and how Swale E will outlet. Rip rap or erosional control blanket reinforcement of the overflow route shall be installed at the outlet to prevent erosion.
16. Prior to release of the Final Plat, the Lighting Plan shall be modified, subject to the review and approval of City Planner, to reduce impacts on adjacent property owners.
17. Prior to the release of the Final Plat, the applicant shall enter into a stormwater maintenance agreement that shall include, among other things, any permeable pavers used in the Proposed Development, including, but not limited to parking areas and trails.
18. The building materials and color scheme shall be subject to review and acceptance by the City and the Plans shall, prior to release of the Final Plat, be modified accordingly.
19. The approvals granted herein are subject to concurrent approval of the comprehensive plan amendment application, rezoning application, and major subdivision-preliminary plat application. The approvals granted herein shall only be effective if the above-mentioned applications are approved by the City Council and all conditions of said approvals have been met to the satisfaction of City staff. Further, the requirements to submit a complete application for the Final Plat as provided in City Code and the resolution approving the preliminary plat of the Property or the Final Plat is not recorded within 2 years of the Final Plat approval by the City Council, then the City Council may, and on that basis only, revoke approvals herein for a CUP.

20. The CUP approved by this Resolution is for the Property legally described as stated in the Hennepin County Property Tax Information System included on attached Exhibit B. Applicant shall be responsible for providing all existing and proposed legal descriptions in electronic form.
21. Prior to release of the Final Plat, the applicant shall execute a development agreement, drafted by the City, ensuring, among other things, compliance with the obligations under this Resolution and other approvals related to the Proposed Development.
22. The Applicant shall pay upon demand all expenses, determined by the City, that the City incurs in relation to the Proposed Development and this Resolution, and shall provide an escrow deposit in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, including, but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to the development.
23. The applicant shall be responsible for securing all required local, state, and federal permits and approvals.
24. The Plans are subject to the review and approval of the Minnehaha Creek Watershed District. The Plans shall be modified as required by the Minnehaha Creek Watershed District and directed by the City Engineer.
25. The applicant shall be responsible for recording all resolution(s) approving the Proposed Development, as directed by the City Attorney, with Hennepin County. The applicant is advised that the resolution(s) will not be released for recording until all conditions of this Resolution and other resolutions approving the Proposed Development have been satisfied as provided for therein.
26. The approvals granted herein and the Plans are subject to additional review and direction by City staff, the Planning Commission, and City Council that must be met prior to release of the Final Plat.
27. All construction on and maintenance of the Property shall comply, at all times, with this Resolution, the Plans, other approvals related to the Proposed Development, and all applicable local, state and federal rules and regulations.

Adopted by the City Council this 27<sup>th</sup> of January, 2026.

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Jason R. Holt, Mayor

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Attest: Kevin Kelly, City Clerk

EXHIBIT A

EXHIBIT B

**MEETING MINUTES (DRAFT)**  
**REGULAR PLANNING COMMISSION**  
**JANUARY 6, 2026**

**1. Call to Order**

Chair Goode called the meeting to order at 6:00 p.m.

**2. Roll Call**

Members present: David Goode, Nick Rosener, Jason Baker, Drew Heal, Kristin Young and Kathy McEnaney

Members absent: Samantha Wacker

Staff present: Sarah Smith, Rita Trapp, Mia Colloredo-Mansfeld, Sarah Lenz

Others present: Jim & Tonia Kurth (18113 Lamar Ct, Lakeville), Sheldon Berg (333 Washington Ave N STE 210, Minneapolis), Dean Dovolis (333 Washington Ave N STE 210, Minneapolis), Ben Hahn (6659 Addie Lane, Eden Prairie), Helen Canning (5926 Beachwood Road.)

**3. Discussion/action – Nominations and Election of Chair and Vice Chair**

Staff distributed ballots for the election of Chair and Vice Chair.

**MOTION** by Baker, seconded by Heal, to nominate David Goode as Chair of the Planning Commission. All voted in favor. **MOTION** carried.

**MOTION** by Goode, seconded by Heal, to nominate Jason Baker as Vice Chair of the Planning Commission. All voted in favor. **MOTION** passed.

There were no additional nominations.

Ballots were tallied and David Goode was announced as the Chair and Jason Baker was announced as the Vice Chair.

**4. Review and approval of agenda, including any amendments**

**MOTION** by Baker, seconded by Rosener, to approve the agenda. **MOTION** passed unanimously.

**5. Review and action on meeting minutes**

**A. November 18, 2025 special/reschedule meeting**

**MOTION** by Heal, seconded by Rosener, to approve the special/rescheduled November 18, 2025 meeting minutes. **MOTION** passed unanimously.

**B. December 2, 2025 regular meeting**

**MOTION** by Baker, seconded by Rosener, to approve the December 2, 2025 regular meeting minutes. **MOTION** passed unanimously.

**6. Board of Adjustment and Appeals**

**A. Planning Case No. 25-12 Review/discussion/recommendation of a comprehensive plan amendment, a major subdivision-preliminary plat, a conditional use permit for a planned unit development (PUD) in the shoreland overlay district and to allow a multiple family dwelling unit structure and townhouses in the R-3 zoning district, a rezoning request and site development plan for “North Pointe at Halsted Bay” for properties at 6625, 6627, and 6639 Bartlett Boulevard and a property with PID 222-117-24-43-0028 in Mound**

Trapp provided a brief overview of the project and what had been discussed in the December 2, 2025 Planning Commission meeting before it was tabled for additional information. Trapp gave additional details for the requested topics including:

- Building height
- Impervious surfaces
- The amenity building and parking
- Traffic conditions
- Open space and landscaping
- Snow removal
- Site lighting
- Agency comments or changes

Baker asked what the swale is and about the water drainage comment from the MCWD. Trapp responded a swale generally collects and moves water. Trapp noted that the MCWD comment refers to the water drainage that is currently draining through the site from the properties on the northern side of Bartlett Boulevard. As this drainage will continue to come through the site post-construction, the MCWD wants to know how that will be handled. Trapp said these questions will be best addressed by the engineer.

Baker asked why there are no right turn lanes. Trapp indicated that is her understanding about traffic flow is that there is more concern about stacking for left turns as right turns will be able to complete their turn without crossing lanes and having to wait for the other traffic on Bartlett. Trapp also mentioned there will be two points of entry/exit onto Bartlett Blvd which will help reduce traffic backups.

Baker asked if the MCWD is OK with the deck going into the setback or if that is a City decision. Trapp replied it is a City decision with input from the DNR.

Sheldon Berg came up to address questions about the project. Berg said Hennepin County expressed concerns about left turn movements which led to the left turn lanes being added to the project. The building height was reduced, the water drainage is being addressed with the four water basins and swale E to mitigate roof runoff from the amenity building and storm runoff from the north. Berg said open space calculations excluding Lot 3 will be provided but he believed the project would still be under the 50% requirement.

McEnaney expressed appreciation for reducing the building height and providing a graphic showing the perspective from Bartlett Blvd.

Baker asked if a condition is made that the open space calculations meet the 50% requirement excluding Lot 3, where would that condition go? Trapp replied the condition would be in the Conditional Use Permit (CUP).

Baker asked if the removal of the beach and retaining walls is a condition from MCWD. Trapp said that comes from the shoreland regulations and shore impact zone requirements. From the City's perspective creating a beach and retaining wall does not align with these requirements.

**MOTION** by Baker, seconded by Rosener, to approve Planning Case No. 25-12 with preliminary conditions and findings of fact, adding a condition that open space be calculated without Lot 3. **MOTION** passed unanimously.



## PLANNING REPORT ADDENDUM

**TO:** Planning Commission  
**FROM:** Sarah Smith, Community Development Director  
**DATE:** Rita Trapp and Mia Colloredo-Mansfeld, Consulting Planners  
**SUBJECT:** January 2, 2026  
Supplemental Information for the North Pointe at Halsted Bay  
(Planning Case No. 25-12) Project Applications  
**Consideration** -- Subdivision-Preliminary Plat, Comprehensive  
Plan Amendment, Rezoning, and a Conditional Use Permit (CUP)  
for a Shoreland Planned Unit Development (PUD) and to allow  
multi-family residential and townhouses in the R-3 District  
**APPLICANT:** Robert Bauman  
**LOCATION:** 6625, 6627, & 6639 Bartlett Blvd and the property with PID 22-  
117-24-43-0028  
(*PID Nos. 22-117-24-43-0046, 22-117-24-43-0028, 22-117-24-43-  
0009, and 22-117-24-43-0007*)  
**MEETING DATE:** January 6, 2026  
**COMPREHENSIVE PLAN:** Low Density Residential and Medium Density Residential  
**ZONING:** R-1 and R-3 in Shoreland Overlay District

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*Planning Commission members are requested to bring their December 2<sup>nd</sup> Planning Commission packets to the meeting. Alternately, members may individually contact Staff and request an electronic copy of the report and support materials related to this request be forwarded by email.*

### OVERVIEW

On December 2, 2025 the Planning Commission held a public hearing and considered multiple land use and subdivision requests from the applicant, Robert Bauman, for a proposed development of a multi-family residential building (9 units), townhouse building (4 units), single-family lot, and amenity building. After the public hearing and discussion, the Planning Commission tabled the request so that the applicant could provide additional information on a number of items identified by staff and the Planning Commission, including building height of the 9-unit condominium building, traffic impacts, open space calculations, parking and use of the amenity building, stormwater, and impervious surface area.

Members of the Planning Commission are advised that all the required public hearing was opened and closed on December 2, 2025 but public comment at the upcoming meeting can be taken at the Planning Commission's discretion.

On December 22, 2025, the applicant submitted supplemental application materials which are intended to address Planning Commission and technical review comments. The materials received included updated civil plans, landscape plans, building height calculations, and building elevations. New submittals also include a project overview diagram, renderings for the 9-unit condominium building, an open space diagram, and a lighting plan. Due to file size, additional applicant submissions are available at the below link:

[https://www.cityofmound.com/government/public\\_notices/north\\_pointe\\_at\\_halsted\\_bay.php](https://www.cityofmound.com/government/public_notices/north_pointe_at_halsted_bay.php)

Hardcopies of plans will be provided to Planning Commission members upon individual request.

The applicant has made a number of changes to the plan. A few to particularly note include:

- The landscape plan notes a 50 foot by 15 foot sandy beach area on the western side of shoreline and a 10 foot shoreline revetment (retaining wall) and 2 foot native seed buffer area on the east.
- A stormwater swale ('E') has been added to the east of the amenity building.
- The patio/deck area in front of the amenity building has been reconfigured to reduce the amount that extends into the OHWL setback area.
- A path constructed of permeable pavers has been added to the south of the amenity building to allow access to a seasonal dock. The seasonal dock is noted as needing to be further reviewed by LMCD.
- The trail between the buildings has been modified to be constructed of permeable pavers with stairs.

## **REVIEW PROCEDURE**

### ***Extension of Timeline for Review***

Planning Commission members are advised that the City executed an extension for action on the conditional use permit and rezoning for an additional 60-days as allowed by Minnesota State Statutes Section 15.99. The new deadline for action on the conditional use permit and rezoning application is March 3, 2026.

The City previous executed a 60-day extension for the comprehensive plan amendment and the extended deadline for action is January 31, 2026. Staff has informed the applicant and representative that an applicant extension is requested.

The 120-day deadline for action on the major subdivision-preliminary plat is March 3, 2026.

### ***Public Hearings***

#### **Planning Commission**

City Code Section 121-61 requires that a public hearing for review of the major subdivision-preliminary plat be held by the Planning Commission. Minnesota State Statutes Section 462.355 requires the Planning Commission hold a public hearing for review of the Comprehensive Plan amendment. The public hearing was opened and closed at the December 2, 2025 Planning Commission Meeting. Additional public comment at the January 6, 2026 meeting will be at the discretion of the Planning Commission Chair.

#### **City Council**

According to City Code, the City Council is required to hold a public hearing for review of the rezoning, conditional use permit, and the major subdivision-preliminary plat (Sections 129-34, 129-38 and 121-61). This public hearing will be set once a recommendation for the project applications has been received from the Planning Commission.

#### **Public Comments Received**

Comments or emails received by 9:00 a.m. on Tuesday, December 22, 2025 were included in the Planning Commission agenda packet for the January 6, 2026 Planning Commission meeting. Comments received after that time will be presented to the Planning Commission at the meeting. Information submitted will be made part of the public record. As of the packet preparation, no new comments regarding these subdivision and land use applications have been received.

At the December 2<sup>nd</sup> meeting, the Planning Commission requested Staff to provide a response to the comments received from neighboring property owners David and Jean Fasching that were amended into the packet at the start of the meeting. The following is Staff's response:

- 1) Shoreland environmental protection – stormwater – Staff notes that MCWD is the lead agency related to stormwater and erosion control. Since the Planning Commission meeting, the applicant has formally applied to the MCWD. According to the copy of the incomplete letter the City received, the applicant has been asked to revise their submittal to account for the nearby area that is draining into the development.
- 2) Density inconsistent with shoreland district and neighborhood character – A portion of this project area is guided and zoned for medium density residential. The proposed comprehensive plan amendment and rezoning is rearranging the density to reflect the location of specific uses within the project. Staff also notes that this project is required to meet both the MnDNR density requirements and the Metropolitan Council density

requirements, which are contradictory in a shoreland area. The applicant has demonstrated compliance with both at this time.

- 3) Regional impacts to Minnetrista residents without representation – Cities have the authority to review and approve projects within their boundary. As required, public notice about the project was sent to all residents within 350 feet. Both Mound and Minnetrista residents are able to comment on the project at Mound meetings.
- 4) Infrastructure burden shifted to the City of Mound – As with any development project, the applicant is responsible for the costs related to the construction of infrastructure, including erosion control and utility extension. The infrastructure construction must meet City standards. The proposed infrastructure is not notably unique as compared to other areas of Mound.
- 5) Comprehensive Plan Amendment standard not met – The City is able to determine when a Comprehensive Plan Amendment is appropriate. While there is a process that must be followed, there is not a specific standard that must be met. The amendment requested is intended to reshape the existing land use guidance within the project area to match the proposed project.
- 6) Required City Conditions – The MCWD is the lead agency regarding stormwater management and erosion control and as such, they determine what modeling is needed. Current practice is that the City is the first agency to review a proposed development and any approval is contingent on MCWD approval. An Environmental Assessment Worksheet is not required per Minnesota Rules. Both Hennepin County and the City Engineer have reviewed the proposed project for public safety concerns.
- 7) Burden of proof – Unless deemed necessary by the City Council, review of proposed developments is completed by technical staff. This development has been reviewed by engineers, landscape architects, planners, public works, and fire safety from a number of agencies. In addition to City Staff and the City's consultants, comments indicate the project has been reviewed by Hennepin County, MCWD, LMCD, DNR, and the Metropolitan Council.

## **STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW**

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment on October 10, 2025, November 4, 2025, November 7, 2025, November 19, 2025, November 24, 2025 and November 25, 2025. On December 11, 2025 commenters were requested to review the additional material received on November 24 and 25 and share any revisions, additions, or deletions to their previous comments. The following summarizes what was received in preparation for the January 6, 2026 meeting.

*As was noted previously, the applicant sent updated plans on December 22, 2025 to address comments received to date. These plans were distributed to agencies for technical review on December 23, 2025. There may be additional comments/conditions forthcoming from technical review of those plans. These will be incorporated as appropriate as they are received.*

**Abigail Couture, Minnehaha Creek Watershed District (MCWD)**

A December 19, 2025 letter from the MCWD indicates that the applicant submitted a permit application on November 24 and 25, 2025. Based on information received to date, MCWD believes the project will be subject to the erosion and sediment control and stormwater management rules. A letter of incomplete to the applicant was issued on December 15, 2025 identifying the information and revisions needed to complete the application.

The MCWD indicates that two requirements of the Stormwater Management rule are of particular focus for additional information. For rate control, the applicant is being requested to delineate the off-site drainage area that discharges into the project site and incorporate the area into the stormwater model. For vertical separation, the applicant is requested to provide additional information demonstrating that there is a minimum of two feet of vertical separation or hydraulic disconnection between the 100-year high water level of a waterbody or stormwater practice and the lowest openings of existing and proposed structures.

**Ryan Toot, MN DNR Area Hydrologist**

On December 29, 2025, Mr. Toot indicated that most of his previous comments have been addressed. The additional submittals show that the deck/patio meet structure setbacks and open space has been provided. The only outstanding item is related to homeowners association language. Staff notes that this language typically is part of the final plat process.

**Carla Stueve and Christina Neel, Hennepin County**

Staff indicated that they do not have any additional comments or requested conditions and they appreciated the responses from the applicant.

**Gregory Pederson, Fire Chief, Mound Fire Department**

St. Boni Fire Chief Eric Anderson and Andy Drilling and Gregory Pederson from the Mound Fire Department met to provide input and guidance to the developer on fire code and fire response related topics. The requests are intended to improve the overall water supply, as well as the effectiveness for fire department response and access. The developer made the following changes that were requested:

- adding 5 or 6 fire hydrants within the entire site
- relocating some fire hydrants
- adding a water supply (loop as shown in blue) in front of the 3 main buildings
- widening the fire access road in front of the 3 main buildings

### **Ryan Pritch, Mound Public Works**

In response to the updated plans provided to the Mound Fire Department, Mound Public Works notes that the Mound and Minnetrista water systems must be kept separated because of the water cemetery between them. They may only be connected in the event of an emergency.

