



AGENDA

City Council

Regular Meeting January 27, 2026 Council Chambers 7:00 PM **Amended**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

- a) Swearing in – Daniel Adam Concha as Firefighter/Paramedic
- b) Swearing in – Liz Belisle as Firefighter/Paramedic
- c) Swearing in – Onnah Pomeroy as Police Officer
- d) Swearing in – Kevin Richardson as Police Officer

APPROVAL OF THE AGENDA (Recommendation: Approve the agenda as presented or as amended).

APPROVAL OF THE MINUTES: Workshop, January 13, 2026
 Regular Meeting, January 13, 2026

PUBLIC HEARINGS: 7:00 PM, or as soon afterwards as possible

- a) Improvement and Assessment Hearings for City Project R2026-01 (2026 Street Reconstruction) (Recommendation: Waive reading and adopt Resolution 2026-08, Ordering City Project R2026-01 (2026 Street Reconstruction)). *(Ordering the project requires a 4/5 majority vote).*

(Recommendation: Waive reading and adopt Resolution 2026-09, Adopting the Assessment Roll for City Project R2026-01 (2026 Street Reconstruction) in the amount of \$910,315.00).

OPEN FORUM (Maximum time of three minutes per person)*

- a) Proclamation: Commitment to Volunteerism in the City of Oakdale

CONSENSUS MOTIONS

- a) Request per City of Oakdale Code of Ordinances, Chapter 2, Article IV, Sec.2-36 (c) and per City Personnel Policy PE-031, Section 5.0, that the City Council appoint Dallas Dosch as a part-time

temporary Customer Service Specialist effective on or after January 28, 2026, at a rate of pay consistent with the City base pay schedule, conditioned on passing all background requirements.

- b) Request per City of Oakdale Code of Ordinances, Chapter 2, Article IV, Sec.2-36 (c) and per City Personnel Policy PE-031, Section 5.0, that the City Council appoint Donovan Barr as full-time probationary Police Officer effective on or after January 28, 2026, at a rate of pay consistent with the City base pay schedule conditioned on passing all background requirements.

~~e) Request that the City Council waive reading and adopt Ordinance No. 959, Amending the Code of Ordinances for the City of Oakdale, Chapter 25 Relating to Allowed Uses in the R-2 and B-2 Zoning Districts, Criteria for Electronic Signage and Accessory Structures, Exterior Design Standards for the B-2 Zoning District, and a Correction to the Application Review Procedures.~~

~~Request that the City Council waive reading and adopt Resolution 2026-10, Authorizing Publication of Ordinance No. 959 by Title and Summary. (Motion requires a 4/5 majority vote).~~

- c) Request that the City Council approve the Pay Equity Implementation Report and Compliance Report, authorize the Mayor to sign the Report, and authorize staff to submit to the State of Minnesota.

~~d) Request that the City Council authorize the Mayor and City Administrator to sign and execute the Assignment and Third Amendment of Ground Lease Agreement between Oak Marsh LLC, Oak Marsh Holdings LLC, and the City of Oakdale.~~

ADVISORY BOARDS AND COMMISSIONS

Environmental Management Commission (no meeting, Council Liaison Zabel)

Planning Commission (no meeting, Council Liaison Severson)

Parks and Recreation Commission (no meeting, Council Liaison Morcomb)

Tree Board (met on 1/20/26, Council Liaison Moore)

AWARD OF BIDS

STAFF REPORTS

COMMUNITY DEVELOPMENT

- a) Site Plan Amendment – Police Expansion and City Hall Remodel (**Recommendation: Waive reading and adopt Resolution 2026-07, Approving a Site Plan Amendment for 1584 Hadley Avenue North, with conditions included in the attached resolution.**)
- b) Approval of Contract for Final Design and Construction Administration Services for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park) (**Recommendation: Authorize the Mayor and City Administrator to enter into an agreement for final design and construction administration services between the City of Oakdale and LHB, Inc. for an amount not to exceed \$274,000 for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park).**)

(Recommendation: Authorize the City Administrator to approve amendments, such as term extensions, to the contract with LHB, Inc. for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park), provided that they do not exceed the contract dollar amount).

(Recommendation: Authorize the City Administrator to approve individual change orders and purchase orders up to \$100,000 for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park), provided that they are within the approved CIP budget).

- c) Amendments to the Zoning Ordinance (Recommendation: Waive reading and adopt Ordinance No. 959, Amending the Code of Ordinances for the City of Oakdale, Chapter 25 Relating to Allowed Uses in the R-2 and B-2 Zoning Districts, Criteria for Electronic Signage and Accessory Structures, Exterior Design Standards for the B-2 Zoning District, and a Correction to the Application Review Procedures).

(Recommendation: Waive reading and adopt Resolution 2026-10, Authorizing Publication of Ordinance No. 959 by Title and Summary). *(Motion requires a 4/5 majority vote).*

CITY ATTORNEY

ADMINISTRATOR'S REPORT

- a) Approval of Pre-Qualified Subcontractors for the Police Expansion and City Hall Remodel Bid Package 1 and Authorization to Proceed to Bid for Bid Package 1 (Recommendation: Approve the Police Expansion and City Hall Remodel Project Pre-Qualified Subcontractor List for Bid Package 1 per the letter from Kraus-Anderson dated January 21, 2026 and authorize Kraus-Anderson to solicit bids for Bid Package 1).

COUNCIL PRESENTATIONS

CLAIMS (Recommendation: Approve Claims for the period January 14, 2026 to January 27, 2026 in the amount of \$3,188,366.02).

ADJOURNMENT

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

**WORKSHOP MINUTES
OAKDALE CITY COUNCIL
JANUARY 13, 2026**

The City Council held a Workshop on Tuesday, January 13, 2026 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting began at 5:00 PM.

Present: Mayor Kevin Zabel

Council Members: Andy Morcomb
Kari Moore
Gary Severson
Katie Wrich

City Staff Members: Christina Volkers, City Administrator
Sara Ludwig, City Clerk
Jim Thomson, City Attorney
Brian Bachmeier, Consulting City Engineer
Jake Foster, Assistant City Administrator
Andy Gitzlaff, Community Development Director
Melanie Lee, Human Resources Director
Luke McClanahan, City Planner
Lori Pulkrabek, Communications Manager
Ivan Stepanov, Finance Director
Ryan Stuart, Police Captain
Cory Tietz, Public Works Director
Kevin Wold, Fire Chief

Others Present: Roger Green, Board Member, Washington County Board
Community Development Agency
James Lasch, Tree Board Candidate
Michelle Rietgraf, Tree Board Candidate
Melissa Taphorn, Executive Director, Washington County
Community Development Agency

TREE BOARD INTERVIEW CANDIDATE: MICHELLE RIETGRAF

Michelle Rietgraf provided a brief introduction about her residency and personal interests.

Mayor Zabel spoke about the role of the Tree Board (TB).

In response to Mayor Zabel's question about ideas for possible new TB events, Ms. Rietgraf mentioned integrating with current City events to meet residents where they are currently.

In response to Council Member Moore's question about knowledge or skills that Ms. Rietgraf can bring to the TB, she shared her ability to follow through on ideas, debrief after events, and participate in community engagement.

In response to Council Member Severson's question, Ms. Rietgraf confirmed she is willing to make the time commitment needed to serve on the TB.

Council Member Wrich asked about Ms. Rietgraf's interest in the TB versus the other advisory bodies. Ms. Rietgraf explained that she would like to get more involved in the community and make an impact on the environment to benefit future generations.

Ms. Rietgraf asked about future opportunities for the TB. Mayor Zabel stated they can assist with getting the word out about Emerald Ash Borer (EAB) and look for ways to assist with ongoing maintenance of the City's current tree canopy through the organization of a volunteer group.

Mayor Zabel told Ms. Rietgraf that Council will discuss the interview and staff will be in contact about their decision.

TREE BOARD INTERVIEW CANDIDATE: JAMES LASCH

Jim Lasch provided a brief introduction about his residency and interest in the TB.

In response to Council Member Moore's question about knowledge or skills that Mr. Lasch can bring to the TB, he shared his passion for a diverse tree canopy and ability to do research as questions arise.

In response to Council Member Severson's question, Mr. Lasch confirmed he is retired and able to make the time commitment needed to serve on the TB.

In response to Mayor Zabel's question about ideas for possible new TB events, Mr. Lasch mentioned getting information out about tree replacement.

Council Member Wrich asked about Mr. Lasch's interest in the TB versus the other advisory bodies. Mr. Lasch explained that he is passionate about trees.

Mr. Lasch asked about specific tasks for the TB. Mayor Zabel stated they are tasked with selecting the trees for the annual Arbor Day Tree Giveaway and being hands-on at events in the City.

Mayor Zabel told Mr. Lasch that Council will discuss the interview and staff will be in contact about their decision.

OVERVIEW OF THE 2050 COMPREHENSIVE PLAN UPDATE

Community Development Director Andy Gitzlaff introduced the agenda item as an overview of the 2050 Comprehensive Plan process.

City Planner Luke McClanahan went over the purpose of a Comprehensive Plan, the statutory requirement relating to timeline and Plan elements, and how the City will integrate current planning documents.

Mayor Zabel cautioned staff not to wait for the completion of other planning documents to move forward with work on a related Plan element.

Regarding areas of focus, Mr. McClanahan asked for feedback on what is being proposed. Mayor Zabel pointed out that community engagement feedback during this process may differ from community engagement feedback within the other approved planning documents, and staff must reconcile these differences.

Council Member Morcomb inquired about identifying gaps in the community engagement feedback versus redoing the work that has already been done. Council Member Moore agreed. Mayor Zabel noted that the stakeholders should be given a starting point (i.e., reference to current approved planning documents) and guardrails to steer the feedback.

City Administrator Chris Volkers brought up a past discussion about a centralized Fire Station and how related land use decisions might fit into the Comp Plan. Mayor Zabel stated that discussion may fit better into a Strategic Plan, but the heat map and service study that was presented as part of that past discussion should likely be included as it may help determine future land use decisions.

The discussion moved to other Council priorities to add to the areas of focus. Mayor Zabel inquired about the parameters to be set around these priorities. Council Member Morcomb pointed out that there may be areas in which Council provides granular details and others where they remain intentionally broad. Council Member Moore asked about how involved the consultant will be in establishing these parameters.

Mr. McClanahan reviewed the draft schedule and the role of the consultant versus City staff.

Mayor Zabel shared thoughts on how to strategically breakdown the public engagement process into manageable touchpoints over the course of 12-15 months to capture as many voices from the public as possible. Council Member Morcomb suggested developing a timeline for the public engagement opportunity for each Plan element.

The Council agreed to develop the 2050 Comprehensive Plan utilizing a different process than what was done in 2017. City staff was directed to lean into the consultant for strategic public engagement best practices while leveraging current advisory body members and focusing on each Plan element. Additionally, the Council will define the parameters for each Plan element prior to the public engagement session. Then once public engagement feedback is received, the Council will review and finalize.

Council Member Morcomb suggested getting feedback from the grant writers while developing the Comp Plan to ensure it is written in a way that opens the City up to possible applicable grant opportunities.

Mayor Zabel stated that the *Implementation* Plan element will likely directly overlay with Strategic Planning.

LOCAL AFFORDABLE HOUSING AID UTILIZATION

Mr. Gitzlaff stated that this is a follow up from the November 10, 2025 Workshop in which Council was supportive of a partnership program with the Washington County Community Development Agency (CDA) and to further discuss potentially setting aside 10% of Local Affordable Housing Aid (LAHA) funds for self-administered projects. The discussion tonight will review the draft agreement terms and finalize Council direction on how LAHA funds will be allocated.

Melissa Taphorn, Executive Director with Washington County CDA, provided background on the agency including programs offered, how cities' funds are expended, and what resources are available to cities.

In response to Mayor Zabel's question about the demand for the various CDA programs being offered, Ms. Taphorn explained that the CDA utilizes data and provides reporting which can help cities determine if their allocation percentages make sense or if adjustments are needed. Additionally, the City Council has discretion to set a dollar amount allocation limit versus a percentage allocation limit.

Mayor Zabel inquired about splitting the allocation for the Community Development Block Grant (CDBG) and HOME Investments Partnership Program (HOME). Ms. Taphorn stated that a proposed single solicitation process is set aside for grants to third party providers (including but not limited to Two Rivers Community Land Trust and Habitat for Humanity) for acquisition, rehab, construction, and sale of affordable owner-occupied housing, as the CDA is oversubscribed on these types of requests every year.

Council Member Moore brought up utilizing a portion of the Home Improvement Loan Program funds for residents that may need financial assistance to remediate a diseased tree in their yard, for example.

Mayor Zabel noted that per the Minnesota Housing Finance Agency, cities determine which Home Improvement Loan Program projects qualify under LAHA, depending on how the program language is written for their city. In the example of tree remediation, the City could write the program to include that the qualifying work must be incorporated as part of a broader home improvement project, the tree must be declared a nuisance, and/or the tree poses a threat to the home. Regardless of the parameters set forth by Council, the City must write the program language to meet and comply with State reporting requirements.

Council Member Moore reiterated her preference that all expenses related to the Home Improvement Loan Program project be covered as part of the grant.

Regarding allocation of the LAHA funds as presented in the *Council Memorandum*, the Council decided on the following:

- The CDA's First Generation Homebuyer Program will be provided as \$10,000 grants, up to 10% of LAHA funding.
- The CDA's Community Development Block Grant (CDBG) / HOME Investments Partnership Program (HOME) will be provided as grants, up to 45% of LAHA funding.
- The City's parameters around the CDA's Home Improvement Loan Program are still being discussed by Council; therefore, an amendment to the agreement will be presented and signed once those parameters are agreed upon.
- The City Council preferred that the LAHA funds be expended as grants versus loans.
- The distribution of funds for Qualifying Projects that exceed the percentage allocation identified above shall be subject to the approval of the City Council, not the City Administrator.

Next steps include City staff working with the CDA and the City Attorney to update the agreement template (to include only the First Generation Homebuyer Program and Community Development Block Grant (CDBG) program / HOME Investments Partnership Program (HOME)) and then bring the final agreement to a future City Council meeting for consideration of approval.

CITY ATTORNEY PRESENTATION: OPEN MEETING LAW, SERIAL MEETINGS, MORE

Due to timing constraints, this agenda item will carry over to a future Workshop.

ADMINISTRATOR UPDATE

Ms. Volkers reminded the Council to read the development report emails and provide feedback to staff, when applicable.

COUNCIL TOPICS

Ms. Volkers brought up the status of the Oakdale Athletic Association (OAA) contract to confirm Council's timeline for a signed agreement. The Council agreed that the agreement must be signed by OAA by February 12, 2026 to guarantee priority field usage.

City Attorney Jim Thomson provided an update on the status of the Oak Marsh Golf Course lease, noting the City has the first right of offer. If the City declines, then the current owner must present the same terms to any future prospective buyer within six months. Several key terms presented include annual rent at 2.5% of gross revenue paid to the City (in addition to property taxes), compliance with environmental laws, and the City having the right to consent to any future assignments.

The Council asked that staff request past financial reports, per the current lease, and if any discrepancies are found, work with Attorney Thomson on the City's next steps.

There was general Council support to keep the site functioning as a golf course and decline the first right of offer, allowing the current owner to seek out another prospective buyer under the same terms.

Public Works Director Cory Tietz reported that the current owner is working with City Forester Tim Mehlhorn to replace the EAB-infected trees that were cut down on the property.

DISCUSS TREE BOARD APPLICANTS

The Council agreed to appoint Michelle Rietgraf to the Tree Board.

WORKSHOP RECESSED FOR THE REGULAR CITY COUNCIL MEETING AT 6:53 PM

WORKSHOP RECONVENED IN THE OAK ROOM AT 7:28 PM AFTER THE REGULAR CITY COUNCIL MEETING

ADMINISTRATOR UPDATE, CONTINUED

The Council discussed the proposed 2026 City events calendar and made the following decisions:

- Keep Family Fun Flatables as a free City event, as proposed.
- Revamp outreach for tabling and sponsorship opportunities for Family Fun Flatables.
- Staff will set the dates for Pop-Up Splash Pads and Waterslides during the months of June, July, and August.
- Staff will reach out to past Summerfest parade participants to inquire if a Saturday morning parade is an option, then report back the results to Council at a future Workshop.

COUNCIL TOPICS

Mayor Zabel brought up a letter drafted by the Mayor of Crosslake to Minnesota State Representatives, Senators, and Governor Walz related to fiscal discipline, pro-growth policies, and local government stability which has garnered 241 Mayoral signatories, inquiring whether Council is supportive of him (on behalf of the City of Oakdale) signing the letter or not. The Council had a robust conversation about the letter's statements, the sources cited, and what it might mean as a City to sign the letter or not. Ultimately, the Council agreed that Mayor Zabel should sign the letter (on behalf of the City of Oakdale).

Mayor Zabel asked the Council if they would be supportive of signing the *Civic Pledge for a Stronger Minnesota* drafted by Majority in the Middle, a nonprofit, nonpartisan organization. The Council agreed to sign the pledge as a group. Mayor Zabel will reach out to Shannon Watson at Majority in the Middle and coordinate a signing event through Ms. Volkers.

Additionally, the Council was supportive of a similar proclamation to be put on the January 27, 2026 regular City Council meeting agenda. Mayor Zabel offered to draft language and send to Ms. Volkers.

Mayor Zabel shared information about JustServe.org, a free online service that links community volunteer needs with volunteers. The Council was supportive of joining the JustServe City program. Staff will create an account and post City volunteer opportunities, while Mayor Zabel will reach out to other community groups encouraging them to do the same. Mayor Zabel will also follow up with a proclamation template to be put on the January 27, 2026 regular City Council meeting agenda.

Regarding the agreement for final design and construction administration services that was pulled from the City Council regular meeting agenda because the contract was not ready for signature, Mayor Zabel inquired about the construction timeline for Tanners Lake Park as well as the cost-benefit of hiring a full-time employee to do this type of work versus a consultant for each upcoming park project.

Mayor Zabel asked about the cost of Golfview Park and Tower Park portions of the consultant's proposal. Mr. Gitzlaff stated that he would follow up with those numbers.

Mr. Gitzlaff noted that bringing aspects of the construction project management in-house is possible if the Council adds staff capacity and that the consultant contract has built-in flexibility to reduce services if this occurs in 2026 or 2027. Mr. Gitzlaff further explained that there are aspects that will still need people with specialty skills (civil engineer, stormwater engineer, landscape architect or architect, geotechnical engineer, surveyor) even for more modest park improvements at a lesser scale.

Ms. Volkers cautioned that removing Golfview Park and Tower Park from the consultant's proposal may be unfair to other firms that submitted competitive proposals for all components.

Mr. Gitzlaff stated that the three City projects – P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park) – were part of one Request for Proposals (RFPs) for design and community engagement efficiencies and cost-effectiveness modeled after what is done for the annual street project.

Ms. Volkers said that staff will run a cost-benefit analysis related to hiring a full-time employee to take on some of the final design and construction administration responsibilities.

Mr. Tietz provided insight into staff's request to hire a consultant which includes them partnering in community engagement efforts and providing the technical expertise that is not currently available internally. He also went over high-level details of the Tanners Lake Park construction timeline and clarified that some construction preparation activities could start in 2026, but the bulk of the work would be completed in 2027.

Council Member Morcomb suggested adding the possibility of hiring a full-time Community Engagement Specialist to the upcoming 2027 budget discussion.

In response to Mayor Zabel's question about the community engagement expectations for these park projects, Mr. Gitzlaff shared the RFP requirements, but noted that staff can be flexible given Council's direction. Once the consultant is on board, the first deliverable is a public engagement plan that the Council will be given an opportunity to review.

Council Member Morcomb requested that a few extra copies of the City Council regular meeting agenda be printed and placed on the back counter for members of the public.

Council Member Morcomb reported that there is a planned walk-out at Tartan High School on Wednesday, January 14th in protest of U.S. Immigration and Customs Enforcement (ICE) in the community.

Council Member Wrich thanked Ms. Volkers and City staff for the many hours of onboarding over the last few months.

About taking a public position on ICE in the community, the Council agreed to put out a joint-Council statement from the Mayor attaching current related City policies.

ADJOURNMENT

The Workshop was adjourned at 8:29 PM.

Respectfully submitted,

Sara Ludwig, City Clerk

**REGULAR MEETING MINUTES
OAKDALE CITY COUNCIL
January 13, 2026**

CALL TO ORDER

A regular meeting of the City Council of the City of Oakdale was held on January 13, 2026 at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota. The meeting was called to order by Mayor Kevin Zabel at 7:00 PM.

ROLL CALL

On a call of roll, the following were present:

Mayor Kevin Zabel

Council Members: Kari Moore
Andy Morcomb
Gary Severson
Katie Wrich

Staff Present: Christina Volkers, City Administrator
Sara Ludwig, City Clerk
Jim Thomson, City Attorney
Jake Foster, Assistant City Administrator
Andy Gitzlaff, Community Development Director
Ryan Stuart, Police Sergeant
Lori Pulkrabek, Communications Manager
Ivan Stepanov, Finance Director
Cory Tietz, Public Works Director
Kevin Wold, Fire Chief

PRESENTATION OF COLORS / PLEDGE OF ALLEGIANCE

Cub Scout Pack 580 conducted a Presentation of Colors flag ceremony and lead the Pledge of Allegiance.

INTRODUCTIONS

a) Cub Scout Pack 580

Mayor Zabel recognized Cub Scout Pack 580 and each made an introduction with their name and scout rank. Each scout member was presented with a City lapel pin.

APPROVAL OF THE AGENDA

A MOTION WAS MADE BY COUNCIL MEMBER MOORE, SECONDED BY COUNCIL MEMBER MORCOMB TO APPROVE THE AGENDA AS AMENDED FOR THE MEETING OF JANUARY 13, 2026.

5 AYES

APPROVAL OF THE MINUTES: Workshop, December 9, 2025
Regular Meeting, December 9, 2025

Special Workshop, December 22, 2025

A MOTION WAS MADE BY COUNCIL MEMBER SEVERSON, SECONDED BY COUNCIL MEMBER WRICH TO APPROVE THE WORKSHOP MEETING MINUTES OF DECEMBER 9, 2025.

5 AYES

A MOTION WAS MADE BY COUNCIL MEMBER MORCOMB, SECONDED BY COUNCIL MEMBER MOORE TO APPROVE THE REGULAR MEETING MINUTES OF DECEMBER 9, 2025.

5 AYES

A MOTION WAS MADE BY COUNCIL MEMBER SEVERSON, SECONDED BY COUNCIL MEMBER WRICH TO APPROVE THE SPECIAL WORKSHOP MEETING MINUTES OF DECEMBER 22, 2025.

5 AYES

PUBLIC HEARINGS

a) Request for New Secondhand Goods Dealer License for Shorties Appliances and More, LLC

Mayor Zabel opened the public hearing and welcomed comments from the audience. No comments were heard. Mayor Zabel closed the public hearing.

A MOTION WAS MADE BY COUNCIL MEMBER MOORE, SECONDED BY COUNCIL MEMBER SEVERSON TO APPROVE THE ISSUANCE OF A SECONDHAND GOODS DEALER LICENSE TO SHORTIES APPLIANCES AND MORE, LLC DBA SHORTIES APPLIANCES AT 6922 55TH STREET NORTH.

5 AYES

OPEN FORUM

Mayor Zabel invited comments from the audience. No comments were heard.

CONSENSUS MOTIONS

- a) Request that the City Council approve the Group 8 Fire Department Lexipol policies as presented.
- b) Request that the City Council designate the St. Paul Pioneer Press as the official newspaper for the City of Oakdale for calendar year 2026.
- c) Request per City of Oakdale Code of Ordinances, Chapter 2, Article IV, Sec.2-36 (c) and per City Personnel Policy PE-031, Section 5.0, that the City Council appoint Anthony Wessel as a half-time probationary Community Service Officer effective on or after January 14, 2026, at a rate of pay consistent with the City base pay schedule conditioned on passing all background requirements.
- d) Request that the City Council waive reading and adopt Resolution 2026-02, Delegating Authority to Make Electronic Fund Transfers.
- e) Request that the City Council waive reading and adopt Resolution 2026-03, Designating Official Depositories and Investment Brokerages for the City of Oakdale for Calendar Year 2026.

- f) Request that the City Council approve the City of Oakdale 2026 Legislative Priorities as outlined in the attached document.
- g) Request that the City Council waive reading and adopt Resolution 2026-04, a Resolution of Support for the Designation of County State Aid Highway 27 in the City of Oakdale.
- h) Request that the City Council table the Conditional Use Permit application for 7684 Stillwater Way North until February 10, 2026.
- i) ~~Request that the City Council authorize the Mayor and City Administrator to enter into an agreement for final design and construction administration services between the City of Oakdale and LHB, Inc. for an amount not to exceed \$274,000 for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park).~~

~~Request that the City Council authorize the City Administrator to approve amendments, such as term extensions, to the contract with LHB, Inc. for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park), provided that they do not exceed the contract dollar amount.~~

~~Request that the City Council authorize the City Administrator to approve individual change orders and purchase orders up to \$100,000 for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park), provided that they are within the approved CIP budget.~~

- j) Request that the City Council amend City Policy FR-010: Public Improvement Project Financing.
- k) Request that the City Council waive reading and adopt Resolution 2026-05, Municipal State Aid (MSA) Advance Request.
- l) ~~Request that the City Council waive reading and adopt Resolution 2026-06, Authorizing the Creation of Restricted TIF Fund (540) and Authorizing Ongoing Interfund Transfers between the Special Projects Funds and Special Projects Restricted TIF Fund.~~
- m) Request that the City Council appoint Michelle Rietgraf to the Tree Board to fill a vacancy for the period of January 14, 2026 to June 30, 2027.

A MOTION WAS MADE BY COUNCIL MEMBER MORCOMB, SECONDED BY COUNCIL MEMBER SEVERSON TO APPROVE CONSENSUS MOTIONS A-H, J, K, AND M, AS PRESENTED.

5 AYES

ADVISORY BOARDS AND COMMISSIONS

- a) Acting Mayor Designation and Board and Commission Assignments for 2026

A MOTION WAS MADE BY COUNCIL MEMBER MORCOMB, SECONDED BY COUNCIL MEMBER WRICH TO AFFIRM THE 2026 APPOINTMENTS FOR COUNCIL LIAISONS AND OTHER ASSIGNMENTS, AND DESIGNATE COUNCIL MEMBER MORCOMB AS ACTING MAYOR FOR 2026, AS NOTED ON THE ATTACHED.

Environmental Management Commission (no meeting, Council Liaison Zabel)

Planning Commission (met on 1/8/26, Council Liaison Severson)

Council Member Severson reported that the Planning Commission reviewed their 2026 Work Plan, elected a Chair and Vice Chair for 2026, held a public hearing for Zoning Ordinance amendments, and approved a site plan amendment for the Oakdale City Hall and Police Department Expansion and Renovation project.

Parks and Recreation Commission (no meeting, Council Liaison Morcomb)

Tree Board (no meeting, Council Liaison Moore)

AWARD OF BIDS

None

STAFF REPORTS

PUBLIC WORKS

a) Donation to the City – Recreation, from Oakdale Residents John and Cathy Spencer

Public Works Director Cory Tietz explained that Oakdale residents John and Cathy Spencer donated \$500 to fund giveaways for the 2025 Winter Wonderland event at the Discovery Center. The funds were used to purchase high-quality sleds which were given to children during the event.

A MOTION WAS MADE BY COUNCIL MEMBER MOORE, SECONDED BY COUNCIL MEMBER SEVERSON TO WAIVE READING AND ADOPT RESOLUTION 2026-01, ACCEPTING A DONATION FROM JOHN AND CATHY SPENCER, IN THE AMOUNT OF \$500, TO FUND GIVEAWAYS AT THE 2025 WINTER WONDERLAND EVENT.

5 AYES

CITY ATTORNEY

No report.

ADMINISTRATOR'S REPORT

a) Updating the City's Unclaimed Property Governing Documents

Ms. Volkers noted that the item up for approval seeks to align City policies and ordinances with State law, and expands the City's authority to allow auction or disposal of unclaimed property in certain situations.

A MOTION WAS MADE BY COUNCIL MEMBER SEVERSON, SECONDED BY COUNCIL MEMBER MORCOMB TO WAIVE READING AND ADOPT ORDINANCE NO. 958, AMENDING THE CODE OF ORDINANCES FOR THE CITY OF OAKDALE, CHAPTER 2, ARTICLE 6 – "CUSTODY AND DISPOSAL OF UNCLAIMED PROPERTY", TO FOLLOW THE PROCESS OUTLINED IN STATE LAW.

5 AYES

A MOTION WAS MADE BY COUNCIL MEMBER SEVERSON, SECONDED BY COUNCIL MEMBER WRICH TO AMEND CITY POLICY FR-015: UNCLAIMED PROPERTY, AND RENAME AS FR-015: UNCLAIMED PROPERTY – UNCASHED CHECKS.

5 AYES

A MOTION WAS MADE BY COUNCIL MEMBER SEVERSON, SECONDED BY COUNCIL MEMBER MORCOMB TO ADOPT NEW CITY POLICY FR-015A: UNCLAIMED PROPERTY – ALL OTHERS.

5 AYES

COUNCIL PRESENTATIONS

Council Member Morcomb noted the presence of scout members in the audience working on a merit badge that requires observing public discourse and disagreement. He explained that while some City Council meetings move quickly due to consensus among the members, more in-depth discussion and debate typically occurs during earlier Workshop meetings, which are open to the public. These Workshop meetings take place every second and fourth Tuesday at 5 PM in the Hadley Conference Room.

Council Member Wrich thanked all the scout members that came out tonight. Council Member Moore echoed this sentiment.

Council Member Moore expressed sadness, anger, and heartbreak over troubling events affecting the community, particularly related to immigration issues. She emphasized that community members are not alone and that she is available to listen, help, and provide support to anyone impacted.

Council Member Moore also expressed appreciation for how her colleagues and staff worked collaboratively to explore possible solutions for an issue that was brought to her attention by a resident early last year.

Mayor Zabel made announcements about the following:

- For the first City Council meeting of 2026, and on behalf of the City, we wish you health, happiness, and success in the new year!
- As of today, Tuesday, January 13th, all City of Oakdale outdoor skating rinks and warming houses are closed until further notice due to poor ice conditions created by recent weather. An update will be provided when conditions improve, and rinks are safe for public use. That update will be available at www.oakdalemn.gov and on the City's social media.
- The Oakdale Indoor Market is open on Saturday, January 24th from 9 AM to 1 PM at the Discovery Center.
- Public Works is still disposing of natural Christmas trees for residents through January 30th. The disposal cost is just \$3 per tree. Drop off hours are Monday through Friday from 7 AM to 3:30 PM at 1900 Hadley Avenue N.
- City offices and facilities will be closed on Monday, January 19th, in observance of Martin Luther King Jr. Day.
- Final touches on the new Public Works facility (located at 3200 Granada Avenue N) are underway. The expected move in date is March 2026 with a tentative grand opening slated for Spring. More information will be provided when details are finalized. To stay up to date on the project and sign up to receive updates, visit the project webpage at www.oakdalemn.gov.

CLAIMS

A MOTION WAS MADE BY COUNCIL MEMBER MORCOMB, SECONDED BY COUNCIL MEMBER MOORE TO APPROVE CLAIMS FOR THE PERIOD DECEMBER 10, 2025 TO DECEMBER 23, 2025 IN THE AMOUNT OF \$4,252,848.95.

5 AYES

A MOTION WAS MADE BY COUNCIL MEMBER MORCOMB, SECONDED BY COUNCIL MEMBER SEVERSON TO APPROVE CLAIMS FOR THE PERIOD DECEMBER 24, 2025 TO JANUARY 13, 2026 IN THE AMOUNT OF \$6,793,072.80.

5 AYES

ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER MOORE, SECONDED BY COUNCIL MEMBER SEVERSON TO ADJOURN THE REGULAR CITY COUNCIL MEETING OF JANUARY 13, 2026, AT 7:20 PM.

5 AYES

Respectfully submitted,

Sara Ludwig, City Clerk



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026

Requester: BB CA Approval: CV	Advisory Board/Commission <input type="checkbox"/>	Open Forum <input type="checkbox"/>
	Award of Bid <input type="checkbox"/>	Other: <input type="checkbox"/>
	Consensus Motions <input type="checkbox"/>	Public Hearing a <input checked="" type="checkbox"/>
	Department: <input type="checkbox"/>	
Title: Public Hearing: Improvement and Assessment Hearings for City Project R2026-01 (2026 Street Reconstruction)		

BACKGROUND

Pursuant to Council authorization, public notices have been mailed to the 150 property owners affected by the 2026 Street Reconstruction project. In addition, notices have been published in the local newspaper. It is therefore appropriate for the City Council to conduct the improvement and assessment hearings and consider ordering the improvements and adopting the assessment roll.

There are 146 property owners listed on the assessment roll. The assessment to each parcel was determined by applying the adjusted lot frontage multiplied by the City's land use and curb replacement assessment rate. It is recommended the assessment roll be adopted as presented. The assessments will be spread over a ten (10) year period for reconstructed streets. Per City Policy, for assessments not paid in full, interest rates are 2% above the City's rate on the bond sale (rounded to the nearest 0.25%).

See the [Feasibility Report](#) for a complete description of improvements.