### **Matt Bauman, City Engineer**

The applicant has addressed the issues raised. The only comments remaining for the recent plan set is:

- Gate valves shall be placed on interconnected watermains between cities at the city boundary (or extension of).
- Add a gate valve on the east end of the WM connecting to the existing main for testing.
- Revisions to the plans are needed with the addition of Swale E by the amenity building.

## **DEVELOPMENT SUBMITTAL REVIEW**

It is Staff's understanding that the nature of the proposed project has generally remained the same. The following summarizes information provided by the applicant on the areas of concern specifically noted by the Planning Commission at its December 2<sup>nd</sup> meeting.

### **Building Height**

The proposed building height of the 9-unit condominium building has been decreased due to a reduction in ceiling heights and architectural detailing. It is estimated that the front façade height has decreased by about 3 feet in the front to just over 40 feet, while the rear façade has decreased by about 4 feet to about 46 feet.

The applicant provided supplemental narrative information, including renderings of the 9-unit condominium building from the street view. In the narrative, the applicant notes that the distance from the road, preserved trees, and newly planted trees will help reduce the visual impact of the building height and the trees will provide screening. Staff notes additional clarification about landscaping is needed on the west side of the driveway given what is shown in the landscape plan versus the rendering.

At its December 2, 2025 meeting, the Planning Commission asked for information about the building heights for the condominiums in Minnetrista. The August 2, 2025 Minnetrista City Council Memorandum indicated the condominiums were held to a maximum of 3 story/45 feet using average grade. In addition, the basement level garages are not considered a story because they are built into the hill. Minnetrista staff indicated that building heights did not come up as discussion at their meetings.

The Planning Commission also requested information about building heights for recent Mound projects. Staff reviewed the planning reports for those projects. Artessa was approved to be up to 48 feet in height. Harrison Bay Senior Living project approvals allowed building height to be 39.5 feet.

#### **Impervious Surface**

The applicant is proposing a total of 35.5% impervious surface on the site. This is an increase from 34.0% on the previous plans, however, it removes Lot 3, the single-family lot, from the calculations. The Planning Commission requested calculations exclude Lot 3 as no applications or permits have been submitted for construction on this lot. The applicant is proposing to use permeable pavers for portions of the road/driveways and parking areas in order to limit increases to impervious surface.

As required for a Shoreland PUD, impervious surface must be calculated in tiers. It should be noted that the applicant did include Lot 3 information based on the preliminary plans for the house size and drive. The applicant is proposing 29.5% impervious surface in Tier 1, which has a maximum impervious surface coverage of 30%. The proposed 29.5% is slightly less than the previous plans, which had 29.9% impervious surface in Tier 1. Tier 2 is 27.2% impervious and Tier 3 is 46.5% impervious surface. The Mound Tier Areas – Impervious on the Utility Plan should clearly note that Lot 3 is not included in the calculations and that it is limited to a maximum hardcover of 30%.

Tier	Total Area (SF)	Impervious Area (SF)	Percent
1	41,873	12,345	29.5%
2	72,149	19,658	27.2%
3	36,097	16,790	46.5%

#### **Amenity Building**

The proposed amenity building has been reconfigured to change the amount of impervious surface located below the OHWL. The previous plans showed a deck/patio located predominately below the OHWL on the lakeshore side of the amenity building. The deck/patio has been redesigned to be smaller with more of the area located above the OHWL. The new

design includes a pervious paver path/patio area that is below the OHWL connecting to the seasonal dock.

With the applicant counting the pervious pavers as 50% impervious surface, the redesign has resulted in a decrease of impervious surface below the OHWL of approximately 68 square feet. The new design does extend farther south in some areas into the shore impact zone.

The applicant was asked to respond to concerns about use and parking of the amenity building. The applicant response is *“Due to the modest size and nature of the amenity building, and proximity of project buildings, the development team is confident of the parking that is proposed. Many HOA members can walk and the building has some lower level storage for bulky items for members.”*

Staff recommends continued discussion about the use and design of the amenity building area. Staff has concerns about the impacts of the proposed use on the neighboring single-family homes and additional refinements may be helpful to reduce impacts.

### **Open Space**

The applicant is proposing 61.2% open space for the development. The 61.2% includes the single-family lot and a proposed building footprint for this lot. There are no applications currently under review for the development of the single-family lot, so the overall open space may change once the single-family lot is developed. It should be noted that the shoreland regulations require a residential PUD to have at least 50% open space. Any areas shown contributing to meeting that standard must be preserved in perpetuity and deed restrictions, covenants, permanent easements, or similar instruments must be in place. Thus, if the single-family lot is contributing to the PUD meeting the 50% requirement, preservation instruments will be required and the property owners will potentially need to be part of a homeowners association. The open space requirements also state that 70% of the shore impact zone (which is the area 25 feet from the OHWL must be preserved in its natural or existing state. Staff’s evaluation is that the proposed sand beach and retaining walls recently proposed do not meet this requirement and should be removed.

### **Landscaping**

The applicant provided updated landscaping plans. Comments that need to be addressed include:

- Plans say that tree diameters are representative of diameter breast height (dbh); however, trees shown do not appear to be sized appropriately on the plan. For example, a 25" oak only appears to be shown at 12" wide, which is less than half the estimated size of its critical root zone. Many of the trees they are showing adjacent to retaining walls and pavement will have their root zones impacted more severely than these plans indicate, and these root zone impacts will likely result in the eventual death of those trees. Trees that should be labelled as removed based on root zone impacts include:
  - 3550
  - 3561
  - 1114

The applicant should also adjust the tree removal calculations accordingly.

- Applicant says the area west of the amenity building has been regraded to address runoff to neighboring property, but it still seems likely to head that way. Clarification is needed about roof runoff. In addition, the City Engineer has added that all grading tie in and any adjustments to wall heights should be clarified.
- Clarification is needed about the operations of the new Swale E, including how surface run off is directed to it and how it outlets. Rip rap or erosion control blanket reinforcement of the overflow route should be installed at the outlet to prevent erosion. Both plans and the SWMP should be updated.
- The applicant should consider how the 25" oak in the southeast edge of Swale E could be preserved.

### **Traffic**

The project accesses County Road 110/Bartlett Blvd which is classified as an "A" minor arterial, the class of road designed for moving of traffic within the community rather than providing access to properties. Staff of both Hennepin County and the City of Mound have reviewed the proposed project and concluded that the additional traffic proposed is acceptable for this roadway. To improve traffic flow, Hennepin County did ask for additional turn lanes.

### **Snow Removal**

The applicant was requested to provide information on how snow removal is to be handled. The response was "*The majority of the development has ample locations for snow storage due to its rural nature. The amenity building is the only one that is limited and if a lengthy snow event happens, some truck removal of snow will be needed.*" It is recommended that the plans be revised to more clearly show how snow removal can occur without affecting available parking spaces. In addition, the plans and the homeowners association documents should

clearly note that removal of snow from the site is the homeowners association's responsibility if it is needed.

### **Signage**

The applicant has clarified that signage will be limited and meet all sign code requirements. At this time, it is anticipated that the development will have a small sign at the eastern entrance to the development and another at the amenity building.

### **Site Lighting**

The applicant provided a lighting plan for the site. The applicant is proposing a total of 12 lights, 8 lights lighting streets, driveways, and parking lots and 4 lights located on the exterior of the amenity building.

Per Mound City Code, *“any light or combination of lights which cast light on residential property shall not exceed 0.4 footcandle as measured from said property line.”* All footcandle measurements along the eastern boundary of the proposed development meet this requirement.

Along the western boundary of the amenity building property, which is adjacent to existing residential uses, footcandle measurements range from 0.0 to 3.0, with an average of 0.9 footcandle along the property line. Given the close proximity of the existing adjacent house, the lighting plan should be adjusted to reduce the light levels along the western property line.

It should be noted that there are higher light levels shown on the plan associated with street lights being placed to illuminate the driveway and turn around areas. Given safety, these are acceptable.

### **Shoreland Protection**

The proposed landscaping plan provides updated information on plantings and uses immediately adjacent to the shoreline. The proposed plans include native seed plantings 10 ft wide along the shoreline. Within the native seed planting area on the shoreline, there is a 15 foot x 50 foot proposed sand/beach area. Due to inconsistency with the open space requirements for the shoreland PUD, Staff is recommending the beach area improvements and retaining walls recently proposed be removed from the project.

### **Trail Surfacing**

The applicant is proposing to use permeable pavers on the internal trail system within the development. Trails and stairways connect the 9-unit condominium building, 4-unit townhome building to the amenity building. The trails also connect to the 9-unit condominium building on the Minnetonka side of the development.

## **RECOMMENDATION**

The Planning Commission is requested to discuss the land use and subdivision requests and recommend approval, recommend denial, or table the requests so that the applicant and Staff can provide additional information.

Staff recommendation is for approval of the requests to include conditions and findings of fact. At a minimum, Staff recommends the following preliminary list of conditions and findings of fact be considered with the Planning Commission's recommendations. Please note that the conditions and findings proposed are preliminary and subject to change as review and discussion of the development project continues.

### ***Potential Conditions***

#### **Major Subdivision – Preliminary Plat**

1. Concurrent approval of the comprehensive plan amendment, rezoning application, and conditional use permit application.
2. Applicant shall be responsible for payment of all costs associated with the preliminary plat application.
3. The applicant shall be responsible for recording the resolutions with Hennepin County. Applicant is advised that the resolutions will not be released for recording until all conditions have been met.
4. Applicant shall be responsible for procurement of any and/or all local or public agency permits including, but not limited to, the submittal of all required information for building permit issuance.
5. The MCES SAC charge for the project shall be determined as part of the final plat which shall be the responsibility of the applicant. The applicant is required to prepare and submit a SAC evaluation form to the MCES for the proposed project.
6. Sewer and watermain area trunk charges for the project shall be determined as part of the final plat. The current trunk charge for sewer and water, per unit, is \$2000.00 each.
7. Sewer connection and water connection fees shall be determined as part of the final plat. The 2024 sewer connection and water connection fees are \$240.00 each.
8. The park dedication fee amount shall be determined as part of the final plat as provided by City Code Sec. 121.121.
9. A development agreement shall be prepared as part of the final plat process.
10. Additional conditions from Staff, the Planning Commission and City Council.

Conditional Use Permit

1. All required public agency permits for approvals needed for the North Pointe at Halsted Bay project shall be obtained.
2. The sand beach improvements and retaining walls be removed from the project.
3. The use and design of the amenity building area shall be further refined to minimize impacts to surrounding properties and the lake.
4. Plans should be revised to address comments from Hennepin County.
5. Plans should clearly indicate that Lot 3 is limited in impervious surface coverage to 30%.
6. The applicant shall clarify the open space preserved in the project and how it will be managed in accordance with the City's shoreland regulations.
7. The applicant shall revise the plans to be acceptable to the Fire Chief.
8. Gate valves shall be placed on interconnected watermains between cities at the city boundary (or extension of).
9. A gate valve shall be added on the east end of the WM connecting to the existing main for testing.
10. The applicant shall show on a plan that snow can be stored on-site, outside of parking or turn-around areas. The plan shall include a note that if there is more snow to store then available space, then the homeowners association shall have it removed off-site. Homeowners association documentation shall reference snow removal as one of the responsibilities.
11. The applicant shall revise the landscaping plan to be acceptable to the City's landscape architect. In particular, the applicant shall modify the landscape plan to label the following trees as removed based on root zone impacts: 3550, 3561, and 1114. The applicant shall also adjust the tree removal calculations accordingly.
12. The applicant shall revise plans to the satisfaction of the City Engineer and Landscape Architect to address revisions to the amenity area in plans dated December 22, 2025. These include:
  - a. Final construction should ensure no additional runoff, including from the roof, is directed at west neighboring property. Minor swale may be needed. Clarify all grading tie ins and any adjustments to wall heights as well. Some intermediate contour labels of this area would be helpful.
  - b. Update plans and SWMP to clarify whether there is any surface runoff directed at Swale E and how Swale E will outlet. Rip rap or erosional control blanket reinforcement of the overflow route should be installed at the outlet to prevent erosion.

- c. Consider how adjustments to Swale E could be made to preserve the 25" oak at the southeast edge.
- 13. The lighting plan should be revised to the satisfaction of the City Planner near the amenity building to reduce impacts on adjacent property owners.
- 14. The stormwater maintenance agreement should include any permeable pavers used in the project, including, but not limited to parking areas and trails.
- 15. The building materials and color scheme shall be subject to review and acceptance by the City.
- 16. Concurrent approval of the comprehensive plan amendment, rezoning application, and major subdivision-preliminary plat application.
- 17. This conditional use permit is approved for the following legally described property as stated in the Hennepin County Property Tax Information System:  
*(-legal descriptions to be provided in electronic form by the developer-)*
- 18. A Development Agreement, to be prepared by the City Attorney, shall be required for the project and prepared as part of the final plat.
- 19. Applicant shall be responsible for payment of all costs associated with the conditional use permit application.
  
- 20. The applicant shall be responsible for securing all required local, state, and federal permits and approvals.
- 21. The applicant shall be responsible for recording the resolution(s) with Hennepin County. The applicant is advised that the resolution(s) will not be released for recording until all conditions have been met.
- 22. Additional conditions from Staff, the Planning Commission, and City Council.

### ***Potential Findings of Fact***

#### **Comprehensive Plan Amendment**

- 1. The proposed uses of the property align with the goals of the Mound 2040 Comprehensive Plan.
- 2. The proposed densities align with the definitions outlined in the Mound 2040 Comprehensive Plan.

Rezoning

1. The proposed rezoning is consistent with the goals of the Mound 2040 Comprehensive Plan.
2. The proposed development will not negatively impact the public health, safety, or welfare of the community.

Major Subdivision-Preliminary Plat

1. The proposed major subdivision-preliminary plat is consistent with applicable development plans and policies of the City of Mound.
2. The physical characteristics of the site are suitable for the type of development and use being proposed.
3. The proposed development will not negatively impact the public health, safety, or welfare of the community.

Conditional Use Permit

1. The proposed use of the site is consistent with applicable development plans and policies of the City of Mound.
2. The physical characteristics of the site are suitable for the type of development and use being proposed.
3. The proposed development is providing adequate utilities and drainage.
4. The proposed development has sufficiently considered access and traffic.
5. The proposed development will not negatively impact the public health, safety or welfare of the community.
6. The proposed flexibility requested through the planned unit development allow for the site to be developed in a way that diversifies the types of housing available in the community.

**CITY COUNCIL REVIEW**

Once a recommendation is received from the Planning Commission and additional information is received from the applicant to address Planning Commission comments, a meeting date for City Council consideration of the applications will be set. Public hearings are required for the rezoning, major subdivision-preliminary plat, and the conditional use permit.

**MEETING MINUTE EXCERPTS**  
**REGULAR PLANNING COMMISSION**  
**DECEMBER 2, 2025**

**1. Call to Order**

Chair Goode called the meeting to order at 6:00 p.m.

**2. Roll Call**

Members present: David Goode, Sheri Wallace, Nick Rosener, Jason Baker, Samantha Wacker, Kristin Young and Kathy McEnaney

Members absent: Drew Heal

Staff present: Sarah Smith, Rita Trapp, Mia Colloredo-Mansfeld, Sarah Lenz

Others present: Tonia Kurth (18113 Lamar Ct, Lakeville), Cammie & Steve Lillehaug (6627 Bartlett Blvd), Sheldon Berg (333 Washington Ave N STE 210, Minneapolis), Bill Gleason (6557 Bartlett Blvd), Wayne Stark (320 2<sup>nd</sup> Ave N, Sauk Rapids), Keith & Elizabeth Randklev (6680 & 6690 W Co. Road #110), Ben Hahn (6659 Addie Lane, Eden Prairie), Jerry Mader (6607 Bartlett Blvd), Pete Taylor (6615 Bartlett Blvd), Gal Peremislov (6619 Bartlett Blvd), Ronald J Walsh, Maple Grove, Jim Koch, Robert Bauman, 5310 West 16<sup>th</sup> Street, 101, St. Louis Park

**3. Review and approval of agenda, including any amendments**

The Chair noted that an email and graphic from David and Jean Fasching was received after the preparation of the packet and shared with the Planning Commission and requested to be amended into the agenda for review and discussion of Planning Case 25-12.

**MOTION** by Baker, seconded by Rosener, to approve the agenda as amended. **MOTION** passed unanimously.

**4. Review and action**

- A. November 18, 2025 special/rescheduled meeting minutes – Staff recommended the Planning Commission table action on the November 18, 2025 special/rescheduled minutes to the January 6, 2026 meeting**

**MOTION** by Baker, seconded by Rosener, to table the November 18, 2025 special/rescheduled minutes to the January 6, 2026 meeting. **MOTION** passed unanimously.