POLICY OBJECTIVES

- Reconstruct streets in neighborhoods with poor pavement conditions and which consume a disproportionate share of the City's maintenance funds.
- Replace utilities with a history of failures.
- Install a sidewalk along Greenway Avenue as noted in the City's Pedestrian and Bicycle Plan.
- Assess properties for benefits received.

FINANCIAL CONSIDERATIONS

The funding for the project is summarized as follows:

Utility System Replacement Fund	\$2,243,240.00
Federal Sidewalk Grant	\$400,000.00
Street Improvement Fund	\$300,000.00
MSA Funds	\$1,787,134.00
Storm Sewer Funds	\$300,000.00
Special Assessments	\$910,315.00
Debt Issuance	\$675,871.00
Total Project Financing	\$6,616,560.00

STAFF RECOMMENDATION

The City Engineer recommends the Council order City Project R2026-01 and adopt the assessment roll as outlined.

CITY COUNCIL ACTION REQUESTED

It is requested that the Mayor open the public improvement hearing, hear testimony from the property owners, close the hearing, and order the improvements.

It is requested that the City Council waive reading and adopt Resolution 2026-08, Ordering City Project R2026-01 (2026 Street Reconstruction). (*Ordering the project requires a 4/5 majority vote*).

It is requested that the Mayor open the public assessment hearing, hear testimony from the property owners, close the hearing, and adopt the assessment roll for the project.

It is requested that the City Council waive reading and adopt Resolution 2026-09, Adopting the Assessment Roll for City Project R2026-01 (2026 Street Reconstruction) in the amount of \$910,315.00.

Attachments

Link to [2026 Feasibility Report](#)

Resolution 2026-08

Resolution 2026-09

Affidavit of Mailing

Affidavit of Publication

Assessment Appeal Form

Presentation Slides

City of Oakdale
RESOLUTION 2026-08

ORDERING CITY PROJECT R2026-01 (2026 STREET RECONSTRUCTION)

At a regular meeting of the City Council of the City of Oakdale, held on Tuesday, January 27, 2026, at Oakdale City Hall, 1584 Hadley Avenue, Oakdale, Minnesota, with the following members present: Mayor Kevin Zabel, Council Members Kari Moore, Andy Morcomb, Gary Severson, and Katie Wrich; and the following absent: none, the Oakdale City Council resolved:

WHEREAS, a resolution adopted by the Oakdale City Council on December 9, 2025, fixed a date for the public hearing on improvement project R2026-01 to be held this date; and

WHEREAS, ten days mailed notice and two weeks' published notice of the hearing was given for the hearing at which all persons desiring to be heard were given an opportunity to be heard; and

WHEREAS, the City Council finds that the improvement has no relationship to the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oakdale that City Project R2026-01 (2026 Street Reconstruction) is hereby ordered and the plans and specifications shall be prepared.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Oakdale hereby declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

Voting in Favor: Mayor Zabel, Council Members Moore, Morcomb, Severson, and Wrich

Voting Against: None

Resolution duly seconded and passed this 27th day of January, 2026.

Kevin Zabel, Mayor

Attest:

Sara Ludwig, City Clerk

**City of Oakdale
RESOLUTION 2026-09**

**ADOPTING THE ASSESSMENT ROLL FOR CITY PROJECT R2026-01 (2026 STREET RECONSTRUCTION) IN
THE AMOUNT OF \$910,315**

At a regular meeting of the City Council of the City of Oakdale held on Tuesday, January 27, 2026, at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota, with the following members present: Mayor Kevin Zabel, Council Members Kari Moore, Andy Morcomb, Gary Severson, and Katie Wrich, and the following absent: none, the Oakdale City Council resolved:

WHEREAS, a resolution adopted by the Oakdale City Council on December 9, 2025, fixed a date for the assessment hearing on improvement project R2026-01 to be held on January 27, 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oakdale:

1. Such proposed assessment, a copy of which is attached hereto and made a part thereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land herein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against.
2. Such assessment shall be payable in equal annual installments extending over a period of ten years for all the street improvements. The first of the installments shall be payable with general taxes collectible in the year 2027 and shall bear interest at a rate of 2% above the City's rate on the bond sale (rounded to the nearest 0.25%) per annum beginning October 15, 2026. For each subsequent principal installment due, one-year's interest shall also become payable on January 1 of said year.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Finance Director, except that no interest shall be charged if the entire assessment is paid within 30 days, or by the date set by the Finance Director, from the adoption of this resolution; and he/she may, at any time thereafter, pay to the Finance Director the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year which such payment is made. Such payment must be made before November 13 or interest will be charged through December 31 of the next succeeding year.
4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax lists of the County. Such assessments shall be collected and paid over in the same manner as the municipal taxes.

Voting in Favor: Mayor Zabel, Council Members Moore, Morcomb, Severson, and Wrich

Voting Against: None

Resolution duly seconded and passed this 27th day of January, 2026.

Kevin Zabel, Mayor

Attest:

Sara Ludwig, City Clerk

Assessment Roll

R2026-01

27-Jan-26

Parcel ID	Parcel Address	Parcel City State Zip	Owner Name	Owner Address	City State ZIP	City	Adjusted Frontage	Assessment Rate	Total Assessment
3102921310020	439 GRAFTON AVE N	OAKDALE MN 55128	STEINMEYER BENJAMIN	439 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420058	6570 2ND ST N	OAKDALE MN 55128	CARLSON KAREN M	6570 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420057	6590 2ND ST N	OAKDALE MN 55128	BIBEAU MATTHEW J	6590 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310024	4360 GRAFTON AVE N	OAKDALE MN 55128	VANG KONG M	4360 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420061	6520 2ND ST N	OAKDALE MN 55128	HOFFSTATTER AYL A R	6520 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420060	6550 2ND ST N	OAKDALE MN 55128	HOLLANITSCH EDWARD C & LYNN M	6550 2ND ST N	OAKDALE MN 55128-6900	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420059	6560 2ND ST N	OAKDALE MN 55128	RICHARDSON MICHAEL P & MELINDA	6560 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420056	6590 3RD STREET CT N	OAKDALE MN 55128	MEDINA CLAUDIA H	6590 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310025	219 GRAFTON AVE N	OAKDALE MN 55128	ROGSTAD JOINT REVOCABLE TRS	219 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420055	6580 3RD STREET CT N	OAKDALE MN 55128	YANG CHINU	6580 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310027	259 GRAFTON AVE N	OAKDALE MN 55128	JOHNSON HELEN F	259 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310026	239 GRAFTON AVE N	OAKDALE MN 55128	WILLIAMS JACKIE F	239 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420051	6530 3RD STREET CT N	OAKDALE MN 55128	SMITH ELIZABETH & SARAH KABES	6530 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420052	6540 3RD STREET CT N	OAKDALE MN 55128	SIERAKOWSKI RAYMOND P & JEAN M	6540 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420053	6550 3RD STREET CT N	OAKDALE MN 55128	KRUG COREY & LARAE K	6550 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420054	6560 3RD STREET CT N	OAKDALE MN 55128	GALLAS SAMUEL	6560 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310028	277 GRAFTON AVE N	OAKDALE MN 55128	WILLS SHEILLA M	277 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420050	6521 3RD STREET CT N	OAKDALE MN 55128	MCCURDY STEPHEN J & MARY T	6521 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420049	6531 3RD STREET CT N	OAKDALE MN 55128	GREGA THOMAS & LINDSEY SCHREINER	6531 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420047	6553 3RD STREET CT N	OAKDALE MN 55128	HOBBS CHRISTIAN	6553 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420046	6571 3RD STREET CT N	OAKDALE MN 55128	CONNETT LUCILLE V TRS & LORI FLACKSBARTH TRS	6571 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420111	320 GREENWAY AVE N	OAKDALE MN 55128	SKON JASON M	320 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420110	340 GREENWAY AVE N	OAKDALE MN 55128	DEMARS ELLIE & QUINTON WHITE	340 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420109	360 GREENWAY AVE N	OAKDALE MN 55128	EMILY W SEDDON TRS	360 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921310030	319 GRAFTON AVE N	OAKDALE MN 55128	CARMONA ISRAEL V & CINDY M	319 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310029	295 GRAFTON AVE N	OAKDALE MN 55128	CARMONA ISRAEL V & CINDY M	319 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420048	6541 3RD STREET CT N	OAKDALE MN 55128	YANG CHEE X	6541 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420108	380 GREENWAY AVE N	OAKDALE MN 55128	LINGNER JOHN D	380 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420045	6639 N 4TH ST	OAKDALE MN 55128	MURPHY BARTLEY J & THERESE E	6639 N 4TH ST	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310031	339 GRAFTON AVE N	OAKDALE MN 55128	KORF PAUL W & MAY KATHLEEN L	339 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420043	6579 4TH ST N	OAKDALE MN 55128	ALICE A MOORE REV TRS	6579 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420044	6613 4TH ST N	OAKDALE MN 55128	LY VAYILENG	6613 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310032	359 GRAFTON AVE	OAKDALE MN 55128	VICARI ERIN D	359 GRAFTON AVE	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310033	381 GRAFTON AVE N	OAKDALE MN 55128	STRASSER SALLY & PAULSON R R	381 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420040	6529 4TH ST N	OAKDALE MN 55128	PRAX LAWRENCE R	6529 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420041	6545 4TH ST N	OAKDALE MN 55128	HITZKE LEA & GRAYSON HOSCH	6545 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420042	6561 4TH ST N	OAKDALE MN 55128	360HANA LLC	4057 35TH ST N	LAKE ELMO MN 55042	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310018	401 GRAFTON AVE N	OAKDALE MN 55128	NIESEN JOSHUA & ASHLEA GARLAND	401 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310019	421 GRAFTON AVE N	OAKDALE MN 55128	MATSON STEVEN M & MARY BETH	421 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420039	6513 4TH ST N	OAKDALE MN 55128	VUE MAILIA & XENG HER	6513 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921430071	6592 HUDSON BLVD N	OAKDALE MN 55128	KDO PROP LLC	8089 38TH ST N	LAKE ELMO MN 55042	CITY OF OAKDALE	217	\$ 115.00	\$ 24,955.00
3102921430077	19 GREENWAY AVE N	OAKDALE MN 55128	GRAPPENDORF ELIZABETH A	19 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921430075	33 GREENWAY AVE N	OAKDALE MN 55128	TRS AGR KENNETH & MARCELA KELTON	2760 IMPERIAL AVE N	LAKE ELMO MN 55042	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921430076	49 GREENWAY AVE N	OAKDALE MN 55128	TRIVISKI MICHAEL R & IRMA M	49 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921430059	80 GREENWAY AVE N	OAKDALE MN 55128	WALDRON JACK A	80 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921430058	90 GREENWAY AVE N	OAKDALE MN 55128	FUNARI KENNETH G & BONNIE M	90 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430074	75 GREENWAY AVE N	OAKDALE MN 55128	HERNANDEZ MARY A	75 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921430057	100 GREENWAY AVE N	OAKDALE MN 55128	CARLSEN TRICIA	100 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430060	6621 1ST ST N	OAKDALE MN 55128	LORENZ JAMES G	6621 1ST ST N	OAKDALE MN 55128	CITY OF OAKDALE	0	\$	80.00 \$ -
3102921430056	108 GREENWAY AVE N	OAKDALE MN 55128	OMAN LOUISE A	108 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430055	118 GREENWAY AVE N	OAKDALE MN 55128	ZAWISLAK MICHAEL L & KERRY L	118 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430039	109 GREENWAY AVE N	OAKDALE MN 55128	MORGENWECK AMY & KEITH	109 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00

Assessment Roll
R2026-01
27-Jan-26

Parcel ID	Parcel Address	Parcel City State Zip	Owner Name	Owner Address	City State ZIP	City	Adjusted Frontage	Assessment Rate	Total Assessment
3102921430054	128 GREENWAY AVE N	OAKDALE MN 55128	YANEZ ISIDRA G & J C G ORTIZ	128 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430040	119 GREENWAY AVE N	OAKDALE MN 55128	XIONG JAN & SANY YANG	119 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430053	138 GREENWAY AVE N	OAKDALE MN 55128	UNG THEAROTH S & SARY HEM	138 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430052	148 GREENWAY AVE N	OAKDALE MN 55128	DONNA RICCI LLC	1002 MAPLE HILL RD	NEWPORT MN 55055	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430042	139 GREENWAY AVE N	OAKDALE MN 55128	CARR KENNETH F JR	139 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430041	129 GREENWAY AVE N	OAKDALE MN 55128	MAKOR KAIBEH	129 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430051	158 GREENWAY AVE N	OAKDALE MN 55128	JONES KEVIN D SR	158 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430050	168 GREENWAY AVE N	OAKDALE MN 55128	STOI JOSEPH T	168 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430044	159 GREENWAY AVE N	OAKDALE MN 55128	TWO RIVERS COMMUNITY LAND TRS	PO BOX 25451	WOODBURY MN 55125	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430043	149 GREENWAY AVE N	OAKDALE MN 55128	PETERSEN BRIAN J	149 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430049	178 GREENWAY AVE N	OAKDALE MN 55128	FLORES BENJAMIN & CATALINA V L D	178 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430045	169 GREENWAY AVE	OAKDALE MN 55128	SCHNEIDER-HIGGINS BETHANY ANN	169 GREENWAY AVE	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430048	188 GREENWAY AVE N	OAKDALE MN 55128	GONZALEZ ROBERT S & JOSEPHINE	188 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420023	6585 2ND ST N	OAKDALE MN 55128	VANOSS MICHAEL	6585 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921430046	179 GREENWAY AVE N	OAKDALE MN 55128	LARIOS ISMAEL & JANET SANTOS M	179 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921430047	189 GREENWAY AVE N	OAKDALE MN 55128	MARTY LAURIE J	189 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420063	6553 2ND ST	OAKDALE MN 55128	SKINNER PAMELA & ADAM CARPENTER	6553 2ND ST	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420062	6569 2ND ST N	OAKDALE MN 55128	HER VAO	6569 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420020	199 GREENWAY AVE N	OAKDALE MN 55128	LIVINGSTON CHRISTOPHER JR	199 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310036	6469 2ND ST N	OAKDALE MN 55128	DENHOLM JONI F	6469 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	79	\$	80.00 \$ 6,320.00
3102921310034	6501 2ND ST N	OAKDALE MN 55128	SMITH SAVARIOUS M	6501 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310035	6485 2ND ST N	OAKDALE MN 55128	VALDEZ CARLOS & ANA Y C MENDOZA	6485 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	77	\$	80.00 \$ 6,160.00
3102921420065	6523 2ND ST N	OAKDALE MN 55128	LIPINSKI DANIEL S & LISA J CLARKE	6523 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	79	\$	80.00 \$ 6,320.00
3102921420064	6547 2ND ST N	OAKDALE MN 55128	TWO RIVERS COMMUNITY LAND TRS	PO BOX 25451	WOODBURY MN 55125	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420021	221 GREENWAY AVE N	OAKDALE MN 55128	RASSETT LARRY J & CHERYL A	221 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310002	248 GRAFTON AVE N	OAKDALE MN 55128	BLAHNIK AARON F	248 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310001	224 GRAFTON AVE N	OAKDALE MN 55128	SEVERSON EDWARD J & MARY L	224 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420022	241 GREENWAY AVE N	OAKDALE MN 55128	SAUERBREY MARK W & DENNIS TAYLOR	241 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310004	272 GRAFTON AVE N	OAKDALE MN 55128	LELATU ZEYUSE S & LEMEAMLKE DELELE	272 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310003	260 GRAFTON AVE N	OAKDALE MN 55128	YANG KAO	260 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420014	6605 3RD ST N	OAKDALE MN 55128	SWANSON CAROL L & ALLEN R NELSON	6605 3RD ST N	OAKDALE MN 55128	CITY OF OAKDALE	0	\$	80.00 \$ -
3102921310006	296 GRAFTON AVE N	OAKDALE MN 55128	GRAU CHRISTOPHER & PAULA	296 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310005	284 GRAFTON AVE N	OAKDALE MN 55128	YANG MAI	284 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420098	321 GREENWAY AVE N	OAKDALE MN 55128	MENESES JOSE L	321 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310007	308 GRAFTON AVE N	OAKDALE MN 55128	WADE ANTHONY L & MEREDITH A	308 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420100	361 GREENWAY AVE N	OAKDALE MN 55128	NELSON KENNETH E	361 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420099	341 GREENWAY AVE N	OAKDALE MN 55128	HEIMERMAN MARGUERITE T & JAMES R	341 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921310008	320 GRAFTON AVE	OAKDALE MN 55128	WARD GREGG & MERCY OLSON-WARD	320 GRAFTON AVE	OAKDALE MN 55128	CITY OF OAKDALE	79	\$	80.00 \$ 6,320.00
3102921420101	381 GREENWAY AVE N	OAKDALE MN 55128	HARRIS RICHARD C & CAROL A	381 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921310010	356 GRAFTON AVE N	OAKDALE MN 55128	CRONIN NOEL & ELIZABETH	356 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	75	\$	80.00 \$ 6,000.00
3102921310009	334 GRAFTON AVE N	OAKDALE MN 55128	GRASKE JOHN G & WINKEL CAROL	334 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	78	\$	80.00 \$ 6,240.00
3102921420034	6640 4TH ST N	OAKDALE MN 55128	SAUSEN MICHAEL & VALERIE	6640 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420035	6648 4TH ST	OAKDALE MN 55128	SACHS ASHLEY A	6648 4TH ST	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420090	409 GREENWAY AVE N	OAKDALE MN 55128	PETERS RAYMOND O & HELGA	409 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420091	423 GREENWAY AVE N	OAKDALE MN 55128	POTTER THELMA J	423 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921310011	368 GRAFTON AVE N	OAKDALE MN 55128	CONROY JAMES A	368 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00
3102921420032	6626 4TH ST N	OAKDALE MN 55128	GERMAN KARLA V & RONALD H	6626 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420031	6610 4TH ST	OAKDALE MN 55128	STRONG JEREMY & TAMMI	6610 4TH ST	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420033	6632 4TH ST N	OAKDALE MN 55128	ECKER BRIAN	6632 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420078	6685 5TH ST N	OAKDALE MN 55128	ERICKSON NICK	6685 5TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	0	\$	80.00 \$ -
3102921420092	435 GREENWAY AVE N	OAKDALE MN 55128	BURTON DUSTIN J & HANNAH L KRATT	435 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$ 5,600.00
3102921420093	449 GREENWAY AVE N	OAKDALE MN 55128	EMMONS TIMOTHY J & SUSAN L	449 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$ 6,400.00

Assessment Roll

R2026-01

27-Jan-26

Parcel ID	Parcel Address	Parcel City State Zip	Owner Name	Owner Address	City State ZIP	City	Adjusted Frontage	Assessment Rate	Total Assessment	
3102921310012	128 GREENWAY AVE N	OAKDALE MN 55128	GALLARDO ORTIZ J CRUZ & ISIDRA G YANEZ	128 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77	\$	80.00 \$	6,160.00
3102921310013	392 GRAFTON AVE N	OAKDALE MN 55128	NYBO JOEL	392 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77	\$	80.00 \$	6,160.00
3102921420029	6584 4TH ST N	OAKDALE MN 55128	MILLER SPENCER & TERESA	6584 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921420028	6568 4TH ST N	OAKDALE MN 55128	CAPECCHI JOHN T & SUSAN M	6568 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921420030	6596 4TH ST N	OAKDALE MN 55128	O'CONNELL JAMES J	6596 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921420067	466 GREENWAY AVE N	OAKDALE MN 55128	MADISON KIM	466 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77	\$	80.00 \$	6,160.00
3102921420082	465 GREENWAY AVE N	OAKDALE MN 55128	FEIERABEND ANTHONY & MARNIE	465 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	73	\$	80.00 \$	5,840.00
3102921310014	404 GRAFTON AVE N	OAKDALE MN 55128	KAUSS KYLE	404 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77	\$	80.00 \$	6,160.00
3102921310016	428 GRAFTON AVE N	OAKDALE MN 55128	DUCHESNEAU DAWSON	428 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921310015	416 GRAFTON AVE	OAKDALE MN 55128	KAUSS CALEB M	416 GRAFTON AVE	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921310017	460 GRANADA AVE N	OAKDALE MN 55128	PETERSEN JOSEPHINE V	460 GRANADA AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921420024	6504 4TH ST N	OAKDALE MN 55128	BADE DAVID	6504 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921420025	6520 4TH ST N	OAKDALE MN 55128	MADSEN CLAIR E & MICHELLE R	6520 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	74	\$	80.00 \$	5,920.00
3102921420027	6552 4TH ST N	OAKDALE MN 55128	WATERWORTH MICHELLE	6552 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	72	\$	80.00 \$	5,760.00
3102921420026	6536 4TH ST N	OAKDALE MN 55128	THAO LISA	6536 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	74	\$	80.00 \$	5,920.00
3102921420066	472 GREENWAY AVE N	OAKDALE MN 55128	CROTTY LISA L	472 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921420081	481 GREENWAY AVE N	OAKDALE MN 55128	KOBLIKA DAVID R & NANCY J	481 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921130047	496 GREENWAY AVE N	OAKDALE MN 55128	THAO VICTOR & KATHLEEN MOUA	496 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921130046	512 GREENWAY AVE N	OAKDALE MN 55128	MONTOYA SARAI E M & JOSAFAT D H MEIJA	512 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	72	\$	80.00 \$	5,760.00
3102921420080	495 GREENWAY AVE N	OAKDALE MN 55128	AANENSON JONI A & RYAN P HUBER	495 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921420079	511 GREENWAY AVE	OAKDALE MN 55128	KINCADE KENTON R	511 GREENWAY AVE	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921130030	546 GREENWAY AVE N	OAKDALE MN 55128	HANSEN CHRISTOPHER & STEPHANIE J WEBBER	546 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921130115	527 GREENWAY AVE N	OAKDALE MN 55128	TWO RIVERS COMMUNITY LAND TRS	EDINA INDUSTRIAL BLVD SUI	EDINA MN 55439	CITY OF OAKDALE	68	\$	80.00 \$	5,440.00
3102921130114	543 GREENWAY AVE N	OAKDALE MN 55128	THEWIS CHRISTOPHER & KEVIN THEWIS	543 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70	\$	80.00 \$	5,600.00
3102921130126	560 GREENWAY AVE N	OAKDALE MN 55128	VONARX JUDITH C	560 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921130113	547 GREENWAY AVE N	OAKDALE MN 55128	QUIST MARY ELLEN	10728 LIBERTY LN	CHISAGO CITY MN 55013	CITY OF OAKDALE	75	\$	80.00 \$	6,000.00
3102921130125	568 GREENWAY AVE N	OAKDALE MN 55128	CHARLSEN CHRISTIAN & LEAH LUNDQUIST	568 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921130124	582 GREENWAY AVE N	OAKDALE MN 55128	CASANOVA CARLOS & ALEXIS RODRIGUEZ	582 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921140021	565 GREENWAY AVE	OAKDALE MN 55128	GRILL LINDSEY D & CHARLES A	565 GREENWAY AVE	OAKDALE MN 55128	CITY OF OAKDALE	0	\$	80.00 \$	-
3102921130123	602 GREENWAY AVE N	OAKDALE MN 55128	BEIGLE SARA M	602 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921140020	583 GREENWAY AVE N	OAKDALE MN 55128	JESZ LUKE & CAITLIN SOLBERG	583 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921130122	624 GREENWAY AVE N	OAKDALE MN 55128	HAROLD E MISHMASH & PATRICIA A MSHMASH JOINT REV L	624 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921140019	599 GREENWAY AVE N	OAKDALE MN 55128	REIERNSON ANDREW J	599 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	85	\$	80.00 \$	6,800.00
3102921130121	634 GREENWAY AVE N	OAKDALE MN 55128	SCHOOLMEESTERS STEVE	634 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	75	\$	80.00 \$	6,000.00
3102921130120	648 GREENWAY AVE N	OAKDALE MN 55128	SCHREIBER DUWAYNE A & CECILI	648 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	76	\$	80.00 \$	6,080.00
3102921140018	615 GREENWAY AVE N	OAKDALE MN 55128	SWIRCEK ANDREW	615 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	85	\$	80.00 \$	6,800.00
3102921140017	631 GREENWAY AVE N	OAKDALE MN 55128	GREEN ZACHARY & C'AJIA	631 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921130119	664 GREENWAY AVE N	OAKDALE MN 55128	SAFFEL BRUCE A	664 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	75	\$	80.00 \$	6,000.00
3102921140016	647 GREENWAY AVE N	OAKDALE MN 55128	WEIGER DAREN & TRACY	647 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79	\$	80.00 \$	6,320.00
3102921130118	678 GREENWAY AVE N	OAKDALE MN 55128	CORBIN KENT J & MARY ANN	678 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	75	\$	80.00 \$	6,000.00
3102921130117	692 GREENWAY AVE N	OAKDALE MN 55128	NGUYEN MINH N & PHUONG H	692 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	75	\$	80.00 \$	6,000.00
3102921140015	661 GREENWAY AVE N	OAKDALE MN 55128	KERMU EDWARD A & CIATTA R	7140 13TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	75	\$	80.00 \$	6,000.00
3102921140014	677 GREENWAY AVE N	OAKDALE MN 55128	KNUDSEN JEFFREY A & SARA	677 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	85	\$	80.00 \$	6,800.00
3102921130116	698 GREENWAY AVE N	OAKDALE MN 55128	KHIEU DUONG T	10583 GLEN EAGLE PLACE	WOODBURY MN 55129	CITY OF OAKDALE	0	\$	80.00 \$	-
3102921140013	693 GREENWAY AVE N	OAKDALE MN 55128	YANG ANNA & WILLIAM XIONG	693 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80	\$	80.00 \$	6,400.00
3102921140012	699 GREENWAY AVE N	OAKDALE MN 55128	RUETTIMANN DENNIS J	7460 ST CROIX TRL S	HASTINGS MN 55033	CITY OF OAKDALE	79	\$	80.00 \$	6,320.00
									\$	910,315.00

AFFIDAVIT OF MAILING
PUBLIC IMPROVEMENT AND ASSESSMENT HEARING NOTICES
City Project R2026-01 (2026 Street Reconstruction)
Public Improvement and Assessment Hearings

State of Minnesota
City of Oakdale

I, Vivian Timmons, being first duly sworn, deposes and says:

I am a United States citizen, over 18 years of age, and the Administrative Assistant for the Engineering Department for the City of Oakdale, Minnesota.

On January 2, 2026, acting on behalf of said city, I deposited with the United States Post Office at Oakdale, Minnesota, copies of the attached notice addressed to the following persons at the addresses appearing opposite their respective names:

See attached



Vivian Timmons
Administrative Assistant

«Owner_Name»
«Owner_Address»
«City_State_ZIP»

Dear Property Owner:

The City of Oakdale is planning pavement improvements, and curb and gutter replacements that could result in an assessment against your property. In addition, there will be street light fixture replacement, utility repairs, and a sidewalk along the west side of Greenway Avenue. A public hearing before the City Council will be held on the 27th day of January 2026 at Oakdale City Hall, 1584 Hadley Avenue North, at 7:00 p.m. or as soon afterwards as possible. The purpose of this hearing is to consider public comments relating to both the nature of the proposed improvements and the cost of the proposed improvements.

Included as part of this mailing, please find the hearing notice and a **proposed** assessment statement for your property (see reverse side). The hearing notice explains payment options for the assessments as well as the appeal/contest process. Should the project be ordered by the City Council, the amount shown on the statement provided in this mailing will be assessed to your property. You may choose to pay the entire assessment prior to the dates shown or allow the assessment to be applied to your property taxes. If you are interested in prepaying your assessments, you can do so by cash, check, or online at www.oakdalemn.gov. Our staff will be happy to assist.

If you have any questions prior to the public hearing, please feel free to contact the following persons:

Ivan Stepanov

Ivan Stepanov
Finance Director
651-730-2719
Assessment Information
ivan.stepanov@oakdalemn.gov

Brian Bachmeier

Brian Bachmeier
Consulting City Engineer
Bolton & Menk
651-730-2730
Project Information
brian.bachmeier@bolton-menk.com

CITY OF OAKDALE
NOTICE OF PUBLIC IMPROVEMENT AND ASSESSMENT HEARING
CITY PROJECT R2026-01 (2026 Street Reconstruction)

NOTICE IS HEREBY GIVEN that, pursuant to Minnesota Statutes, Section 429.011 to 429.111, the City Council of the City of Oakdale, Washington County, Minnesota, Public Improvement and Assessment Hearings will meet at the Oakdale City Hall, 1584 Hadley Avenue North, on the 27th day of January, 2026, at 7:00 p.m. or as soon afterwards as possible, to consider improvements for the following streets listed below and to consider adopting proposed assessments associated with City Project R2026-01. The area proposed to be assessed includes:

STREET NAME – RECONSTRUCTION

2nd Street N from Greenway Ave N to Grafton Ave N
3rd Street Court N from Greenway Ave N to Cul-de-sac
4th Street N from Granada Ave N to Greenway Ave N
Grafton Avenue N from 2nd Street to Cul-de-sac Bulb
Grafton Avenue N from Cul-de-sac Bulb to Granada Ave N
Greenway Avenue N from Hudson Boulevard N to 7th Street N

The area proposed to be assessed for such improvements includes those properties in Sections 31, Township 29 North, Range 21 West; abutting the streets noted above, all within City of Oakdale, Washington County, Minnesota. The project has an estimated total project cost of \$6,616,560. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

PROPOSED ASSESSMENT. The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed assessment for the project is \$910,315. Written or oral objections will be considered at this hearing. A reasonable estimate of the impact of the assessment will be available at the hearing.

PREPAYMENT. Property owners may, at any time prior to certification of the assessments to the County Auditor as of November 13, 2026, pay the entire assessment to the City of Oakdale. Per City Policy, interest rates are 2% above the City's rate on the bond sale (rounded to the nearest .25%), shall be charged after October 15, 2026. Property owners may, at any time thereafter, pay to the City of Oakdale the entire amount of the assessment remaining unpaid. Such payment must be made before November 13 or interest will be charged through December 31 of the succeeding year. The first of the ten installments will be payable with the general taxes collectible in 2027. Interest shall be added to each subsequent installment when due for one year on all unpaid installments. Property owners have the right to partially prepay assessments consistent with Chapter 2, Article VII of the Code of Ordinances. If property owners decide not to prepay assessment before the date stated above, the proposed assessment will be levied consistent with the interest rate and installment information provided to each property owner.

APPEALS. Appeals must be in the form of a signed, written objection filed with the clerk prior to the hearing or presented to the presiding officer at the hearing. The City Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners. An owner who has submitted a written objection may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or Clerk.

BY ORDER OF THE CITY COUNCIL
CITY OF OAKDALE, MINNESOTA
Sara Ludwig, City Clerk

Dated: January 2, 2026
Publish January 3 and 10, 2026

CITY OF OAKDALE
City Project R2026-01
Fund # 463

January 2, 2026
2026 Street Improvements

Taxpayer:	«Owner_Name»
Property Address:	«LEGAL_ADDRESS», «City1» «State» «ZIP»
PID:	«PID»
Interest Rate:	Per City Policy, interest rates are 2% above the City's rate on the bond sale (rounded to the nearest .25%)
Assessment Term:	10 years
Assessment Amount:	«Total_»

- * Pay entire amount with no interest added by: October 15, 2026
- * Pay entire amount with interest accrued by: November 13, 2026
- * Pay partial amount(s), minimum of \$500.00
- * Allow assessments to be spread over term noted above and collected with property taxes.
(This option requires no action by property owner)
- * May pay any remaining balance at any time.

PREPAYMENT. The right to partially prepay the assessment is available according to City ordinance. Any partial payments require a minimum payment amount of \$500.00. If you decide not to prepay the assessment before the date given above, interest rate and installment information is available upon request.

DEFERMENT. Under Minnesota Statute, Sections 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person or for whom it would be a significant hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated, plus applicable interest, become due. Any assessed property owner meeting the requirements of this law and the ordinance adopted under it may, within 30 days of the confirmation of the assessment, apply to the Assessment Clerk for the prescribed application for such deferral of payment of this special assessment on his/her property. This application is due by 2/27/2026.

PID	LEGAL ADDRESS	City1 State ZIP	Owner Name	Owner Address	City State ZIP	City	Frontage	Adjusted Frontage	Assessment Rate	Total
3102921310020	439 GRAFTON AVE N	OAKDALE MN 55128	STEINMEYER BENJAMIN	439 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	94.18	80	\$	80.00 \$ 6,400.00
3102921420058	6570 2ND ST N	OAKDALE MN 55128	CARLSON KAREN M	6570 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	85.00	80	\$	80.00 \$ 6,400.00
3102921420057	6590 2ND ST N	OAKDALE MN 55128	BIBEAU MATTHEW J	6590 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	192.29	80	\$	80.00 \$ 6,400.00
3102921310024	4360 GRAFTON AVE N	OAKDALE MN 55128	VANG KONG M	4360 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	131.76	80	\$	80.00 \$ 6,400.00
3102921420061	6520 2ND ST N	OAKDALE MN 55128	HOFFSTATTER AYL A R	6520 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	98.27	80	\$	80.00 \$ 6,400.00
3102921420060	6550 2ND ST N	OAKDALE MN 55128	HOLLANITSCH EDWARD C & LYNN N	6550 2ND ST N	OAKDALE MN 55128-6	CITY OF OAKDALE	102.13	80	\$	80.00 \$ 6,400.00
3102921420059	6560 2ND ST N	OAKDALE MN 55128	RICHARDSON MICHAEL P & MELIND	6560 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	96.82	80	\$	80.00 \$ 6,400.00
3102921420056	6590 3RD STREET CT N	OAKDALE MN 55128	MEDINA CLAUDIA H	6590 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	193.14	80	\$	80.00 \$ 6,400.00
3102921310025	219 GRAFTON AVE N	OAKDALE MN 55128	ROGSTAD JOINT REVOCABLE TRS	219 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	131.72	80	\$	80.00 \$ 6,400.00
3102921420055	6580 3RD STREET CT N	OAKDALE MN 55128	YANG CHINU	6580 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	84.99	80	\$	80.00 \$ 6,400.00
3102921310027	259 GRAFTON AVE N	OAKDALE MN 55128	JOHNSON HELEN F	259 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921310026	239 GRAFTON AVE N	OAKDALE MN 55128	WILLIAMS JACKIE F	239 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921420051	6530 3RD STREET CT N	OAKDALE MN 55128	SMITH ELIZABETH & SARAH KABES	6530 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	80.12	80	\$	80.00 \$ 6,400.00
3102921420052	6540 3RD STREET CT N	OAKDALE MN 55128	SIERAKOWSKI RAYMOND P & JEAN I	6540 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	90.65	80	\$	80.00 \$ 6,400.00
3102921420053	6550 3RD STREET CT N	OAKDALE MN 55128	KRUG COREY & LARAE K	6550 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	96.29	80	\$	80.00 \$ 6,400.00
3102921420054	6560 3RD STREET CT N	OAKDALE MN 55128	GALLAS SAMUEL	6560 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	152.58	80	\$	80.00 \$ 6,400.00
3102921310028	277 GRAFTON AVE N	OAKDALE MN 55128	WILLS SHEILLA M	277 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79.95	80	\$	80.00 \$ 6,400.00
3102921420050	6521 3RD STREET CT N	OAKDALE MN 55128	MCCURDY STEPHEN J & MARY T	6521 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	90.59	80	\$	80.00 \$ 6,400.00
3102921420049	6531 3RD STREET CT N	OAKDALE MN 55128	GREGA THOMAS & LINDSEY SCHREH	6531 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	83.76	80	\$	80.00 \$ 6,400.00
3102921420047	6553 3RD STREET CT N	OAKDALE MN 55128	HOBBS CHRISTIAN	6553 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	95.07	80	\$	80.00 \$ 6,400.00
3102921420046	6571 3RD STREET CT N	OAKDALE MN 55128	CONNETT LUCILLE V TRS & LORI FLA	6571 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	95.00	80	\$	80.00 \$ 6,400.00
3102921420111	320 GREENWAY AVE N	OAKDALE MN 55128	SKON JASON M	320 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	169.79	80	\$	80.00 \$ 6,400.00
3102921420110	340 GREENWAY AVE N	OAKDALE MN 55128	DEMARS ELLIE & QUINTON WHITE	340 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921420109	360 GREENWAY AVE N	OAKDALE MN 55128	EMILY W SEDDON TRS	360 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921310030	319 GRAFTON AVE N	OAKDALE MN 55128	CARMONA ISRAEL V & CINDY M	319 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79.83	80	\$	80.00 \$ 6,400.00
3102921310029	295 GRAFTON AVE N	OAKDALE MN 55128	CARMONA ISRAEL V & CINDY M	319 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79.59	80	\$	80.00 \$ 6,400.00
3102921420048	6541 3RD STREET CT N	OAKDALE MN 55128	YANG CHEE X	6541 3RD STREET CT N	OAKDALE MN 55128	CITY OF OAKDALE	81.57	80	\$	80.00 \$ 6,400.00
3102921420108	380 GREENWAY AVE N	OAKDALE MN 55128	LINGNER JOHN D	380 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	170.00	80	\$	80.00 \$ 6,400.00
3102921420045	6639 N 4TH ST	OAKDALE MN 55128	MURPHY BARTLEY J & THERESE E	6639 N 4TH ST	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921310031	339 GRAFTON AVE N	OAKDALE MN 55128	KORF PAUL W & MAY KATHLEEN L	339 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79.46	80	\$	80.00 \$ 6,400.00
3102921420043	6579 4TH ST N	OAKDALE MN 55128	ALICE A MOORE REV TRS	6579 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	85.00	80	\$	80.00 \$ 6,400.00
3102921420044	6613 4TH ST N	OAKDALE MN 55128	LY VAYLENG	6613 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	85.00	80	\$	80.00 \$ 6,400.00
3102921310032	359 GRAFTON AVE	OAKDALE MN 55128	VICARI ERIN D	359 GRAFTON AVE	OAKDALE MN 55128	CITY OF OAKDALE	84.66	80	\$	80.00 \$ 6,400.00
3102921310033	381 GRAFTON AVE N	OAKDALE MN 55128	STRASSER SALLY & PAULSON R R	381 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	85.02	80	\$	80.00 \$ 6,400.00
3102921420040	6529 4TH ST N	OAKDALE MN 55128	PRAX LAWRENCE R	6529 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	106.78	80	\$	80.00 \$ 6,400.00
3102921420041	6545 4TH ST N	OAKDALE MN 55128	HITZKE LEA & GRAYSON HOSCH	6545 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	81.44	80	\$	80.00 \$ 6,400.00
3102921420042	6561 4TH ST N	OAKDALE MN 55128	360HANA LLC	4057 35TH ST N	LAKE ELMO MN 55042	CITY OF OAKDALE	82.08	80	\$	80.00 \$ 6,400.00
3102921310018	401 GRAFTON AVE N	OAKDALE MN 55128	NIESEN JOSHUA & ASHLEA GARLANI	401 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	157.65	80	\$	80.00 \$ 6,400.00
3102921310019	421 GRAFTON AVE N	OAKDALE MN 55128	MATSON STEVEN M & MARY BETH	421 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	90.88	80	\$	80.00 \$ 6,400.00
3102921420039	6513 4TH ST N	OAKDALE MN 55128	VUE MAILIA & XENG HER	6513 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	134.93	80	\$	80.00 \$ 6,400.00
3102921430071	6592 HUDSON BLVD N	OAKDALE MN 55128	KDO PROP LLC	8089 38TH ST N	LAKE ELMO MN 55042	CITY OF OAKDALE	324.96	217	\$	115.00 \$ 24,955.00
3102921430077	19 GREENWAY AVE N	OAKDALE MN 55128	GRAPPENDORF ELIZABETH A	19 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	84.93	80	\$	80.00 \$ 6,400.00
3102921430075	33 GREENWAY AVE N	OAKDALE MN 55128	TRS AGR KENNETH & MARCELA KEL	2760 IMPERIAL AVE N	LAKE ELMO MN 55042	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921430076	49 GREENWAY AVE N	OAKDALE MN 55128	TRIVISKI MICHAEL R & IRMA M	49 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921430059	80 GREENWAY AVE N	OAKDALE MN 55128	WALDRON JACK A	80 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921430058	90 GREENWAY AVE N	OAKDALE MN 55128	FUNARI KENNETH G & BONNIE M	90 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430074	75 GREENWAY AVE N	OAKDALE MN 55128	HERNANDEZ MARY A	75 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921430057	100 GREENWAY AVE N	OAKDALE MN 55128	CARLSEN TRICIA	100 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430060	6621 1ST ST N	OAKDALE MN 55128	LORENZ JAMES G	6621 1ST ST N	OAKDALE MN 55128	CITY OF OAKDALE	150.00	0	\$	80.00 \$ -
3102921430056	108 GREENWAY AVE N	OAKDALE MN 55128	OMAN LOUISE A	108 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430055	118 GREENWAY AVE N	OAKDALE MN 55128	ZAWISLAK MICHAEL L & KERRY L	118 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430039	109 GREENWAY AVE N	OAKDALE MN 55128	MORGENWECK AMY & KEITH	109 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80	\$	80.00 \$ 6,400.00
3102921430054	128 GREENWAY AVE N	OAKDALE MN 55128	YANEZ ISIDRA G & J C G ORTIZ	128 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430040	119 GREENWAY AVE N	OAKDALE MN 55128	XIONG JIAN & SANY YANG	119 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430053	138 GREENWAY AVE N	OAKDALE MN 55128	UNG THEAROTH S & SARY HEM	138 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430052	148 GREENWAY AVE N	OAKDALE MN 55128	DONNA RICCI LLC	1002 MAPLE HILL RD	NEWPORT MN 55055	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430042	139 GREENWAY AVE N	OAKDALE MN 55128	CARR KENNETH F JR	139 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430041	129 GREENWAY AVE N	OAKDALE MN 55128	MAKOR KAIBEH	129 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430051	158 GREENWAY AVE N	OAKDALE MN 55128	JONES KEVIN D SR	158 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430050	168 GREENWAY AVE N	OAKDALE MN 55128	STOI JOSEPH T	168 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430044	159 GREENWAY AVE N	OAKDALE MN 55128	TWO RIVERS COMMUNITY LAND TR	PO BOX 25451	WOODBURY MN 55121	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430043	149 GREENWAY AVE N	OAKDALE MN 55128	PETERSEN BRIAN J	149 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430049	178 GREENWAY AVE N	OAKDALE MN 55128	FLORES BENJAMIN & CATALINA V L	178 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430045	169 GREENWAY AVE	OAKDALE MN 55128	SCHNEIDER-HIGGINS BETHANY ANN	169 GREENWAY AVE	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921430048	188 GREENWAY AVE N	OAKDALE MN 55128	GONZALEZ ROBERT S & JOSEPHINE	188 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70	\$	80.00 \$ 5,600.00
3102921420023	6585 2ND ST N	OAKDALE MN 55128	VANOSS MICHAEL	6585 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	160.11	80	\$	80.00 \$ 6,400.00

PID	LEGAL ADDRESS	City1 State ZIP	Owner Name	Owner Address	City State ZIP	City	Frontage	Adjusted Frontage	Assessment Rate	Total
3102921310020	439 GRAFTON AVE N	OAKDALE MN 55128	STEINMEYER BENJAMIN	439 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	94.18	80 \$	80.00 \$	6,400.00
3102921420058	6570 2ND ST N	OAKDALE MN 55128	CARLSON KAREN M	6570 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	85.00	80 \$	80.00 \$	6,400.00
3102921420057	6590 2ND ST N	OAKDALE MN 55128	BIBEAU MATTHEW J	6590 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	192.29	80 \$	80.00 \$	6,400.00
3102921310024	4360 GRAFTON AVE N	OAKDALE MN 55128	VANG KONG M	4360 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	131.76	80 \$	80.00 \$	6,400.00
3102921430046	179 GREENWAY AVE N	OAKDALE MN 55128	LARIOS ISMAEL & JANET SANTOS M	179 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921430047	189 GREENWAY AVE N	OAKDALE MN 55128	MARTY LAURIE J	189 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80 \$	80.00 \$	6,400.00
3102921420063	6553 2ND ST	OAKDALE MN 55128	SKINNER PAMELA & ADAM CARPEN	6553 2ND ST	OAKDALE MN 55128	CITY OF OAKDALE	93.35	80 \$	80.00 \$	6,400.00
3102921420062	6569 2ND ST N	OAKDALE MN 55128	HER VAO	6569 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	97.70	80 \$	80.00 \$	6,400.00
3102921420020	199 GREENWAY AVE N	OAKDALE MN 55128	LIVINGSTON CHRISTOPHER JR	199 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80 \$	80.00 \$	6,400.00
3102921310036	6469 2ND ST N	OAKDALE MN 55128	DENHOLM JONI F	6469 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	78.85	79 \$	80.00 \$	6,320.00
3102921310034	6501 2ND ST N	OAKDALE MN 55128	SMITH SAVARIOUS M	6501 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	81.38	80 \$	80.00 \$	6,400.00
3102921310035	6485 2ND ST N	OAKDALE MN 55128	VALDEZ CARLOS & ANA Y C MENDO	6485 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	77.27	77 \$	80.00 \$	6,160.00
3102921420065	6523 2ND ST N	OAKDALE MN 55128	LIPINSKI DANIEL S & LISA J CLARKE	6523 2ND ST N	OAKDALE MN 55128	CITY OF OAKDALE	78.76	79 \$	80.00 \$	6,320.00
3102921420064	6547 2ND ST N	OAKDALE MN 55128	TWO RIVERS COMMUNITY LAND TR	PO BOX 25451	WOODBURY MN 55128	CITY OF OAKDALE	84.38	80 \$	80.00 \$	6,400.00
3102921420021	221 GREENWAY AVE N	OAKDALE MN 55128	RASSETT LARRY J & CHERYL A	221 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	89.48	80 \$	80.00 \$	6,400.00
3102921310002	248 GRAFTON AVE N	OAKDALE MN 55128	BLAHNIK AARON F	248 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	164.69	80 \$	80.00 \$	6,400.00
3102921310001	224 GRAFTON AVE N	OAKDALE MN 55128	SEVERSON EDWARD J & MARY L	224 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	87.48	80 \$	80.00 \$	6,400.00
3102921420022	241 GREENWAY AVE N	OAKDALE MN 55128	SAUERBREY MARK W & DENNIS TAY	241 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	90.04	80 \$	80.00 \$	6,400.00
3102921310004	272 GRAFTON AVE N	OAKDALE MN 55128	LELATU ZEYUSE S & LEMEAMLKE D	272 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	83.81	80 \$	80.00 \$	6,400.00
3102921310003	260 GRAFTON AVE N	OAKDALE MN 55128	YANG KAO	260 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.65	80 \$	80.00 \$	6,400.00
3102921420014	6605 3RD ST N	OAKDALE MN 55128	SWANSON CAROL L & ALLEN R NELS	6605 3RD ST N	OAKDALE MN 55128	CITY OF OAKDALE	157.59	0 \$	80.00 \$	-
3102921310006	296 GRAFTON AVE N	OAKDALE MN 55128	GRAU CHRISTOPHER & PAULA	296 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	135.16	80 \$	80.00 \$	6,400.00
3102921310005	284 GRAFTON AVE N	OAKDALE MN 55128	YANG MAI	284 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	86.59	80 \$	80.00 \$	6,400.00
3102921420098	321 GREENWAY AVE N	OAKDALE MN 55128	MENESES JOSE L	321 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.01	80 \$	80.00 \$	6,400.00
3102921310007	308 GRAFTON AVE N	OAKDALE MN 55128	WADE ANTHONY L & MEREDITH A	308 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79.81	80 \$	80.00 \$	6,400.00
3102921420100	361 GREENWAY AVE N	OAKDALE MN 55128	NELSON KENNETH E	361 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420099	341 GREENWAY AVE N	OAKDALE MN 55128	HEIMERMAN MARGUERITE T & JAM	341 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921310008	320 GRAFTON AVE	OAKDALE MN 55128	WARD GREGG & MERCY OLSON-WA	320 GRAFTON AVE	OAKDALE MN 55128	CITY OF OAKDALE	78.85	79 \$	80.00 \$	6,320.00
3102921420101	381 GREENWAY AVE N	OAKDALE MN 55128	HARRIS RICHARD C & CAROL A	381 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80 \$	80.00 \$	6,400.00
3102921310010	356 GRAFTON AVE N	OAKDALE MN 55128	CRONIN NOEL & ELIZABETH	356 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	75.00	75 \$	80.00 \$	6,000.00
3102921310009	334 GRAFTON AVE N	OAKDALE MN 55128	GRASKE JOHN G & WINKEL CAROL	334 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77.67	78 \$	80.00 \$	6,240.00
3102921420034	6640 4TH ST N	OAKDALE MN 55128	SAUSEN MICHAEL & VALERIE	6640 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420035	6648 4TH ST	OAKDALE MN 55128	SACHS ASHLEY A	6648 4TH ST	OAKDALE MN 55128	CITY OF OAKDALE	165.01	80 \$	80.00 \$	6,400.00
3102921420090	409 GREENWAY AVE N	OAKDALE MN 55128	PETERS RAYMOND O & HELGA	409 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.00	80 \$	80.00 \$	6,400.00
3102921420091	423 GREENWAY AVE N	OAKDALE MN 55128	POTTER THELMA J	423 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921310011	368 GRAFTON AVE N	OAKDALE MN 55128	CONROY JAMES A	368 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	81.45	80 \$	80.00 \$	6,400.00
3102921420032	6626 4TH ST N	OAKDALE MN 55128	GERMAN KARLA V & RONALD H	6626 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420031	6610 4TH ST	OAKDALE MN 55128	STRONG JEREMY & TAMMI	6610 4TH ST	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420033	6632 4TH ST N	OAKDALE MN 55128	ECKER BRIAN	6632 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420078	6685 5TH ST N	OAKDALE MN 55128	ERICKSON NICK	6685 5TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	150.01	0 \$	80.00 \$	-
3102921420092	435 GREENWAY AVE N	OAKDALE MN 55128	BURTON DUSTIN J & HANNAH L KRA	435 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420093	449 GREENWAY AVE N	OAKDALE MN 55128	EMMONS TIMOTHY J & SUSAN L	449 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	80.01	80 \$	80.00 \$	6,400.00
3102921310012	128 GREENWAY AVE N	OAKDALE MN 55128	GALLARDO ORTIZ J CRUZ & ISIDRA C	128 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77.24	77 \$	80.00 \$	6,160.00
3102921310013	392 GRAFTON AVE N	OAKDALE MN 55128	NYBO JOEL	392 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77.07	77 \$	80.00 \$	6,160.00
3102921420029	6584 4TH ST N	OAKDALE MN 55128	MILLER SPENCER & TERESA	6584 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420028	6568 4TH ST N	OAKDALE MN 55128	CAPECCHI JOHN T & SUSAN M	6568 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420030	6596 4TH ST N	OAKDALE MN 55128	O'CONNELL JAMES J	6596 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	70.00	70 \$	80.00 \$	5,600.00
3102921420067	466 GREENWAY AVE N	OAKDALE MN 55128	MADISON KIM	466 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79.70	77 \$	80.00 \$	6,160.00
3102921420082	465 GREENWAY AVE N	OAKDALE MN 55128	FEIERABEND ANTHONY & MARNIE	465 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	72.81	73 \$	80.00 \$	5,840.00
3102921310014	404 GRAFTON AVE N	OAKDALE MN 55128	KAUSS KYLE	404 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	77.30	77 \$	80.00 \$	6,160.00
3102921310016	428 GRAFTON AVE N	OAKDALE MN 55128	DUCHESNEAU DAWSON	428 GRAFTON AVE N	OAKDALE MN 55128	CITY OF OAKDALE	93.01	80 \$	80.00 \$	6,400.00
3102921310015	416 GRAFTON AVE	OAKDALE MN 55128	KAUSS CALEB M	416 GRAFTON AVE	OAKDALE MN 55128	CITY OF OAKDALE	82.19	80 \$	80.00 \$	6,400.00
3102921310017	460 GRANADA AVE N	OAKDALE MN 55128	PETERSEN JOSEPHINE V	460 GRANADA AVE N	OAKDALE MN 55128	CITY OF OAKDALE	89.56	80 \$	80.00 \$	6,400.00
3102921420024	6504 4TH ST N	OAKDALE MN 55128	BADE DAVID	6504 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	83.83	80 \$	80.00 \$	6,400.00
3102921420025	6520 4TH ST N	OAKDALE MN 55128	MADSEN CLAIR E & MICHELLE R	6520 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	74.02	74 \$	80.00 \$	5,920.00
3102921420027	6552 4TH ST N	OAKDALE MN 55128	WATERWORTH MICHELLE	6552 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	72.02	72 \$	80.00 \$	5,760.00
3102921420026	6536 4TH ST N	OAKDALE MN 55128	THAO LISA	6536 4TH ST N	OAKDALE MN 55128	CITY OF OAKDALE	73.90	74 \$	80.00 \$	5,920.00
3102921420066	472 GREENWAY AVE N	OAKDALE MN 55128	CROTTY LISA L	472 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	69.77	70 \$	80.00 \$	5,600.00
3102921420081	481 GREENWAY AVE N	OAKDALE MN 55128	KOBIKA DAVID R & NANCY J	481 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	69.82	70 \$	80.00 \$	5,600.00
3102921310047	496 GREENWAY AVE N	OAKDALE MN 55128	THAO VICTOR & KATHLEEN MOUA	496 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	79.47	80 \$	80.00 \$	6,400.00
3102921310046	512 GREENWAY AVE N	OAKDALE MN 55128	MONTTOYA SARAI E M & JOSAFAT D	512 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	71.74	72 \$	80.00 \$	5,760.00
3102921420080	495 GREENWAY AVE N	OAKDALE MN 55128	AANENSON JONI A & RYAN P HUBER	495 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	69.82	70 \$	80.00 \$	5,600.00
3102921420079	511 GREENWAY AVE	OAKDALE MN 55128	KINCADE KENTON R	511 GREENWAY AVE	OAKDALE MN 55128	CITY OF OAKDALE	69.82	70 \$	80.00 \$	5,600.00
3102921310030	546 GREENWAY AVE N	OAKDALE MN 55128	HANSEN CHRISTOPHER & STEPHANI	546 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	99.50	80 \$	80.00 \$	6,400.00
3102921310015	527 GREENWAY AVE N	OAKDALE MN 55128	TWO RIVERS COMMUNITY LAND TR	5100 EDINA INDUSTRIAL BLVD	EDINA MN 55439	CITY OF OAKDALE	68.46	68 \$	80.00 \$	5,440.00
3102921310014	543 GREENWAY AVE N	OAKDALE MN 55128	THEWIS CHRISTOPHER & KEVIN THE	543 GREENWAY AVE N	OAKDALE MN 55128	CITY OF OAKDALE	69.99	70 \$	80.00 \$	5,600.00

[illegible]

TWO RIVERS COMMUNITY LAND TRS
PO BOX 25451
WOODBURY MN 55125
(527 Greenway Ave N)

DENNIS JOHNSON
259 GRAFTON AVE N
OAKDALE MN 55128
(259 Grafton Ave N)

RESIDENT
648 GREENWAY AVE N
OAKDALE MN 55128
(648 Greenway Ave N)

**AFFIDAVIT OF PUBLICATION
STATE OF MINNESOTA
COUNTY OF RAMSEY**

I, Kayla Tsuchiya, being duly sworn on oath, says: that she is, and during all times herein state has been, Inside Sales Representative of Northwest Publication, LLC., Publisher of the newspaper known as the Saint Paul Pioneer Press, a newspaper of General circulation within the City of St. Paul and the surrounding Counties of Minnesota and Wisconsin including Ramsey and Kanabec.

That the notice hereto attached was cut from the columns of said newspaper and was printed and published therein on the following date(s):
1/3/2026, 1/10/2026

Newspaper Ref./AD Number#: 17336

Client/Advertiser: CITY OF OAKDALE LEGALS



AFFIANT SIGNATURE

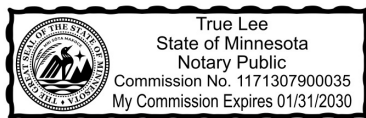
Subscribed and sworn to before me this
1/11/2026

True Lee



NOTARY PUBLIC

Ramsey County, MN
My commission expires January 31, 2030



**CITY OF OAKDALE
NOTICE OF PUBLIC IMPROVEMENT AND ASSESSMENT HEARING
CITY PROJECT R2026-01 (2026 Street Reconstruction)**

NOTICE IS HEREBY GIVEN that, pursuant to Minnesota Statutes, Section 429.011 to 429.111, the City Council of the City of Oakdale, Washington County, Minnesota, Public Improvement and Assessment Hearings will meet at the Oakdale City Hall, 1584 Hadley Avenue North, on the 27th day of January, 2026, at 7:00 p.m. or as soon afterwards as possible, to consider improvements for the following streets listed below and to consider adopting proposed assessments associated with City Project R2026-01. The area proposed to be assessed includes:

STREET NAME – RECONSTRUCTION

2nd Street N from Greenway Ave N to Grafton Ave N
3rd Street Court N from Greenway Ave N to Cul-de-sac
4th Street N from Granada Ave N to Greenway Ave N
Grafton Avenue N from 2nd Street to Cul-de-sac Bulb
Grafton Avenue N from Cul-de-sac Bulb to Granada Ave N
Greenway Avenue N from Hudson Boulevard N to 7th Street N

The area proposed to be assessed for such improvements includes those properties in Sections 31, Township 29 North, Range 21 West; abutting the streets noted above, all within City of Oakdale, Washington County, Minnesota. The project has an estimated total project cost of \$6,616,560. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

PROPOSED ASSESSMENT. The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed assessment for the project is \$910,315. Written or oral objections will be considered at this hearing. A reasonable estimate of the impact of the assessment will be available at the hearing.

PREPAYMENT. Property owners may, at any time prior to certification of the assessments to the County Auditor as of November 13, 2026, pay the entire assessment to the City of Oakdale. Per City Policy, interest rates are 2% above the City's rate on the bond sale (rounded to the nearest .25%), shall be charged after October 15, 2026. Property owners may, at any time thereafter, pay to the City of Oakdale the entire amount of the assessment remaining unpaid. Such payment must be made before November 13 or interest will be charged through December 31 of the succeeding year. The first of the ten installments will be payable with the general taxes collectible in 2027. Interest shall be added to each subsequent installment when due for one year on all unpaid installments. Property owners have the right to partially prepay assessments consistent with Chapter 2, Article VII of the Code of Ordinances. If property owners decide not to prepay assessment before the date stated above, the proposed assessment will be levied consistent with the interest rate and installment information provided to each property owner.

APPEALS. Appeals must be in the form of a signed, written objection filed with the City Clerk prior to the hearing or presented to the presiding officer at the hearing. The City Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners. An owner who has submitted a written objection may appeal an assessment to District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or Clerk of the City within 30 days after the adoption of the assessment and filing such notice with the District Court within ten days after service upon the Mayor or Clerk.

**BY ORDER OF THE CITY COUNCIL
CITY OF OAKDALE, MINNESOTA**

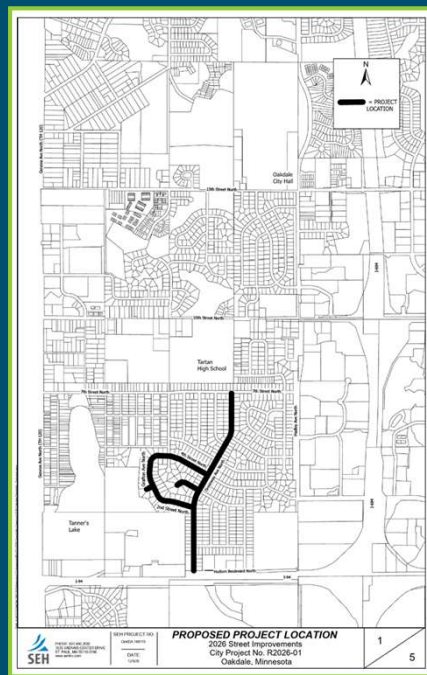
Sara Ludwig, City Clerk

Dated: January 2, 2026
Published: January 2 and 10, 2026

City of Oakdale

Public Improvement Hearing and Public Assessment Hearing

January 27, 2026



Public Hearings

- Improvement hearing (why, what, when)
 - Describe improvements
 - Hear neighborhood testimony
 - Council deliberation and ordering of project (4/5's vote)
- Assessment hearing (how)
 - Describe project financing
 - Hear neighborhood testimony
 - Council deliberation and adoption of assessment roll

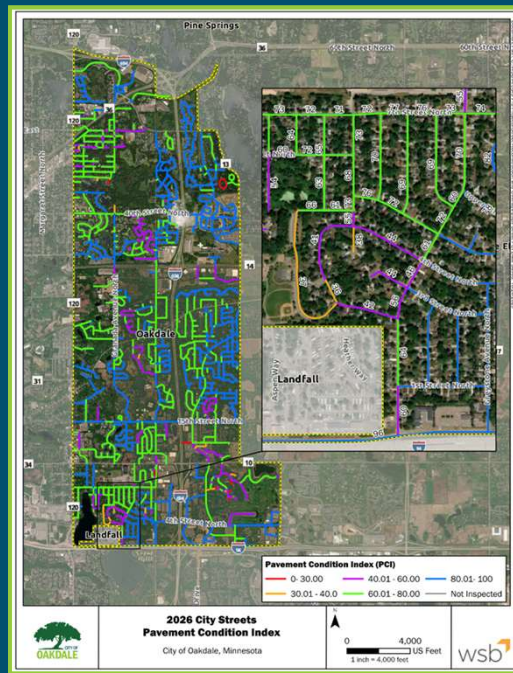
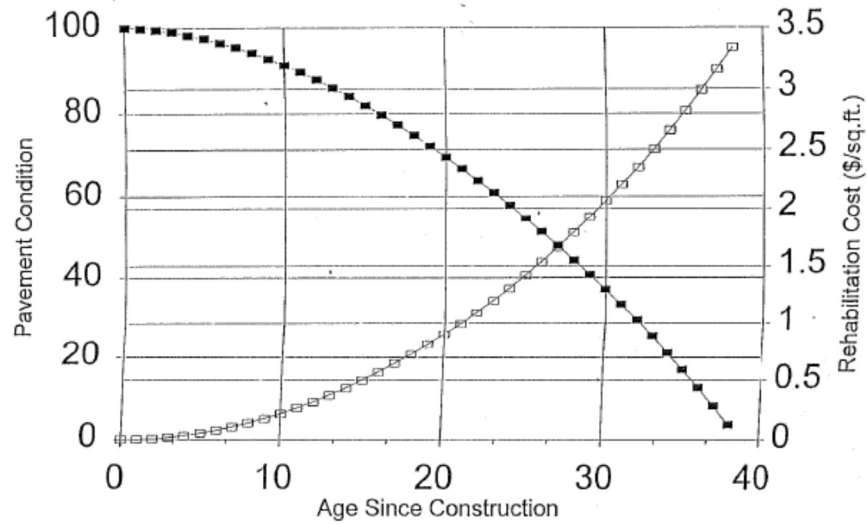


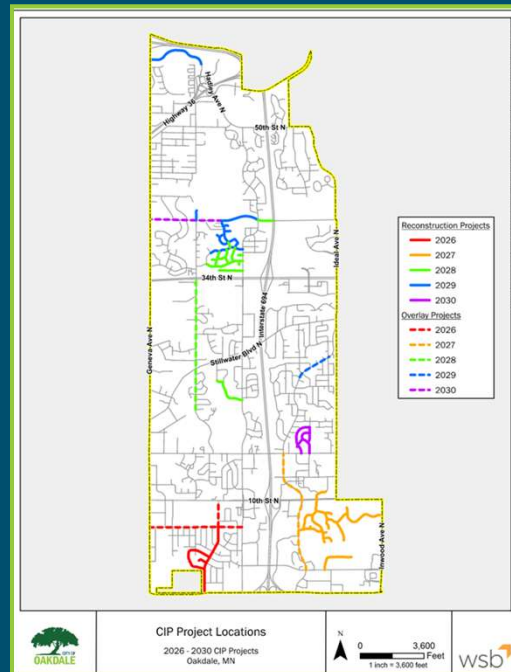
Public Improvement Hearing

- Objective of improvements
 - Safety improvements
 - Motorists, Walkers, Bikers
 - Contain maintenance expenditures
 - Costs are increasing at an accelerating rate
 - Patching is inefficient and ineffective
 - Replace water mains with a history of repeated breaks
 - LED Lighting
 - Eliminate service barriers
 - Unreasonable load limits



Typical City Streets Maintenance Cost vs Condition by Age





Streets in Project

- City Project R2026-01 consists of the following street segments:
 - Greenway Avenue N from Hudson Boulevard to 7th Street N
 - 2nd Street N from Greenway Avenue N to Grafton Avenue N including Bulb
 - Grafton Avenue N from 2nd Street N to 4th Street N
 - 4th Street N from Grafton Avenue N to Greenway Avenue N
 - 3rd Street Court N from Greenway Avenue N to Cul-de-sac



2nd Street N Looking West



3rd Street Court N Looking West



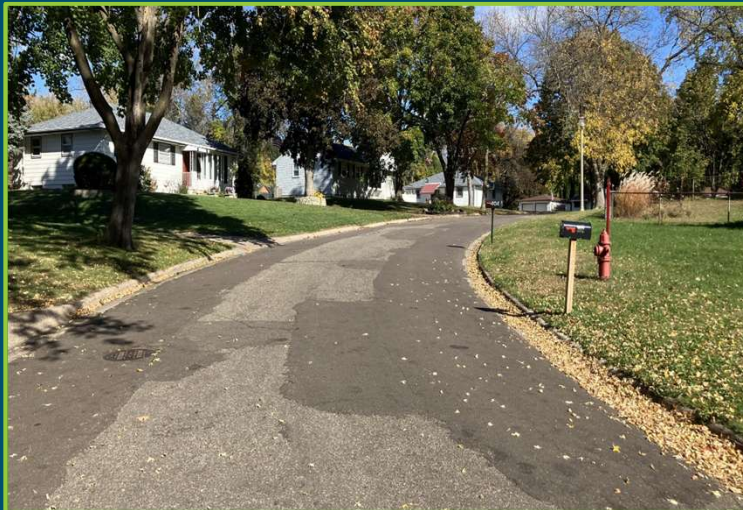
4th Street N Looking West



Grafton Avenue N Looking North



Grafton Avenue N at Granada Ave N



Greenway Avenue N at 3rd Street N



Proposed Improvements

- Tree Removals
 - 15 Along Greenway Avenue N for sidewalk
 - 8 Along east side of Greenway Avenue N too close to water service lines
 - 27 Along 2nd Street N, Grafton Avenue N, 3rd Street Court N, and 4th Street N
 - 10 Ash trees
 - 9 Too close to water service lines
 - 8 Poor condition or too close to curb
- Remove and Replace Asphalt
- Remove and Replace Curb and Gutter
- Utility Repairs
 - Replace Water Main on 2nd Street N, Grafton Avenue N, 4th Street N, and Greenway Avenue N
 - Sanitary Sewer Sealing
 - Storm Sewer Repairs
 - Clean out areas by pond inlets and outlets
- Replace Street Lights With LED Fixtures
- Sidewalk Along west side of Greenway Avenue N
- Street Signing Evaluation and Replacement
- Private Utility Improvements (gas, electric, phone, cable)