**5. Board of Adjustment and Appeals**

- A. Planning Case No. 25-12**

**Public Hearing - Comprehensive plan amendment and major subdivision-preliminary plat for "North Pointe at Halsted Bay" for properties at 6625, 6627, and 6639 Bartlett Boulevard and a property with PID 222-117-24-43-0028 and review/consideration of conditional use permit for a planned unit development (PUD) in the shoreland overlay district and to allow a multiple family dwelling unit structure and townhouses in the R-3 zoning district, a rezoning request and site development plans**

Trapp provided an overview of the Planning Commission review process at the meeting and the role of the Planning Commission to act as advisors to the City Council. Trapp outlined the North Pointe at Halsted Bay project, which proposes a 9-unit condominium building, 4-unit townhouse building, a single-family lot and an amenity building located on the Mound side adjacent to the Minnetrista side of the project proposing 45 units

in 3 condominium buildings and 15 single family homes. Approvals with conditions have already been received from Minnetrista.

Trapp broke down the individual requests of the project and reviewed each as they will be applied. The requests presented are as follows:

- Comprehensive Plan Amendment  
-Reguide a portion of the site to Low Density Residential and another portion to Medium Density Residential
- Rezoning Application  
-Rezone from R-1 to R-3 Shoreland Planned Unit Development (PUD)
- Major Subdivision – Preliminary Plat  
-Replat the existing lots into 8 lots
- Conditional Use Permit (CUP)  
-Required for Shoreland Planned Unit Development (PUD) and for townhouses and multi-family in R-3

Trapp presented the comments received from organizations that reviewed the applications including the DNR, Minnehaha Creek Watershed District, Metropolitan Council Environmental Services, Hennepin County, City Engineer, Mound Fire Department, City Consulting Surveyor and Lake Minnetonka Conservation District.

A public comment was received from David and Jean Fasching expressing concerns about the following subjects:

- Shoreland environmental protection
- Density inconsistent with shoreland district and neighborhood character
- Regional impacts to Minnetrista residents without representation
- Infrastructure burden shifted to City of Mound and taxpayers
- Comprehensive Plan Amendment standard not being met
- Required City Conditions if denial not granted
- Burden of proof must remain with the applicant

Young asked if there will be a stormwater pond and if the dock will be a part of the development. Trapp replied no stormwater pond will be on the Mound side of the project and the dock will be included in the project on the Mound side but discussion is on-going with the LMCD, who is the authority for how docks can be operated and managed.

Wallace asked about the proposed use of the amenity building expressing concerns about how limited the parking is and the slopes of the walking paths for residents. Wallace also asked if there is a stormwater plan. Trapp replied that MCWD is the lead agency for stormwater review and the applicant has been in contact with MCWD. The typical process is that the City reviews a project and then the MCWD. Any approvals by the City are conditioned on approval from MCWD.

Wallace requested shoreline vegetation to better protect the lake.

McEnaney spoke about the 50 foot height of the condominium building stating that the zoning code caps buildings to the height of 35 feet in Mound. McEnaney also expressed concerns about the added traffic to County Road 110. Trapp replied that Hennepin County has reviewed the plans and not expressed concern about the additional traffic. Hennepin County has requested additional right-of-way for County Road 110 and turn lanes for safe and efficient traffic operations.

Baker asked for clarification regarding the impervious measurements, height, and setback regulations and what these regulations are for Minnetrista. Baker also requested that Lot 3 be handled separately so it is clearer for everyone about the maximum impervious allowed on the site.

Sheldon Berg and Wayne Stark introduced themselves to the Planning Commission as representatives for the applicant. Berg provided an overview of the goals of the project and responded to questions regarding the amenity building asked by Commission members earlier. He stated that they do not have concerns about the amenity building being too busy as it is modest in size. It was felt that with the sidewalks/trails many residents would walk rather than drive to the building. Berg addressed the condominium building height stating that some of the building will be built into the slope and the entire height of the building will not be visible from all angles. The project was designed to keep the higher buildings away from the lake. Berg also mentioned the building heights have been accepted by Minnetrista.

Stark addressed the questions regarding stormwater and provided more details of the storm water treatment proposed for the project. Stark noted that the ponding occurs in the Minnetrista portion of the project.

Rosener asked what the tradeoff is with the height versus the number of units in the condo building. Berg responded that the ceiling heights in the units are 10 feet and could be lowered but the overall intent was to make the units comfortable but not overwhelming while keeping in mind general interests of potential residents.

Wallace asked if the black area on the top of the building is decorative. Berg responded that it's a bit decorative but intended mostly as screening for mechanical equipment on the roof.

**Chair Goode opened the Public Hearing at 7:19 p.m.**

Gal Peremislov introduced himself and questioned what type of impact it will be having a 50 foot building go up next to his house with additional traffic and a neighboring driveway.

Beth Randklev said she lives directly across the road from the site and expressed concerns for the height of the building, increased traffic flow, and requested more information about the screening that will take place.

**The Public Hearing was closed at 7:23 p.m.**

McEnaney repeated her concern for the height and traffic flow. There was discussion about how reducing the number of units may impact the ability of the project to meet Metropolitan Council density requirements.

Wacker recommended more visual examples, such as a 3D drawing or model of some kind to better see how it will look from the road and how far back from the road it will be.

Rosener said, looking from an economic standpoint, the increase of density could potentially be good for local businesses. Rosener said we are in a housing challenge and there are not many development opportunities available in Mound causing concern about reducing units within the project.

Wallace expressed concerns with the impervious surfaces and stormwater treatment.

Trapp summarized the discussion and confirmed which items needed further information for the next meeting.

The Planning Commission tabled its review and discussion of the applications to its Tuesday, January 6, 2026 meeting due to the need for additional time for review and to address questions brought up in the current meeting relating to the building height, traffic, impervious surface amounts, stormwater and parking/access/use for the amenity building.

**MOTION** by Baker, seconded by Rosener, to table Planning Case 25-12 to the January 6, 2026 meeting.  
**MOTION** passed unanimously.



## PLANNING REPORT

**TO:** Planning Commission  
**FROM:** Sarah Smith, Community Development Director  
**DATE:** Rita Trapp and Mia Colloredo-Mansfeld, Consulting Planners  
**SUBJECT:** November 26, 2025  
North Pointe at Halsted Bay (Planning Case No. 25-12)  
**Public Hearing** – Comprehensive Plan Amendment and Major Subdivision-Preliminary Plat; and review/discussion/consideration of Rezoning and a Conditional Use Permit (CUP) for a Shoreland Planned Unit Development (PUD) and to allow multi-family residential and townhouses in the R-3 district

**APPLICANT:** Robert Bauman  
**LOCATION:** 6625, 6627, & 6639 Bartlett Blvd and the property with PID 22-117-24-43-0028  
*(PID Nos. 22-117-24-43-0046, 22-117-24-43-0028, 22-117-24-43-0009, and 22-117-24-43-0007)*

**MEETING DATE:** December 2, 2025  
**COMPREHENSIVE PLAN:** Low Density Residential and Medium Density Residential  
**ZONING:** R-1, R-3 PUD, Shoreland Overlay District

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The applicant, Robert Bauman, has applied for a Comprehensive Plan Amendment, Rezoning, Major Subdivision – Preliminary Plat, and Conditional Use Permit (CUP) for a shoreland planned unit development (PUD) and to allow multi-family residential and townhouses in the R-3 district. If approved, the land use and subdivision requests would allow the development of one 9-unit condominium building, one 4-unit townhouse building, a single-family lot, and an amenity building as part of a larger subdivision project that extends across both the cities of Mound and Minnetrista. The proposed amenity building, to be located in Mound and connected to the new homes through trails and sidewalks, includes indoor dining and seating areas, a kitchen, and restrooms with outdoor patio/deck areas. The portion of the project that extends into Minnetrista includes an additional 15 single family homes and 45 units in three condominium buildings. The applicant has received preliminary plat and land use approvals with conditions for the Minnetrista portion of the proposed North Pointe at Halsted Bay project. The total lot area for the proposed project on the Mound side is 3.29 acres with frontage on Bartlett Boulevard (County Road 110) and storefront on the northwest side of Halsted Bay.

## **Project Plans**

Due to file size the Planning Commission packet contains the site plan and the applicant narrative. The application and full plan set is available by clicking below:

[https://www.cityofmound.com/government/public\\_notices/north\\_pointe\\_at\\_halsted\\_bay.php](https://www.cityofmound.com/government/public_notices/north_pointe_at_halsted_bay.php)

Hardcopies of plans will be provided to Planning Commission members upon individual request.

## **REVIEW PROCEDURE**

The applications under review include the following land use and subdivision requests:

- Comprehensive Plan Amendment
- Rezoning
- Major Subdivision-Preliminary Plat
- Conditional Use Permit (CUP) for Planned Unit Development (PUD) and to allow multi-family residential and townhomes in the R-3 district

### ***60-Day Land Use Application Review Process for CUP Application***

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. The land use requests for this development include the Comprehensive Plan Amendment, Rezoning, and Conditional Use Permit. For the purpose of Minnesota Statutes Section 15.99, “Day 1” is determined to be October 3, 2025 for the Comprehensive Plan Amendment and November 4, 2025 for the rezoning and conditional use permit as provided by Minnesota Statutes Section 645.15. The 60-day timeline expires on or around December 2, 2025 for the Comprehensive Plan Amendment and January 3, 2026 for the Rezoning and Conditional Use Permit unless an extension is executed by the City. An extension of the review period can occur if agreed to by the applicant. Planning Commission members are advised that the City of Mound, on November 20, 2025, executed a 60-day extension for action on the Comprehensive Plan Amendment.

### ***120-day Subdivision Review Process for Preliminary Plat Application***

Pursuant to Minnesota State Statutes Section 462.358, local government agencies are required to approve or deny subdivision requests within 120 days. For the purpose of Minnesota Statutes Section 462.358, “Day 1” is determined to be November 4, 2025 for the major subdivision-preliminary plat in accordance with MS. 645.15. The 120-day timeline expires on or around March 4, 2026. An extension of the review period can occur if agreed to by the applicant.

## **Conditional Use Permit for Planned Unit Development**

The City of Mound uses a conditional use permit to allow for any planned unit development (PUD), whether or not it is in a shoreland district (Section 129-195/387). According to City Code, “the purpose of a Planned Unit Development (PUD) is to provide comprehensive procedures and standards intended to allow more creativity and flexibility in site plan design than would be possible under a conventional zoning standards. Although planned unit developments may appear to deviate in certain aspects from a literal interpretation of the zoning and subdivision ordinance, the PUD is intended to allow flexibility in design in order to promote developments which will be an asset to the city by equaling or surpassing the quality of developments resulting from the application of more conventional zoning regulations. It is intended that PUDs address several of the following:

- (1) Provide for the establishment of planned unit developments (PUD) in appropriate settings and situations to create or maintain a development pattern that is consistent with the city's comprehensive plan;
- (2) Promote a more creative and efficient approach to land use within the city, the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability and general welfare of the city;
- (3) Provide for variations to the strict application of the land use regulations in order to improve site design and operation, while at the same time incorporate design elements that exceed the city's standards to offset the effect of any variations. Desired design elements may include: pedestrian-oriented design, landscaping, sustainable design, greater utilization of new technologies in building design, special construction materials, stormwater management, or open space preservation;
- (4) Ensure high quality of design and design compatible with surrounding land uses, including both existing and planned;
- (5) Maintain or improve the efficiency of public streets and utilities;
- (6) Preserve and enhance site characteristics, including natural features, wetland protection, trees, open space, scenic views and screening;
- (7) Allow for mixing of land uses within a development;
- (8) Encourage a variety of housing types, including affordable housing; and
- (9) Ensure the establishment of appropriate transitions between differing land uses.”

***Public Hearings***

**Planning Commission**

City Code Section 121-61 requires that a public hearing for review of the major subdivision-preliminary plat be held by the Planning Commission. Minnesota State Statutes Section 462.355 requires the Planning Commission hold a public hearing for review of the Comprehensive Plan amendment.

The public hearing notice was published in the Laker on November 22, 2025 and posted on the City Hall bulletin board on November 18, 2025 and on the City website on November 21, 2025. The public hearing notice was mailed to all affected property owners in the project area or located within 350 feet of the proposed major subdivision-preliminary plat per Hennepin County property information on November 19, 2025. Information about the project was also posted on the front page on the City's website under City News on November 21, 2025.

**City Council**

According to City Code, the City Council is required to hold the public hearings for review of the rezoning, conditional use permit, and major subdivision-preliminary plat (Sections 129-34, 129-38 and 121-61).

**Public Comments Received**

Comments or emails received by 9:00 a.m. on Wednesday, November 26, 2025 were included in the Planning Commission agenda packet for the December 2, 2025 Planning Commission meeting. Comments received after that time will be presented to the Planning Commission at the meeting. Information submitted will be made part of the public record. As of the packet preparation, no comments regarding these subdivision and land use applications have been received.

**STAFF / CONSULTANT / AGENCY / UTILITIES REVIEW**

Copies of the request and supporting materials were forwarded to involved departments, consultants, agencies, and private utilities for review and comment on October 10, 2025, November 4, 2025, November 7, 2025, and November 25, 2025. The Notice of Planning Commission public hearing was sent out on November 19, 2025. A summary of the comments received is provided below. Please note that the applicant did provide updated information in response to comments on November 24/25, 2025. These updated materials are still under review and additional comments from staff, agencies, and utilities may be forthcoming.

The City distributed the proposed Comprehensive Plan Amendment (CPA) for 60-days of adjacent and affected agency review. The 60-day review period of the CPA as required by statute and the Metropolitan Council is December 9, 2025. To date the City has received responses of no concern from the following agencies: City of Minnetrista, Three Rivers Park District, City of Shorewood, MnDot, and Hennepin County.

**Chris Remus, Metropolitan Council Environmental Services (MCES).** Metropolitan Council - Interceptor Engineering has no facilities near the property in question and will be providing no comments relating to this project. Others departments within the Metropolitan Council may still provide comments if deemed necessary.

**Ryan Toot, MN DNR Area Hydrologist**

The Area Hydrologist provided comments noting that the applicant had not provided information on open space, including development agreement language and the legal mechanism for protecting the open space. Additionally, comments noted the proposed lakeshore side deck/patio on the amenity building encroaches approximately 50% into the OHWL lakeshore setback.

**Veronica Sannes, Minnehaha Creek Watershed District (MCWD)**

Upon reviewing the application, MCWD requested the applicant contact MCWD for further information and to discuss the potential applicable district rules, including:

- Erosion and Sediment Control Rule: the proposed development appears to disturb more than 5,000 square feet of land or excavate or grade more than 50 cubic yards, requiring an Erosion and Sediment Control permit.
- Stormwater Management Rule: The proposed project increases impervious surface by 36.1%, requiring stormwater management. Due to the scale of the project, the scope of treatment would likely include management of the entire site's impervious surface rate and control. The project proposes using three infiltration basins to address this requirement. All proposed impervious surface must be routed to a basin before discharging-site or volume reduction credits must be obtained. Soil borings will be required. It is recommended that the single-family homes be included in treatment design.

The applicant is encouraged to communicate with MCWD in regards to their plans for obtaining the required permits.

*After receiving comments, the applicant has met with MCWD staff and an application has been started. The project has a permit number issued and the applicant is aware that they need an erosion control and stormwater permit from MCWD.*

**Carla Stueve and Christina Neel, Hennepin County**

Hennepin County recognized the additional right-of-way for Bartlett Boulevard (County Road 110) being proposed in the plat. The access proposed is allowed but noted that turn lanes will be required to promote safe and efficient traffic operations. Revisions were requested to show the full limits for CSAH 110 pavement improvements.

Relative to stormwater, a revision to the stormwater modeling was requested. In addition, an existing culvert in the area has been damaged so it was requested that the developer install a band on the outside of the pipe to cover the damage when a new manhole is installed. Relative to the manhole, a drainage easement is requested. The County noted that the design may need to be adjusted to meet slope requirements and that the developer should be sure that the grate casting be sufficient to take surface drainage. The County also noted that no ponding is allowed within the county right-of-way, that the existing drainage pattern shall not be altered without approval and a permit is needed for construction within the right-of-way.

The County also provided two comments on the landscape plan. One is a recommendation for an ISA-certified arborist to ensure proper pruning of all trees. The second is to reconsider the proposed Parkland Pillar Asian White Birch as it is a species not resistant to bronze birch borer. If it is to be used, it should be given shade from hot afternoon sun and moist soils to reduce tree stress.

**Thomas Tully, Lake Minnetonka Conservation District (LMCD)**

LMCD advised the applicant that the approximately 120 ft of shoreline does not qualify the property for a Multiple Dock License. Residential Multiple Dock Licenses require a minimum of 250 ft of shoreline. The property falls into the unlicensed category which follows standard LMCD regulations for docks and watercraft storage. The LMCD outlined the approximate Authorized Dock Use Area on the survey and shared it with the applicant via email. There is a maximum of 1 watercraft per 50 ft of shoreline regardless of ownership within the Authorized Dock Use Area, which would limit the number of watercrafts for this site to 2, or there can be up to 4 watercrafts located within the Authorized Dock Use Area if all watercrafts are owned and registered to the property owners.