Construction Process

- Remove Trees
- Pavement Reclamation
- Grading
- Utility Repair and Replacement, Public & Private
- Curb Removal/Repair and Replacement
- Street Light Poles / LED Fixture Upgrades
- Base Course Pavement Installed
- Cast Iron Adjustments
- Boulevard Restoration
- Final Wear Course Installed
- Construction Issues
 - Access, Mail Delivery
 - Working Hours
 - Site Representatives



Process

- | | |
|---------------------------------|----------|
| • Neighborhood Information | 11/5/25 |
| • Feasibility Report to Council | 12/09/25 |
| • Public Hearings | 1/27/26 |
| • Plan Approval | 3/10/26 |
| • Award Contract | 4/28/26 |
| • Start Construction | 5/2026 |
| • Substantial Completion | 9/2026 |
| • Project Completion | 10/2026 |



Next Steps

- Hear neighborhood testimony
- Council deliberations
- Council decision on whether project should be ordered, modified, or cancelled
 - Requires 4/5 majority



Assessment Hearing

- Staff presentation
 - Project financing
 - Review local tax distribution
 - Define assessments
 - Assessment policies
- Hear testimony
- Council decision on assessment roll



Policies

- Assessment to property owners
 - Rehabilitation including curb and gutter replacement
 - \$80/Ft residential
 - \$115/Ft for commercial
- Project cost is estimated at \$6,616,560:
 - Special Assessments \$910,315
 - Federal Sidewalk Grant \$400,000
 - MSA Funds \$1,787,134
 - Utility System Replacement Fund \$2,243,240
 - Storm Sewer Fund \$300,000
 - Street Improvement Fund \$300,000
 - Debt Issuance \$675,871



Special Assessments Defined

- Loan that is spread over a 10 year period
- 2% above the City's rate on the bond sale (rounded to the nearest 0.25%), beginning 10/15/26
- Prepay without interest until 10/15/26
- Partial prepayments of \$500
- First installment with 5/2027 property tax
- Pay remaining principal anytime
- Hardship deferrals available



Assessment Payment Schedule

ASSESSMENT PAYMENT SCHEDULE FOR AN 70' WIDE LOT

Interest Rate	5.75% (Assuming Bond Interest @ 3.75%)				
Original Years	10				
Remaining Years	10				
Year Started	2026				
Beginning Balance	\$5,600				
YEAR	BEGINNING PRINCIPAL	ANNUAL PRINCIPAL	ANNUAL INTEREST	ANNUAL TOTAL	ENDING PRINCIPAL
2027	\$ 5,600.00	\$ 560.00	\$ 389.93	\$ 949.93	\$ 5,040.00
2028	\$ 5,040.00	\$ 560.00	\$ 289.80	\$ 849.80	\$ 4,480.00
2029	\$ 4,480.00	\$ 560.00	\$ 257.60	\$ 817.60	\$ 3,920.00
2030	\$ 3,920.00	\$ 560.00	\$ 225.40	\$ 785.40	\$ 3,360.00
2031	\$ 3,360.00	\$ 560.00	\$ 193.20	\$ 753.20	\$ 2,800.00
2032	\$ 2,800.00	\$ 560.00	\$ 161.00	\$ 721.00	\$ 2,240.00
2033	\$ 2,240.00	\$ 560.00	\$ 128.80	\$ 688.80	\$ 1,680.00
2034	\$ 1,680.00	\$ 560.00	\$ 96.60	\$ 656.60	\$ 1,120.00
2035	\$ 1,120.00	\$ 560.00	\$ 64.40	\$ 624.40	\$ 560.00
2036	\$ 560.00	\$ 560.00	\$ 32.20	\$ 592.20	\$ -

First year interest calculated from October 15, 2026 through December 31, 2027

ASSESSMENT PAYMENT SCHEDULE FOR AN 80' WIDE LOT

Interest Rate	5.75% (Assuming Bond Interest @ 3.75%)				
Original Years	10				
Remaining Years	10				
Year Started	2026				
Beginning Balance	\$6,400				
YEAR	BEGINNING PRINCIPAL	ANNUAL PRINCIPAL	ANNUAL INTEREST	ANNUAL TOTAL	ENDING PRINCIPAL
2027	\$ 6,400.00	\$ 640.00	\$ 445.63	\$ 1,085.63	\$ 5,760.00
2028	\$ 5,760.00	\$ 640.00	\$ 331.20	\$ 971.20	\$ 5,120.00
2029	\$ 5,120.00	\$ 640.00	\$ 294.40	\$ 934.40	\$ 4,480.00
2030	\$ 4,480.00	\$ 640.00	\$ 257.60	\$ 897.60	\$ 3,840.00
2031	\$ 3,840.00	\$ 640.00	\$ 220.80	\$ 860.80	\$ 3,200.00
2032	\$ 3,200.00	\$ 640.00	\$ 184.00	\$ 824.00	\$ 2,560.00
2033	\$ 2,560.00	\$ 640.00	\$ 147.20	\$ 787.20	\$ 1,920.00
2034	\$ 1,920.00	\$ 640.00	\$ 110.40	\$ 750.40	\$ 1,280.00
2035	\$ 1,280.00	\$ 640.00	\$ 73.60	\$ 713.60	\$ 640.00
2036	\$ 640.00	\$ 640.00	\$ 36.80	\$ 676.80	\$ -

First year interest calculated from October 15, 2026 through December 31, 2027



Next Steps

- Hear neighborhood testimony
- Council deliberations
- Council decision on whether assessment roll should be adopted



City Policy FR-010

2.0 Projects Initiated by City Council

2.1 The City Council shall initiate Capital Improvement Projects involving special assessments in September of the year preceding the year of construction. A project can be initiated by a simple majority of the City Council.

3.0 Informing the Affected Property Owners

3.1 Pursuant to City Council initiation, the City Engineer shall mail notices to property owners abutting the proposed improvements. The notice shall generally describe the need for the project and invite the property owners to attend a Neighborhood Meeting. The City Engineer shall conduct this Neighborhood Meeting to discuss the CIP proposed improvements, City policies, and the special assessment process.

3.2 The City Engineer shall ensure copies of information discussed at the Neighborhood Meeting are mailed to all abutting property owners in the event they were unable to attend.

4.0 City Council Process

4.1 The City Council will verify the adequacy of the report, and if found adequate, accept the report and authorize the preparation of plans and specifications.

4.2 The City Council will review the construction plans, and if found adequate, approve the plans and specifications, authorize the advertisement for bids, and call for the public improvements and assessment hearing.

4.3 The City Council will conduct the Assessment Hearing and wait thirty (30) days before awarding a construction contract.

4.4 If less than 35% of the amount to be assessed is appealed to District Court, the City Council may order the project by 4/5's majority and award the contract.

4.5 If more than 35% of the amount to be assessed is appealed to District Court, the City Council may abandon the project and may consider issuing a "No Maintenance Decree". Maintenance on streets with such decrees shall be limited to snow removal and emergency repair of isolated water and sewer breaks. Patching, crack filling, seal coating, or overlaying can be authorized by a majority of the City Council.

4.6 Streets with "No Maintenance Decrees" can be reinitiated by petition five (5) years or more from the year the decree is issued.





**State of Minnesota
City of Oakdale
Proclamation**

WHEREAS, the City of Oakdale firmly believes that the values of compassion, empathy, and community support are the foundation of a united and harmonious society, fostering connections that transcend differences; and

WHEREAS, the strength and prosperity of our cities, towns, and villages are based in the selflessness of its residents to serve and uplift one another; and

WHEREAS, we acknowledge the profound impact that can be achieved when we extend a helping hand to our neighbors, especially those of diverse backgrounds, living them up and collectively working to improve lives; and

WHEREAS, we nurture a culture of giving within our cities, emphasizing that volunteerism is not just a duty but a source of personal fulfillment and community strength; and as we work side by side with and learn from each other, mutual understanding increases, misconceptions can be corrected, and new friendships are built; and

WHEREAS, we urge all citizens to care for one another, volunteer, and engage in acts of service and kindness that contribute to our City's betterment and its inhabitants' well-being, regardless of background or belief; and

THEREFORE, I, Kevin Zabel, Mayor of Oakdale, Minnesota, hereby proclaim that the City of Oakdale commits to promoting volunteerism, leveraging JustServe.org to make it easier for residents to find and engage in volunteer opportunities, and will regularly acknowledge and celebrate the contributions of volunteers.

IN WITNESS THEREOF: I have hereunto set my hand and caused the seal of the City of Oakdale to be affixed on this 27th day of January, 2026.

Kevin Zabel, Mayor



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026		
Requester: CT CA Approval: CV	Advisory Board/Commission <input type="checkbox"/>	Open Forum <input type="checkbox"/>
	Award of Bid <input type="checkbox"/>	Other: <input type="checkbox"/>
	Consensus Motions a <input checked="" type="checkbox"/>	Public Hearing <input type="checkbox"/>
	Department: <input type="checkbox"/>	
Title: Approve Appointment of Part-Time, Temporary Customer Service Specialist Dallas Dosch		

BACKGROUND

In 2026, the City will be utilizing a new asset management system and a significant amount of data will need to be input, verified, and tested. Dallas Dosch has experience assisting public agencies with this kind of data conversion and will provide support to the City during this transition in a temporary capacity.

The City Administrator is recommending Dallas Dosch as a part-time temporary Customer Service Specialist, subject to passing all background requirements, with the following key provisions:

- Starting date of on or after January 28, 2026
- Hourly [non-exempt] rate of \$25.04

STAFF RECOMMENDATION

The City Administrator recommends the following hire per City of Oakdale Code of Ordinances, Chapter 2, Article IV, Sec.2-36 (c):

Dallas Dosch as a part-time temporary Customer Service Specialist effective on or after January 28, 2026, at a rate of pay consistent with the City base pay schedule, conditioned on passing all background requirements.

It is appropriate for the City Council to make such appointments.

FINANCIAL CONSIDERATIONS

Work hours will vary depending on actual workload, but likely between 10-20 hours per week. This position will be funded by budgeted seasonal positions within Public Works.

CITY COUNCIL ACTION REQUESTED

It is requested per City of Oakdale Code of Ordinances, Chapter 2, Article IV, Sec.2-36 (c) and per City Personnel Policy PE-031, Section 5.0, that the City Council appoint Dallas Dosch as a part-time temporary Customer Service Specialist effective on or after January 28, 2026, at a rate of pay consistent with the City base pay schedule, conditioned on passing all background requirements.



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026					
Requester: NN CA Approval: CV	Advisory Board/Commission	<input type="checkbox"/>	Open Forum	<input type="checkbox"/>	
	Award of Bid	<input type="checkbox"/>	Other:	<input type="checkbox"/>	
	Consensus Motions	b	<input checked="" type="checkbox"/>	Public Hearing	<input type="checkbox"/>
	Department:			<input type="checkbox"/>	
Title: Approve Appointment of Full-Time Probationary Police Officer Donovan Barr					

BACKGROUND

The City has recently undergone a recruitment process to fill a vacant Police Officer position and are pleased to recommend the appointment of Donovan Barr to fill the full-time probationary Police Officer position. Mr. Barr joins the City with three years of full-time experience between the cities of Mendota Heights and Cannon Falls. He also has an associate's degree in law enforcement, and the City looks forward to him joining the public safety team.

The City Administrator is recommending Donovan Barr as a full-time probationary Police Officer with the following key provisions:

- Starting date on or after January 28, 2026
- Hourly [non-exempt] rate of \$46.58
- One-year probation

STAFF RECOMMENDATION

The City Administrator recommends the following hire per City of Oakdale Code of Ordinances, Chapter 2, Article IV, Sec.2-36 (c):

Donovan Barr as full-time probationary Police Officer effective on or after January 28, 2026, at a rate of pay consistent with the City base pay schedule conditioned on passing all background requirements.

It is appropriate for the City Council to make such appointments. Of note, City Policy PE-031: Personnel, subd. 6.3 outlines appointment procedures as it relates to Relations to other City personnel. The Council is deliberately granting an exception to subd. 6.3 policy language with this appointment with the expectation that Policy PE-031 is to be amended accordingly.

CITY COUNCIL ACTION REQUESTED

It is requested per City of Oakdale Code of Ordinances, Chapter 2, Article IV, Sec.2-36 (c) and per City Personnel Policy PE-031, Section 5.0, that the City Council appoint Donovan Barr as full-time probationary Police Officer effective on or after January 28, 2026, at a rate of pay consistent with the City base pay schedule conditioned on passing all background requirements.



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026		
Requester: ML CA Approval: CV	Advisory Board/Commission <input type="checkbox"/>	Open Forum <input type="checkbox"/>
	Award of Bid <input type="checkbox"/>	Other: <input type="checkbox"/>
	Consensus Motions c <input checked="" type="checkbox"/>	Public Hearing <input type="checkbox"/>
	Department: <input type="checkbox"/>	
Title: 2025 Pay Equity Report		

BACKGROUND

Minnesota's Local Government Pay Equity Act (Minn. Stat. 471.991 – 471.999) and MN Rules, Chapter 3920) require local government jurisdictions to submit a pay equity report to the State of Minnesota every three years. Pay Equity is a method of eliminating discrimination against women who are paid less than men for jobs requiring comparable levels of expertise. This goes beyond the familiar idea of equal pay for equal work where men and women with the same jobs must be paid equally. A policy to establish pay equity usually means:

- 1) that all jobs will be evaluated and given points according to the level of knowledge and responsibility required to do the job; and
- 2) that salary adjustments will be made if it is discovered that women are consistently paid less than men for jobs with similar points.

Every political subdivision is required to use a job evaluation system to determine the comparable work value of the work performed by each class of its employees. The City recently went through a comprehensive classification and compensation analysis conducted by Flaherty and Hood to ensure a competitive and equitable compensation system. Attached is the report generated through the State's system. Jurisdictions are considered in compliance if the underpayment ratio is 80% or higher.

The City's 2025 data has been prepared and the final step before submission is approval by the governing body. The City's underpayment ratio indicates that the City is compliant with the State's pay equity requirements. This report is due January 31, 2026.

CITY COUNCIL ACTION REQUESTED

It is requested that the City Council approve the Pay Equity Implementation Report and Compliance Report, authorize the Mayor to sign the Report, and authorize staff to submit to the State of Minnesota.

Attachments

Pay Equity Implementation Report
Compliance Report

Pay Equity Implementation Report

Part A: Jurisdiction Identification

Jurisdiction: Oakdale
1584 Hadley Avenue North

Oakdale, MN 55128

Jurisdiction Type: City

Contact: Melanie Lee

Phone: (651) 730-2714

E-Mail: melanie.lee@oakdalemn.gov

Contact: Ethan Rundquist

Phone: (651) 259-1930

E-Mail: etrundquist@flaherty-hood.com

Part B: Official Verification

1. The job evaluation system used measured skill, effort responsibility and working conditions and the same system was used for all classes of employees.

The system was used: Consultant

Description:

Flaherty & Hood
The same as last report

2. Health Insurance benefits for male and female classes of comparable value have been evaluated and:

There is no difference and female classes are not at a disadvantage.

3. An official notice has been posted at:

City of Oakdale City Hall

(prominent location)

informing employees that the Pay Equity Implementation Report has been filed and is available to employees upon request. A copy of the notice has been sent to each exclusive representative, if any, and also to the public library.

The report was approved by:

City of Oakdale City Council

(governing body)

Kevin Zabel

(chief elected official)

Mayor

(title)

Part C: Total Payroll

\$15046592.03

is the annual payroll for the calendar year just ended December 31.

- [] Checking this box indicates the following:

- signature of chief elected official
- approval by governing body
- all information is complete and accurate, and
- all employees over which the jurisdiction has final budgetary authority are included

Date Submitted: 1/27/2026

Compliance Report

Jurisdiction: Oakdale
1584 Hadley Avenue North

Oakdale, MN 55128

Report Year: 2026
Case: 1 - Case #2 - 2025 Data (Private
(Jur Only))

Contact: Melanie Lee

Phone: (651) 730-2714

E-Mail: melanie.lee@oakdalemn.gov

The statistical analysis, salary range and exceptional service pay test results are shown below. Part I is general information from your pay equity report data. Parts II, III and IV give you the test results.

For more detail on each test, refer to the Guide to Pay Equity Compliance and Computer Reports.

I. GENERAL JOB CLASS INFORMATION

	Male Classes	Female Classes	Balanced Classes	All Job Classes
# Job Classes	30	24	4	58
# Employees	75	25	32	132
Avg. Max Monthly Pay per employee	8719.78	8701.75		8966.99

II. STATISTICAL ANALYSIS TEST

A. Underpayment Ratio = 100 *

	Male Classes	Female Classes
a. # At or above Predicted Pay	15	12
b. # Below Predicted Pay	15	12
c. TOTAL	30	24
d. % Below Predicted Pay (b divided by c = d)	50.00	50.00

*(Result is % of male classes below predicted pay divided by % of female classes below predicted pay.)

B. T-test Results

Degrees of Freedom (DF) = 98	Value of T = -0.031
------------------------------	---------------------

a. Avg. diff. in pay from predicted pay for male jobs = 3

b. Avg. diff. in pay from predicted pay for female jobs = 4

III. SALARY RANGE TEST = 100.00 (Result is A divided by B)

A. Avg. # of years to max salary for male jobs = 8.00

B. Avg. # of years to max salary for female jobs = 8.00

IV. EXCEPTIONAL SERVICE PAY TEST = 0.00 (Result is B divided by A)

A. % of male classes receiving ESP = 0.00 *

B. % of female classes receiving ESP = 0.00

*(If 20% or less, test result will be 0.00)



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026				
Requester: CV CA Approval: CV	Advisory Board/Commission	<input type="checkbox"/>	Open Forum	<input type="checkbox"/>
	Award of Bid	<input type="checkbox"/>	Other:	<input type="checkbox"/>
	Consensus Motions	d <input checked="" type="checkbox"/>	Public Hearing	<input type="checkbox"/>
	Department:			<input type="checkbox"/>
Title: Approval of Assignment and Third Amendment of Ground Lease Agreement for Oak Marsh Golf Course				

BACKGROUND

The City and Oak Marsh Limited Partnership entered into a Ground Lease on May 31, 1995, for Oak Marsh Golf Course. The lease was subsequently assigned to the current tenant, Oak Marsh LLC, which is owned by Steven Whillock. Mr. Whillock now desires to assign the lease to Oak Marsh Holdings LLC, which is owned and controlled by Dawn and Robert Murphy. Mr. Whillock and the Murphys have requested that the City agree to the assignment. The City Council, along with the City Attorney, discussed the current lease terms and future of the Oak Marsh Golf Course at the September 23, 2025, October 28, 2025, and January 13, 2026 Workshops.

The key provisions in the Assignment Agreement are:

1. The City has complete discretion on whether to allow any future assignment of the lease.
2. The current rental rate of 2 ½ % of gross revenues remains unchanged.
3. The Murphys will be allowed to enter into an agreement with another entity owned and controlled by them to operate and manage the golf course. The City has complete discretion on whether to allow a future agreement to an entity not owned and controlled by the Murphys.

FINANCIAL CONSIDERATIONS

No changes have been made to the rent terms of the prior lease. The tenant shall pay the City an annual rent equal to two and one-half percent (2.5%) of the gross revenue which the tenant receives from or in connection with the tenant's use and occupancy of the leased property (Oak Marsh Golf Course).

CITY COUNCIL ACTION REQUESTED

It is requested that the City Council authorize the Mayor and City Administrator to sign and execute the Assignment and Third Amendment of Ground Lease Agreement between Oak Marsh LLC, Oak Marsh Holdings LLC, and the City of Oakdale.



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026

Requester: LM CA Approval: CV	Advisory Board/Commission	<input type="checkbox"/>	Open Forum	<input type="checkbox"/>
	Award of Bid	<input type="checkbox"/>	Other:	<input type="checkbox"/>
	Consensus Motions	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>
	Department: Community Development			a <input checked="" type="checkbox"/>
Title: Site Plan Amendment – Police Expansion and City Hall Remodel				

BACKGROUND

The City of Oakdale, working with a project team consisting of Don Theisen (the owners representative), BKV Group, and Kraus-Anderson Construction, propose an expansion of the Police Facility and a remodel of City Hall located at 1584 Hadley Avenue North. A Site Plan Amendment is requested in order to expand the existing 16,847 square feet building by an additional 27,141 square feet – resulting in a total building size of approximately 43,988 square feet.

The expansion, along with associated renovation work, is intended to better accommodate the City's growing need for additional personnel, vehicles, and equipment, thereby enhancing the delivery of public services to the community.

Location Map – Oakdale Police and City Hall Facility



SITE PLAN

Site Plan requirements have been met for this request with the exception of the outdoor trash enclosure area. There is a condition of approval listed in the resolution stating that a roof must be added to the trash enclosure. The Site Plan must also be updated to show that rooftop mechanical equipment is properly screened. Approval must also be granted by the Ramsey Washington Metro Watershed District for stormwater management provisions and by the City Engineer for civil construction plans.

PUBLIC INFORMATIONAL SESSIONS

The project team and City staff conducted two voluntary open house events during the week of December 15, 2025, to provide the public with information about the expansion and renovation project. The City also maintains a [project webpage](#) that is dedicated to providing status updates to the public.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission heard the request at their regular meeting on January 8, 2026. As a Site Plan Amendment application, the request did not require the Commission to hold a public hearing.

At the meeting, the Commission asked the project team and City staff questions regarding several matters. In response, it was stated that a turn lane for the new public access off 15th Street North was not warranted, according to engineering analysis, based on the number of anticipated visitors using the new access. Adding a new turn lane would also conflict with the existing turn lane on 15th Street North that serves traffic going northbound onto Hadley Avenue North. Clarification was provided on exterior design elements. City staff also explained that the project will not reduce or eliminate existing playground equipment at Richard Walton Park. Additionally, the project team stated that the property address of City Hall and the Police Department will not change as a result of the expansion.

The Commission recommended approval of the Site Plan amendment.

CITY COUNCIL ACTION REQUESTED

It is requested that the City Council waive reading and adopt Resolution 2026-07, Approving a Site Plan Amendment for 1584 Hadley Avenue North, with conditions included in the attached resolution.

Attachments

Development Checklist
Planning Commission Report
Project Narrative
Site Plan
Site Comparison
Landscaping Plan
Elevations
Presentation Slides
Resolution 2026-07



Development Checklist
City of Oakdale
1584 Hadley Avenue North
City Hall and Police Department Facility Expansion

Project name	City Hall and Police Department Facility Expansion
Proposed use	Expanded municipal facility
Existing site conditions	Institutional use
Site access	Existing accesses off Hadley Ave N Proposed access off 15 th St N
Zoning	R-3 Medium Density Residential
Comprehensive Plan guidance	Institutional
Is a Comprehensive Plan amendment required?	No
Any Zoning approvals anticipated?	Site Plan amendment
Any Subdivision approvals anticipated?	No
Potential deviations from City Code (if a PUD)?	No
Any Variances requested?	No
Any financial incentives from the City being requested by the developer?	N/A
Will developer seek 4d status?	N/A
Has the developer met with the City's Development Review Committee?	Yes, the project team presented the initial plan to the Development Review Committee (DRC) on September 17, 2025. The DRC reviewed the Site Plan amendment application on December 17, 2025.
Has the developer submitted a formal application?	Yes
Any anticipated environmental impacts?	Runoff from the use must be addressed through stormwater management provisions. Tree replacement requirements must be met.
Has the developer met with the Planning Commission?	The Planning Commission reviewed the request on January 8, 2026.
Other jurisdiction approvals required	Yes, the Ramsey Washington Metro Watershed District for stormwater management provisions.



PLANNING COMMISSION REPORT

To:	Oakdale Planning Commission
Meeting Date:	January 8, 2026
Applicant:	City of Oakdale
Location:	1584 Hadley Avenue North
Request(s):	Site Plan Amendment Approval
Prepared/Presented:	Luke McClanahan, City Planner

LOCATION & REQUEST DETAILS

The City of Oakdale, working with a project team consisting of Don Theisen (the City's representative), BKV Group, and Karaus-Anderson Construction, propose an expansion of City Hall and the Police facility located at 1584 Hadley Avenue North. The existing building consists of approximately 16,847 square feet. The expansion would add approximately 27,141 square feet, resulting in a total building size of approximately 43,988 square feet. The expansion and associated renovation work is intended to better accommodate the City's growing need for additional personnel, vehicles, and equipment, thereby enhancing public services for the community.

Location Map – City Hall & Police Department



Two voluntary open house events were held during the week of December 15, 2025, to provide the public with information about the expansion and renovation project. The City also published a [video](#) that offers a comprehensive overview of the project and explains the need to modernize the facilities. Additionally, the City maintains a [project webpage](#) that is dedicated to providing status updates.

COMPREHENSIVE PLAN DESIGNATION

Per the City's 2040 Comprehensive Plan, the property is guided for Institutional use.

ZONING DISTRICT REQUIREMENTS

The property is zoned R-3 Medium Density Residential, where government uses are allowed through the Conditional Use Permit process. A Conditional (Special) Use Permit was approved on May 14, 1991, for the City Hall/Police Department building, and it remains in effect.

The designations of the surrounding property are displayed in the table below:

Orientation	Comprehensive Plan	Zoning District	Existing Use
North	Medium Density Residential	Planned Unit Development	Residential
South	Low Density Residential	R-2 Medium Density Residential	Residential
East	Medium Density Residential	R-2 Medium Density Residential	Residential
West	High Density Residential	Planned Unit Development	Residential

SITE PLAN STANDARDS

Site Plan review considers the relationship between the plan elements and conditions both on and off the property to ensure conformance with the Comprehensive Plan, Zoning Code, and design standards.

- (1) Setbacks and Height:* The proposed expansion meets the setback requirements for buildings in the R-3 zoning district as the building would be approximately 85 feet from the southern property line (along 15th Street N). The building is not proposed to expand further east; toward Hadley Avenue N. It would remain setback approximately 60 feet from the east property line. At 36 feet, the tallest part of the building, the new lobby, does not exceed the zoning height restriction of 40 feet.
- (2) Access, Circulation, and Parking:* A new access off 15th Street North will function as the primary public entrance to City Hall and the Police Department. This area will contain 49 parking spaces, including 2 ADA (the Americans with Disabilities Act) accessible parking spaces.

The two existing accesses off Hadley Avenue N will remain. The south access will be restricted, via gates, to City staff parking only. This area will include 38 staff parking spaces, including 4 ADA parking spaces. There will also be 29 secure surface parking spaces for Police vehicles along the north side of the new facility. Additional Police vehicles will be kept indoors within a portion of the new building. The north access will remain as an entryway for the public utilizing Walton Park and will maintain 127 parking spaces, including 5 ADA parking spaces.

The overall number of parking spaces located in the southeast portion of Walton Park will be reduced from 281 spaces to 243 spaces. However, the total number of proposed parking spaces meet and exceed the City's Zoning requirements, which are a minimum of 110 parking spaces. By and large, the existing parking spaces in this area remain underutilized with a few exceptions throughout the year (e.g., Summerfest, softball tournaments). Additionally, the other parking facilities at Walton Park will remain.

- (3) Exterior Building Materials and Design:* In accordance with Sec. 25-10-200(e) of the Zoning Ordinance, non-residential buildings must be comprised of at least 70% Class I materials, no more than 30% Class II materials, and no more than 15% Class III materials, as defined by the

Ordinance. With the exception of stained precast concrete panel (which comprises only 3% of the exterior of the building and is considered a Class II material) and existing masonry (which comprises 2% of the exterior), the facades consist entirely of Class I materials including brick, metal panels, and glass. This condition is met.

(4) *Trash Enclosure*: As required by the Ordinance, the external proposed trash collection area must be of the same material and architecturally harmonious with the principal structure. The elevation details show the enclosure consisting of brick walls and metal gates.

- **As required by the Zoning Ordinance, the external trash area must have a roof.**

(5) *Landscaping*: The project team provided a tree preservation/removals plan and a landscaping plan. 64 trees are proposed to be removed as part of the building expansion work. 103 new trees will be planted as part of the landscaping plan. 53 shrubs will also be planted around the site. The quantity and size of the proposed landscaping trees meet and exceed the City's tree replacement requirements.

(6) *Screening of Rooftop Utilities*. As required by Sec. 25-10-701(b)(4)(A) of the Ordinance, rooftop equipment must be screened with materials comparable and compatible with that of the exterior building materials. Currently, no information on rooftop equipment screening is provided.

- **Information must be provided to show rooftop equipment and methods of screening.**

(7) *Site Lighting*: As required by the Ordinance, lighting may not exceed 0.5 foot-candles at any property line. The photometric plan provided as part of the application submittal shows that the maximum illumination along the south property line (along 15th Street N) and the east property line (along Hadley Avenue N) does not exceed 0.2 foot-candles. This requirement is met.

(8) *Signage*: All signage must conform to the City's sign regulations. Final details for signage remaining pending and the project team must obtain approval for proposed signage.

(9) *Grading and Utilities*: The applicant submitted plans for grading and utilities. Stormwater runoff for this site will be managed by a detention basin located on the west side of the City Hall/Police facility, and an underground stormwater system located within the north parking area.

- **The project team must work with the Ramsey Washington Metro Watershed District on stormwater management provisions.**
- **The project team must obtain approval from the City Engineer for their site civil plans.**

(10) *Other Regulatory Review*: As mentioned, the project team must work with the Ramsey Washington Metro Watershed District to satisfy stormwater management provisions.

60-DAY RULE

Application Deemed Complete: December 3, 2025

60-Day Review Deadline: February 1, 2026

Extension Granted To: N/A

Planning Commission Meeting: January 8, 2026

Expected City Council Action: January 27, 2026

ROLE OF THE PLANNING COMMISSION

The role of the Planning Commission is to review the Site Plan Amendment request in conformance with the Comprehensive Plan and Zoning Ordinance requirements and provide a recommendation to the City Council.

RECOMMENDATION

Staff have determined that the Site Plan Amendment is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, provided that certain conditions are met. Staff recommend approval of this request with the conditions listed in the draft resolution.

MOTION

Motion to recommend approval of the Site Plan Amendment for the City Hall and Police Department facility expansion at 1584 Hadley Avenue North.

ATTACHMENTS

Development Checklist
Project Narrative
Site Plan
Site Comparison
Landscaping Plan
Elevations
Draft Resolution

DATE: 12.2.2025

TO: Luke McClanahan, City Planner
City of Oakdale
1584 Hadley Avenue N
Oakdale, MN 55128

FROM: Michael Healy AIA, Project Manager

RE: **City of Oakdale City Hall & Police Expansion – Site Plan Amendment**

CC:

To Whom it May Concern:

The City of Oakdale is submitting a request for a Site Plan Amendment for the City Hall and Police campus located at 1584 Hadley Avenue North. The City is planning an expansion to the existing building to provide the necessary operational space for City Hall and Police.

The project includes providing a new public entrance to the facility facing west with a new public surface parking lot at the west. The existing east surface parking lot will be transformed into a secure parking area for police and city staff. The building will be expanded to the west and north to provide required operational space for city departments.

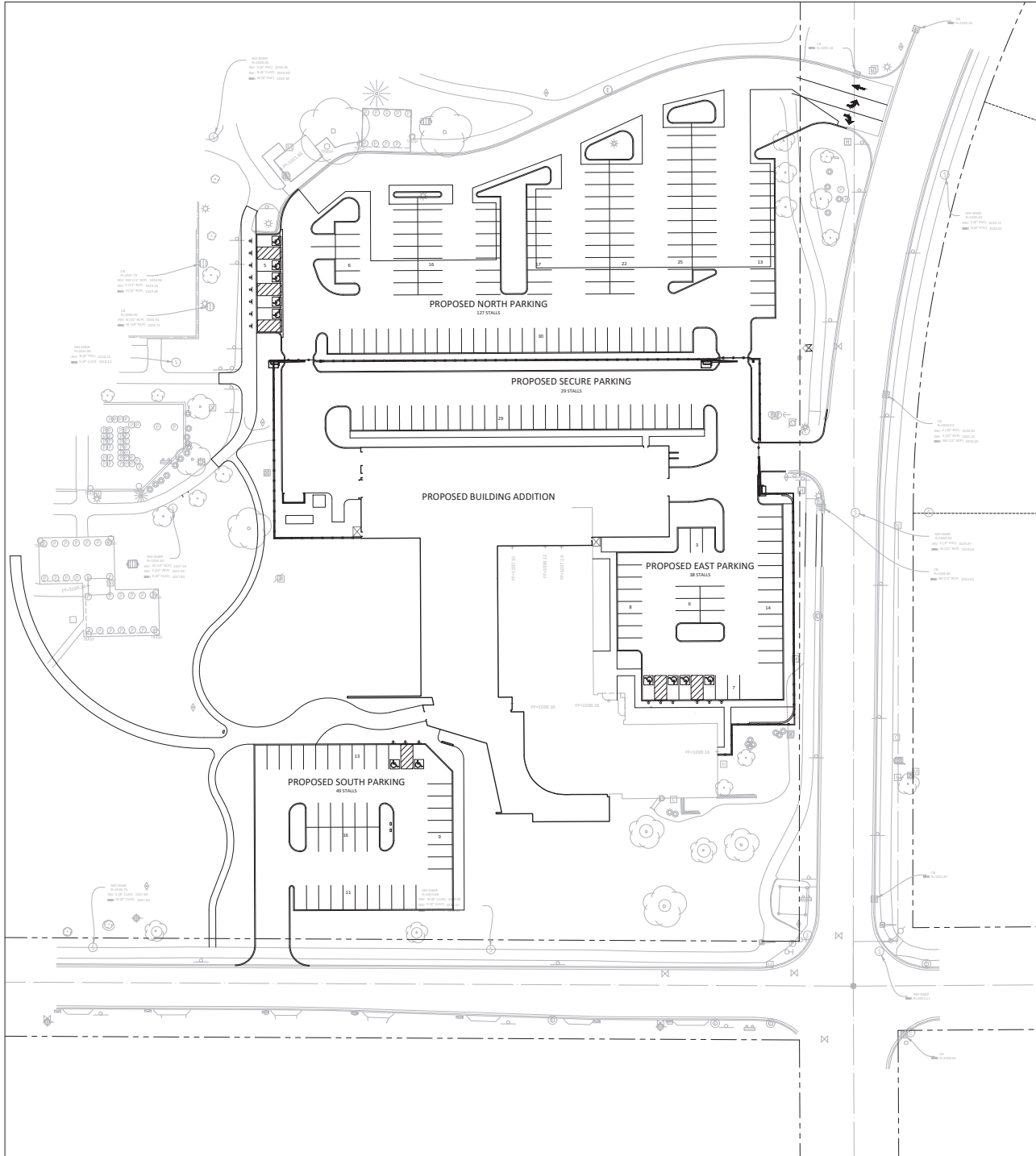
Sincerely,
BKV Group



Michael Healy, AIA
Project Manager, Partner

ATTACHMENTS: None





NOTES

1. REFER TO SHEET C1.01, GRADING, FOR GENERAL NOTES.
2. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
3. TRAFFIC SIGNS SHALL BE INSTALLED 18" BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD, WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGULME, SHALL RECEIVE AT LEAST 1" OF TOPSOIL AND SHALL BE SODED OR SEEDD. ALL AREAS NOT DESIGNATED FOR SOO OR A SPECIFIC SEED MIX, WHICH ARE DISTURBED BY CONSTRUCTION, SHALL BE SEEDD WITH SEED MIX #1.

LEGEND

	REFERENCE KEY TO SITE DETAILS DETAIL L.D. NUMBER (TOP) DETAIL SHEET NUMBER (BOTTOM)
	PROPOSED CONCRETE WALL
	PROPOSED CONCRETE SLAB
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT
	PROPOSED MEDIUM DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED RETAINING WALL
	FENCING KEY NOTE
	PROPOSED TRAFFIC SIGN
	SIGNAGE KEY NOTE
	PROPOSED BOLLARD
	PROPOSED ACCESSIBLE SYMBOL
	PROPOSED MANHOLE (MR)
	PROPOSED CATCH BASIN (CB)
	PROPOSED SURGE BASIN (SB)
	PROPOSED HYDRANT (HYD)
	PROPOSED GATE VALVE (GV)
	PROPOSED FLAGPOLE - REFER TO ARCHITECTURAL PLANS
	PROPOSED BUILDING STOOP - REFER TO ARCHITECTURAL PLANS
	PROPOSED LIGHT POLE - REFER TO ELECTRICAL PLANS
	PROPERTY LINE

PARKING STATISTICS

EXISTING PARKING COUNTS (281 TOTAL STALLS):
NORTH PARKING = 234 STALLS
SOUTH PARKING = 47 STALLS

PROPOSED PARKING COUNTS (343 TOTAL CAR STALLS):
NORTH PARKING = 127 STALLS
SECURE PARKING = 29 STALLS
EAST PARKING = 38 STALLS
SOUTH PARKING = 40 STALLS

ACCESSIBLE PARKING STALL REQUIREMENTS = 11 STALLS
ACCESSIBLE PARKING STALLS PROVIDED = 11 STALLS

LAND USE STATISTICS

CITY PROPERTY (WALTON PARK) = 84.5 ACRES / 3,680,820 SF
EXISTING CITY HALL / POLICE DEPARTMENT = 0.39 ACRES / 16,847 SF
PROPOSED BUILDING ADDITION = 0.62 ACRES / 27,141 SF
TOTAL BUILDING = 1.01 ACRES / 43,988 SF

**OAKDALE
POLICE
DEPARTMENT**

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date: 11/20/2024 Reg. No.: 88028

Signed: William J. Davis

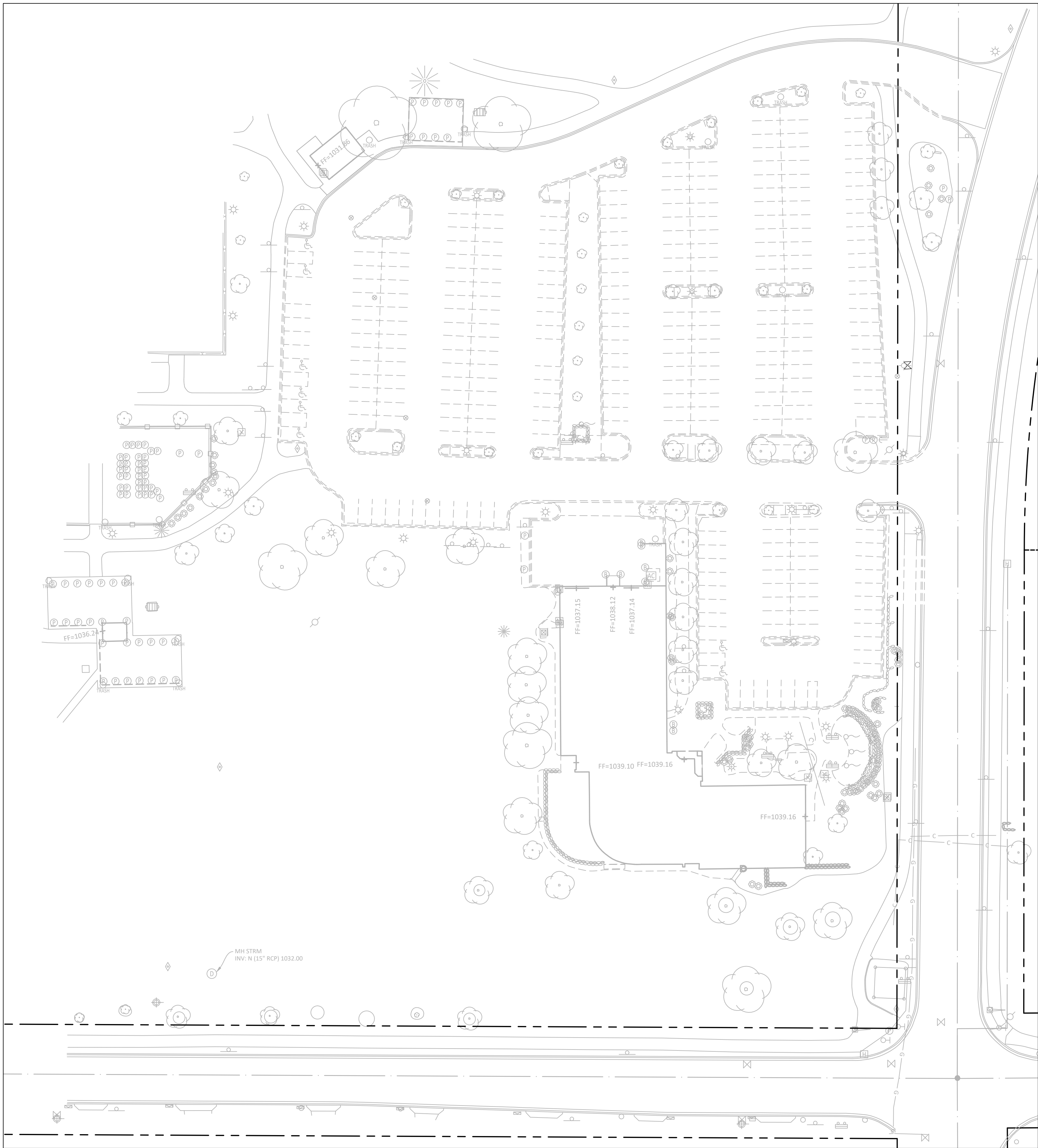
DRAWN BY: CMR
CHECKED BY: CMR
CROSSCHECK NUMBER: 285241
SHEET TITLE:

SITE PLAN

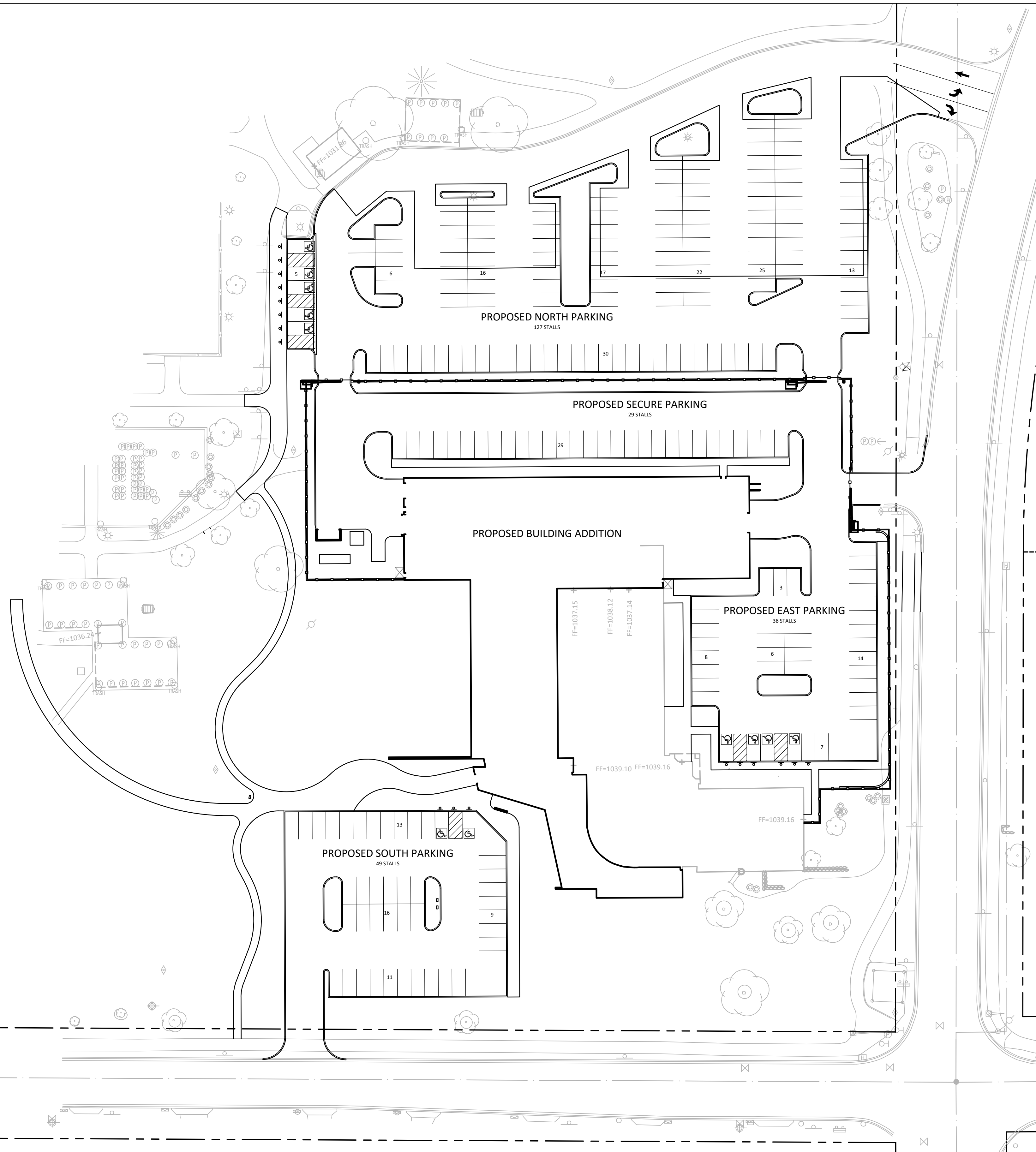
SHEET NUMBER

C1.01





ORIGINAL SITE PLAN



PROPOSED SITE PLAN

ISSUE #	DATE	DESCRIPTION

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date 11/20/2024 Reg. No. 59532

Signed: William J. Diede

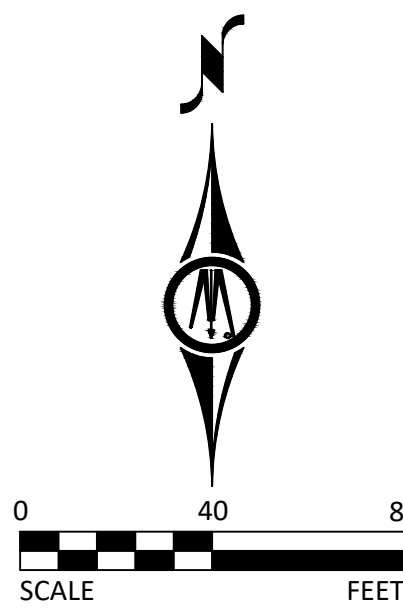
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COMMISSION NUMBER	2653-01

SHEET TITLE

SITE COMPARISON

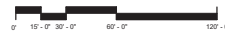
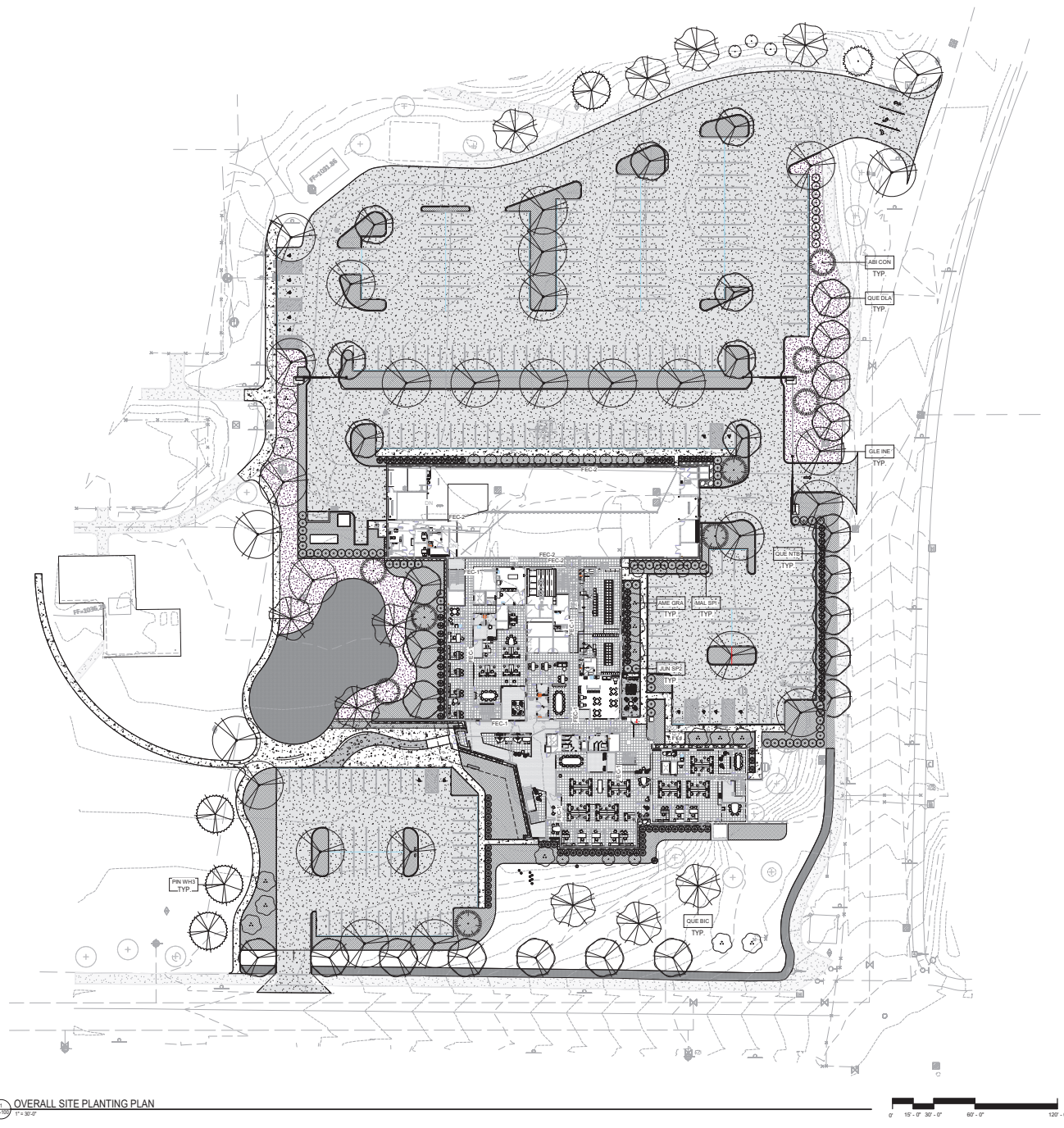
SHEET NUMBER

EX 1



Autodesk Docs (2/20/2025) Oakdale PD-CH Remodel & Exp (2/20/2025) 01 Oakdale PD-CH LAND_2025.v4
12/30/2025 6:07:29 PM

OVERALL SITE PLANTING PLAN
1"=50'-0"



PROPOSED PLANT SCHEDULE:

Default Plant Schedule				
Plant Code	Botanical Name	Common Name	Size	Count
Deciduous Trees				
GLE INE	Gleditsia triacanthos 'Inermis'	Skyline® Honey Locust	3" CAL.	28
QUE BIC	Quercus bicolor	Swamp White Oak	3" CAL.	10
QUE DLA	Quercus ellipsoidalis	Majestic Oaks™ Balkies	3" CAL.	27
QUE NTS	Quercus robur x bicolor 'Nadler'	Kindred Spirit® Oak	3" CAL.	77
TOTAL DECIDUOUS TREES: 142 @ 3" EA. = 426 CALPER INCHES				
Evergreen Trees				
ABR CON	Abies concolor	White Fir	6' HT. (1.5" CAL.)	9
PIC ABI	Picea abies	Norway Spruce	6' HT. (1.5" CAL.)	1
PIN WH3	Pinus alba	White Pine	-	4
TOTAL EVERGREEN TREES: 14 @ 1.5" EA. = 21 CALPER INCHES				
Ornamental Trees				
AME GRA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5" CAL.	15
MAL SPI	Malus x 'Pink Spires'	Pink Spires Crabapple	1.5" CAL.	21
TOTAL EVERGREEN TREES: 34 @ 1.5" EA. = 54 CALPER INCHES				
Evergreen Shrubs				
JUN FOR	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 CONT.	48
JUN SP2	Juniperus chinensis 'Spartan'	Spartan Juniper	3' HT (20 CONT.)	72
Perennials				
ARO LSC	Aronia melanocarpa 'L'CONNAM'65'	Low Scape Mound® Black Chokeberry	#3 CONT.	8
NEP WAL	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#3 CONT.	1

TOTAL SIGNIFICANT CAL IN. REMOVED: 436

TOTAL CAL IN. PROPOSED: 501

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE
OAKDALE POLICE
EXPANSION AND
CITY HALL
REMODEL

ISSUE | DATE | DESCRIPTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect under the laws of the state of Minnesota.


Colin Koonce
License Number 123002025
Date

DRAWN BY
CHECKED BY
DESIGNED BY
DATE

SHEET TITLE

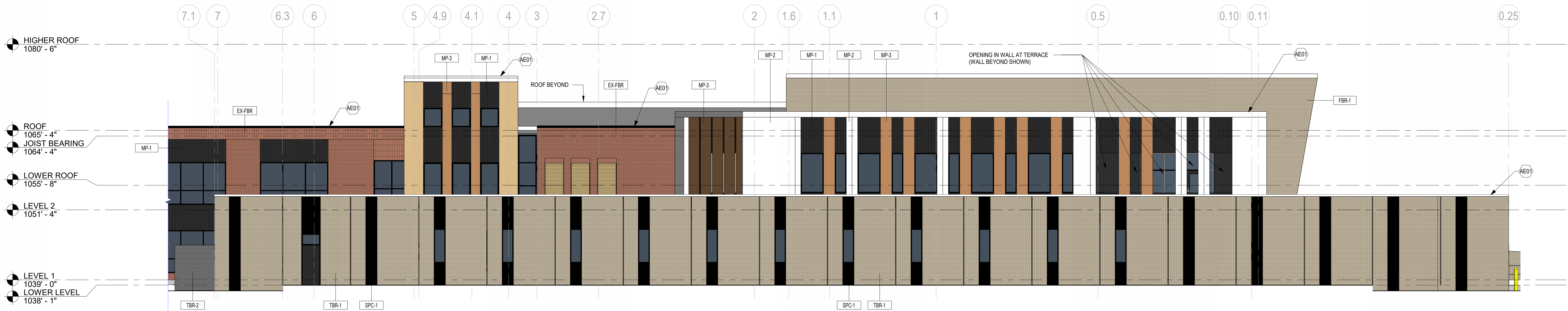
OVERALL SITE
PLANTING PLAN

SHEET NUMBER

LP-100

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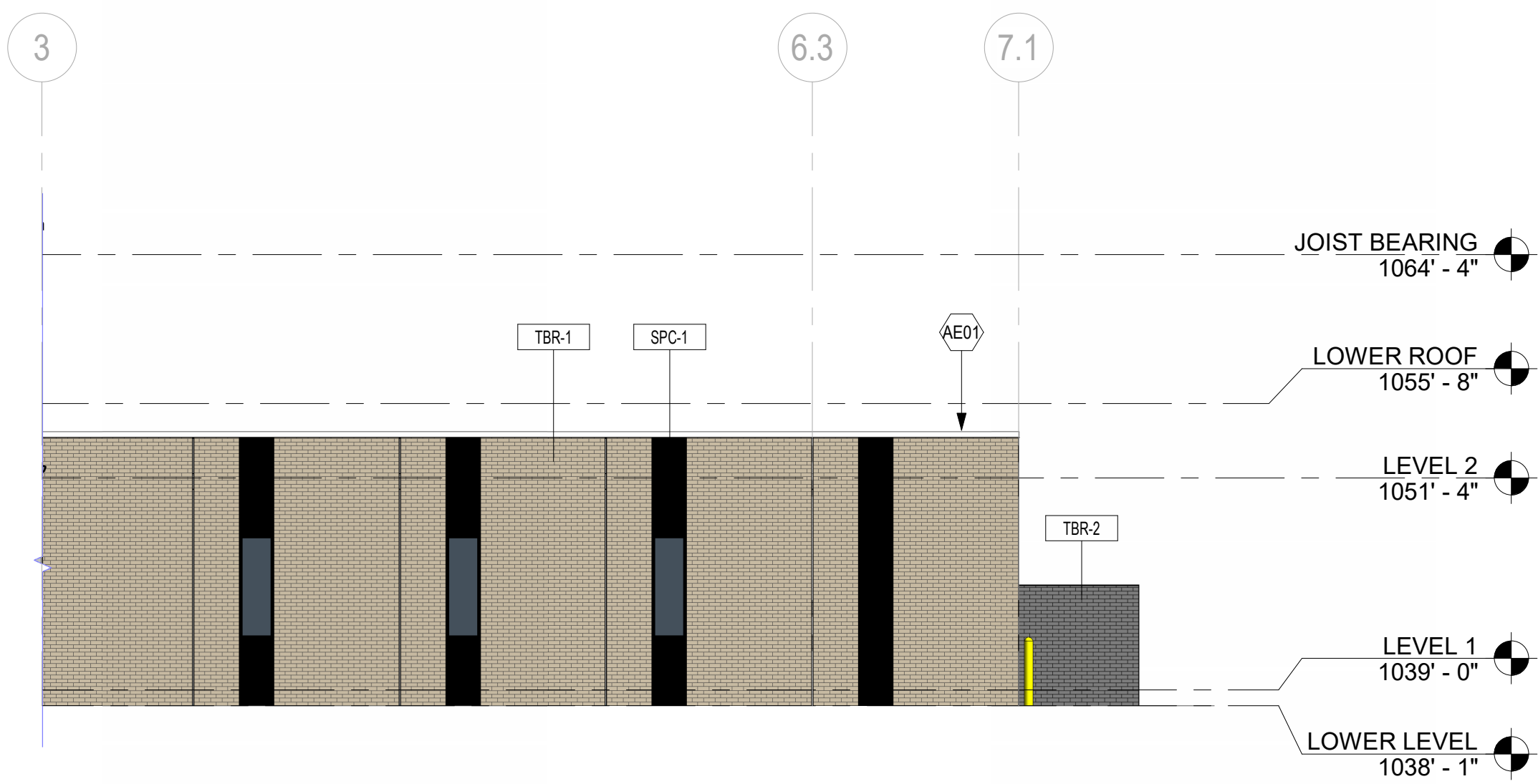
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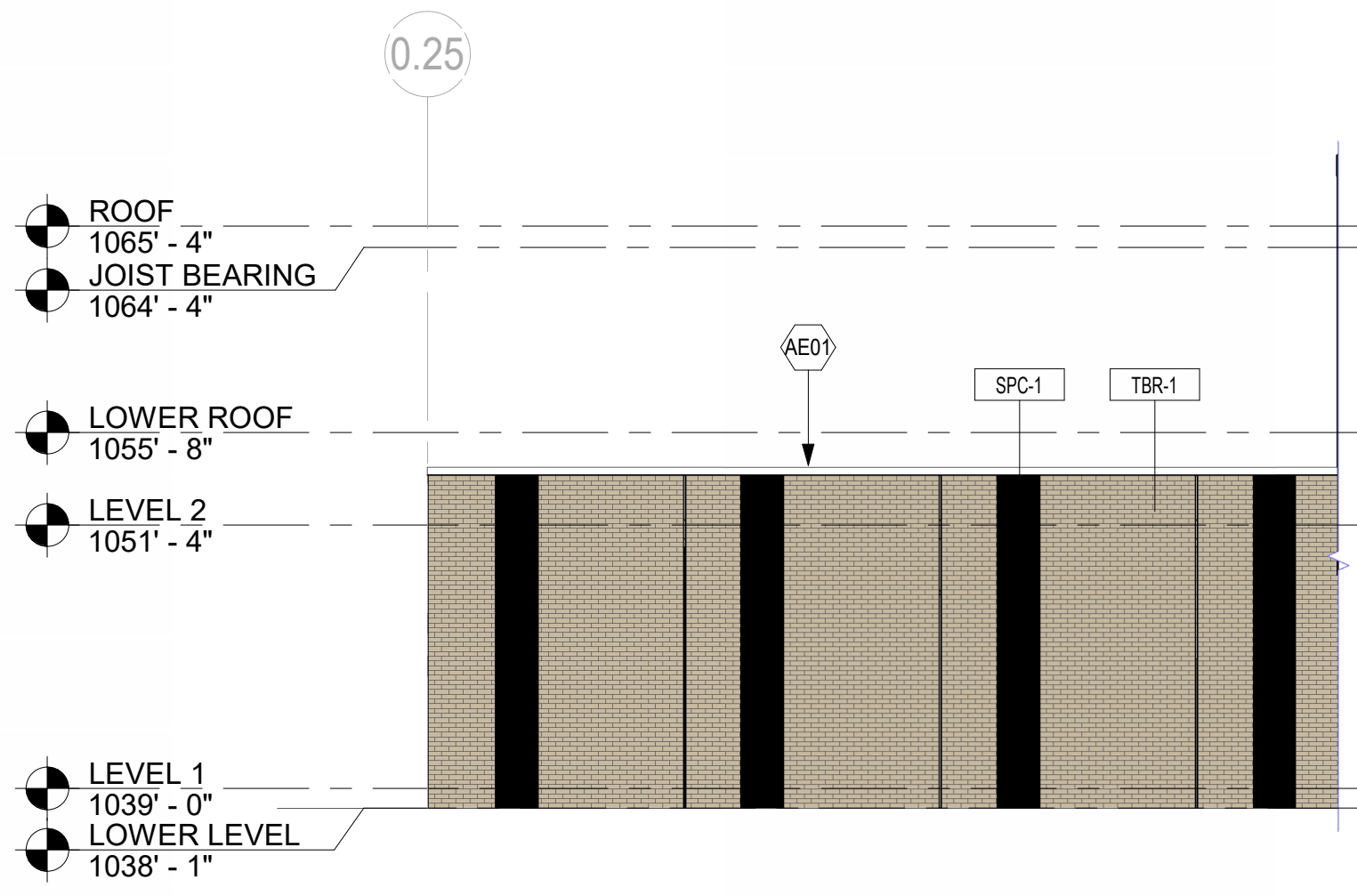
1 EXTERIOR ELEVATION - PD GARAGE - NORTH
A401 1/8" = 1'-0"



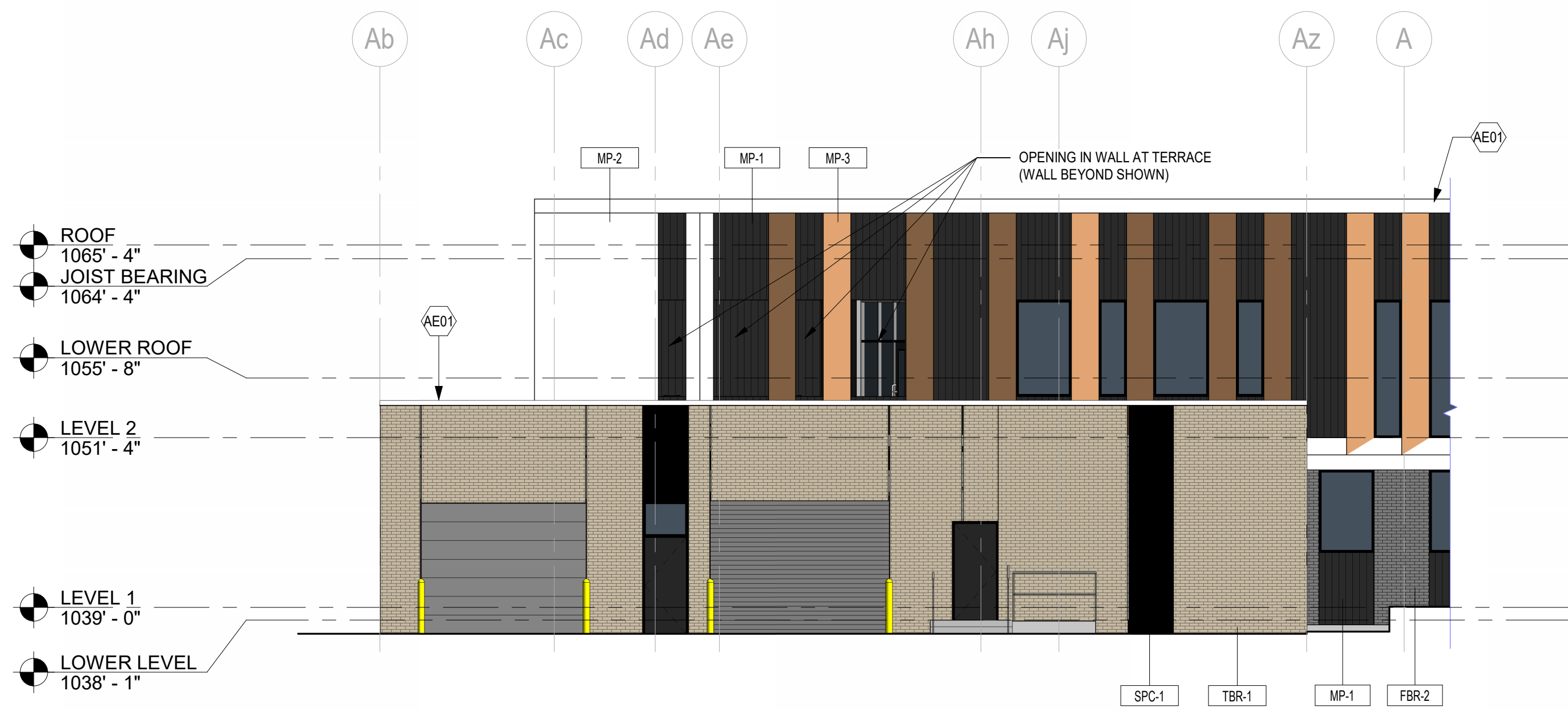
2 EXTERIOR ELEVATION - PD GARAGE - EAST
A401 1/8" = 1'-0"



3 EXTERIOR ELEVATION - PD GARAGE - SOUTH-1
A401 1/8" = 1'-0"



4 EXTERIOR ELEVATION - PD GARAGE - SOUTH-2
A401 1/8" = 1'-0"



5 EXTERIOR ELEVATION - PD GARAGE - WEST
A401 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
- REFER TO CIVIL DRAWINGS FOR GRADE ELEVATION AROUND THE PERIMETER OF THE BUILDING.
- REFER TO STRUCTURAL DRAWINGS FOR FOOTING DEPTHS AND TYPES.
- REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF HOSE BIBS, ROOF OVERFLOW DRAINS, ETC.
- REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURE TYPES AND LOCATIONS.
- REFER TO ARCHITECTURAL FLOOR PLANS AND WALL SECTIONS FOR WALL TYPES.