Additionally, LMCD provided comments in regards to the applicant narrative, which suggested a boat rental option for residents. No rental watercrafts are allowed to load or unload watercraft at residential properties located on Lake Minnetonka unless the watercraft is operated by the person who owns or is renting the residential property. There would need to be a non-residential pick-up site for the rentals if this is pursued.

*The applicant is in communication with LMCD to identify dock location. The presumed configuration of docks is one dock with two slips.*

### **Matt Bauman, City Engineer**

The City Engineer provided two rounds of comments to the applicant. The first set of comments were provided in a letter dated October 24, 2025 and the second were provided to the applicant on November 18, 2025. Comments pertained to placement of utilities, adequate utility easements, location of trees and retaining walls in relation to pipes and utilities, HOA responsibilities for maintenance, and stormwater management.

The November 18 comments asked for additional information on fire truck turning movements and adjustments to drainage and utility easements.

*The applicant responded to Engineering comments with updated plan sets provided November 3, 7, and 24, 2025. The City Engineer noted that the applicant had addressed many of the initial comments in the October 24, 2025 letter. The applicant has provided additional information as requested by the Engineer in the November 18, 2025 comments.*

### **Tim Sorenson, City Consulting Surveyor**

A surveyor from the City's engineering consulting firm Bolton & Menk, Inc. reviewed the plat. The applicant shall revise the plat and utility plans for consistency as there are different easement layouts between the plat and the utility plan. It was also noted that the condominium building will become a common interest community (CIC). These CIC documents will be required to be submitted for review and acceptance by the City Attorney.

### **Gregory Pederson, Fire Chief, Mound Fire Department**

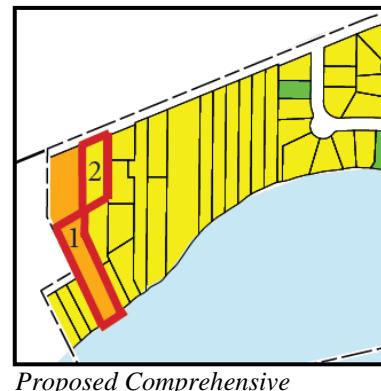
Initial review of the plans revealed a number of standards from the Minnesota State Fire Code that are not adequately addressed in the North Pointe at Halsted Bay plans. The City of Mound and the City of Minnetrista have both adopted the Minnesota State Fire Code, and therefore any proposed development must comply with State Fire Code. The major concerns identified pertain to the design and configuration of fire apparatus access roads, fire department connections, and fire hydrant locations, and overall emergency response plan requirements.

*After receiving comments, the applicant met with the Mound Fire Chief Gregory Pederson and St. Boni Fire Chief Eric Anderson to review and address the identified concerns. The applicant has updated site plans to address fire road access issues.*

## **DEVELOPMENT SUBMITTAL REVIEW**

### **Comprehensive Plan Amendment**

The 2040 Comprehensive Plan guides the site as Medium



Density and Low Density Residential. Low Density Residential allows for a density range of 1 to 6 units per acre with attached and detached single family dwelling units. Medium Density Residential allows for densities ranging from 7 to 12 units per acre and includes townhomes, row houses, and existing senior living facilities.

The property at 6639 Bartlett Blvd is currently guided as Medium Density Residential, with the other three properties guided for Low Density Residential. The applicant is requesting a comprehensive plan amendment to guide a 0.82-acre portion of the existing Medium Density Residential area to Low Density Residential (shown as #1 on the map), and to guide 0.58 acres of Low Density Residential to Medium Density Residential (shown as #2 on the map). This amendment would result in the condominium building to be guided as Medium Density Residential and the townhouse building, single family home, and amenity building as Low Density Residential.

With the proposed amendment to the Comprehensive Plan, the Mound portion of the subdivision will contain 1.25 acres guided for Medium Density Residential and 2.04 acres guided for Low Density Residential. The proposed density for the medium density area is 7.2 units per acre, meeting the City's Comprehensive Plan density range of 7 to 12 units per acre. The proposed density for the Low Density Residential area is 2.45 acres, which falls within the Comprehensive Plan density range of 1 to 6 units per acre.

The Planning Commission is advised that the Metropolitan Council has informed the City that at this time their policy is to include the portion of the right-of-way being dedicated for Bartlett Boulevard (County Road 110) as directed by Hennepin County in the calculation of density. The inclusion of this right-of-way decreases the density of the condominium building under the required 7 units per acre for the Medium Density Residential land use category. According to the City's sector representative, the Metropolitan Council is currently in the process of revising its policy to allow infill/redevelopment, such as this project, to exclude right-of-way dedication from density calculations. It is anticipated that this policy will be under consideration in February of 2026. The applicant has been advised that it is recommended that the Comprehensive Plan Amendment be submitted to the Metropolitan Council by the City after the policy has been revised.

#### ***Rezoning Application (Sec. 129-34)***

The applicant is proposing that the entire property to a R-3 shoreland planned unit development (PUD). While the single-family home is permitted within that district, the townhouse and condominium buildings will need a conditional use permit. It should be noted that the R-3 district requires that a single-family home follow the standards of the R-2 district.

***Preliminary Plat (Sec. 121-61 through Sec. 121-64)***

The Mound portion of the North Pointe at Halsted Bay project encompasses a site that is 3.29 acres in size. The plat reconfigures the existing lots at 6625, 6627, and 6639 Bartlett Boulevard and the property with PID 22-117-24-43-0028 into the following lots within Block 1 of the subdivision “North Pointe at Halsted Bay”:

Lot	Use	Size (sf)
1	Condominium	54,335
2	Townhouse – shared	27,113
3	Townhouse – individual unit	3,039
4	Townhouse – individual unit	2,592
5	Townhouse – individual unit	2,592
6	Townhouse – individual unit	3,039
7	Single-family home	31,982
8	Amenity building	18,251

The plat dedicates right-of-way for Bartlett Boulevard as directed by Hennepin County, as well as right-of-way for the east end of Halstead Avenue to provide access to the amenity building and the proposed single-family home on Lot 7. As required by the City Code Chapter 121 Subdivisions, the applicant has identified drainage and utility easement around the individual parcel perimeters.

***Conditional Use Permit (CUP) for a Shoreland Planned Unit Development (PUD) and to allow multi-family and townhouses in the R-3 zoning district.***

The conditional use permit (CUP) is the method by which the City approves PUDs. The conditional use permit allows the City to establish conditions that the development should meet to ensure that it fits its location. In addition to a CUP for a shoreland PUD, a conditional use permit is also needed to allow townhouses and multi-family residential in the R-3 zoning district.

**Use (Sec. 129-135)**

Permitted uses in PUDs shall generally be consistent with the permitted or conditional uses of the underlying district. However, a PUD district can include alternative uses to the permitted uses of the underlying district, subject to the approval of the City Council as part of the established PUD. The proposed 9-unit condominium building and 4-unit townhouse building are considered conditional uses, while the single-family home is a permitted use.

In addition to the residential uses, the applicant is proposing to construct an accessory building (called Dock House/Beach House/Beach Club in the plans) that will serve as an amenity for residents of both the Mound and Minnetrista sides of the development. While the accessory

building is on its own lot, it does serve as an accessory building for the entire development and can be allowed through the PUD. The amenity building will include a kitchen, indoor seating and dining areas, restrooms, and off-season storage below-grade. There will also be two exterior patios, one on the west side of the building and one on the lakeshore side of the building. Per the applicant narrative, the HOA agreement will limit hours of use for the amenity building to between 9:00am and 9:00pm. The amenity building is located adjacent to single-family residential properties on both the east (Mound) and west (Minnetrista) side.

As part of the PUD, the applicant is requesting the City Council approve the use of the proposed amenity building as a sales office until the completion of the development. The applicant narrative indicates the office will be used between the hours of 8:00am and 6:00pm.

#### **Lot Size and Site Plan (Sec. 129-103)**

The development site size meets one-acre minimum required size for a PUD. Additional minimum lot requirements are defined in the R-3 base district. Similarly, base district setbacks from the R-3 district are identified below to compare with the proposed setbacks. As this is a PUD application, the City Council can allow for flexibility from the base district requirements.

#### **9-Unit Condominium Building**

The proposed lot size for the 9-unit condominium building meets the minimum lot size and width requirements in the R-3 district. The applicant is proposing reduced yard areas for all yards and a slightly reduced area between the townhomes and the 9-unit condominium building. The following table summarizes the proposed setbacks that are being requested to be allowed through the PUD. Note that the applicant did not list all of the setbacks so the proposed setbacks are Staff measurements that need to be confirmed:

	<b>Required</b>	<b>Proposed</b>
Minimum lot size	22,000 sf	54,410 sf
Minimum lot width	120 ft	240 ft
Front yard (minimum)	76 ft – which is 1.5 times building height	<b>71 ft</b>
Side yard (minimum)	50.75 ft – which is the height of the building	<b>40 ft</b>
Rear Yard (minimum)	50.75 ft – which is the height of the building	<b>20 ft</b>
Distance between multiple-dwelling structures	80.4 ft – which is a distance equal to the sum of their respective heights	<b>76 ft</b> (to townhouse building); <b>74 ft</b> (to Minnetrista building)

#### **4-Unit Townhouse Building**

The proposed townhouses meet the requirements for minimum lot size and yards as defined in the base district standards for R-3.

	<b>Required</b>	<b>Proposed</b>
Building height	35 ft	29 ft 8 inches
Minimum lot area (4-unit structure)	18,000 sf (4,500 sf/unit)	29,511 sf for the entire lot
Front yard (minimum)	30 ft	56 ft
Side yard (minimum)	20 ft	62 ft (east); 68 ft (west)
Rear Yard (minimum)	20 ft	20 ft

#### **Single-Family Lot**

The single-family lot is proposed to be developed separately from the other structures in the development. At 32,013 square feet, the proposed lot meets the minimum 10,000 square feet in the shoreland district. At the time of building permit, the proposed single-family home will need to meet setback requirements for an R-2 riparian lot.

#### **Amenity Building**

Per City Code Sec. 129-194, accessory buildings shall not exceed 1,200 square feet with a site total max total of 3,000 square feet or 15% of lot size, whichever is less. As part of the PUD, flexibility for the accessory building size is needed and the City needs to determine that the proposed setbacks are appropriate. The amenity building, which is 1,682 square feet, is proposed to be setback 30 ft from the east side lot line and the patio on the west side is setback 18 ft from the west side property line. The patio is approximately 27 ft from the existing single-family house located to the west. The building is located at the 50 ft OHWL setback, but the majority of the patio on the lakeshore side of the building is located within the OHWL setback, which does not meet shoreland requirements.

#### **Shoreland Planned Unit Development**

##### **Site Suitability (Section 129-387)**

As part of its shoreland regulations, City Code requires projects to be evaluated for density. To evaluate density in the shoreland district, a tiering method is used. The property is divided into tiers based on the type of the lake. Lake Minnetonka is a general development lake and therefore has a first-tier interval of 200 ft from the Ordinary High Water Level (OHWL) and second and third tier intervals of 267 ft. The allowed base density in each tier is determined by dividing suitable land by the minimum lot area for single-family dwellings of 10,000 ft. Density may be transferred from any tier to another tier further from the water body.

The allowed base densities and proposed densities for this site are shown below. Clarification is needed from the applicant that they have removed the bluffs from the total area provided. Based on the tiering information provided to date, the proposed number of units allowed in each tier meet the City's regulations.

Tier	Total Area (sf)	Maximum Units Allowed*	Proposed Units	Excess Units that can be transferred to the next tier
1	41,873	4.19	1.00	3.19
2	72,149	10.4 (7.21 base/3.19 from Tier 1)	5.50	4.90
3	40,172	8.92 (4.02 base/4.90 from Tier 2)	7.50	1.42

*\*Maximum units allowed within a tier is determined by dividing the suitable area by a base density of 10,000 square feet.*

### **Bluff (Section 129-395)**

A bluff has been identified on the site. Given the previous use of this site as a former manufactured home park, it is recognized that the bluff conditions were previously altered. The shoreland regulations require that all structures be setback 30 feet from the top of a bluff for new development. The grading and drainage plan show that there is a bluff located to the west of the townhouse building. The street and site plan reference a short 10-foot top of bluff setback area at the northeast corner of the townhouse parcel. There are no structures in that vicinity. The path and stairs connecting the lakeshore to the townhouse and condominium buildings is between the bluff and the townhouse building. Flexibility from the bluff requirements can be allowed with the PUD.

### **Open Space (Section 129-387)**

The planned unit development requires 50% of the site to be open space. Additionally, 70% of the shore impact zone area (25' from the OHWL) must be preserved. The applicant has not provided calculations demonstrating the available open space on the site. Based on the survey, it appears that the applicant meets the requirements for preserving a minimum of 70% of the shore impact zone. Staff is seeking clarification from the applicant on these calculations and will be providing updated information at the Planning Commission meeting.

### **Unit Size (Sec. 129-199)**

The City has established minimum unit sizes for its residential developments. All units will be larger than the required 760 and 880 square feet.

### **Building Height (Sec. 129-137)**

The R-3 district establishes a maximum building height of 35 feet or 3 stories for the condominium building and 35 feet or 2.5 stories for the townhouse building. The applicant has submitted preliminary building height calculations that need to be confirmed. As shown in the table below, the applicant submittals indicate that the townhouse and amenity building heights align with R-3 standards, while the 9-unit condominium building exceeds the R-3 requirements. The PUD can be used to grant flexibility to building height standards.

	<b>9-unit Condominium building</b>	<b>Townhouse building</b>	<b>Amenity Building</b>
Building Height	50' – 3 3/8"	29' - 8"	17' - 7"

### **Minimum Required Construction Elevation**

The zoning ordinance requires the minimum low floor elevation for structures to be constructed at the Regulatory Flood Protection Elevation of 933.0 unless a more restrictive elevation is required. The proposed ground floor elevation shown on the site plan for the amenity building is 946.0. The townhouse building has a lowest floor elevation of 972.0 and the 9-unit condominium building has a garage floor elevation of 983.0. All buildings meet the minimum requirement.

### **Parking, Access, and Circulation (Section 129-323)**

#### *Access*

The proposed 9-unit condominium building and 4-unit townhouse building will be accessed via a driveway from Bartlett Boulevard. This driveway also extends to the west through Minnetrista to Halstead Avenue.

The single-family home lot and amenity building are accessed via the extension of Halstead Avenue to the east. There is no vehicular connection between the condominium and townhouse buildings on the top of the hill to the single-family lot and amenity building near the lake.

#### *Parking*

The 9-unit condominium building will have to provide parking in a below-grade parking deck that is accessed on the east side of the building. Each unit will include 2 spaces of parking in the garage. There are also seven parking spaces shown outside the building. The applicant should confirm these are guest parking spaces and whether they are dedicated to the condominium building or if guests of the townhouse building can use them as well. No loading areas are shown for the building.

Each townhouse unit shall include a private two-car garage and driveway. Townhouses require 2 parking spaces per unit, so the proposed design meets the parking requirements. The plans do not show any additional visitor spaces for the townhouses.

The amenity building has 9 parking spaces on the north side of the building. These spaces are accessed via Halstead Avenue. In the narrative, the applicant indicates that it is assumed many residents will walk to the amenity building.

#### *Pedestrian Connections*

There are proposed trails and stairways connecting the multi-family building, townhouses, and amenity building on the site. The site plan shows these trails as 6' wood chip trails with stairs. The plans also show a sidewalk on the north side of Halstead Avenue which will provide access for residents on the Minnetrista portion of the development. Discussion about alternate material for the trails should be discussed with the applicant.

#### *Trash/Recycling*

The applicant has indicated in the site narrative that trash and recycling will be housed in the interior of the condominium and townhouse buildings. The applicant has indicated on the site plans that there is a trash enclosure on the northeast side of the amenity building.

#### *Snow Storage*

The applicant has not provided any information regarding snow storage on the site.

### **Landscaping (Sec. 129-317)**

The applicant has submitted a landscape plan that shows an intention to preserve existing trees along the property lines. Approximately 47% of on-site trees are proposed to be saved. 19 new trees are proposed to be located in a cluster near the entrance, along the west edge of the condominium and townhouse buildings, in front of the townhouse building and then along the western property edge of the amenity building. The applicant has also provided foundation planting plans for the condominium building, townhouse building, and amenity building.

The proposed landscape plan has been reviewed by the City's consulting Landscape Architect. The proposed tree species selection is appropriate and the proposed sizing meets City Code requirements. The following are concerns raised in the landscaping plan review that shall be addressed:

- The landscape plan shall be revised to use a native ornamental grass cultivar in place of the *Miscanthus sinensis 'Purpureascens'* Flame Grass. Flame Grass can be aggressive/invasive and is not advised to be used this close to a lake.
- Clarification should be provided about whose responsibility it will be to install the trees on the single-family lot.

- Grading is pretty severe, with more than 10 feet of cut proposed in some places. The applicant shall provide spot elevations for the buildings or a separate grading diagram with better labels for existing topo lines to make grading more clear.
- Some trees proposed to be removed are hidden beneath the proposed building footprints. There should be an export of the tree preservation plan that clearly shows all trees proposed for removal.
- Some trees which are identified for removal appear that they could possibly be preserved. For example, trees south of the SW corner of the 4-unit townhouse structure. A clearer grading plan with existing and proposed contours labeled is needed to confirm.
- The numbers for the existing trees are blurry and too small to read in places. The plans should be re-exported with clear numbers and a key provided that identifies what the species and size of each tree is. In addition, without a key that shows species and caliper inches of each tree, it cannot be determined whether or not the trees they are intending to preserve have enough of their critical root zone protected from grading impacts.
- Some of the tree protection fencing shown overlaps the proposed grading, such as at the boulder retaining wall east of the condominium building. No grading should be conducted within critical root zones of trees to be preserved. If the applicant is installing a retaining wall within the root zones, these trees may not survive. Clarity is needed before the tree preservation plan can be accepted.
- Clarification is needed relative to the runoff from the proposed amenity building as runoff should be handled on site. If changes are needed, revisions may also need to be made to the proposed screening.

### **Glare (Sec. 129-318)**

Lighting for the development needs to meet the requirements of City Code Sec. 129-318 which reads as follows:

*"In all districts, any lighting used to illuminate an off-street parking area, sign, or other structure, shall be arranged so as to deflect light away from any adjoining residential zone or from the public streets. Direct or sky reflected glare, where from floodlights or from high temperature processes such as combustion or welding, shall not be directed into any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights which cast light on a public street shall not exceed one footcandle (meter reading) as measured from the centerline of said street. Any light or combination of lights which cast light on residential property shall not exceed 0.4 footcandle (meter reading) as measured from said property line."*

Additional information regarding lighting is required.

### **Screening and Buffering (Sec. 129-316)**

Screening is required around the parking area of the amenity building as the off-street parking area contains more than four parking spaces and is within 30 feet of an adjoining residential zone. The applicant is proposing to use landscaping along the east and west property boundaries to provide screening to adjacent uses. Note that all required screening shall be located on the lot occupied by the use, building, facility, or structure to be screened.

### **Utilities**

1. Public water is available along Bartlett Boulevard and along Halstead Avenue in Minnetrista. Sanitary sewer will be connected to on the Minnetrista side via Halstead Avenue.
2. The MCES SAC charge for the project shall be determined as part of final plat which shall be the responsibility of the applicant. A MCES Sewer Availability Charge determination letter shall be provided by the applicant.
3. Sewer and watermain area trunk charges for the project shall be determined as part of the final plat. The current trunk charge for sewer and water, per unit, are \$2,000.00 each.
4. Sewer connection and water connection fees shall be determined as part of the final plat. The current sewer connection and water connection fees are \$240.00 each.

### **Stormwater**

MCWD is the permitting authority for stormwater management. The applicant has submitted a Stormwater Management Plan, which will be reviewed by MCWD subsequent to City of Mound consideration. According to the MCWD rules, the project will not be able to have runoff rates exceed existing conditions for specific storm events, water quality will be needed, and stormwater runoff volume must be reduced for all new and reconstructed impervious surfaces.

Stormwater is proposed to be managed by on-site infiltration ponds on the Minnetrista side of the development.

The applicant is proposing 34% impervious surface coverage for the site. Similar to density, impervious surface in the shoreland is calculated using a tiering system. There is a maximum of 30% impervious surface allowed in Tier 1 and impervious surface across the entire site cannot exceed 30%. Below is a table of the proposed impervious surface amounts in each tier. The PUD can be used to grant flexibility for impervious surface.

Tier	Total Area (sf)	Impervious Surface Area (sf)	Percent
1	41,873	12,525	29.9%
2	72,149	23,185	32.1%
3	40,172	15,900	39.6%

### **Park Dedication**

As provided by City Code Sec. 121-121, a park dedication fee, in lieu of land dedication is recommended by Staff. The required park dedication amount shall be determined as part of the final plat. The code requires the submittal of 10% fee for park fee dedication. For the purpose of calculating park dedication, the City will use the current market value of the land as determined by Hennepin County.

### **Signage**

The applicant has not included any signs in the proposal. If any signs proposed for the project, they will need to meet sign requirements of City Code Chapter 119 (signage) and information is requested to be provided so it can be reviewed along with the submitted applications.

### **RECOMMENDATION**

At this time, no Staff recommendation is being provided given the complexity of the development and proposed flexibility being sought with the PUD. In addition, revised information was just received on November 24<sup>th</sup> / November 25<sup>th</sup> and staff/consultant/agencies/utilities have not had sufficient time to review and provide updated comments. Staff recommends that the Planning Commission receive the presentation from Staff; hold the required public hearing; discuss and identify questions that need to be addressed; and then table consideration of the major subdivision-preliminary plat and land use applications to the January 6, 2026 Planning Commission meeting.

### **CITY COUNCIL REVIEW**

City Council public hearings and meeting dates for review of the project applications have not been set and will be scheduled following the Planning Commission's review and recommendation on the submitted applications/requests following completion of required publication and notification requirements.



333 Washington Avenue North  
Suite 210 | Minneapolis MN 55401  
612.676.2700 | [www.djarch.com](http://www.djarch.com)

November 24, 2025

City of Mound  
Attn: Sarah Smith  
2415 Wilshire Blvd  
Mound, MN, 55364

Re: Applicant Narrative - **Updated**

Dear Ms. Smith,

We are excited to collaborate with the City of Mound (and Minnetrista) on our proposed housing development that will be called North Pointe at Halsted Bay. The project is all owner-occupied housing and includes new housing choices for residents of Mound and Minnetrista.

Within the city of Mound, the project will include:

- 4 luxury townhomes,
- A three-story, nine-unit condominium building and
- a shared amenity building at the edge of Lake Minnetonka, Halsted's Bay (the Beach Club).
- (The single-family lot in the SE corner of the site is being developed individually by that home owner.)

#### **Building Exteriors:**

The building exteriors will include stone, metal siding, wood-look metal siding and fiber cement siding with a repeated stylistic theme to the multiunit buildings and architectural variety on the Minnetrista side for the single-family buildings adding character and more able to suit individual exterior expressions, while still being of high character and finish. All condominium and townhouse buildings house their trash and recycling on the interior of the buildings.

#### **Site Development:**

Site improvements are made for access drives, guest parking, landscaping improvements including removing invasive trees and planting new trees and landscaping in the building areas in addition to maintaining the natural vegetation and bluff areas as they are. They also include pervious paths and wood stairs giving pedestrian access options to the amenities and rest of the site.

#### **Beach Club (Association Amenity Building on the lake)**

The Beach Club building is the homeowner's association shared amenity building. It includes indoor seating and dining areas, a kitchen, restrooms and off-season storage below grade. The exterior is a series of small outdoor patios that terrace down to the lake and are intermingled with landscaping and provide beach access. The building has a small convenience parking lot off Halstead Avenue with nine parking spaces. The project will introduce new screening to the neighboring property to the west via an improved fence and coniferous tree screening. To the east, the building nestles into the grade which climbs 10+ feet to provide visual separation. The parking area will be screened as well from the properties to the east and west.

Access to the Beach Club will be via sidewalks largely on the Minnetrista side and pervious walking paths and wood stairs from the Mound side as well as limited vehicular access. Activities at the Beach Club are largely small gathering oriented and limited hours will be written into the housing association documents, currently scheduled from 9am to 9pm.

At the beginning of the project, the Beach Club building will be used as an office for the sales staff to greet potential buyers during normal business hours (8-6). This will not require any special construction, they will just

be using the space as a meeting area as it will be the first structure constructed on site following all site approvals and permits are obtained.

Trash and recycling for this building is located in a screened enclosure on the east side of the building and shown on the site plan.

**Townhouses and Condominiums:**

The townhouse and condominium buildings have units that are graciously sized for 3 bedroom plus homes and provide a minimum of 2 parking spaces per unit plus guest parking. The condominium building is built into the sloping site to minimize its profile, hide the garage and keep the highest density of use on the site on the HWY 110 side of the site at the northern end.

Sincerely,

A handwritten signature in black ink, appearing to read "Sheldon Berg".

Sheldon Berg

# PRELIMINARY NOT FOR CONSTRUCTION

NOTES:  
1. BASE PLAN USED IS A SURVEY PREPARED BY BOGART, PEDERSON & ASSOCIATES

2. ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL CONFIRM ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT UTILITY COMPANIES VIA GOPHER STATE ONE-CALL.

3. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RESTRICTIVE OF THE PROJECT SPECIFICATIONS, THE STANDARD SPECIFICATIONS OF THE CITY OF MINNEAPOLIS, THE CITY OF MOUND AND THE LATEST EDITION OF MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

4. SUBDIVER: ROBERT BAUMAN, ANGEL M CONSULTING  
5310 WEST 16TH STREET #409, MINNEAPOLIS, MN  
PHONE: 952-200-8118

Minnetrista Lots						
Blocks 1-3	Lot Area (SF)	Impervious Area (SF)			Total	Percent
Total	368,721	Building	Conc/Bit	Pavers*	125,720	34.1%
* Area of pavers at 100% impervious						
Block 1	Lot Area (SF)	Impervious Area (SF)			Total	Percent
Lot 1	74,092	20,236	4,500	2,252	24,736	33.4%
Lot 2	10,264	4,401	260	0	4,661	45.4%
Lot 3	7,670	4,000	260	0	4,260	55.5%
Lot 4	7,670	4,000	260	0	4,260	55.5%
Lot 5	7,670	4,000	260	0	4,260	55.5%
Lot 6	7,670	4,000	260	0	4,260	55.5%
Lot 7	9,160	4,000	260	0	4,260	46.5%
Total	124,196	44,637	6,060	2,252	50,697	40.8%
Block 2	Lot Area (SF)	Impervious Area (SF)			Total	Percent
Lot 1	10,612	4,000	260	0	4,260	40.1%
Lot 2	7,670	4,000	260	0	4,260	55.5%
Lot 3	7,670	4,000	260	0	4,260	55.5%
Lot 4	7,670	4,000	260	0	4,260	55.5%
Lot 5	7,670	4,000	260	0	4,260	55.5%
Lot 6	7,670	4,000	260	0	4,260	55.5%
Outlet A	7,666	0	0	0	0	0.0%
Outlet C	24,126	0	2,890	10,596	2,890	12.0%
Total	80,754	24,000	4,450	10,596	28,450	35.2%
Block 3	Lot Area (SF)	Impervious Area (SF)			Total	Percent
Lot 1	106,334	26,804	5,981	14,279	32,785	30.8%
Lot 2	16,150	4,000	705	0	4,705	29.1%
Lot 3	16,150	4,000	783	0	4,783	29.6%
Lot 4	16,264	4,000	300	0	4,300	26.4%
Outlet B	8,873	0	0	0	0	0.0%

Mound Lots					
Block 4	Lot Area (SF)	Impervious Area (SF)			Percent
		Building	Conc/Bit	Pavers	
Lot 1	54,410	11,840	11,183	0	23,023
Lot 2	38,426	7,587	6,706	0	14,293
Lot 3	32,013	3,343	2,394	0	5,737
Lot 4	18,253	2,478	1,457	1,600	5,535
Total	143,102	25,248	21,740	1,600	48,588



## LANDSCAPE LEGEND

CITY LIMIT LINE BETWEEN MINNETRISTA AND MOUND

### CITY OF MOUND TREE MITIGATION

Mound Tree Removal Calculations	
Total # of Significant Trees On-Site	233
Total Caliper Inches of Trees On-Site	2324"
Total # of Trees to be Removed	122
Total Caliper Inches to be Removed	1237"
Total # of Trees to be Saved	111
Total # of Caliper In. to be Saved	1087"
% of Trees to be Removed	52.40%
% of Trees to be Saved	47.60%

\*Green Ash Trees Infected by Emerald Ash Borer are not included in the caliper inch tree totals

### CITY OF MINNETRISTA TREE MITIGATION:

Minnetrista Tree Removal Calculations	
Matrix #1	
Total # of Significant Trees On-Site	662
Total Caliper Inches of Trees On-Site	8,895
Total # of Trees to be Removed	559
Total # of Trees to be Saved	6,770
Total # of Caliper In. to be Saved	123
% of Trees to be Removed	1,414
% of Trees Exceeding 30% allowable removal	81.42%
Allowable Removal = 30% of 8,186"	2,456"
Caliper Inches to Replace Removed Significant Inches =	4,314"

### Matrix #2

Total # of Caliper Inches for which Replacement Trees are Required	4,314"
Required Caliper In. of Trees to be Replaced	4,314"

\*Invasive Species: Green Ash Trees Infected by Emerald Ash Borer, and Significant Trees with Major Defects are not included in the tree totals

### TOTAL PROPOSED MITIGATION INCHES: 292.5

#### \* REFER TO CIVIL SHEETS FOR TREE REMOVAL SCHEDULE \*

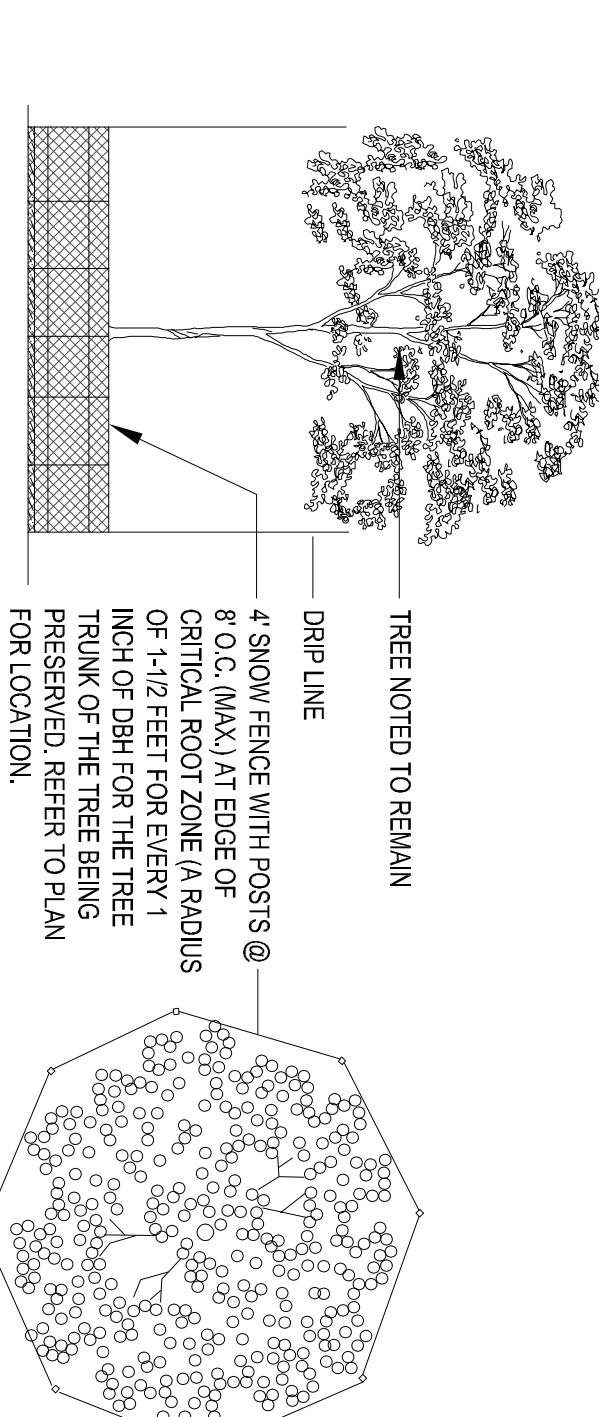
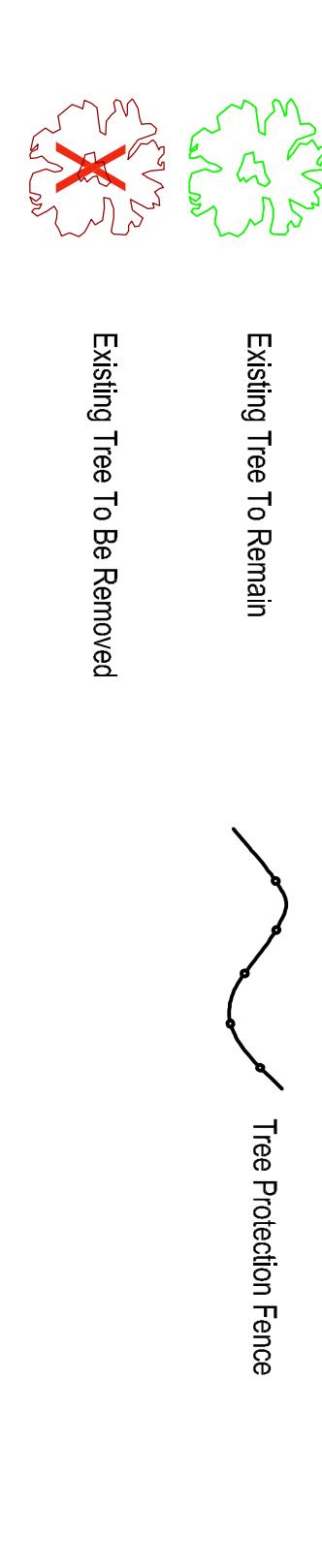
#### General Notes:

1. Refer to Sheet L-2 for additional notes, details, and requirements.
2. See Civil Engineer's plans for site plan (avout and dimensions).
3. Contractor to coordinate all work in the city right-of-way with the County & City Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. All trees must be staked per details 2 and 3 on Sheet L-2.
7. Erosion control measures per civil engineer's plans.
8. PLANT SCHEDULE: Refer to Sheet L-2.