KEYNOTES - EXTERIOR ELEVATION

AE01 PREFINISHED ALUMINUM COPING

MATERIAL LEGEND

EX-FBR	EXISTING FACE BRICK - RED
FBR-1	ROMAN MAXIMUS - FACE BRICK BOD: COLUMBIA ROMAN MAXIMUS - ROMAN MAXIMUS
FBR-2	NORMAN - FACE BRICK BOD: GLEN-GERY - BLUE IRONSPOT VELOUR
TBR-1	MODULAR - THIN BRICK BOD: GLEN-GERY - GARRISON GRAY
TBR-2	MODULAR - THIN BRICK BOD: GLEN-GERY - BLUE IRONSPOT VELOUR
MP-1	PAC-CLAD - PROFILED METAL PANEL BOD: TRADITIONAL BLACK
MP-2	ALFREX - METAL PANEL BOD: CLASSIC WHITE
MP-3	ALFREX - METAL PANEL (WOOD GRAIN) BOD: TEAK
MP-4	LONGBOARD METAL SOFFIT BOD: LIGHT FIR
SPC-1	STAINED PRECAST CONCRETE PANEL BOD: BLACK

CONSULTANTS

PROJECT TITLE

OAKDALE CITY HALL & POLICE EXPANSION

REVISION #	DATE	DESCRIPTION
	10/09/2025	SCHEMATIC DESIGN SET

CERTIFICATION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2730.01

SHEET TITLE

OVERALL EXTERIOR ELEVATIONS

SHEET NUMBER

A401

REVISION #	DATE	DESCRIPTION
	10/09/2025	SCHEMATIC DESIGN

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2730.01

SHEET TITLE

OVERALL
EXTERIOR
ELEVATION

SHEET NUMBER

A402




















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EXTERIOR ELEVATION GENERAL NOTES

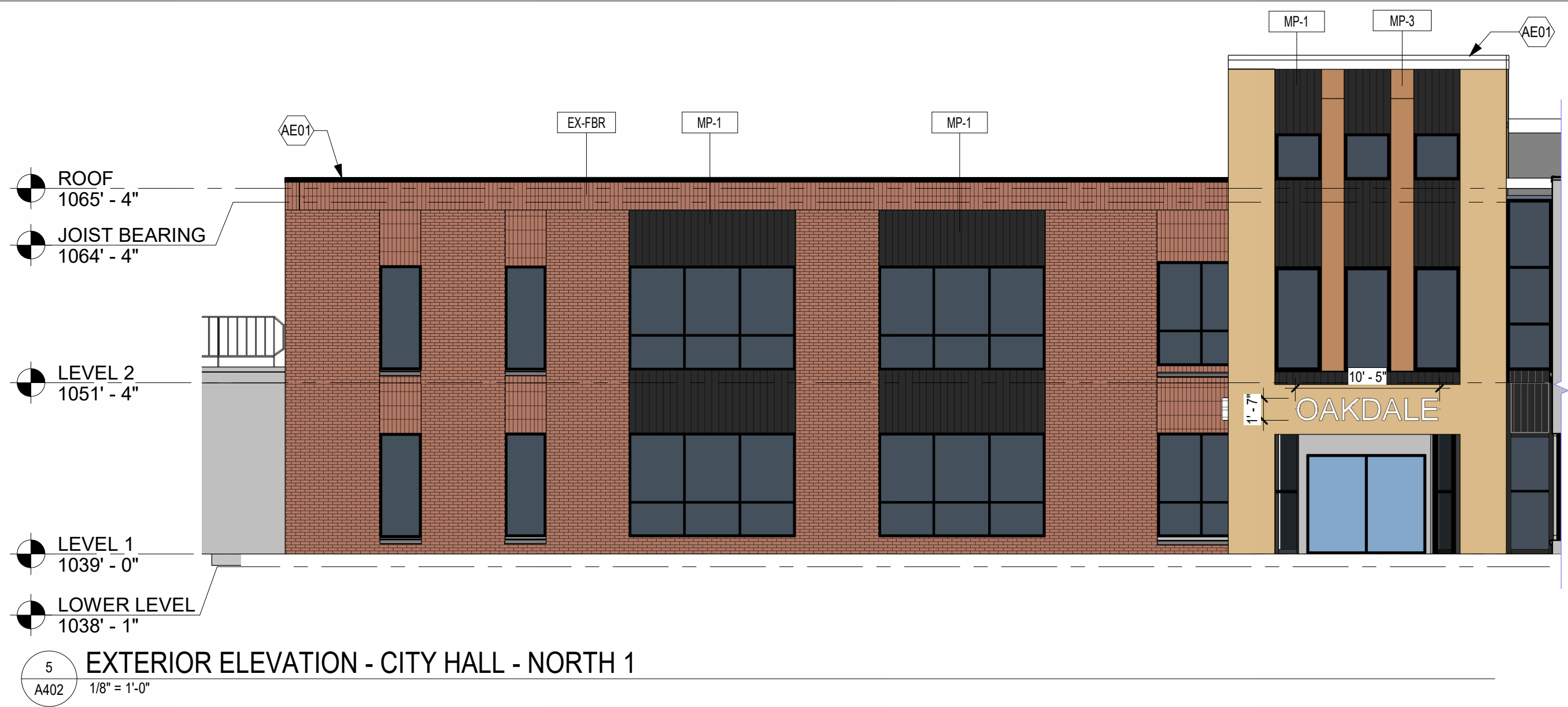
1. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS ARE NOT PROVIDED OR ARE UNCLEAR, REQUEST CLARIFICATION FROM THE ARCHITECT.
2. REFER TO CIVIL DRAWINGS FOR GRADE ELEVATION AROUND THE PERIMETER OF THE BUILDING.
3. REFER TO STRUCTURAL DRAWINGS FOR FOOTING DEPTHS AND TYPES.
4. REFER TO PLUMBING DRAWINGS FOR LOCATIONS OF HOSE BIBS, ROOF OVERFLOW DRAINS, ETC.
5. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHT FIXTURE TYPES AND LOCATIONS.
6. REFER TO ARCHITECTURAL FLOOR PLANS AND WALL SECTIONS FOR WALL TYPES.

KEYNOTES - EXTERIOR ELEVATION	
AE01	PREFINISHED ALUMINUM COPING

MATERIAL LEGEND

	EX-FBR	EXISTING FACE BRICK - RED
	FBR1	ROMAN MAXIMUS - FACE BRICK
	FBR2	BOB'S COLUMBA ROMAN MAXIMUS - ROMAN MAXIMUS
	NBRM	NORMAN - FACE BRICK
	BOD	GLEN-GERY - BLUE IRONSPOT VELOUR
	TBR1	MODULAR - THIN BRICK
	BOD	GLEN-GERY - GARRISON GRAY
	TBR2	MODULAR - THIN BRICK
	BOD	GLEN-GERY - BLUE IRONSPOT VELOUR
	MP-1	PAC CLAD - PROFILED METAL PANEL
	BOD	TRADITIONAL BLACK
	MP-2	ALFREX - METAL PANEL
	BOD	CLASSIC WHITE
	MP-3	ALFREX - METAL PANEL (WOOD GRAIN)
	BOD	TEAK
	MP-4	LONGBOARD METAL SOFFIT
	BOD	LIGHT FIR
	SPC-1	STAINED PRECAST CONCRETE PANEL
	BOD	BLACK

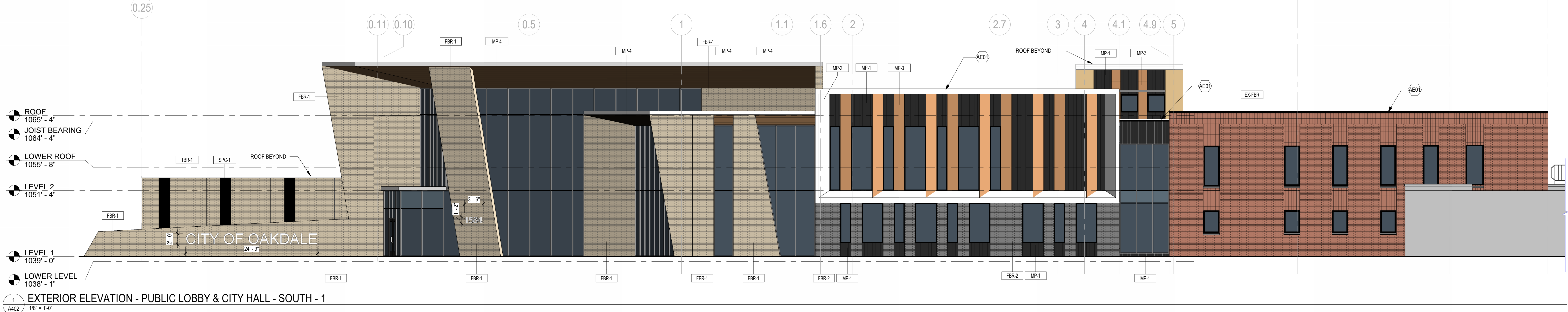
EXTERIOR ELEVATION - CITY HALL - NORTH 1



EXTERIOR ELEVATION - PD & PUBLIC LOBBY - EAST - 1



EXTERIOR ELEVATION - PUBLIC LOBBY & CITY HALL - SOUTH - 1



EXTERIOR ELEVATION - PD & PUBLIC LOBBY - WEST - 2



RENDERINGS



RENDERINGS



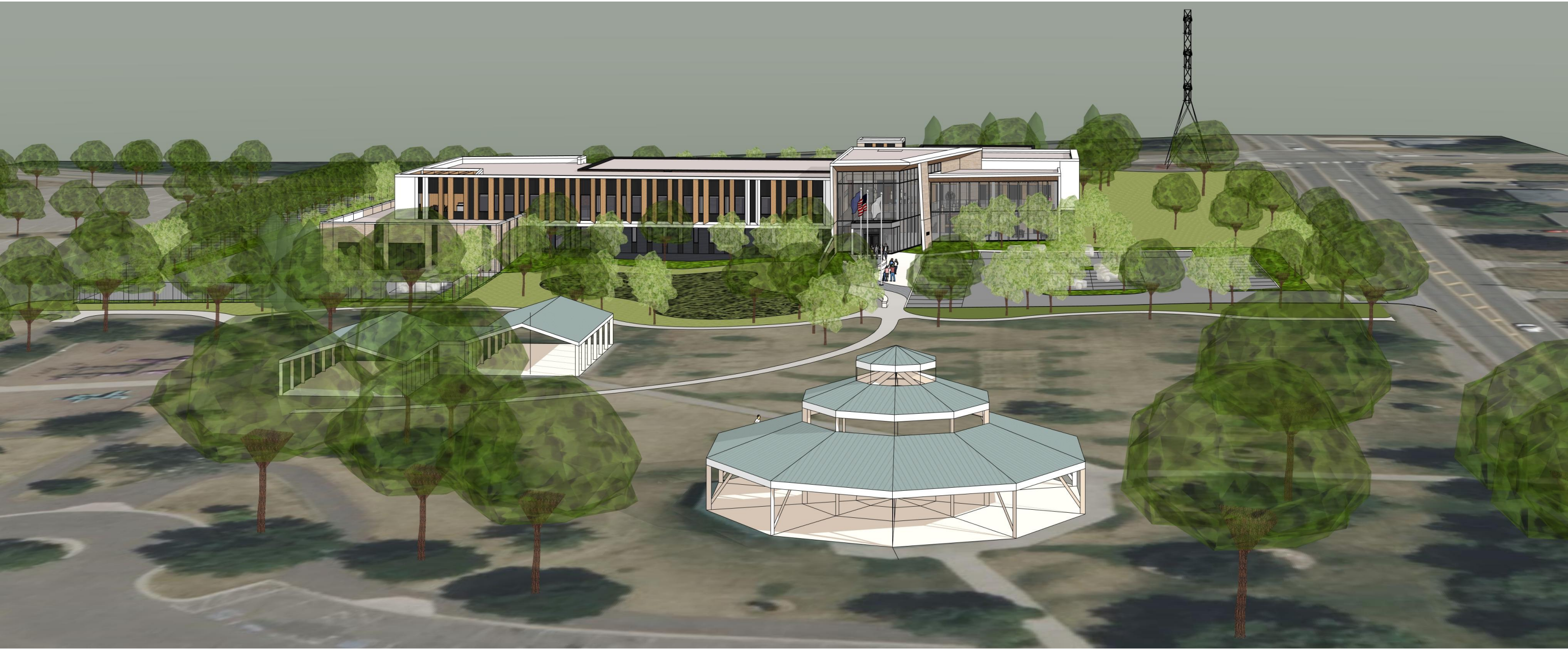
RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



RENDERINGS



City Council Meeting

January 27, 2026



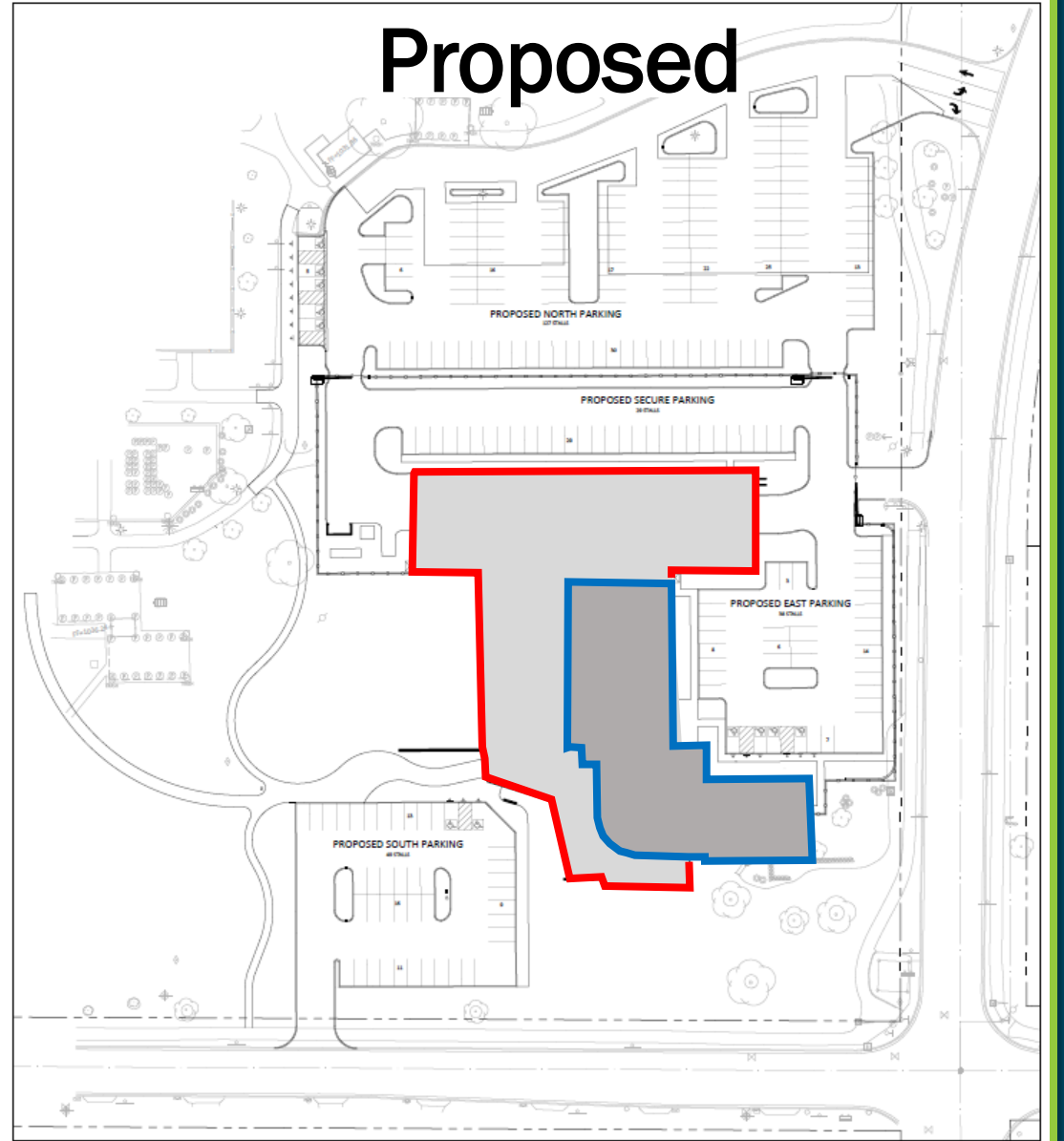
1584 Hadley Ave N – Police Department and City Hall Site Plan Amendment – Building Remodel and Expansion



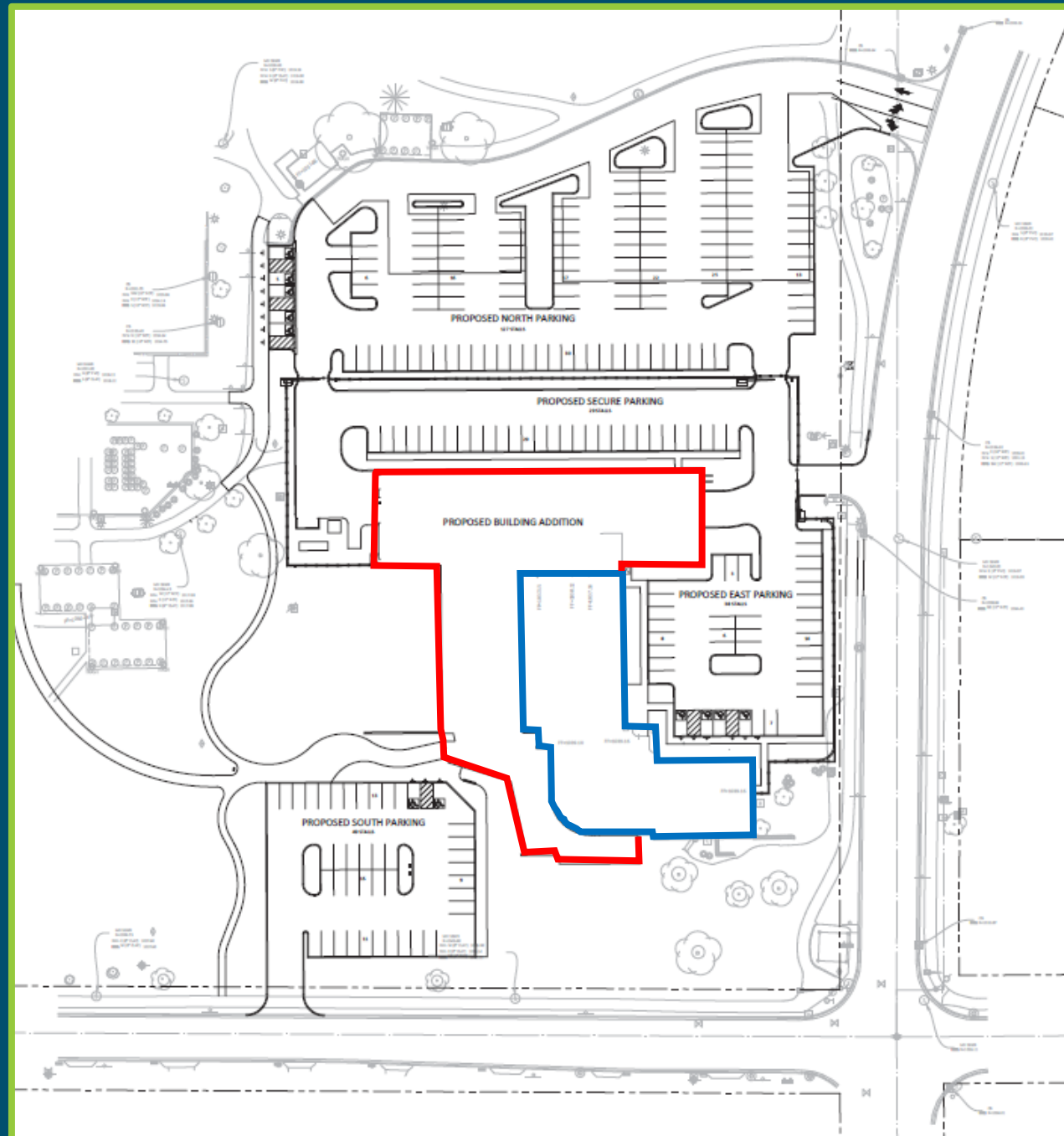
Existing



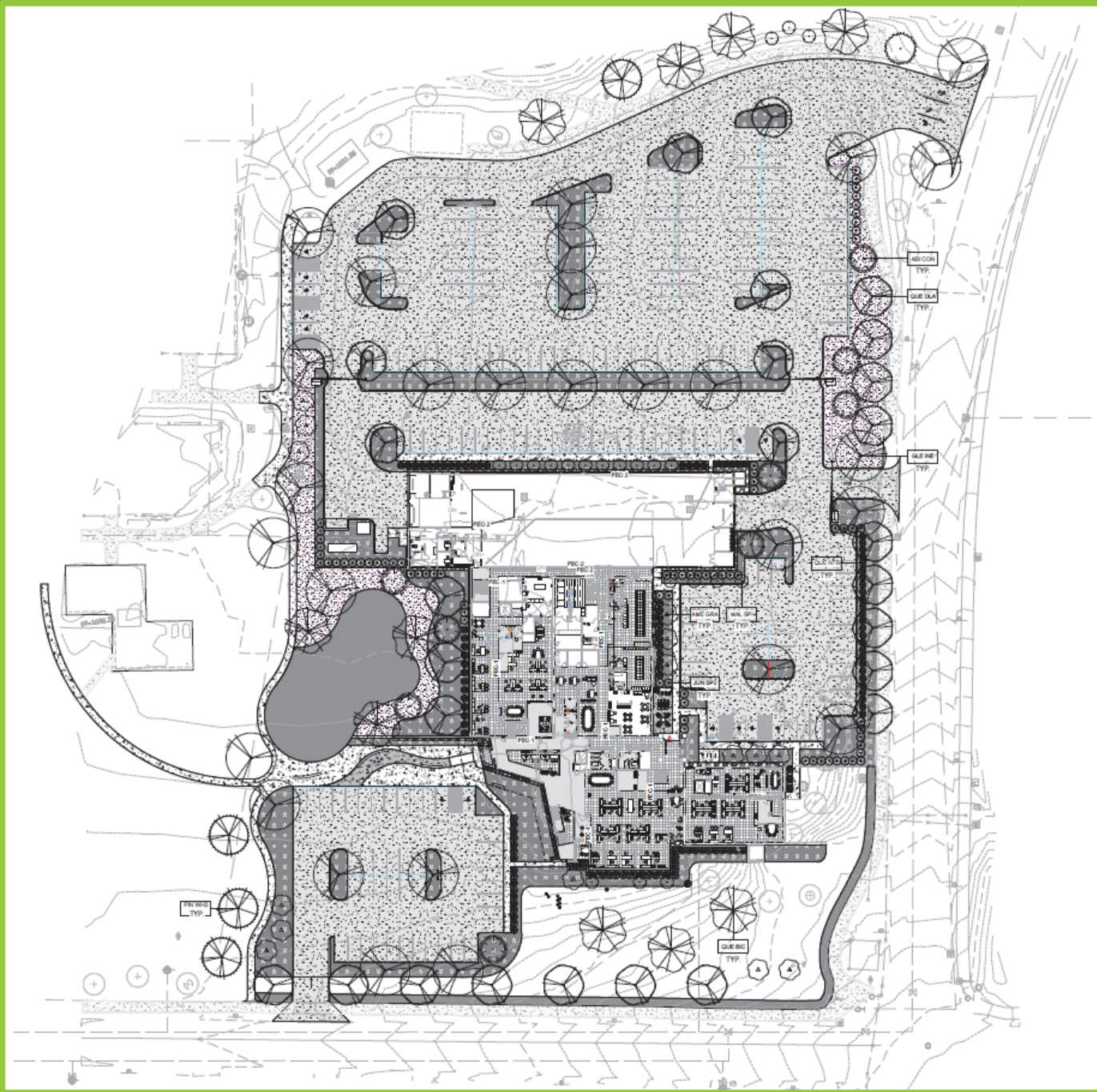
Proposed

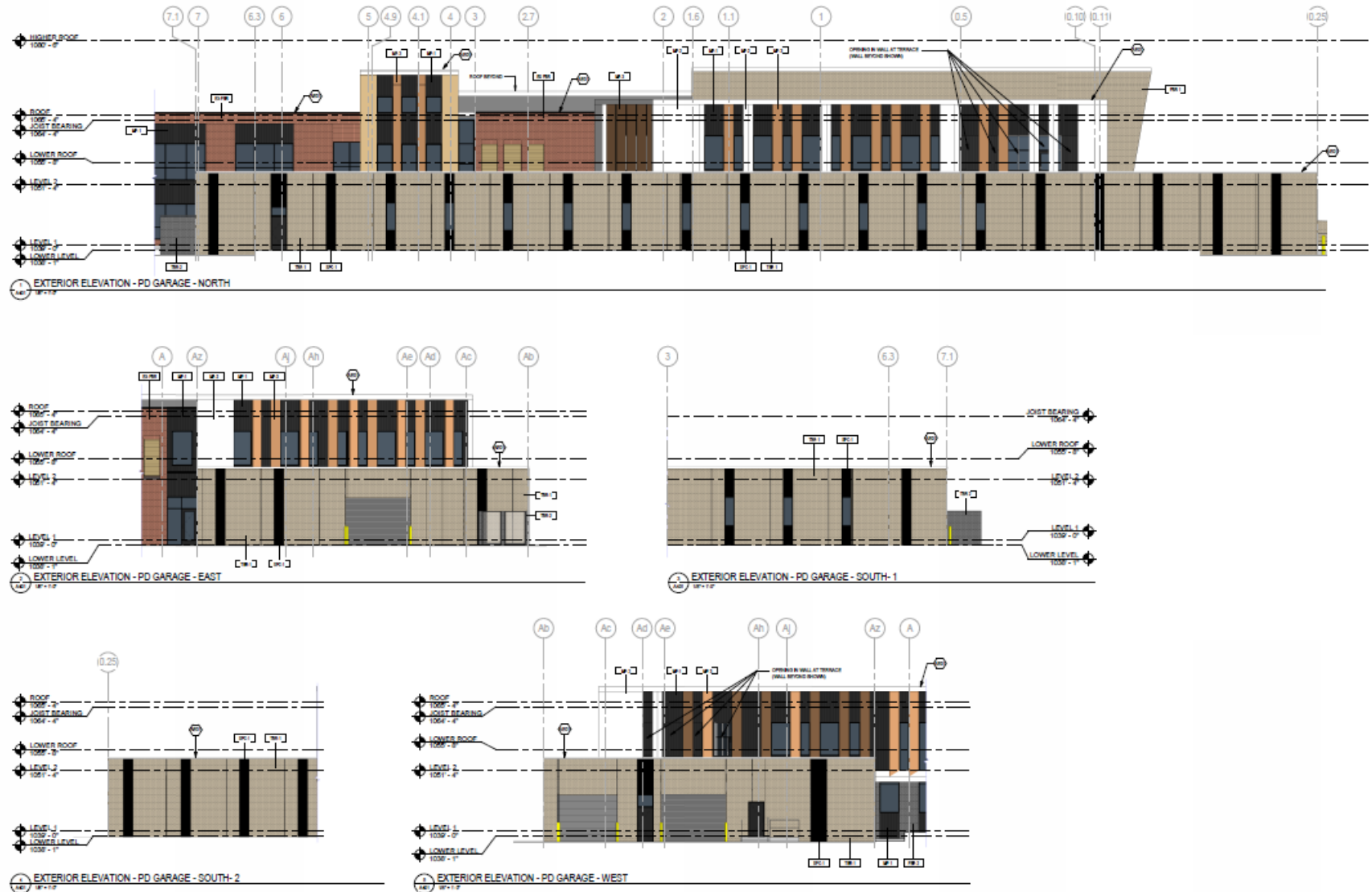


Site Layout



Landscaping Plan





Elevations



Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



**CITY OF OAKDALE
RESOLUTION 2026-07**

**APPROVING A SITE PLAN AMENDMENT FOR 1584 HADLEY AVENUE NORTH SUBJECT TO
CONDITIONS**

At a meeting of the City Council of the City of Oakdale held on Tuesday, January 27, 2026, at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota, with the following members present: Mayor Kevin Zabel; Council Members Kari Moore, Andy Morcomb, Gary Severson, and Katie Wrich, and the following members absent: None, the Oakdale City Council resolved:

WHEREAS, Don Theisen, on behalf of the City of Oakdale, requests a Site Plan amendment for the expansion of City Hall and the Police Department facility located at 1584 Hadley Avenue North; and

WHEREAS, the Site Plan amendment consists of a building expansion that would add approximately 27,141 square feet to the existing facility, along with associated infrastructure; and

WHEREAS, the Site Plan amendment is consistent with the 2040 Comprehensive Plan and meets Zoning Ordinance standards.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oakdale hereby approves a Site Plan amendment for City Hall and the Police Department facility at 1584 Hadley Avenue North subject to the following conditions:

1. Provide details on the methods of screening for any rooftop utilities.
2. Add a roof to the external trash enclosure area.
3. Obtain approval of the site civil construction plans by the City Engineer.
4. Obtain permits and approvals from the Ramsey Washington Metro Watershed District for stormwater management provisions.

Voting in Favor: Mayor Zabel; Council Members Moore, Morcomb,
Severson, and Wrich

Voting Against: None

Resolution duly seconded and passed this 27th day of January 2026.

Attest:

Kevin Zabel, Mayor

Sara Ludwig, City Clerk



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026		
Requester: HD CA Approval: CV	Advisory Board/Commission <input type="checkbox"/>	Open Forum <input type="checkbox"/>
	Award of Bid <input type="checkbox"/>	Other: <input type="checkbox"/>
	Consensus Motions <input type="checkbox"/>	Public Hearing <input type="checkbox"/>
	Department: Community Development b <input checked="" type="checkbox"/>	
Title: Approval of Contract for Final Design and Construction Administration Services for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park)		

BACKGROUND

The City of Oakdale recently developed a new [Park System Plan](#) that will serve as a comprehensive roadmap for the City's park system over the next 20 years. The Plan was approved by the City Council at their August 12, 2025 meeting. City growth, changing demographics, interest in different park amenities, and aging park infrastructure prompted the 18-month long project to create the Park System Plan, which identifies and prioritizes recommendations for improvements, schedules, costs, and funding opportunities.

As part of the Park System Plan, preliminary concept plans and detailed cost estimates were created for each park in Oakdale. Using the concept plans and cost estimates, a phasing and prioritization matrix was developed that prioritizes improvements over the short-term, mid-term, and long-term. The matrix was then used to align short-term projects with the City's Capital Improvement Plan (CIP). In the adopted [2026-2030 Parks CIP](#), select improvements at Tanners Lake Park, Tower Park, and Golfview Park will start in 2026. They include:

- Tanners Lake Park: Relocating and constructing a new playground with an accessible path, turfgrass restoration at the site of the old playground, pickleball and tennis court improvements, constructing a parking lot off Glenbrook Avenue N, and improving ballfield drainage.
- Tower Park: Replacing playground equipment, adding a small seating area, constructing an accessible paved trail to the playground, and completing turfgrass restoration on the hill.
- Golfview Park: Replacing and expanding the playground and adding a concrete plaza with seating.

The City is bringing on one consultant team to provide final design and construction administration services for the three parks (2026 Park Improvement Projects). Prior to final design, the selected firm will conduct additional engagement with the City Council, Parks and Recreation Commission, the public, stakeholders, and neighbors. These engagement efforts will build off previously completed Park System Plan engagement. Findings from the engagement will be brought to Council, whose direction will help the consultant refine the designs for the 2026 improvements at Tanners Lake Park, Tower Park, and Golfview Park. Council Members will then approve the final designs for all three parks as part of the bidding processes.

In addition to the base improvements detailed above, there is the potential for the selected firm to handle final design and construction administration for additional grant-funded improvements at Tanners Lake Park. The City applied for funding from the 3M PFAS Settlement Priority 2 Grant Program to cover the

costs for natural resource, habitat, and Tanners Lake shoreline improvements that were identified in the Park System Plan. Notices of award will be issued in Spring 2026. If Oakdale is awarded funding, City staff will return to a subsequent Council meeting for approval of a contract amendment with the selected firm for services to assist with these improvements.

Bidding will occur for Tower Park and Golfview Park first to ensure they are constructed in 2026. Because the scale of improvements at Tanners Lake Park is greater and more engagement is necessary, construction may not be completed until 2027. This Tanners Lake Park schedule also better aligns with the 3M PFAS Settlement Priority 2 Grant Program timeline.

City staff initiated a Request for Proposals (RFP) solicitation process at the end of October 2025 to seek a qualified firm for final design and construction administration for the 2026 Park Improvement Projects. In the months following, staff reviewed the nine (9) proposals submitted in response to the RFP and selected four firms for interviews. Evaluation of the firms, their proposals, and the interviews was based on the following RFP criteria:

- Expressed understanding of proposal objectives
- Qualifications and experience of both firm and key staff
- Work plan, schedule, and approach to complete the project scope
- Cost detail

STAFF RECOMMENDATION

Staff recommends selection of LHB, Inc. for final design and construction administration services for the 2026 Park Improvement Projects based on the RFP criteria. The firm's multidisciplinary team will augment existing City staff and provide relevant skills and expertise to complete the projects. The team includes licensed professionals in landscape architecture; civil, structural, and electrical engineering; surveying and geotechnical services; and cost consulting. Additionally, the firm submitted a proposal that was most responsive to City needs.