#### LEGEND:

Existing Tree To Remain

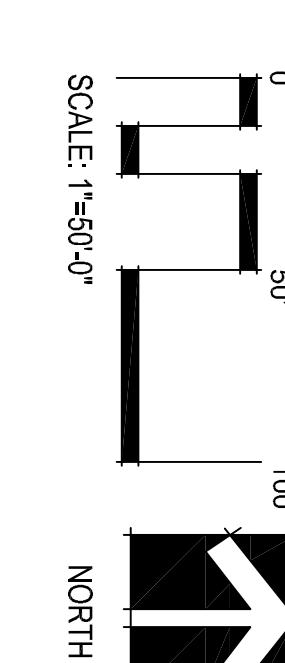
Tree Protection Fence



NOTE: TREE PROTECTION SHALL BE PROVIDED BY CONTRACTOR AS REQUIRED TO ADE IN SURVIVAL OF EXISTING TREES TO REMAIN. DO NOT STORE MATERIALS OR DRIVE EQUIPMENT WITHIN THE TREE DROPOUT LINE AS DESIGNED ABOVE. MANTAIN THE FENCE INTEGRITY AT ALL TIMES THROUGHOUT CONSTRUCTION. TREE PROTECTION FENCE SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.

#### 1 TYPICAL TREE PROTECTION DETAIL

#### TREE PRESERVATION PLAN:



L-0

NORTH POINTE AT HALSTED BAY  
MINNETRISTA/MOUND, MINNESOTA  
for:  
ANGEL M CONSULTING

#### TREE PRESERVATION PLAN

REVISIONS  
11/05/25 REVISED SITE PLAN  
11/12/25 CITY COMMENTS

I hereby certify that this plan, specification, or report was prepared by me and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.  
Benjamin D. Hartberg, PLA  
MN # 46094

PRELIMINARY

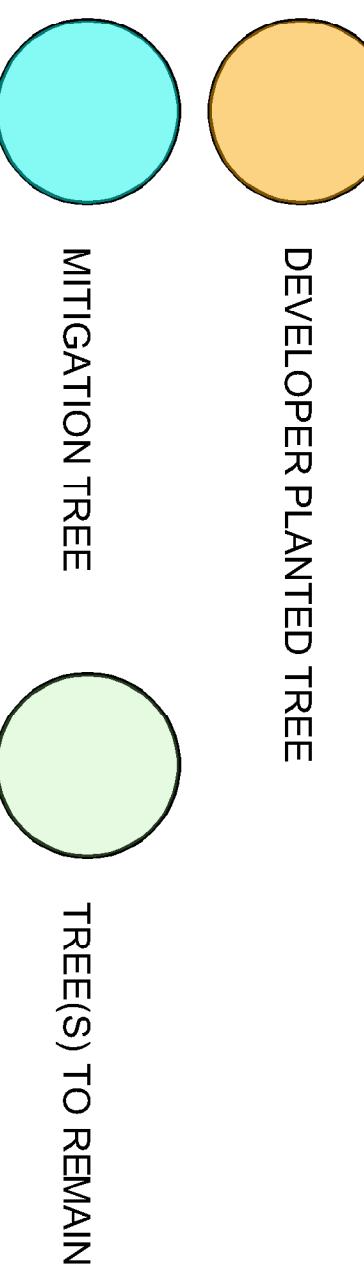
STARK ENGINEERING

www.starkengineer.com  
320-249-2611  
Sauk Rapids, Minnesota



CALYX  
DESIGN GROUP  
Landscape Architecture  
Planning  
475 Cleveland Avenue N. | Suite 101A  
Saint Paul, MN 55104  
651.768.9018 | calyxdesigngroup.com

## LANDSCAPE LEGEND



EASEMENT LINE  
CITY LIMIT LINE BETWEEN MINNETRISTA AND MOUND  
DEVELOPER PLANTED TREE

TREES TO REMAIN



## MOUND LANDSCAPE REQUIREMENTS:

### ZONING - PUD

R-3 PUD MULTIPLE FAMILY RESIDENTIAL:  
NUMBER OF DWELLING UNITS: 14  
NUMBER OF TREES REQUIRED: 14  
NUMBER OF TREES PROPOSED: 19

### R-1 SINGLE FAMILY

R-1: Minimum of one front yard overstory tree and 2 ornamental trees per lot

NUMBER OF DWELLING UNITS: 15  
NUMBER OF TREES REQUIRED: 15, ORNAMENTAL TREES: 30  
NUMBER OF OVERSTORY TREES PLANTED: 15, ORNAMENTAL TREES: 30

### R-5 MULTIFAMILY:

R-5: Minimum of one tree and two shrubs per dwelling unit or one tree and two shrubs per 30 linear feet of development boundary.

NUMBER OF DWELLING UNITS: 45  
NUMBER OF TREES REQUIRED: 45  
NUMBER OF TREES PLANTED: 45

### 510.7. Tree preservation

subd. 11. REPLACEMENT TREE TYPE REQUIREMENTS: Replacement trees shall be subject to the following requirements:

- (a) Deciduous trees. Must be no less than two caliper inches;
- (b) Coniferous trees. Must be no less than six feet in height;
- (c) Replacement trees shall be a species similar to those trees which were removed.

However, the replacement tree must be one of the following species: American Arborvitae, American Linden, Balsam Fir, Black Hills Spruce, Black Walnut, Bur Oak, Canadian Hemlock, Flowering Crabapple, Douglas Fir, Hackberry, Hawthorn, Honeylocust, Ironwood, Kentucky Coffeetree, Littleleaf Linden, Mountain Ash, Northern Catalpa, Norway Pine, Pin Oak, Red Pine, Redmond Linden, Red Maple, Red Oak, River Birch, Shagbark Hickory, Silver Maple, Sugar Maple, Swamp White Oak, Tamarack, White Fir, White Oak, White Pine, White Spruce. The city council may consider approving additional permitted Tree species upon the request of the applicant. The applicant shall utilize a variety of species, and one species shall not consist of more than 25 percent of a replacement schedule.

## PROPOSED DEVELOPER PLANTED TREES:

### OVERSTORY DECIDUOUS TREES: 49

### EVERGREEN CONIFEROUS TREES: 3

### ORNAMENTAL TREES: 57

## PROPOSED MITIGATION TREES:

### OVERSTORY DECIDUOUS TREES: 58

### EVERGREEN CONIFEROUS TREES: 59

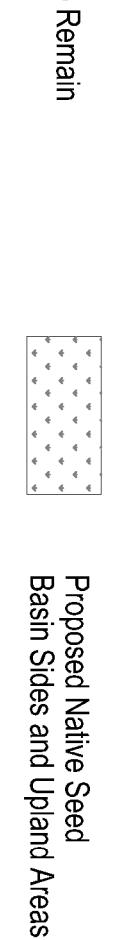
## General Notes:

1. Refer to Sheet L-2 for additional notes, details, and requirements.
2. See Civil Engineer's plans for site plan layout and dimensions.
3. Contractor to coordinate all work in the city right-of-way with the County & City Public Works Departments.
4. Protect existing trees to remain from damage during construction.
5. Place a minimum of 4" topsoil or slope dressing on all areas disturbed by construction, including right-of-way boulevards, unless specified otherwise.
6. All trees must be staked per details 2 and 3 on Sheet L-2.
7. Erosion control measures per civil engineer's plans.
8. PLANT SCHEDULE: Refer to Sheet L-2.

## LEGEND:



Existing Tree To Remain



Notes and Specs.



Proposed Turf Sod

\* SEE SHEET L-2 FOR PLANT SCHEDULE \*

NORTH POINTE AT HALSTED BAY  
MINNETRISTA/MOUND, MINNESOTA  
for:  
ANGEL M CONSULTING

## LANDSCAPE PLAN

REVISIONS  
11/05/25 REVISED SITE PLAN  
11/21/25 CITY COMMENTS

11/05/25 PRELIMINARY

I hereby certify that this plan, specification, or report, was prepared by me and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota  
Benjamin D. Hartberg, PLA  
MN No. 46094

**STARK ENGINEERING**

**CALYX**  
DESIGN GROUP  
Landscape Architecture  
Planning  
475 Cleveland Avenue N. | Suite 101A  
Saint Paul, MN 55104  
651.788.9018 | calyxdesigngroup.com

www.starkengineer.com  
320-249-2611  
Sauk Rapids, Minnesota



## Landscape Notes and Requirements:

- Tree saucer for individual trees outside of a plan bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a backfill and mulch base.
- Refer to soil plan sheets for grading, drainage, site dimensions, survey, tree removal, utility relocation, decorative shrubs and trees.
- All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen.
- Plan takes precedence over plant schedule if discrepancies in quantities exist.
- All proposed plants shall be located and listed as shown.
- Adjustment in location of proposed plant materials may be required in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- The project landscape contractor shall be held responsible for watering and properly handling all plant materials through on the site both before and after installation. Schedule plant deliveries to coincide with expected installation times within 36 hours.
- All plant materials shall be limited upon installation as specified.
- If the landscape contractor is concerned or perceives any deficiencies in the plant selections, site conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- Contractor shall establish to his/her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including but not limited to pruning, fertilization and disease/pest control.
13. "Warranty" the contractor shall guarantee newly planted shrubs through one calendar year from the date of either owner acceptance. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide shrub and deciduous protection measures for the planting during the warranty period.
14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
17. Irrigation: The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade Hunter irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, backflow and valve locations with the municipal engineer, architect, & general contractor. Irrigation connection points shall be placed under paved areas. This effort is to be coordinated between the landscape contractor, irrigation contractor, excavator, piping contractor and General Contractor.
18. All planting, seeding and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
19. Landscape Contractor is responsible for coordination with the General Contractor to protect the new improvements on and offsite during landscape work activities. Report any damage to the General Contractor immediately.
20. Unless otherwise noted/prioritized, plant beds shall receive western red cedar wood mulch over weed mat. Infill mulch per detail. Submit mulch samples for Owner approval. Do not install weed mat under perennials, with the exception of ornamental grasses.
21. All edging, seeding and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
22. The landscape contractor shall furnish samples of all landscape materials for approval prior to installation.
23. The landscape contractor shall clear any grub from underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
24. The landscape contractor shall contact Gepper Site One, Call no less than 48 hours before digging for field utility locations. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as the grading, landscaped areas, conditions, staging areas, irrigation connection to building, etc.
26. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf soil shall have no less than 6" of imported top soil; areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil meeting MDOT classifications for planting soil for trees, shrubs, and turf. Sod away from building.
27. Landscape contractor must prove the open cut grade of all utility areas after new excavation is capable of infiltrating a minimum requirement of 144 cu ft of water per hour prior to installation of plant materials. Per Aggregates Report, best sub-grade specification for compacted soil to infiltration minimum requirement.
28. Top soil requirements: All graded areas of the site that are designated on the plan set for turf soil shall have no less than 6" of imported top soil; areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil meeting MDOT classifications for planting soil for trees, shrubs, and turf. Sod away from building.
29. Landscape contractor to provide nursery pull lists (if listing) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock availability, growing zone of the materials provided, contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, thiacloprid and thiamethoxam.
30. Landscape contractor to provide nursery pull lists (if listing) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock availability, growing zone of the materials provided, contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, thiacloprid and thiamethoxam.

## NATIVE SEED MIX:

Native Seed Areas noted per plan; (unless otherwise noted on civil plans) shall be:  
 1. Shooting Star Native Seeds Dry Short Prairie Mix: drop seeded into the topsoil layer at 300 lbs per acre, plus 100 lbs per acre of additional Annual Oats (*Avena sativa*). Add an additional 100 lbs per acre of Spreading Star Native Seeds Dry Forbs Enhancement Mix. Submit seed mix for approval. See specifications. Grading and Erosion Control per Civil Plans and Specifications.

Seeding Rate: 10 lbs/acre (6.4 seeds/square foot)

Notes: Soil - Dry Mistic to Dry, Sun - Full

Shooting Star Native Seeds Dry Short Prairie Mix

Spreading Star Native Seeds Dry Forbs Enhancement Mix

Soil - Dry Mistic to Dry, Sun - Full

Seeding Rate: 10 lbs/acre (6.4 seeds/square foot)

Notes: Soil - Dry Mistic to Dry, Sun - Full

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Spreading Star Native Seeds Dry Forbs Enhancement Mix

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Spreading Star Native Seeds Dry Forbs Enhancement Mix

Soil - Dry Mistic to Dry, Sun - Full

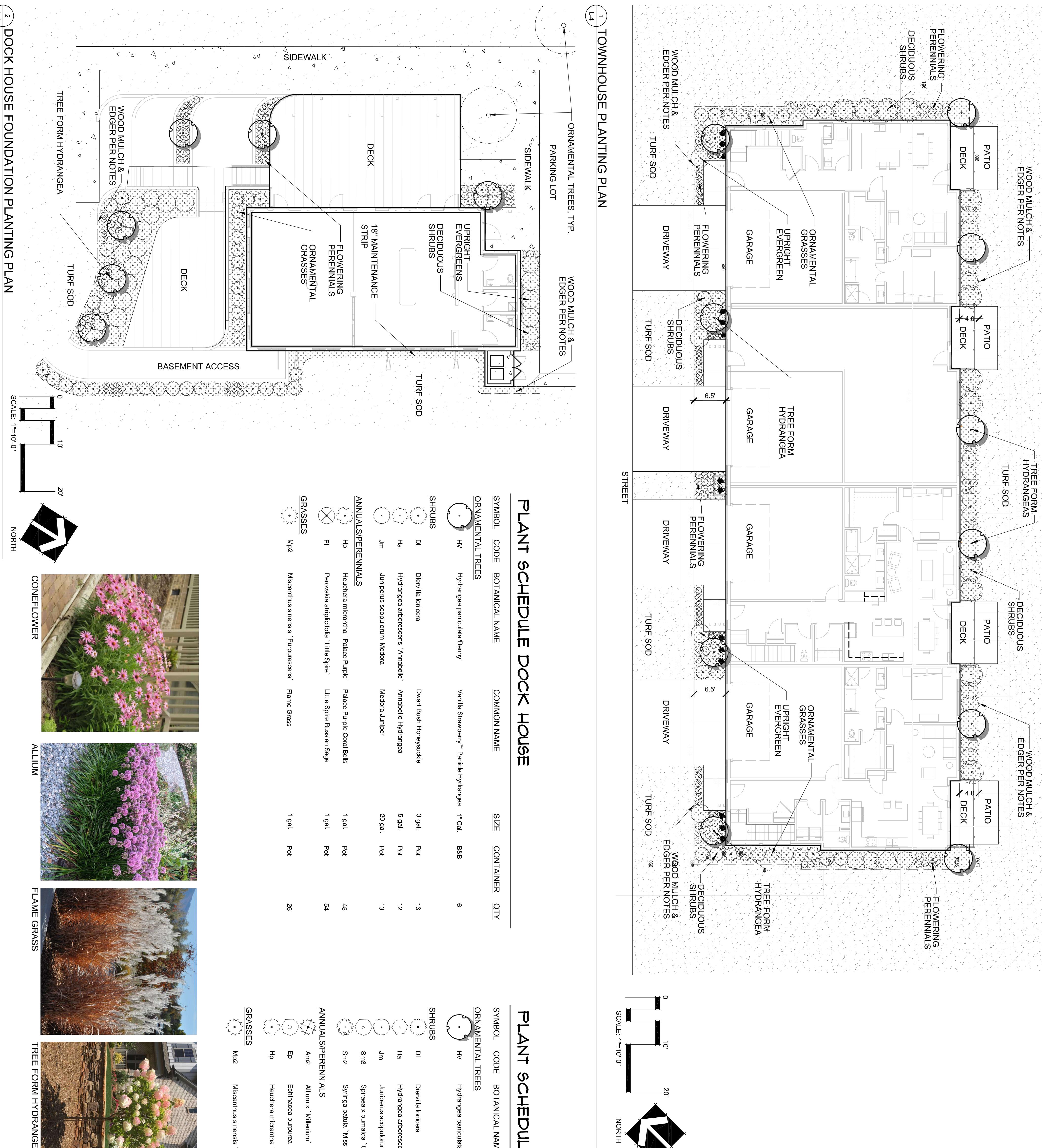
Seeding Rate: 10 lbs/acre (6.4 seeds/square foot)

## NATIVE SEED REQUIRED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures (mixtures beginning with the number 3)

Year 1: Establishment (spring seeding):

Establishment (fall seeding):



# CALYX DESIGN GROUP

Landscape Architecture

# STARK ENGINEERING

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[www.starkengineer.com](http://www.starkengineer.com)  
320-249-2611

**NORTH POINTE AT HALSTED BAY  
MINNETRISTA/MOUND, MINNESOTA  
for:  
ANGEL M CONSULTING**

# FOUNDATION PLANTING PLANS

REVISIONS	
05/25	REVISED SITE PLAN
21/25	CITY COMMENTS

**PRELIMINARY**

I hereby certify that this  
or report was prepared  
am a duly authorized  
under the laws of the State

Benjamin D. Harberg, PLA

by John D. Harberg, PLA and xx/xx/2000  
I certify that this plan, specification  
and report was prepared by me and that  
I am a duly licensed Landscape Architect  
under the laws of the State of Minnesota.

---

13

**NORTH POINTE AT HALSTED BAY  
MINNETRISTA/MOUND, MINNESOTA  
for:  
ANGEL M CONSULTING**

# FOUNDATION PLANTING PLANS

<b>REVISIONS</b>	
11/05/25	REVISED SITE PLAN
11/21/25	CITY COMMENTS

I hereby certify that this plan, specification  
or report was prepared by me and that  
I am a duly licensed Landscape Architect  
under the laws of the State of Minnesota

**PRELIMINARY**

Revised: 01/xx/xxxx

Benjamin D. Harberg, PLA

# STARK ENGINEERING

# CALYX DESIGN GROUP

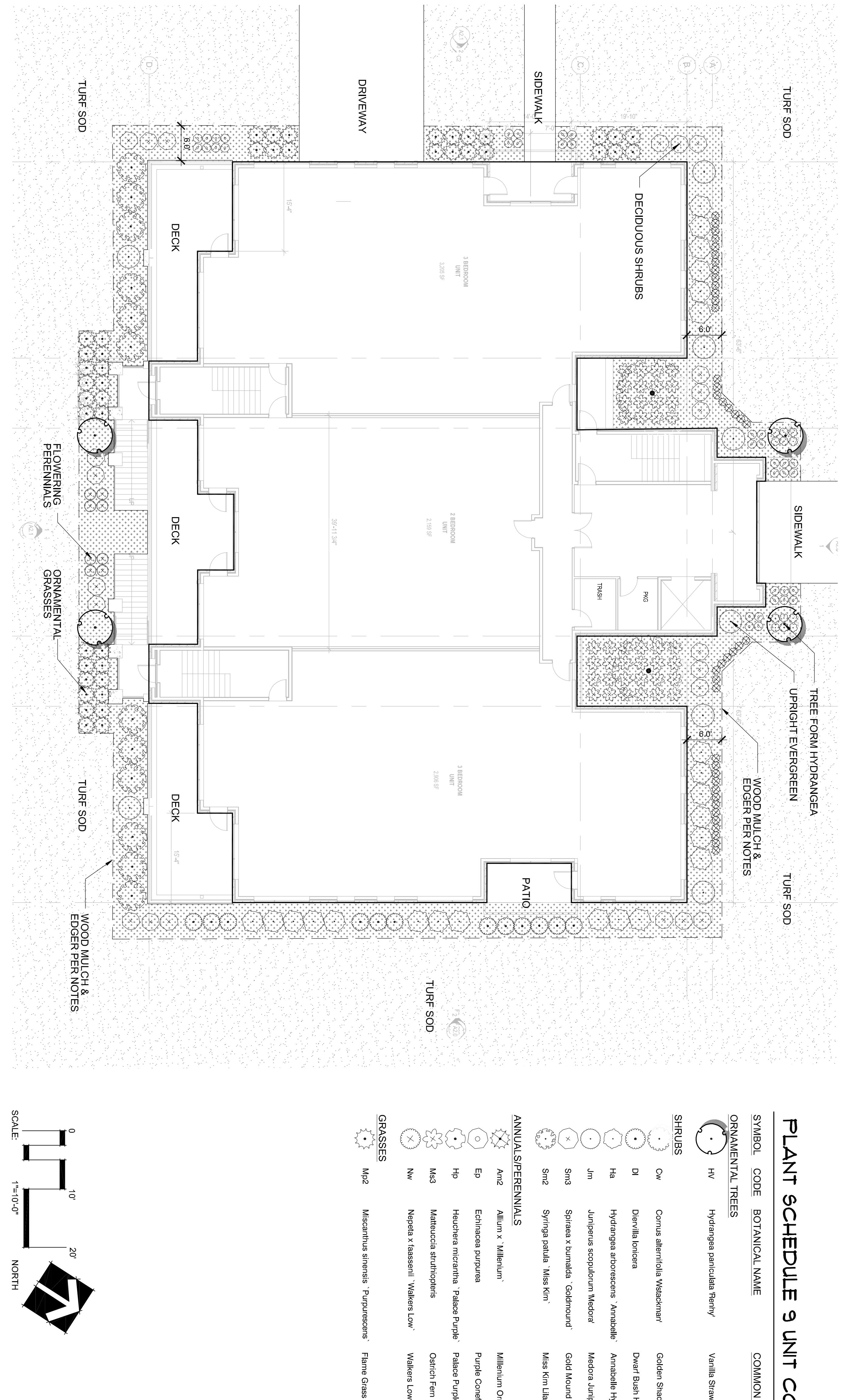
Landscape Architecture  
Planning

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 [www.starkengineer.com](http://www.starkengineer.com)  
320-249-2611



# 9 UNIT CONDO FOUNDATION PLANNING PLAN



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## PLANT SCHEDULE 9 UNIT CONDO

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
<b>ORNAMENTAL TREES</b>							
	Hv	Hydrangea paniculata 'Renhy'	Vanilla Strawberry™ Panicle Hydrangea	1" Cal.	B&B	4	
<b>SHRUBS</b>							
	Cw	Cornus alternifolia 'Wstackman'	Golden Shadows® Dogwood	15 gal.	Pot	2	
	Di	Diervilla lonicera	Dwarf Bush Honeysuckle	3 gal.	Pot	12	
	Ha	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot	23	
	Jm	Juniperus scopulorum 'Medora'	Medora Juniper	20 gal.	Pot	8	
	Sm3	Spiraea x bumalda 'Goldmound'	Gold Mound Spirea	3 gal.	Pot	22	
	Sm2	Syringa patula 'Miss Kim'	Miss Kim Lilac	3 gal.	Pot	12	
<b>ANNUALS/PERENNIALS</b>							
	Am2	Allium x 'Millenium'	Millenium Ornamental Chive	1 gal.	Pot	42	
	Ep	Echinacea purpurea	Purple Coneflower	1 gal.	Pot	36	
	Hp	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Pot	12	
	Ms3	Matteuccia struthiopteris	Ostrich Fern	1 gal.	Pot	40	
	Nw	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Pot	8	
<b>GRASSES</b>							
	Mp2	Miscanthus sinensis 'Purpureascens'	Flame Grass	1 gal.	Pot	44	

**Staff Memorandum**

**To:** Planning Commission  
**From:** Sarah Smith, Comm. Dev. Director  
**Date:** December 2, 2025  
**Re:** December 2, 2025 Regular Meeting Agenda Item No. 3 Review and Approval of the Agenda, with any Amendments - Additional Information for Agenda Item No. 5

---

**Request**

As provided under Agenda Item No. 3 (*Review and Approval of the Agenda, with any Amendments*), Staff requests the Tuesday, December 2, 2025 Mound Planning Commission Meeting Agenda be amended as follows:

1. Add November 27, 2025 email and graphic from David and Jean Fasching, Halstead Avenue neighborhood residents, for Item No. 5 for the public hearing and consideration of applications for the proposed North Pointe on Halsted Bay project to be made part of the record for Planning Case No. 25-12.

---

**From:** David Fasching  
**Sent:** Thursday, November 27, 2025 10:12 AM  
**To:** Sarah Smith <[sarahsmith@cityofmound.com](mailto:sarahsmith@cityofmound.com)>; [vsannes@minnehahacreek.org](mailto:vsannes@minnehahacreek.org); [acouture@minnehahacreek.org](mailto:acouture@minnehahacreek.org)  
**Cc:** Jean Fasching Nickolas Olson <[NOlson@ci.minnetrista.mn.us](mailto:NOlson@ci.minnetrista.mn.us)>; Linnea Savereide <[linnea.savereide@state.mn.us](mailto:linnea.savereide@state.mn.us)>; Duane Duncanson <[duane.duncanson@state.mn.us](mailto:duane.duncanson@state.mn.us)>; [scott.fox@state.mn.us](mailto:scott.fox@state.mn.us)  
**Subject:** Re: Opposition – North Pointe at Halstead Bay (Planning Commission 12/2/25) – Request for Denial

Dear Ms. Smith and Honorable Planning Commissioners,

This email serves as a continuation to our prior written opposition regarding the proposed North Pointe at Halstead Bay development (PID 22-117-24-43-0028, 6625, 6627, and 6639 Bartlett Blvd). We respectfully request denial of the Comprehensive Plan Amendment, Rezoning to PUD, CUP, and Major Subdivision–Preliminary Plat currently before the Commission.

**1 Shoreland Environmental Protection — Stormwater**

This parcel is subservient to drainage from over 100 acres of upstream land in Minnetrista that flows across this site directly into Halstead Bay. The application increases environmental risk by:

1. Expanding impervious surfaces while reducing soil infiltration and natural filtration
2. Undersizing flood storage and conveyance for true watershed conditions
3. Ignoring off-site upstream watershed flow in hydrologic design assumptions
4. Increasing risk of flooding and runoff toward neighboring properties
5. Contributing to additional impairment within Halstead Bay

It has not been demonstrated that MCWD Rules 3, 5, and 8 are satisfied.

**2 Density Inconsistent With Shoreland District and Neighborhood Character**

Shoreland zoning exists to preserve low-density lake environments, protect natural resources, and maintain open-space viewsheds. Increasing density here serves only private financial benefit to the applicant and property sellers—not the public. There is no community justification for higher density zoning on protected shoreland.

### **3** Regional Impacts to Minnetrista Residents Without Representation

The project's stormwater and traffic impacts extend well into Minnetrista. Residents outside Mound city limits:

1. Were not meaningfully consulted or notified early
2. Will bear direct hydrologic and transportation impacts
3. Have no voting representation in this approval process

Environmental protection cannot be siloed by city boundaries.

### **4** Infrastructure Burden Shifted to City of Mound and Taxpayers

The proposal lacks sufficient planning for:

1. Emergency access in a dead-end lakeshore corridor
2. Long-term maintenance of complex private stormwater facilities
3. Erosion control during construction and large-scale grading
4. Public utility extension and future replacement burdens

These costs and risks should not be transferred to the City.

### **5** Comprehensive Plan Amendment Standard Not Met

By law, amendments must serve clear public interest. This proposal:

1. Does not address an identified housing need
2. Does not improve environmental conditions
3. Does not enhance public access or benefit

A zoning change to enable high-density shoreland development is fundamentally contrary to adopted policy.

## **6 Required City Conditions if Denial Is Not Granted**

If the Commission elects to proceed despite the above, the following conditions must be met at minimum prior to further review:

1. Full watershed hydrology evaluation including upstream Minnetrista flows
2. Minnehaha Creek Watershed District stormwater approval prior to City action
3. Environmental Assessment Worksheet due to impaired waters
4. Maximum density capped at existing R-3 standards
5. Independent third-party engineering review to verify public safety

## **7 Burden of Proof Must Remain With Applicant**

The City must not approve any portion of this application unless and until the developer fully demonstrates, with third-party verified documentation:

1. No increased pollutant loading to Halstead Bay
2. No stormwater or flooding impact to adjacent properties
3. Shoreland protections that exceed minimum ordinance requirements
4. A perpetual funding mechanism for private stormwater infrastructure
5. No future cost shifting to the public sector

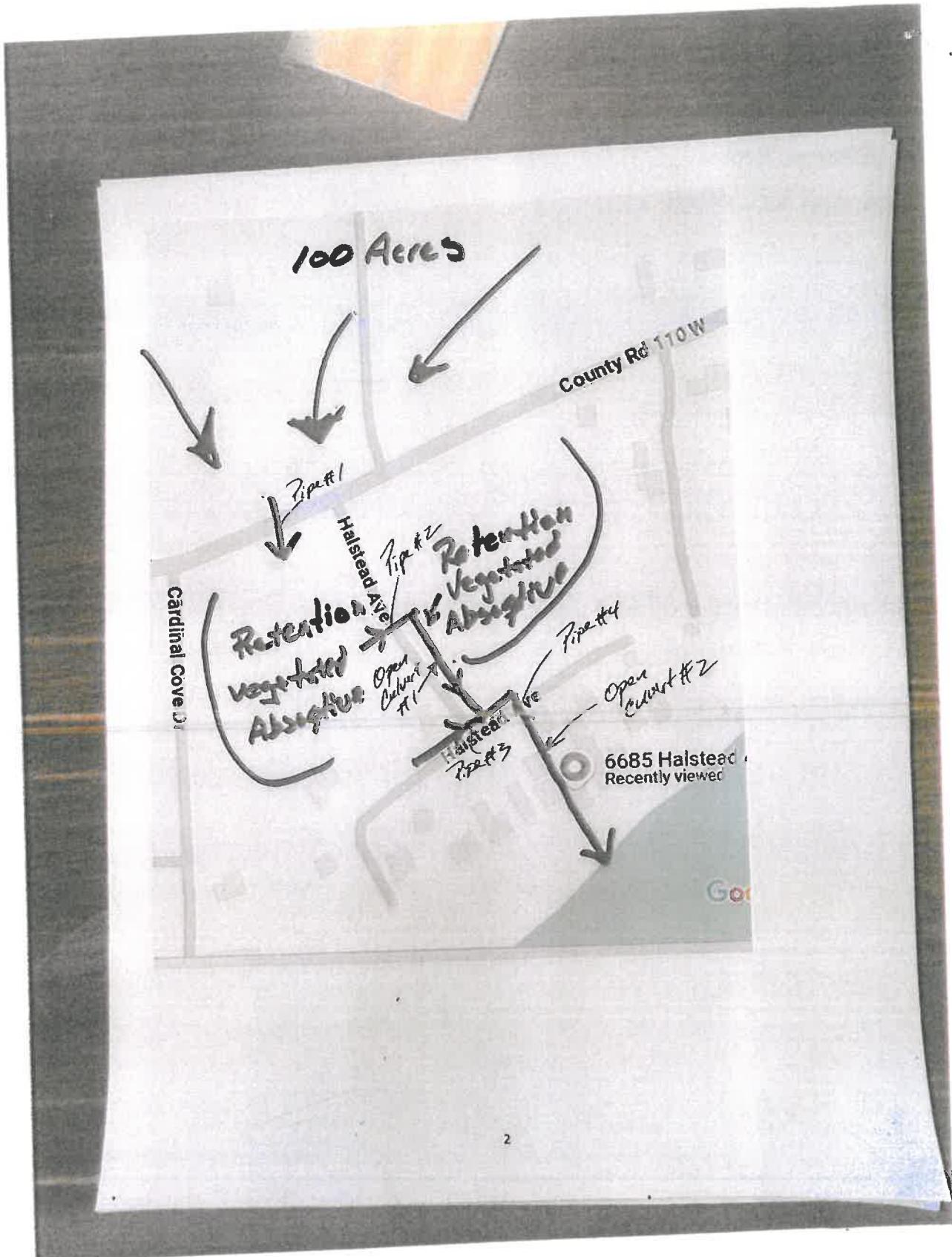
All technical proof must remain with the applicant—not the public.

### **Conclusion**

This project creates significant, likely irreversible harm to Halstead Bay, community character, and local infrastructure while offering no measurable public benefit. I respectfully urge the Planning Commission to deny all applications associated with this proposal.

Thank you for your continued consideration and service.

Sincerely,  
David and Jean Fasching  
Halstead Avenue  
Mound, MN 55364





Department:  
Fire, Relief Association

## City Council Item 9-A

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager  
Laila Imihy, Deputy City Manager

From: Gregory S Pederson, Mound Fire Chief  
Andy Drilling, President Mound Volunteer Fire Department Relief Association

Date: January 21, 2026

Subject: Request for MVFD Relief Association (MVFDRA) Pension Benefit Increase.

---

**RECOMMENDED ACTION:** approval of the Pension Benefit Increase

**MOTION TO APPROVE:** pension plan benefit changes. A summary of the proposed pension plan benefit changes is included in attachments A, B, & C.

**OVERVIEW:** on December 1, 2025, at the regularly scheduled board meeting, the MVFDRA Board of Trustees for the Mound Volunteer Fire Department Relief Association voted to recommend an increase in pension benefits for its members.

The proposed change includes a 14.8% increase in pension benefits, which can be easily justified based upon the most recent actuarial valuation. The actuarial valuation was completed by actuary firm VIA Actuarial Solutions in January 2026. The actuarial valuation and calculations were based upon the pension fund balance as of December 31, 2025, which indicates a well-funded pension plan.

The changes to the pension benefits would become effective on February 1, 2026, which is financially supported by the actuarial. Prior to this request the most recent change to increase benefits and update bylaws were made January 1, 2022.