FINANCIAL CONSIDERATIONS

LHB, Inc. proposed a cost estimate of \$264,000 plus \$10,000 in contingency for a total not-to-exceed amount of \$274,000 for the base 2026 Park Improvement Projects. The proposed budget falls in the middle of the nine proposals received for the RFP.

The total budget for the three park projects in the adopted 2026-2030 CIP is \$2,678,954 (\$2,117,619 for Tanners Lake Park, \$282,127 for Tower Park, and \$279,208 for Golfview Park).

The funded sources for Tanners Lake Park, Tower Park, and Golfview Park are identified below.

Park	Source	Amount
Tanners Lake Park (P2026-01)	Park Capital Fund	\$117,619
	Tanners Interfund Loan Repayment	\$2,000,000
Tower Park (P2026-02)	Park Capital Fund	\$282,127
Golfview Park (P2026-05)	Park Capital Fund	\$79,208
	Charitable Gambling Transfer	\$200,000
Total		\$2,678,954

CITY COUNCIL ACTION REQUESTED

It is requested that the City Council authorize the Mayor and City Administrator to enter into an agreement for final design and construction administration services between the City of Oakdale and LHB, Inc. for an amount not to exceed \$274,000 for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park).

It is requested that the City Council authorize the City Administrator to approve amendments, such as term extensions, to the contract with LHB, Inc. for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park), provided that they do not exceed the contract dollar amount.

It is requested that the City Council authorize the City Administrator to approve individual change orders and purchase orders up to \$100,000 for City Projects P2026-01 (Tanners Lake Park), P2026-02 (Tower Park), and P2026-05 (Golfview Park), provided that they are within the approved CIP budget.



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026				
Requester: ML CA Approval: CV	Advisory Board/Commission	<input type="checkbox"/>	Open Forum	<input type="checkbox"/>
	Award of Bid	<input type="checkbox"/>	Other:	<input type="checkbox"/>
	Consensus Motions	<input type="checkbox"/>	Public Hearing	<input type="checkbox"/>
	Department:	Community Development	c	<input checked="" type="checkbox"/>
Title: Amendments to the Zoning Ordinance				

BACKGROUND

After a year-and-a-half-long effort to comprehensively update the City's Zoning Ordinance, the City Council adopted the revised Ordinance on July 8, 2025. Following adoption, staff identified several portions of the Ordinance that require correction or clarification. Proposed amendments to address these issues were discussed during City Council workshop meetings on September 23, 2025, and October 14, 2025.

Proposed updates to the Ordinance include the following:

- Remove townhomes and courtyard cottages as permitted uses in the R-2 zoning district.
 - This change is proposed to create a more intentional transition between the R-2 district and higher density districts.
- Allow light manufacturing as a principal use in the B-2 zoning district.
 - This change is intended to broaden allowed uses in the B-2 Business Campus district to better reflect market conditions.
- Require higher exterior design standards for industrial uses in the B-2 Business Campus zoning district.
 - This change is intended to maintain the higher design standards of the B-2 Business Campus while allowing industrial uses in high-visibility locations.
- Clarify that a Conditional Use Permit is required for electronic signage in non-residential zoning districts.
- Correct a reference in the zoning map amendment section.
- Clarify specific setback requirements for accessory structures.
- Include specific review criteria for oversized accessory structures / secondary garages.
 - Specific review criteria were present in the previous Ordinance. Additional criteria are proposed to limit the scale, footprint, and number of accessory structures.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission held the required public hearing for the Ordinance amendments at their regular meeting on January 8, 2026. Staff answered a question regarding the difference between accessory structures allowed by right and by Conditional Use Permit. One public comment was made regarding how pending applications would be treated; Chair Pierson noted that pending applications would go before the City Council and were outside of the discussion. The Commission recommended approval of the Ordinance amendments.

CITY COUNCIL ACTION REQUESTED

It is requested that the City Council waive reading and adopt Ordinance No. 959, Amending the Code of Ordinances for the City of Oakdale, Chapter 25 Relating to Allowed Uses in the R-2 and B-2 Zoning Districts, Criteria for Electronic Signage and Accessory Structures, Exterior Design Standards for the B-2 Zoning District, and a Correction to the Application Review Procedures.

It is requested that the City Council waive reading and adopt Resolution 2026-10, Authorizing Publication of Ordinance No. 959 by Title and Summary. *(Motion requires a 4/5 majority vote).*

Attachments

Ordinance No. 959, Amending the Code of Ordinances for the City of Oakdale, Chapter 25, Relating to Allowed Uses in the R-2 and B-2 Zoning Districts, Criteria for Electronic Signage and Accessory Structures, Exterior Design Standards for the B-2 Zoning District, and a Correction to the Application Review Procedures, with Tracked Changes

Ordinance No. 959, Amending the Code of Ordinances for the City of Oakdale, Chapter 25, Relating to Allowed Uses in the R-2 and B-2 Zoning Districts, Criteria for Electronic Signage and Accessory Structures, Exterior Design Standards for the B-2 Zoning District, and a Correction to the Application Review Procedures, Final

Resolution 2026-10

City of Oakdale
ORDINANCE NO. 959

**AMENDING THE CODE OF ORDINANCES FOR THE CITY OF OAKDALE, CHAPTER 25
RELATING TO ALLOWED USES IN THE R-2 AND B-2 ZONING DISTRICTS, CRITERIA FOR
ELECTRONIC SIGNAGE AND ACCESSORY STRUCTURES, EXTERIOR DESIGN STANDARDS
FOR THE B-2 ZONING DISTRICT, AND A CORRECTION TO THE APPLICATION REVIEW
PROCEDURES**

The City Council of the City of Oakdale ordains:

Section 1. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-03, Division 25-03-800, Section 25-03-802, is amended to read as follows:

Sec. 25-03-802. Application

- (a) The application for a Zoning Ordinance text or map amendment shall be made in accordance with Section 25-03-102 Application Submittal.
- (b) Review Procedure
 - (1) The application for a Zoning Ordinance text or map amendment shall be processed using the procedure outlined in Section 25-03-103 Application Review Procedure, except that amendments to this Ordinance that are initiated by the Planning Commission shall not be reviewed by the Planning Commission.
 - (2) When the Planning Commission initiates the amendment, the City Council shall hold a public hearing following the process in Subsection 25-03-103(b) and review of the application shall follow the procedure in Subsection 25-03-103(d).
 - (3) An amendment that changes all or part of the existing classification of a zoning district from residential to commercial or industrial requires a two-thirds majority vote of all City Council members.
- (c) Criteria for Approving a Text or Map Amendment. The Planning Commission and City Council shall consider possible effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following factors:
 - (1) The proposed amendment has been reviewed and found to be consistent with official comprehensive plan policies; and
 - (2) The proposed amendment can be accommodated with existing public services and will not overburden the city's service capacity.
- (d) Procedure. The application for a GUP-Text or Map Amendment shall be processed using the procedure outlined in Section 25-03-103 Application Review Procedure.

Section 2. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-200, is amended to read as follows:

Division 25-05-200. District Intents.

The following statements specify the intents of the zoning districts established to regulate areas of the City considered appropriate for residential uses:

- (a) R-1 Large Lot Detached Residential District. The R-1 District is intended to provide for detached single-unit residences on larger lots. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (b) R-2 Low Density Residential District. The R-2 District is intended to provide for a variety of low density residential dwellings including single-unit dwellings and ~~smaller multi-unit dwellings such as~~ two-unit dwellings ~~and townhomes~~ within existing neighborhoods. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (c) R-3 Medium Density Residential District. The R-3 District is intended to provide for a mix of medium density residential uses including smaller lot single-unit dwellings, two-unit dwellings, townhomes, courtyard cottage developments, and small apartments. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (d) R-4 High Density Residential District. The R-4 District is intended to provide for a variety of higher density attached housing types including townhouses and apartments. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (e) R-5 Manufactured Home Park District. The R-5 District is intended to provide for manufactured home parks in an appropriate, safe, sanitary, and attractive environment.

Section 3. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-300, Section 25-05-301, is amended to read as follows:

Sec. 25-05-301. Use Tables

- (a) Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts list land uses and indicate whether they are permitted, permitted with standards, conditional, or prohibited in each zoning district. The following definitions shall be referenced when using Tables 05-1 and 05-2.
 - (1) Permitted Use – a “P” in a cell of the use tables indicates that the land use is allowed by right in the zoning district.
 - (2) Permitted with Standards Use – a “PS” in a cell of the use tables indicates that the land use is allowed in the zoning district provided it meets the certain use-specific standards as described in Article 25-09 Use-Specific Standards.
 - (3) Conditional Use – a “C” in a cell of the use tables indicates that the land use is allowed in the zoning district only upon approval of a conditional use permit

as described in Article 25-03 Administration, Procedures, and Enforcement and compliance with any applicable use-specific standards identified in Article 25-09 Use-Specific Standards.

- (4) Prohibited Use – a blank cell in the use tables indicates that the land use is prohibited in that zoning district.
- (b) In the event a proposed use is not listed in the use tables, the Community Development Director shall make a determination if the use is consistent by type, intensity, physical characteristics, style, size, and purpose with any use listed in Tables 05-1 and 05-2.
- (1) If the proposed use is found to be consistent with another listed use, the proposed use shall be treated the same as the similar one identified by the Community Development Director.
- (2) If the proposed use is not found to be consistent with any listed use, the Council, Planning Commission, or property owner may request an amendment to this Chapter to provide guidance for the proposed use.

Table 05-1. Principal Use Table – Residential Districts

Principal Use	Zoning Districts					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Residential						
Household Living						
Dwelling, single-unit detached	P	P	P			
Dwelling, two-unit		P	P			
Dwelling, attached townhouse or rowhouse		P	P	P		
Dwelling, small apartment (3-8 units)			P	P		
Dwelling, large apartment (9+ units)				P		
Courtyard cottage development		P	P			
Manufactured home park		C	C	C	P	See Section 25-05-501
Group Living						
Assisted living facility				P		
Continuum of care senior facility				P		
Long-term or transitional care facility				P		
Residential care facility, 6 or fewer persons	P	P	P			
Residential care facility, 7 to 16 persons		P	P	P	P	
Sacred community	P	P	P	P	P	
Sober home		P	P			
Commercial						

Principal Use	Zoning Districts					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Kennel, private	C	C	C			See Division 25-09-100
Public & Institutional						
Day care facility, 12 or fewer persons	P	P	P			
Day care facility, 13-16 persons		P	P	P	P	
Government use	C	C	C	C	C	
Place of worship	C	C	C	C	C	
School, elementary, middle, or secondary	C	C	C	C	C	
Entertainment & Recreation						
Public recreational facility	C	C	C	C	C	
Public park or playground	C	C	C	C	C	
Agriculture & Forestry						
Agriculture	P					
Utilities & Transportation						
Essential service facility	PS	PS	PS	PS	PS	See Division 25-09-100

Table 05-2. Accessory Use Table – Residential Districts

Accessory Use	Zoning District					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Accessory agricultural building	P					
Accessory building	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory dwelling unit	C	C	C			See Division 25-09-200
Animal keeping	PS	PS	PS	PS	PS	See Chapter 4
Antenna and/or telecommunication support structure	C	C	C	C	C	
Cemetery	PS	PS	PS	PS	PS	See Division 25-09-200
Construction-related temporary use	P	P	P	P	P	
Day care facility, group family	P	P	P			
Electric vehicle charging station	PS	PS	PS	PS	PS	See Section 25-10-308
External solid fuel-fired heating device	PS	PS	PS	PS	PS	See Division 25-09-200
Firewood pile	PS	PS	PS	PS	PS	See Division 25-09-200
Garage sale	PS	PS	PS	PS	PS	See Division 25-09-200

Accessory Use	Zoning District					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Home occupation	C	C	C	C		See Division 25-09-200
Parking and/or loading facility	P	P	P	P	P	
Recreational amenity, private	P	P	P	P	P	
Recreational vehicle storage	PS	PS	PS			See Division 25-09-200
Sacred community	PS	PS	PS	PS	PS	See Division 25-09-100
Solar energy system, small-scale	P	P	P	P	P	
Swimming pool, residential	PS	PS	PS	PS		See Division 25-09-200

Section 4. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-400, Section 25-05-401, is amended to read as follows:

Sec. 25-05-401. Lot Dimensions

- (a) All uses in Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts shall comply with the lot dimensional requirements set forth in Table 05-3 Lot Dimensions – Residential Districts and all other applicable regulations set forth in this Ordinance.
- (b) All lot dimension standards listed in this section are subject to the standards and exemptions listed in Article 25-04 General Zoning.
- (c) Table 05-3 establishes the minimum lot area and lot width requirements for the R-1, R-2, R-3, R-4, and R-5 zoning districts.

Table 05-3. Lot Dimensions – Residential Districts

District	Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)
R-1	Dwelling, single-unit detached	15,000	100
	All other uses	N/A	N/A
R-2	Dwelling, single-unit detached	9,600	80
	Dwelling, two-unit	6,000 per unit	50 per unit
	Dwelling, attached townhouse or rowhouse	2,400 per unit	20 per unit
	Courtyard cottage development	14,400 per development	120 per development
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-3	Dwelling, single-unit detached	6,000	50
	Dwelling, two-unit	4,200 per unit	35 per unit
	Dwelling, attached townhouse or rowhouse	2,400 per unit	20 per unit

District	Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)
	Dwelling, small apartment (3-8 units)	12,000 per lot	100 per lot
	Courtyard cottage development	14,400 per development	120 per development
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-4	Dwelling, attached townhouse or rowhouse	2,400 per unit	20 per unit
	Dwelling, small apartment (3-8 units)	12,000 per lot	100 per lot
	Dwelling, large apartment (9+ units)	15,000 per lot or 1,250 per unit, whichever is greater	120 per lot
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-5	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
Table Notes ¹ Minimum 30 ft. side-to-side separation required between two manufactured homes			

Section 5. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-400, Section 25-05-402, is amended to read as follows:

Sec. 25-05-402. Site Dimensions

- (a) All uses in Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts shall comply with the site dimensional requirements set forth in Table 05-4 Site Setbacks – Residential Districts, Table 05-5 Site Dimensions – Residential Districts, and all other applicable regulations set forth in this Ordinance.
- (b) All site dimension standards listed in this section are subject to the standards and exemptions listed in Article 25-04 General Zoning.
- (c) Tables 05-4 and 05-5 establish the minimum site standards for the R-1, R-2, R-3, R-4, and R-5 zoning districts. Setbacks for any use not listed shall be the most restrictive of the base district.

Table 05-4. Site Setbacks – Residential Districts

District	Use	Minimum Setbacks (ft.)					Minimum Building Separation (ft.)
		Front	Side Corner	Side Interior	Rear	Site Perimeter	
R-1	Dwelling, single-unit detached ¹	30	30	10	50		
	All other uses ²	30	30	10	50		

District	Use	Minimum Setbacks (ft.)					Minimum Building Separation (ft.)
		Front	Side Corner	Side Interior	Rear	Site Perimeter	
R-2	Dwelling, single-unit detached ¹	30	20	10	40		
	Dwelling, two-unit	30	20	10	40		
	Dwelling, attached townhouse or rowhouse	30	20	10	40		15
	Courtyard cottage development	30	20			30	10
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	40		
R-3	Dwelling, single-unit detached ¹	30	20	5	30		
	Dwelling, two-unit	30	20	10	30		
	Dwelling, attached townhouse or rowhouse	30	20	10	30		15
	Dwelling, small apartment (3-8 units) ^{3,2}	30	20	10	30		15
	Courtyard cottage development	30	20			30	10
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	40		
R-4	Dwelling, attached townhouse or rowhouse	30	20	10	30		15
	Dwelling, small apartment (3-8 units)	30	20	10	30		15
	Dwelling, large apartment (9+ units)	30	30	20	30		15
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	30		
R-5	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	10	30	
Table Notes ¹ Minimum building width is 15 ft. ² <u>Detached garages and accessory buildings shall adhere to the setback requirements in Sec. 25-09-201.</u> ³ Minimum building width is 40 ft.							

Table 05-5. Site Dimensions – Residential Districts

District	Maximum Building Height (ft.)	Maximum Impervious Surface Coverage ²
R-1	40	25%
R-2	40	45%
R-3	40	75%
R-4	40 ¹	75%
R-5	40	None
Table Notes ¹ Large apartment buildings may exceed the specified maximum height, up to a maximum of 60 ft., through approval of a CUP ² Swimming pools are considered impervious surfaces.		

Section 6. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-06, Division 25-06-300, Section 25-06-301, is amended to read as follows:

Sec. 25-06-301. Use Tables

- (a) Table 06-1 Principal Use Table – Non-Residential Districts and Table 06-2 Accessory Use Table – Non-Residential Districts list land uses and indicate whether they are permitted, permitted with standards, conditional, interim, or prohibited in each zoning district. The following definitions shall be referenced when using Tables 06-1 and 06-2.

- (1) Permitted Use – a “P” in a cell of the use tables indicates that the land use is allowed by right in the zoning district.
- (2) Permitted with Standards Use – a “PS” in a cell of the use tables indicates that the land use is allowed in the zoning district provided it meets the certain use-specific standards as described in Article 25-09 Use-Specific Standards.
- (3) Conditional Use – a “C” in a cell of the use tables indicates that the land use is allowed in the zoning district only upon approval of a conditional use permit as described in Article 25-03 Administration, Procedures, and Enforcement and compliance with any applicable use-specific standards identified in Article 25-09 Use-Specific Standards.
- (4) Prohibited Use – a blank cell in the use tables indicates that the land use is prohibited in that zoning district.

- (b) In the event a proposed use is not listed in the use tables, the Community Development Director shall make a determination if the use is consistent by type, intensity, physical characteristics, style, size, and purpose with any use listed in Tables 06-1 and 06-2.

- (1) If the proposed use found to be consistent with another listed use, the proposed use shall be treated the same as the similar one identified by the Community Development Director.

- (2) If the proposed use is not found to be consistent with any listed use, the Council, Planning Commission, or property owner may request an amendment to this Chapter to provide guidance for the proposed use.

Table 06-1. Principal Use Table – Non-Residential Districts

Principal Use	Zoning Districts					Use
	MX	B-1	B-2	B-3	B-4	Standards
Residential						
Household Living						
Dwelling, large apartment (9+ units)	C					
Dwelling, apartment mixed use	P					
Courtyard cottage development	P					
Live-work unit	C					See Division 25-09-100
Manufactured home park	C					See Division 25-09-100
Group Living						
Assisted living facility	P	C				See Division 25-09-100
Continuum of care senior facility	P	C				See Division 25-09-100
Long-term or transitional care facility	P	C				See Division 25-09-100
Residential care facility, 7 to 16 persons	P					
Sacred community	P	P	P	P	P	See Division 25-09-100
Lodging						
Hotel	P	P	P			
Motel		P	P			
Commercial						
Food & Beverage						
Brew pub	PS	PS	PS	PS	PS	See Chapter 10
Catering establishment	P	P				
Liquor store, off-sale		PS				See Chapter 10
Restaurant	P	P	P	P		
Specialty food or beverage shop	P	P				
Brewery taproom	PS	PS	PS	PS	PS	See Chapter 10
Tavern	PS	PS		PS		See Chapter 10
Retail Sales & Personal Services						

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Animal hospital		P	P			See Division 25-09-100
Automotive fuel station	P	P				
Automotive sales or rental		C				See Division 25-09-100
Automotive service and repair		PS				See Division 25-09-100
Automotive towing service				C		See Division 25-09-100
Cannabis lounge		P		P		
Cannabis or hemp retailer		P				
Car wash		C				See Division 25-09-100
Commercial center	P	P				
Dry cleaning service		P				
Dwelling, apartment mixed use	P					
Kennel, commercial		C				See Division 25-09-100
Off-site service business		PS		PS		See Division 25-09-100
Pawnshop		PS				See Chapter 9, Article 1
Pet shop	P	P				
Precious metal dealer		PS				See Chapter 9, Article 1
Self service laundry		P				
Standalone retail or service business	P	P	PS			
Tattoo and body art establishment	P	P				
Business & Technical Services						
Art studio	P	P		P		
Office	P	P	P	P	P	
Showroom			P	P	P	
Laboratory, research, and/or development facility				P	P	
Industrial						
Bulk storage of liquid					P	
Brewery, winery, distillery, meadery	P	P	P	P	P	
Cannabis combination business					P	
Cannabis or hemp industrial business					P	

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Microbrewery or microdistillery	P	P	P	P	P	
Data center				C	C	
Manufacturing, heavy					P	
Manufacturing, light		<u>P</u>		P	P	
Self-service storage facility				PS		
Warehousing				P	P	
Wholesale trade establishment				P		
Public & Institutional						
Clinic	P	P	P	P		
Club or lodge	P	P				
Day care facility, 13-16 persons	P					
Day care facility, 17+ persons	P	P	P	P		
Financial institution	P	P				
Funeral home, mortuary		P				
Government use	C	C	C	C	C	
Hospital			P			
Place of worship	C	C	C	C	C	
School, elementary, middle, or secondary	C	C	C	C	C	
School, post-secondary			C			
School, vocational		C	C			
Entertainment & Recreation						
Adult establishment		PS	PS	PS	PS	See Division 25-09-100
Commercial event center		C	C	C		
Commercial recreation facility, indoor	P	P	P	P		
Commercial recreation facility, outdoor		P	P	P		
Health and athletic club facility	P	P	P	P		
Public recreational facility	C	C	C	C	C	
Public park or playground	P	P	P	P	P	
Social or cultural facility	C	C	C	C	C	
Agriculture & Forestry						
Nursery, tree farm, or greenhouse		P		P		
Utilities & Transportation						
Cannabis delivery/transporter business				P		

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Essential service facility	PS	PS	PS	PS	PS	See Division 25-09-100
Public parking facility	C	C	C			
Tower or wireless facility				PS	PS	See Division 25-09-100
Truck terminal					P	
Wind energy conversion system		PS			PS	See Division 25-09-100

Table 06-2. Accessory Use Table – Non-Residential Districts

Accessory Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Accessory office	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory retail or service	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory warehousing	P	P	P			
Accessory building	PS	PS	PS	PS	PS	See Division 25-09-200
Adult establishment, accessory		PS	PS	PS	PS	See Division 25-09-100
Antenna and/or telecommunication support structure	C	C	C	C	C	See Division 25-09-100
Car wash		C				See Division 25-09-100
Catering establishment	P	P				
Cemetery	PS	PS	PS	PS	PS	See Division 25-09-200
Construction-related temporary use	P	P	P	P	P	
Day care facility, group family						
Drive-through facility	PS	PS				See Division 25-09-200
Electric vehicle charging station	PS	PS	PS	PS	PS	See Section 25-10-308
Incidental repair or processing necessary to conduct a permitted principal use		P		P	P	
Laboratory			P	P	P	
Mobile food unit	PS	PS	PS	PS	PS	See Chapter 9, Article 15
Outdoor dining	PS	PS	PS	PS		See Division 25-09-200

Accessory Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Outdoor display		PS		PS		See Division 25-09-200
Outdoor sales		PS				See Division 25-09-200
Outdoor storage				PS	PS	See Division 25-09-200
Parking and/or loading facility	P	P	P	P	P	
Recreational amenity, private	P					
Sacred community	PS	PS	PS	PS	PS	See Division 25-09-100
Solar energy system, small-scale	P	P	P	P	P	

Section 7. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-09, Division 25-09-200, Section 25-09-201, is amended to read as follows:

Sec. 25-09-201. Accessory Building

- (a) An accessory building shall be considered an integral part of the principal building if it is connected to the principal building by a covered passageway.
- (b) No accessory building or use shall be constructed or developed on a lot prior to the time of construction of the principal building to which it is accessory, except by Interim Use Permit.
- (c) Accessory buildings on residential lots that are not designed for the storage of personal property or vehicles, or are not designed for human occupancy, shall not count towards the allowed number of accessory buildings. Examples include, but are not limited to, chicken coops, greenhouses, gazebos, or recreational or playground equipment.
- (d) Building Size
 - (1) ~~Single-unit~~ Parcels of land containing single-unit dwellings ~~are allowed~~ may have one (1) attached or detached private garage on the same lot. The maximum area of the private garage ~~shall~~ must not exceed one thousand (1,000) square feet.
 - (2) In addition to one (1) private garage, parcels of land containing single-unit dwellings ~~are allowed a second accessory building up to~~ may have an accessory building that does not exceed two hundred (200) square feet in size.
 - (3) A Conditional Use Permit is required for an additional private garage or accessory building that exceeds two hundred (200) square feet in size subject to the following criteria.

- (A) The parcel of land where the private garage or accessory building is to be located may not be subdivided as long as the private garage or accessory building is on the property.
- (B) The private garage or accessory building must not be of a pole building type construction (defined as a structure that utilizes treated lumber buried in the ground that serves as the building foundation).
- (C) The private garage or accessory building must not have a door or other access opening exceeding ten (10) feet in height.
- (D) The private garage or accessory building must not be used for commercial or industrial activities, except as allowed by the regulations governing home occupations.
- (E) The private garage or accessory building shall not exceed 1,500 square feet in size.
- (F) The private garage or accessory building shall not exceed 25 feet in height.
- (G) Access to a private garage must be by a driveway surfaced with bituminous, concrete, brick, Class V, or other materials as approved by the City.
- (A)-(H) Parcels of land containing single-unit dwellings must not have more than one additional private garage or accessory building exceeding two-hundred (200) square feet in size.

(e) Building Location

- (1) No detached garage or other accessory building shall be located nearer the front lot line than the principal building on that lot.
- (2) Except for accessory agricultural buildings, no accessory buildings shall be erected or located within any required side yard setback or within any utility easement.
- (2)(3) Detached private garages and accessory buildings shall be setback a minimum of ten (10) feet from rear and side property lines in the R-1 district, and five (5) feet from rear and side property lines in all other residential districts.

(f) Building Height

- (1) Accessory agricultural buildings are exempt from building height requirements.
- (2) Accessory buildings and garages in Residential Districts shall not exceed the height of the principal structure.
- (3) Split Elevation Lots: When the principal structure is at the lower elevation, the maximum height of the accessory building is restricted to sixteen (16) feet if the roof line of the accessory building exceeds the height of the roof line of the principal structure. See additional height requirements in Division 25-05-400 Lot and Site Dimensions.

- (4) Accessory buildings in a Commercial or Industrial District may exceed the height of the principal structure with approval of a Conditional Use Permit.

(g) Exterior Building Materials

- (1) Accessory buildings for commercial, industrial, institutional, mixed-use, and multifamily uses shall be of the same exterior material, quality and appearance as the principal structure.
- (2) Accessory buildings shall not be pole building type construction (defined as a structure that utilizes treated lumber buried in the ground that serves as the building foundation) nor prefabricated metal exterior materials.

Section 8. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-10, Division 25-10-200, is amended to read as follows:

Sec. 25-10-200. Exterior Building Materials

- (a) It is the intent of this division to promote high standards for new building design and construction in the city. These exterior building material standards are set forth in order to enhance the visual appearance of the non-residential, large apartment, and mixed use apartment buildings; to prevent the physical deterioration of buildings; to increase the City's tax base; to promote the general welfare of the community; and ensure new development and redevelopment contributes to enhancing the community's character and image.
- (b) Exterior building material standards shall apply to all non-residential, apartment, and mixed use apartment buildings.
- (c) Primary exterior building materials are categorized into three classes – Class I, Class II, Class III - and shall be applied in the following manner:
 - (1) To qualify as a primary material, a building material must comprise at least five (5) percent of the exterior building facades.
 - (2) Garage doors, window trim, flashing accent items and the like, shall not constitute primary materials.
 - (3) The use of Class II or III materials may be vary for each building facade as long as the average across all building facades meets the minimum or maximum standards.
- (d) Primary classes of materials. For the purpose of this division, primary materials shall be categorized as Class I; Class II; and Class III as follows:
 - (1) Class I shall be considered high-quality building materials that are long-lasting and able to withstand wear and tear. Class I materials are considered architecturally desirable and are designed for the climate conditions the material will commonly be exposed to resulting in a typical material life expectancy of 40 years or more.

- (2) Class II shall be considered standard building materials. Class II materials are considered architecturally desirable and are designed for the climate conditions the material will commonly be exposed to resulting in a typical material life expectancy of 20 years or more.
- (3) Class III shall be considered lower-cost and trim grade materials. Class III materials are considered aesthetically incompatible as a primary building material with Class I or Class II materials or are materials which are typically more prone to damage or degradation of material quality from weatherization resulting in a typical material life expectancy of 20 years or less.

Table 10-1. Exterior Building Material Classes

Material Class	Materials Included
Class I	Brick or thin-veneer brick systems <ul style="list-style-type: none"> - For the purpose of counting number of distinct materials used, a distinctively different color of brick may be considered as a second Class I material. - Minor blended color variations shall not be counted as a separate material.
	Natural stone or architectural precast stone
	Glass <ul style="list-style-type: none"> - No glass located on the ground floor of non-residential buildings shall be opaque, colored, or have any reflective mirror type coating unless it is bird-friendly glass
	Fiber cement wall panel systems
	Copper or stainless steel panels
Class II	Specialty concrete block such as textured, burnished block, or rock faced block
	Architecturally textured precast concrete panels (except raked finish)
	Masonry stucco
	Exterior insulation and finish systems (EIFS)
	Architectural metal wall panel systems
	Other comparable or superior materials
Class III	Opaque panels
	Smooth scored concrete block
	Ceramic finished concrete block
	Glass block
	Wood
	Other comparable or superior materials
Prohibited	Corrugated metal
	Plastic

Material Class	Materials Included
	Sheet fiberglass Plaster Panels systems with exposed fasteners

- (e) Buildings shall be composed of materials from Table 10-1 Exterior Building Material Classes in the following manner:

Table 10-2. Exterior Building Material Distribution

Use	Class I	Class II	Class III
Non-residential, <u>except in all districts and industrial uses in the B-2 zoning district</u>	70% minimum; Minimum of 3 materials ¹	30% maximum	15% maximum
Industrial (<u>except in the B-2 zoning district</u>)	50% minimum; Minimum of 2 materials	50% maximum	15% maximum
Apartment and mixed use apartment buildings	60% minimum	40% maximum	15% maximum
¹ Buildings may be constructed primarily of one (1) specific Class 1 material provided the design is superior to the general intent of this division and provides variation in detailing, footprint of the structure, or deviations in long wall sections to provide visual interest.			

Section 9. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-11, Division 25-11-200, Section 25-11-205, is amended to read as follows:

Sec. 25-11-205. Electronic Message Signs

- (a) All electronic message signs, including dynamic billboards, shall meet the following standards:
- (1) The lamp wattage and luminance level in Nits shall be provided at the time of permit application.
 - (2) Public service messages, in addition to messages such as Amber Alerts, are to be provided at no cost to the public.
 - (3) Electronic dynamic business signs are prohibited as temporary signs.
 - (4) Electronic message signs must have minimum display duration of 30 seconds.

(5) The sign must be rectangular in shape and all messages contained within.

(b) Additional standards for dynamic billboards:

(1) Such displays shall contain static messages only; change from one (1) static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of other subtle transition that do not have the appearance of moving text or images.

(2) The sign shall not be allowed on any buildings.

(3) All electronic message signs shall have installed ambient light monitors and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.

(4) Electronic message signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset and shall not exceed five hundred (500) Nits between the hours of civil sunset and civil sunrise as measured from the face of the sign.

(5) Electronic message signs shall have a fully functional monitoring off switch system that automatically shuts the electronic display off when the display deteriorates, in any fashion, five (5) percent or greater until the electronic display sign has been repaired to its fully functional factory specifications.

(6) When a static billboard is replaced with an electronic message sign, a permanent removal of two (2) square feet of existing static billboard shall be required for every one (1) square foot of electronic message sign.

(7) Conversion of a nonconforming static billboard sign to a dynamic display electronic message sign is prohibited.

(c) For institutional uses in residential districts, electronic message signs are allowed as part of the total area of any freestanding sign, with the following standards:

(1) A conditional use permit is required.

(2) The electronic portion of the sign not to exceed thirty-two (32) square feet.

(3) Electronic message signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset, as measured from the sign face.

(4) The electronic portion of the sign may not be illuminated between 10:00 pm and 6:00 am, and shall have a maximum of two hundred fifty (250) Nits from civil sunset to civil sunrise, as measured from the sign face. The City Council may extend the hours of illumination if the proposed sign is located at least one hundred (100) feet from a residential property boundary.

(5) Signs shall have a fully functional off switch that automatically shuts the electronic display sign off when the display deteriorates ten (10) percent or greater.

(d) In commercial districts, electronic message signs are allowed as part of the total area of a permitted freestanding sign, with the following standards:

(1) A conditional use permit is required.

~~(1)~~(2) Signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset and shall not exceed five hundred (500) Nits between the hours of civil sunset and civil sunrise, as measured from the sign face.

~~(2)~~(3) Signs adjacent to residential properties shall be shut off from 10 pm to 6 am or have a maximum of two hundred fifty (250) Nits from civil sunset to civil sunrise.

~~(3)~~(4) Signs shall have a fully functional off switch that automatically shuts the display sign off when the display deteriorates ten (10) percent or greater.