The current pension benefit level for the Mound firefighters is notably low when compared to our counterparts providing the same level of service within the Minneapolis Metro Area

# Attachment A

## Mound Volunteer Fire Department Relief Association

January 21, 2026

### ***“Proposed” Pension Plan and Bylaw Changes***

A summary of the “proposed” pension plan benefit changes and relief association by-law changes to become effective retroactive to February 1, 2026, as follows:

- The MVFD Relief Board of Trustees requests we increase the pension benefit by 14.8 % for both the monthly benefit plan and the lump sum benefit plan for all beneficiaries as defined in the MVFD Relief Association By-Laws.
- The pension benefit increase would apply to all active, all vested deferred, and all retired members as follows:
  - The monthly benefit for fully vested firefighters with 20 years of service will increase from the current benefit level of \$670.00 to the new benefit level of \$770.00.
  - The lump sum benefit for fully vested firefighters with 20 years of service will increase from the current benefit level of \$123,700 to the new benefit level of \$142,000.
  - A prorated pension benefit \$\$ increase would also apply to all partially vested active and partially vested deferred firefighters as defined in the association by-laws.
- The new pension benefit \$\$ amount is as listed in the attached spreadsheet(s) for monthly benefits and lump sum benefits (shown on attachments B and C)

GSP

# Attachment B

## Mound Firemen's Relief Association

Addendum to December 31, 2024 Actuarial Valuation

### Projected Cost of Benefit Increases

	Current Plan	Option 1
Lump sum benefit multiplier:	\$6,185.00	\$7,100.00
Monthly benefit multiplier:	\$33.50	\$38.32
(actuarial equivalent of the lump sum increase)		
Benefit effective December 31:	2025	2025
Liability measurement date of December 31, 2025		
<b>A. Actuarial accrued liability (AAL)</b>		
1. Active members	\$ 1,468,977	\$ 1,684,513
2. Vested terminated members	636,187	728,950
3. Retired members	3,147,200	3,600,021
4. Spouses receiving benefits	<u>197,303</u>	<u>225,691</u>
5. Total actuarial accrued liability	<u>5,449,667</u>	<u>6,239,175</u>
<b>B. Special fund assets</b>	6,565,782	6,565,782
<b>C. Unfunded actuarial accrued liability (A.5. - B.)</b>	(1,116,115)	(326,607)
<b>D. Credit for surplus</b>	(111,612)	(32,661)
<b>E. Amortization payment</b>		
1. Amortization period	N/A	N/A
2. Payment	0	0
<b>F. Normal cost</b>	79,060	90,722
<b>G. Annual contribution payable:</b>	<u>2026, 2027</u>	<u>2026, 2027</u>
1. Preliminary contribution (D.+E.+F.)	(32,552)	58,061
2. Estimated administrative expense	<u>15,500</u>	<u>15,500</u>
3. Annual contribution (1.+2., not less than \$0)	0	73,561
4. Estimated State Aid	<u>(185,000)</u>	<u>(185,000)</u>
5. Estimated City contribution (3.+4., not less than \$0)	0	0
<b>H. Funded ratio</b>	<b>120%</b>	<b>105%</b>

All results in this exhibit are based on the assumptions, methods, plan provisions, and additional risk assessment disclosed in the 12/31/2024 actuarial valuation report dated 8/27/2025. All liability results, census data, and assets are presented as of 12/31/2025. Please note that results calculated using updated assets and liabilities may be substantially different. Additional pension risk information is included in the 2024 actuarial funding report.

# Attachment C

## The Mound Volunteer Fire Department Relief Association, Inc.

### Annual and Monthly Pension Benefit Accrual or Schedule

Effective February 1, 2026

<b>ANNUAL BENEFIT</b>			
<b>Years of Service</b>	<b>Accrued Benefit</b>	<b>Amount of Benefit</b>	<b>*Annual Payout</b>
10	60%	\$7,100.00	\$42,600.00
11	64%	\$7,100.00	\$49,984.00
12	68%	\$7,100.00	\$57,936.00
13	72%	\$7,100.00	\$66,456.00
14	76%	\$7,100.00	\$75,544.00
15	80%	\$7,100.00	\$85,200.00
16	84%	\$7,100.00	\$95,424.00
17	88%	\$7,100.00	\$106,216.00
18	92%	\$7,100.00	\$117,576.00
19	96%	\$7,100.00	\$129,504.00
20	100%	\$7,100.00	\$142,000.00
21	100%	\$7,100.00	\$149,100.00
22	100%	\$7,100.00	\$156,200.00
23	100%	\$7,100.00	\$163,300.00
24	100%	\$7,100.00	\$170,400.00
25	100%	\$7,100.00	\$177,500.00
26	100%	\$7,100.00	\$184,600.00
27	100%	\$7,100.00	\$191,700.00
28	100%	\$7,100.00	\$198,800.00
29	100%	\$7,100.00	\$205,900.00
30	100%	\$7,100.00	\$213,000.00

<b>**MONTHLY BENEFIT</b>			
<b>Years of Service</b>	<b>Accrued Benefit</b>	<b>Amount of Benefit</b>	<b>*Monthly Payout</b>
10	60%	\$38.50	\$231.00
11	64%	\$38.50	\$271.04
12	68%	\$38.50	\$314.16
13	72%	\$38.50	\$360.36
14	76%	\$38.50	\$409.64
15	80%	\$38.50	\$462.00
16	84%	\$38.50	\$517.44
17	88%	\$38.50	\$575.96
18	92%	\$38.50	\$637.56
19	96%	\$38.50	\$702.24
20	100%	\$38.50	\$770.00
21	100%	\$38.50	\$808.50
22	100%	\$38.50	\$847.00
23	100%	\$38.50	\$885.50
24	100%	\$38.50	\$924.00
25	100%	\$38.50	\$962.50
26	100%	\$38.50	\$1,001.00
27	100%	\$38.50	\$1,039.50
28	100%	\$38.50	\$1,078.00
29	100%	\$38.50	\$1,116.50
30	100%	\$38.50	\$1,155.00

\* Benefit Amount = Years of service x Accrued Benefit x Amount of Benefit

\*\*Monthly Benefit Option only available to individuals hired prior to December 31, 2012

**CITY OF MOUND  
RESOLUTION NO. 26-15**

**RESOLUTION TO APPROVE CHANGES TO THE MOUND VOLUNTEER FIRE  
DEPARTMENT RELIEF ASSOCIATION PENSION PLAN**

**WHEREAS**, VIA Actuarial Solutions provided actuarial calculations and costs for the impact in changes in actuarial assumptions and benefit levels of proposed changes to the Mound Volunteer Fire Department Relief Association Pension Plan; and

**WHEREAS**, the proposed benefit changes were voted on and approved by Board of Trustees of the Mound Volunteer Fire Department Relief Association at the December 1, 2025, Board of Trustees meeting; and

**WHEREAS**, the last increase in benefit levels was in 2022; and

**WHEREAS**, the proposed increase in benefit levels will not significantly impact the Pension Plan funding levels or the unfunded liability.

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Mound, Minnesota, hereby approves the changes to the Mound Volunteer Fire Department Relief Association Pension Plan as summarized in Exhibit A, and made a part herein.

Adopted by the City Council this 27th day of January 2026

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Mayor Jason Holt

---

Attest: Kevin Kelly, Clerk



## City Council Item 9b.

To: Honorable Mayor and Council Members  
From: Jesse Dickson, City Manager  
Date: January 27, 2026  
Subject: City Pole Banner Final Presentation

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### **RECOMMENDED ACTION:**

**MOTION TO** approve final design for pole banners and direct Staff to work with Minuteman Press to implement the program.

### **OVERVIEW**

The Mound City Council reviewed preliminary designs for pole banners to be hung along the main commercial corridors in town at its January 13<sup>th</sup> regular meeting. After a consensus on design considerations, Councilmember McEnaney was given direction to invite Pauline with Minuteman Press to the next City Council meeting to present the final design.

After the final design is approved by the City Council, Staff will work with Minuteman Press to verify each location for new banner and coordinate installation.

# Attachment #1

## 2026 Mound City Council Priorities

1. Water Treatment Facility and Water Updates
  - a. Review user fees scenarios with Ehlers in spring
  - b. Capital request of \$15 million to State Legislature
  - c. Explore PFA and MDH grant opportunities to reduce cost
  - d. Increase water update frequency on City website
  - e. State of the Water at first March City Council meeting
2. State of the City Open House
  - a. April 22<sup>nd</sup> – Tentative
  - b. Content to City Council by February 10<sup>th</sup>
3. Continue to Prioritize Customer Service – External and Internal
4. Review, Amend, and Adopt City Council and Commission Policies
  - a. Adopt City Council and commissions code of conduct
  - b. Update Procurement Policy Fin-003
  - c. Continue to review City policies for necessary updates
5. Focus on Mound Parks System
  - a. Complete Phase II of Lost Lake Commons
  - b. Continue to explore Tonka Toys licensing opportunity
  - c. Joint City Council and POSC meeting for February and annually
  - d. Develop blueprint for Parks Master Plan
  - e. POSC to identify Depot budget items for 2027 refresh
6. Decision on Next Steps for Fire Service Joint Powers Agreement
7. Continue to Follow Long-Term Financial Management Plan
  - a. Update to City Council in spring
8. Economic Development Strategy
  - a. Assessment of sites (redevelopment, vacant, etc.)
  - b. Consider re-establishment of Economic Development Committee
  - c. Encourage local organizations to utilize Explore Minnesota
9. Determine Scope of Blight Ordinance
  - a. Develop more comprehensive blight description
  - b. Joint City Council and Planning Commission meeting February 17<sup>th</sup>
10. Expand Citizen of the Year Promotion
11. Adopt Rental License Program
12. Explore Grant Opportunities
  - a. Age Friendly
  - b. Infrastructure
  - c. Parks
13. Identify Distribution Method for Digital Newsletter
14. Event Coordination
  - a. Develop staffing model
  - b. Utilize Community Ed
  - c. Host National Night Out/Night to Unite at Lost Lake Commons



## City Council Item 9c.

To: Honorable Mayor and Council Members  
Jesse Dickson, City Manager

From: Ryan Prich, Public Works Director

Date: January 22, 2026

Subject: 2026 Lead and Copper Sampling Water Bill Credit Program

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**RECOMMENDED ACTION:**

**MOTION TO** approve 2026 Lead and Copper Sampling Water Bill Credit Program as presented.

**OVERVIEW**

The City annually tests for lead and copper in residential homes. In 2025, Minnesota Department of Health (MDH) implemented a new tiering system which expanded documentation standards to align with Environmental Protection Agency (EPA) guidance. The changes significantly increased the administrative and field workload associated with sample site selection, documentation, and regulatory review. Under the new rules, the City must not only collect valid samples, but also demonstrate why specific homes were selected or excluded from sampling, as well as how the City progressed through the required tier structure.

**Lead and Copper Sampling Tier System**

MDH requires that sampling sites be selected using a tiered prioritization system, beginning with the highest-risk locations. The City must start with Tier 1 homes and only proceed to lower tiers once all eligible Tier 1 homes have either participated or been formally documented as unavailable or unwilling to participate. The MDH tiering system is included in this memo as Attachment #1.

To meet MDH requirements for the 2026 monitoring period, Public Works Staff must identify and submit 45 qualifying residential sites to MDH for review and approval prior to sampling.

**Site Vetting and Eligibility Requirements**

Public Works Staff are required to thoroughly vet each potential sampling location to ensure compliance with MDH AND EPA criteria. Each home and sample must meet multiple eligibility requirements, including but not limited to:

- Year the home was constructed
- Service line and interior pipe material
- Presence of water treatment equipment (e.g. softeners, filters, etc.)

- Required stagnation period (number of hours water has remained unused prior to sampling)
- Time of day the sample is collected
- Proper sample bottle handling and collection procedures

Homes that do not meet all requirements must be documented and excluded in accordance with MDH guidance.

#### Documentation and Compliance Requirements

In addition to sample collection, the City is required to maintain comprehensive documentation demonstrating:

- Tier classification for home in the inventory
- Outreach attempts and responses from homeowners
- Reasons for non-participation or disqualification
- Justification for moving from one tier to the next

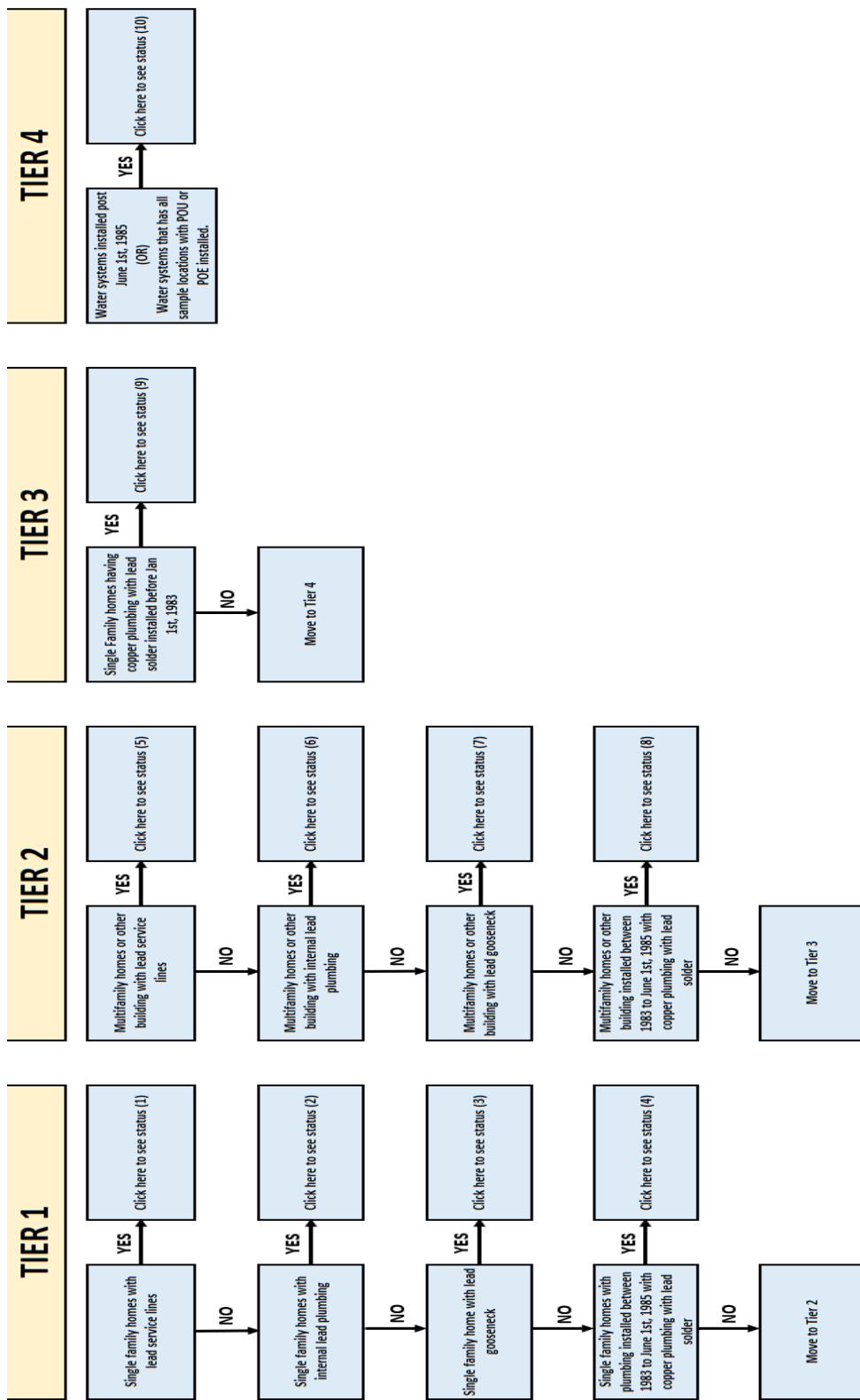
#### Staff Recommendation

Create a program to encourage participation in the 2026 Lead and Copper Rule (LCR) compliance sampling mandated by MDH. Staff recommends offering a \$50 water bill credit to participating households to ensure timely compliance and to protect public health.

#### **SUPPORTING INFORMATION**

- Attachment #1 MDH Tiering System

# Attachment #1





Administration

## City Council Item 9d.

To: Honorable Mayor and Council Members  
From: Jesse Dickson, City Manager  
Date: January 22, 2026  
Subject: 2026 City Council Priorities

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**RECOMMENDED ACTION:**

**MOTION TO** approve 2026 City Council Priorities.

**OVERVIEW**

At its January 12<sup>th</sup> workshop, the City Council composed a list of priorities for 2026. Staff was directed to organize and prepare the priorities for the January 27<sup>th</sup> City Council meeting.

Included with this memo is the organized 2026 City Council Priorities. Once approved, Staff will use the City website to present the priorities list to the public.

**SUPPORTING INFORMATION**

- Attachment #1 – 2026 City Council Priorities

# Attachment #1

## 2026 Mound City Council Priorities

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  - a. Adopt City Council and commissions code of conduct
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