Section 10. Incorporation. City staff is authorized and directed to update the table of contents, reformat this ordinance, and to make such other non-substantive changes as are necessary to incorporate the amendments adopted by this ordinance into the Oakdale City Code.

Section 11 Effective Date. This Ordinance shall take effect and be in full force from and after its adoption and publication, as provided by law.

Voting in Favor: Mayor Zabel, Council Members Moore, Morcomb, Severson, and Wrich

Voting Against: None

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

Kevin Zabel, Mayor

Attest:

Sara Ludwig, City Clerk

Posted: January 16, 2026

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Published:

Text with ~~strikeout~~ is proposed for deletion.

Text with underline is proposed for insertion.

proposed

**City of Oakdale
ORDINANCE NO. 959**

**AMENDING THE CODE OF ORDINANCES FOR THE CITY OF OAKDALE, CHAPTER 25
RELATING TO ALLOWED USES IN THE R-2 AND B-2 ZONING DISTRICTS, CRITERIA FOR
ELECTRONIC SIGNAGE AND ACCESSORY STRUCTURES, EXTERIOR DESIGN STANDARDS
FOR THE B-2 ZONING DISTRICT, AND A CORRECTION TO THE APPLICATION REVIEW
PROCEDURES**

The City Council of the City of Oakdale ordains:

Section 1. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-03, Division 25-03-800, Section 25-03-802, is amended to read as follows:

Sec. 25-03-802. Application

(a) The application for a Zoning Ordinance text or map amendment shall be made in accordance with Section 25-03-102 Application Submittal.

(b) Review Procedure

(1) The application for a Zoning Ordinance text or map amendment shall be processed using the procedure outlined in Section 25-03-103 Application Review Procedure, except that amendments to this Ordinance that are initiated by the Planning Commission shall not be reviewed by the Planning Commission.

(2) When the Planning Commission initiates the amendment, the City Council shall hold a public hearing following the process in Subsection 25-03-103(b) and review of the application shall follow the procedure in Subsection 25-03-103(d).

(3) An amendment that changes all or part of the existing classification of a zoning district from residential to commercial or industrial requires a two-thirds majority vote of all City Council members.

(c) Criteria for Approving a Text or Map Amendment. The Planning Commission and City Council shall consider possible effects of the proposed amendment. Its judgment shall be based upon, but not limited to, the following factors:

(1) The proposed amendment has been reviewed and found to be consistent with official comprehensive plan policies; and

(2) The proposed amendment can be accommodated with existing public services and will not overburden the city's service capacity.

(d) Procedure. The application for a Text or Map Amendment shall be processed using the procedure outlined in Section 25-03-103 Application Review Procedure.

Section 2. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-200, is amended to read as follows:

Division 25-05-200. District Intents.

The following statements specify the intents of the zoning districts established to regulate areas of the City considered appropriate for residential uses:

- (a) R-1 Large Lot Detached Residential District. The R-1 District is intended to provide for detached single-unit residences on larger lots. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (b) R-2 Low Density Residential District. The R-2 District is intended to provide for a variety of low density residential dwellings including single-unit dwellings and two-unit dwellings within existing neighborhoods. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (c) R-3 Medium Density Residential District. The R-3 District is intended to provide for a mix of medium density residential uses including smaller lot single-unit dwellings, two-unit dwellings, townhomes, courtyard cottage developments, and small apartments. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (d) R-4 High Density Residential District. The R-4 District is intended to provide for a variety of higher density attached housing types including townhouses and apartments. Directly related complementary uses, as well as public and institutional uses such as places of worship, schools, and parks, are also appropriate.
- (e) R-5 Manufactured Home Park District. The R-5 District is intended to provide for manufactured home parks in an appropriate, safe, sanitary, and attractive environment.

Section 3. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-300, Section 25-05-301, is amended to read as follows:

Sec. 25-05-301. Use Tables

- (a) Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts list land uses and indicate whether they are permitted, permitted with standards, conditional, or prohibited in each zoning district. The following definitions shall be referenced when using Tables 05-1 and 05-2.
 - (1) Permitted Use – a “P” in a cell of the use tables indicates that the land use is allowed by right in the zoning district.
 - (2) Permitted with Standards Use – a “PS” in a cell of the use tables indicates that the land use is allowed in the zoning district provided it meets the certain use-specific standards as described in Article 25-09 Use-Specific Standards.
 - (3) Conditional Use – a “C” in a cell of the use tables indicates that the land use is allowed in the zoning district only upon approval of a conditional use permit

as described in Article 25-03 Administration, Procedures, and Enforcement and compliance with any applicable use-specific standards identified in Article 25-09 Use-Specific Standards.

- (4) Prohibited Use – a blank cell in the use tables indicates that the land use is prohibited in that zoning district.
- (b) In the event a proposed use is not listed in the use tables, the Community Development Director shall make a determination if the use is consistent by type, intensity, physical characteristics, style, size, and purpose with any use listed in Tables 05-1 and 05-2.
- (1) If the proposed use is found to be consistent with another listed use, the proposed use shall be treated the same as the similar one identified by the Community Development Director.
- (2) If the proposed use is not found to be consistent with any listed use, the Council, Planning Commission, or property owner may request an amendment to this Chapter to provide guidance for the proposed use.

Table 05-1. Principal Use Table – Residential Districts

Principal Use	Zoning Districts					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Residential						
Household Living						
Dwelling, single-unit detached	P	P	P			
Dwelling, two-unit		P	P			
Dwelling, attached townhouse or rowhouse			P	P		
Dwelling, small apartment (3-8 units)			P	P		
Dwelling, large apartment (9+ units)				P		
Courtyard cottage development			P			
Manufactured home park		C	C	C	P	See Section 25-05-501
Group Living						
Assisted living facility				P		
Continuum of care senior facility				P		
Long-term or transitional care facility				P		
Residential care facility, 6 or fewer persons	P	P	P			
Residential care facility, 7 to 16 persons		P	P	P	P	
Sacred community	P	P	P	P	P	
Sober home		P	P			
Commercial						

Principal Use	Zoning Districts					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Kennel, private	C	C	C			See Division 25-09-100
Public & Institutional						
Day care facility, 12 or fewer persons	P	P	P			
Day care facility, 13-16 persons		P	P	P	P	
Government use	C	C	C	C	C	
Place of worship	C	C	C	C	C	
School, elementary, middle, or secondary	C	C	C	C	C	
Entertainment & Recreation						
Public recreational facility	C	C	C	C	C	
Public park or playground	C	C	C	C	C	
Agriculture & Forestry						
Agriculture	P					
Utilities & Transportation						
Essential service facility	PS	PS	PS	PS	PS	See Division 25-09-100

Table 05-2. Accessory Use Table – Residential Districts

Accessory Use	Zoning District					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Accessory agricultural building	P					
Accessory building	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory dwelling unit	C	C	C			See Division 25-09-200
Animal keeping	PS	PS	PS	PS	PS	See Chapter 4
Antenna and/or telecommunication support structure	C	C	C	C	C	
Cemetery	PS	PS	PS	PS	PS	See Division 25-09-200
Construction-related temporary use	P	P	P	P	P	
Day care facility, group family	P	P	P			
Electric vehicle charging station	PS	PS	PS	PS	PS	See Section 25-10-308
External solid fuel-fired heating device	PS	PS	PS	PS	PS	See Division 25-09-200
Firewood pile	PS	PS	PS	PS	PS	See Division 25-09-200
Garage sale	PS	PS	PS	PS	PS	See Division 25-09-200

Accessory Use	Zoning District					Use Standards
	R-1	R-2	R-3	R-4	R-5	
Home occupation	C	C	C	C		See Division 25-09-200
Parking and/or loading facility	P	P	P	P	P	
Recreational amenity, private	P	P	P	P	P	
Recreational vehicle storage	PS	PS	PS			See Division 25-09-200
Sacred community	PS	PS	PS	PS	PS	See Division 25-09-100
Solar energy system, small-scale	P	P	P	P	P	
Swimming pool, residential	PS	PS	PS	PS		See Division 25-09-200

Section 4. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-400, Section 25-05-401, is amended to read as follows:

Sec. 25-05-401. Lot Dimensions

- (a) All uses in Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts shall comply with the lot dimensional requirements set forth in Table 05-3 Lot Dimensions – Residential Districts and all other applicable regulations set forth in this Ordinance.
- (b) All lot dimension standards listed in this section are subject to the standards and exemptions listed in Article 25-04 General Zoning.
- (c) Table 05-3 establishes the minimum lot area and lot width requirements for the R-1, R-2, R-3, R-4, and R-5 zoning districts.

Table 05-3. Lot Dimensions – Residential Districts

District	Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)
R-1	Dwelling, single-unit detached	15,000	100
	All other uses	N/A	N/A
R-2	Dwelling, single-unit detached	9,600	80
	Dwelling, two-unit	6,000 per unit	50 per unit
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-3	Dwelling, single-unit detached	6,000	50
	Dwelling, two-unit	4,200 per unit	35 per unit
	Dwelling, attached townhouse or rowhouse	2,400 per unit	20 per unit
	Dwelling, small apartment (3-8 units)	12,000 per lot	100 per lot
	Courtyard cottage development	14,400 per development	120 per development

District	Use	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-4	Dwelling, attached townhouse or rowhouse	2,400 per unit	20 per unit
	Dwelling, small apartment (3-8 units)	12,000 per lot	100 per lot
	Dwelling, large apartment (9+ units)	15,000 per lot or 1,250 per unit, whichever is greater	120 per lot
	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
R-5	Manufactured home park	3,500 per unit (4,500 average) ¹	None
	All other uses	N/A	N/A
Table Notes ¹ Minimum 30 ft. side-to-side separation required between two manufactured homes			

Section 5. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-05, Division 25-05-400, Section 25-05-402, is amended to read as follows:

Sec. 25-05-402. Site Dimensions

- (a) All uses in Table 05-1 Principal Use Table – Residential Districts and Table 05-2 Accessory Use Table – Residential Districts shall comply with the site dimensional requirements set forth in Table 05-4 Site Setbacks – Residential Districts, Table 05-5 Site Dimensions – Residential Districts, and all other applicable regulations set forth in this Ordinance.
- (b) All site dimension standards listed in this section are subject to the standards and exemptions listed in Article 25-04 General Zoning.
- (c) Tables 05-4 and 05-5 establish the minimum site standards for the R-1, R-2, R-3, R-4, and R-5 zoning districts. Setbacks for any use not listed shall be the most restrictive of the base district.

Table 05-4. Site Setbacks – Residential Districts

District	Use	Minimum Setbacks (ft.)					Minimum Building Separation (ft.)
		Front	Side Corner	Side Interior	Rear	Site Perimeter	
R-1	Dwelling, single-unit detached ¹	30	30	10	50		
	All other uses ²	30	30	10	50		
R-2	Dwelling, single-unit detached ¹	30	20	10	40		
	Dwelling, two-unit	30	20	10	40		

District	Use	Minimum Setbacks (ft.)					Minimum Building Separation (ft.)
		Front	Side Corner	Side Interior	Rear	Site Perimeter	
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	40		
R-3	Dwelling, single-unit detached ¹	30	20	5	30		
	Dwelling, two-unit	30	20	10	30		
	Dwelling, attached townhouse or rowhouse	30	20	10	30		15
	Dwelling, small apartment (3-8 units) ³	30	20	10	30		15
	Courtyard cottage development	30	20			30	10
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	40		
R-4	Dwelling, attached townhouse or rowhouse	30	20	10	30		15
	Dwelling, small apartment (3-8 units)	30	20	10	30		15
	Dwelling, large apartment (9+ units)	30	30	20	30		15
	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	30		
R-5	Manufactured home park	30	20	10	10	30	15
	All other uses ²	30	20	10	10	30	

Table Notes

¹ Minimum building width is 15 ft.

² Detached garages and accessory buildings shall adhere to the setback requirements in Sec. 25-09-201.

³ Minimum building width is 40 ft.

Table 05-5. Site Dimensions – Residential Districts

District	Maximum Building Height (ft.)	Maximum Impervious Surface Coverage ²
R-1	40	25%
R-2	40	45%
R-3	40	75%
R-4	40 ¹	75%
R-5	40	None
Table Notes		

District	Maximum Building Height (ft.)	Maximum Impervious Surface Coverage ²
¹ Large apartment buildings may exceed the specified maximum height, up to a maximum of 60 ft., through approval of a CUP ² Swimming pools are considered impervious surfaces.		

Section 6. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-06, Division 25-06-300, Section 25-06-301, is amended to read as follows:

Sec. 25-06-301. Use Tables

(a) Table 06-1 Principal Use Table – Non-Residential Districts and Table 06-2 Accessory Use Table – Non-Residential Districts list land uses and indicate whether they are permitted, permitted with standards, conditional, interim, or prohibited in each zoning district. The following definitions shall be referenced when using Tables 06-1 and 06-2.

- (1) Permitted Use – a “P” in a cell of the use tables indicates that the land use is allowed by right in the zoning district.
- (2) Permitted with Standards Use – a “PS” in a cell of the use tables indicates that the land use is allowed in the zoning district provided it meets the certain use-specific standards as described in Article 25-09 Use-Specific Standards.
- (3) Conditional Use – a “C” in a cell of the use tables indicates that the land use is allowed in the zoning district only upon approval of a conditional use permit as described in Article 25-03 Administration, Procedures, and Enforcement and compliance with any applicable use-specific standards identified in Article 25-09 Use-Specific Standards.
- (4) Prohibited Use – a blank cell in the use tables indicates that the land use is prohibited in that zoning district.

(b) In the event a proposed use is not listed in the use tables, the Community Development Director shall make a determination if the use is consistent by type, intensity, physical characteristics, style, size, and purpose with any use listed in Tables 06-1 and 06-2.

- (1) If the proposed use found to be consistent with another listed use, the proposed use shall be treated the same as the similar one identified by the Community Development Director.
- (2) If the proposed use is not found to be consistent with any listed use, the Council, Planning Commission, or property owner may request an amendment to this Chapter to provide guidance for the proposed use.

Table 06-1. Principal Use Table – Non-Residential Districts

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Residential						
Household Living						
Dwelling, large apartment (9+ units)	C					
Dwelling, apartment mixed use	P					
Courtyard cottage development	P					
Live-work unit	C					See Division 25-09-100
Manufactured home park	C					See Division 25-09-100
Group Living						
Assisted living facility	P	C				See Division 25-09-100
Continuum of care senior facility	P	C				See Division 25-09-100
Long-term or transitional care facility	P	C				See Division 25-09-100
Residential care facility, 7 to 16 persons	P					
Sacred community	P	P	P	P	P	See Division 25-09-100
Lodging						
Hotel	P	P	P			
Motel		P	P			
Commercial						
Food & Beverage						
Brew pub	PS	PS	PS	PS	PS	See Chapter 10
Catering establishment	P	P				
Liquor store, off-sale		PS				See Chapter 10
Restaurant	P	P	P	P		
Specialty food or beverage shop	P	P				
Brewery taproom	PS	PS	PS	PS	PS	See Chapter 10
Tavern	PS	PS		PS		See Chapter 10
Retail Sales & Personal Services						
Animal hospital		P	P			See Division 25-09-100
Automotive fuel station	P	P				
Automotive sales or rental		C				See Division 25-09-100

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Automotive service and repair		PS				See Division 25-09-100
Automotive towing service				C		See Division 25-09-100
Cannabis lounge		P		P		
Cannabis or hemp retailer		P				
Car wash		C				See Division 25-09-100
Commercial center	P	P				
Dry cleaning service		P				
Dwelling, apartment mixed use	P					
Kennel, commercial		C				See Division 25-09-100
Off-site service business		PS		PS		See Division 25-09-100
Pawnshop		PS				See Chapter 9, Article 1
Pet shop	P	P				
Precious metal dealer		PS				See Chapter 9, Article 1
Self service laundry		P				
Standalone retail or service business	P	P	PS			
Tattoo and body art establishment	P	P				
Business & Technical Services						
Art studio	P	P		P		
Office	P	P	P	P	P	
Showroom			P	P	P	
Laboratory, research, and/or development facility				P	P	
Industrial						
Bulk storage of liquid					P	
Brewery, winery, distillery, meadery	P	P	P	P	P	
Cannabis combination business					P	
Cannabis or hemp industrial business					P	
Microbrewery or microdistillery	P	P	P	P	P	
Data center				C	C	
Manufacturing, heavy					P	
Manufacturing, light		P		P	P	
Self-service storage facility				PS		

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Warehousing				P	P	
Wholesale trade establishment				P		
Public & Institutional						
Clinic	P	P	P	P		
Club or lodge	P	P				
Day care facility, 13-16 persons	P					
Day care facility, 17+ persons	P	P	P	P		
Financial institution	P	P				
Funeral home, mortuary		P				
Government use	C	C	C	C	C	
Hospital			P			
Place of worship	C	C	C	C	C	
School, elementary, middle, or secondary	C	C	C	C	C	
School, post-secondary			C			
School, vocational		C	C			
Entertainment & Recreation						
Adult establishment		PS	PS	PS	PS	See Division 25-09-100
Commercial event center		C	C	C		
Commercial recreation facility, indoor	P	P	P	P		
Commercial recreation facility, outdoor		P	P	P		
Health and athletic club facility	P	P	P	P		
Public recreational facility	C	C	C	C	C	
Public park or playground	P	P	P	P	P	
Social or cultural facility	C	C	C	C	C	
Agriculture & Forestry						
Nursery, tree farm, or greenhouse		P		P		
Utilities & Transportation						
Cannabis delivery/transporter business				P		
Essential service facility	PS	PS	PS	PS	PS	See Division 25-09-100
Public parking facility	C	C	C			
Tower or wireless facility				PS	PS	See Division 25-09-100
Truck terminal					P	

Principal Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Wind energy conversion system		PS			PS	See Division 25-09-100

Table 06-2. Accessory Use Table – Non-Residential Districts

Accessory Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Accessory office	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory retail or service	PS	PS	PS	PS	PS	See Division 25-09-200
Accessory warehousing	P	P	P			
Accessory building	PS	PS	PS	PS	PS	See Division 25-09-200
Adult establishment, accessory		PS	PS	PS	PS	See Division 25-09-100
Antenna and/or telecommunication support structure	C	C	C	C	C	See Division 25-09-100
Car wash		C				See Division 25-09-100
Catering establishment	P	P				
Cemetery	PS	PS	PS	PS	PS	See Division 25-09-200
Construction-related temporary use	P	P	P	P	P	
Day care facility, group family						
Drive-through facility	PS	PS				See Division 25-09-200
Electric vehicle charging station	PS	PS	PS	PS	PS	See Section 25-10-308
Incidental repair or processing necessary to conduct a permitted principal use		P		P	P	
Laboratory			P	P	P	
Mobile food unit	PS	PS	PS	PS	PS	See Chapter 9, Article 15
Outdoor dining	PS	PS	PS	PS		See Division 25-09-200
Outdoor display		PS		PS		See Division 25-09-200
Outdoor sales		PS				See Division 25-09-200
Outdoor storage				PS	PS	See Division 25-09-200
Parking and/or loading facility	P	P	P	P	P	

Accessory Use	Zoning Districts					Use Standards
	MX	B-1	B-2	B-3	B-4	
Recreational amenity, private	P					
Sacred community	PS	PS	PS	PS	PS	See Division 25-09-100
Solar energy system, small-scale	P	P	P	P	P	

Section 7. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-09, Division 25-09-200, Section 25-09-201, is amended to read as follows:

Sec. 25-09-201. Accessory Building

- (a) An accessory building shall be considered an integral part of the principal building if it is connected to the principal building by a covered passageway.
- (b) No accessory building or use shall be constructed or developed on a lot prior to the time of construction of the principal building to which it is accessory, except by Interim Use Permit.
- (c) Accessory buildings on residential lots that are not designed for the storage of personal property or vehicles, or are not designed for human occupancy, shall not count towards the allowed number of accessory buildings. Examples include, but are not limited to, chicken coops, greenhouses, gazebos, or recreational or playground equipment.
- (d) **Building Size**
 - (1) Parcels of land containing single-unit dwellings may have one (1) attached or detached private garage on the same lot. The maximum area of the private garage must not exceed one thousand (1,000) square feet.
 - (2) In addition to one (1) private garage, parcels of land containing single-unit dwellings may have an accessory building that does not exceed two hundred (200) square feet in size.
 - (3) A Conditional Use Permit is required for an additional private garage or accessory building that exceeds two hundred (200) square feet in size subject to the following criteria.
 - (A) The parcel of land where the private garage or accessory building is to be located may not be subdivided as long as the private garage or accessory building is on the property.
 - (B) The private garage or accessory building must not be of a pole building type construction (defined as a structure that utilizes treated lumber buried in the ground that serves as the building foundation).
 - (C) The private garage or accessory building must not have a door or other access opening exceeding ten (10) feet in height.

- (D) The private garage or accessory building must not be used for commercial or industrial activities, except as allowed by the regulations governing home occupations.
- (E) The private garage or accessory building shall not exceed 1,500 square feet in size.
- (F) The private garage or accessory building shall not exceed 25 feet in height.
- (G) Access to a private garage must be by a driveway surfaced with bituminous, concrete, brick, Class V, or other materials as approved by the City.
- (H) Parcels of land containing single-unit dwellings must not have more than one additional private garage or accessory building exceeding two-hundred (200) square feet in size.

(e) Building Location

- (1) No detached garage or other accessory building shall be located nearer the front lot line than the principal building on that lot.
- (2) Except for accessory agricultural buildings, no accessory buildings shall be erected or located within any required side yard setback or within any utility easement.
- (3) Detached private garages and accessory buildings shall be setback a minimum of ten (10) feet from rear and side property lines in the R-1 district, and five (5) feet from rear and side property lines in all other residential districts.

(f) Building Height

- (1) Accessory agricultural buildings are exempt from building height requirements.
- (2) Accessory buildings and garages in Residential Districts shall not exceed the height of the principal structure.
- (3) Split Elevation Lots: When the principal structure is at the lower elevation, the maximum height of the accessory building is restricted to sixteen (16) feet if the roof line of the accessory building exceeds the height of the roof line of the principal structure. See additional height requirements in Division 25-05-400 Lot and Site Dimensions.
- (4) Accessory buildings in a Commercial or Industrial District may exceed the height of the principal structure with approval of a Conditional Use Permit.

(g) Exterior Building Materials

- (1) Accessory buildings for commercial, industrial, institutional, mixed-use, and multifamily uses shall be of the same exterior material, quality and appearance as the principal structure.
- (2) Accessory buildings shall not be pole building type construction (defined as a structure that utilizes treated lumber buried in the ground that serves as the building foundation) nor prefabricated metal exterior materials.

Section 8. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-10, Division 25-10-200, is amended to read as follows:

Sec. 25-10-200. Exterior Building Materials

- (a) It is the intent of this division to promote high standards for new building design and construction in the city. These exterior building material standards are set forth in order to enhance the visual appearance of the non-residential, large apartment, and mixed use apartment buildings; to prevent the physical deterioration of buildings; to increase the City's tax base; to promote the general welfare of the community; and ensure new development and redevelopment contributes to enhancing the community's character and image.
- (b) Exterior building material standards shall apply to all non-residential, apartment, and mixed use apartment buildings.
- (c) Primary exterior building materials are categorized into three classes – Class I, Class II, Class III - and shall be applied in the following manner:
 - (1) To qualify as a primary material, a building material must comprise at least five (5) percent of the exterior building facades.
 - (2) Garage doors, window trim, flashing accent items and the like, shall not constitute primary materials.
 - (3) The use of Class II or III materials may be vary for each building facade as long as the average across all building facades meets the minimum or maximum standards.
- (d) Primary classes of materials. For the purpose of this division, primary materials shall be categorized as Class I; Class II; and Class III as follows:
 - (1) Class I shall be considered high-quality building materials that are long-lasting and able to withstand wear and tear. Class I materials are considered architecturally desirable and are designed for the climate conditions the material will commonly be exposed to resulting in a typical material life expectancy of 40 years or more.
 - (2) Class II shall be considered standard building materials. Class II materials are considered architecturally desirable and are designed for the climate conditions the material will commonly be exposed to resulting in a typical material life expectancy of 20 years or more.
 - (3) Class III shall be considered lower-cost and trim grade materials. Class III materials are considered aesthetically incompatible as a primary building material with Class I or Class II materials or are materials which are typically more prone to damage or degradation of material quality from weatherization resulting in a typical material life expectancy of 20 years or less.

Table 10-1. Exterior Building Material Classes

Material Class	Materials Included
Class I	Brick or thin-veneer brick systems <ul style="list-style-type: none"> - For the purpose of counting number of distinct materials used, a distinctively different color of brick may be considered as a second Class I material. - Minor blended color variations shall not be counted as a separate material.
	Natural stone or architectural precast stone
	Glass <ul style="list-style-type: none"> - No glass located on the ground floor of non-residential buildings shall be opaque, colored, or have any reflective mirror type coating unless it is bird-friendly glass
	Fiber cement wall panel systems
	Copper or stainless steel panels
Class II	Specialty concrete block such as textured, burnished block, or rock faced block
	Architecturally textured precast concrete panels (except raked finish)
	Masonry stucco
	Exterior insulation and finish systems (EIFS)
	Architectural metal wall panel systems
	Other comparable or superior materials
Class III	Opaque panels
	Smooth scored concrete block
	Ceramic finished concrete block
	Glass block
	Wood
	Other comparable or superior materials
Prohibited	Corrugated metal Plastic Sheet fiberglass Plaster Panels systems with exposed fasteners

(e) Buildings shall be composed of materials from Table 10-1 Exterior Building Material Classes in the following manner:

Table 10-2. Exterior Building Material Distribution

Use	Class I	Class II	Class III
Non-residential in all districts and industrial uses in the B-2 zoning district	70% minimum; Minimum of 3 materials ¹	30% maximum	15% maximum
Industrial (except in the B-2 zoning district)	50% minimum; Minimum of 2 materials	50% maximum	15% maximum
Apartment and mixed use apartment buildings	60% minimum	40% maximum	15% maximum
¹ Buildings may be constructed primarily of one (1) specific Class 1 material provided the design is superior to the general intent of this division and provides variation in detailing, footprint of the structure, or deviations in long wall sections to provide visual interest.			

Section 9. The Code of Ordinances, City of Oakdale, Minnesota, Chapter 25, Article 25-11, Division 25-11-200, Section 25-11-205, is amended to read as follows:

Sec. 25-11-205. Electronic Message Signs

(a) All electronic message signs, including dynamic billboards, shall meet the following standards:

- (1) The lamp wattage and luminance level in Nits shall be provided at the time of permit application.
- (2) Public service messages, in addition to messages such as Amber Alerts, are to be provided at no cost to the public.
- (3) Electronic dynamic business signs are prohibited as temporary signs.
- (4) Electronic message signs must have minimum display duration of 30 seconds.
- (5) The sign must be rectangular in shape and all messages contained within.

(b) Additional standards for dynamic billboards:

- (1) Such displays shall contain static messages only; change from one (1) static message to another shall be instantaneous without any special effects, through dissolve or fade transitions, or with the use of other subtle transition that do not have the appearance of moving text or images.
- (2) The sign shall not be allowed on any buildings.

- (3) All electronic message signs shall have installed ambient light monitors and shall, at all times, allow such monitors to automatically adjust the brightness level of the electronic sign based on light conditions.
 - (4) Electronic message signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset and shall not exceed five hundred (500) Nits between the hours of civil sunset and civil sunrise as measured from the face of the sign.
 - (5) Electronic message signs shall have a fully functional monitoring off switch system that automatically shuts the electronic display off when the display deteriorates, in any fashion, five (5) percent or greater until the electronic display sign has been repaired to its fully functional factory specifications.
 - (6) When a static billboard is replaced with an electronic message sign, a permanent removal of two (2) square feet of existing static billboard shall be required for every one (1) square foot of electronic message sign.
 - (7) Conversion of a nonconforming static billboard sign to a dynamic display electronic message sign is prohibited.
- (c) For institutional uses in residential districts, electronic message signs are allowed as part of the total area of any freestanding sign, with the following standards:
- (1) A conditional use permit is required.
 - (2) The electronic portion of the sign not to exceed thirty-two (32) square feet.
 - (3) Electronic message signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset, as measured from the sign face.
 - (4) The electronic portion of the sign may not be illuminated between 10:00 pm and 6:00 am, and shall have a maximum of two hundred fifty (250) Nits from civil sunset to civil sunrise, as measured from the sign face. The City Council may extend the hours of illumination if the proposed sign is located at least one hundred (100) feet from a residential property boundary.
 - (5) Signs shall have a fully functional off switch that automatically shuts the electronic display sign off when the display deteriorates ten (10) percent or greater.
- (d) In commercial districts, electronic message signs are allowed as part of the total area of a permitted freestanding sign, with the following standards:
- (1) A conditional use permit is required.
 - (2) Signs shall not exceed two thousand five hundred (2,500) Nits between the hours of civil sunrise and civil sunset and shall not exceed five hundred (500)

Nits between the hours of civil sunset and civil sunrise, as measured from the sign face.

(3) Signs adjacent to residential properties shall be shut off from 10 pm to 6 am or have a maximum of two hundred fifty (250) Nits from civil sunset to civil sunrise.

(4) Signs shall have a fully functional off switch that automatically shuts the display sign off when the display deteriorates ten (10) percent or greater.

Section 10. Incorporation. City staff is authorized and directed to update the table of contents, reformat this ordinance, and to make such other non-substantive changes as are necessary to incorporate the amendments adopted by this ordinance into the Oakdale City Code.

Section 11 Effective Date. This Ordinance shall take effect and be in full force from and after its adoption and publication, as provided by law.

Voting in Favor: Mayor Zabel, Council Members Moore, Morcomb, Severson, and Wrich

Voting Against: None

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

Kevin Zabel, Mayor

Attest:

Sara Ludwig, City Clerk

Posted: January 16, 2026

Published: January 30, 2026

**CITY OF OAKDALE
RESOLUTION 2026-10**

AUTHORIZING PUBLICATION OF ORDINANCE NO. 959 BY TITLE AND SUMMARY

At a meeting of the City Council of the City of Oakdale held on Tuesday, January 27, 2026, at Oakdale City Hall, 1584 Hadley Avenue North, Oakdale, Minnesota, with the following members present: Mayor Kevin Zabel; Council Members Kari Moore, Andy Morcomb, Gary Severson, and Katie Wrich, and the following members absent: None, the Oakdale City Council resolved:

WHEREAS, the City Council adopted Ordinance No. 959, amending Chapter 25 “Zoning” of the City of Oakdale Code of Ordinances; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council has determined that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Oakdale that the City Clerk shall cause the following summary of Ordinance No. 959 to be published in the official newspaper in lieu of the entire ordinance:

PUBLIC NOTICE

On January 27, 2026, the City Council of the City of Oakdale adopted Ordinance No. 959, which has the following title:

AMENDING THE CODE OF ORDINANCES FOR THE CITY OF OAKDALE, CHAPTER 25 RELATING TO ALLOWED USES IN THE R-2 AND B-2 ZONING DISTRICTS, CRITERIA FOR ELECTRONIC SIGNAGE AND ACCESSORY STRUCTURES, EXTERIOR DESIGN STANDARDS FOR THE B-2 ZONING DISTRICT, AND A CORRECTION TO THE APPLICATION REVIEW PROCEDURES

The above-captioned ordinance, amending the code of ordinances for the City of Oakdale, Chapter 25 is summarized as follows:

Following the adoption of a comprehensive update to the City of Oakdale’s Zoning Ordinance on July 8, 2025, several corrections and additional updates to the Ordinance were approved by the Oakdale City Council on January 27, 2026. The amendments include removing townhomes and courtyard cottages as allowed uses in the R-2 zoning district, allowing light manufacturing as a principal use in the B-2 zoning district, adding specific review criteria for electronic signage in non-residential zoning districts, correcting a reference in the zoning map amendment section, adding specific setback requirements for accessory structures, requiring certain exterior design standards for structures in the B-2 zoning district, and including specific review criteria for oversized accessory structures / secondary garages. Prior to adoption, a complete copy of the Ordinance amendments was presented to the City Council and the public, and was further on file with the City Clerk and made available for viewing on the City’s website.

The full text of the ordinance is available for inspection at Oakdale City Hall during regular business hours and has been posted to the City's website.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Oakdale that the City Clerk keep a copy of the ordinance in her office at City Hall for public inspection and that she post a full copy of the ordinance on the City's website and in a public place in City Hall.

Voting in Favor: Mayor Zabel, Council Members Moore, Morcomb, Severson, and Wrich;

Voting Against: None.

Resolution duly seconded and passed this 27th day of January, 2026.

Attest:

Kevin Zabel, Mayor

Sara Ludwig, City Clerk



REQUEST FOR COUNCIL ACTION

Meeting Date: January 27, 2026		
Requester: CV CA Approval: CV	Advisory Board/Commission <input type="checkbox"/>	Open Forum <input type="checkbox"/>
	Award of Bid <input type="checkbox"/>	Other: <input type="checkbox"/>
	Consensus Motions <input type="checkbox"/>	Public Hearing <input type="checkbox"/>
	Department: Administration a <input checked="" type="checkbox"/>	
Title: Approval of Pre-Qualified Subcontractors for the Police Expansion and City Hall Remodel Bid Package 1 and Authorization to Proceed to Bid for Bid Package 1		

BACKGROUND

The City contracted with Kraus-Anderson Construction (KA) to deliver the City Hall and Police Department projects as Construction Manager at Risk (CMaR) under MN Statute 471.63.

The CMaR process includes pre-qualification of subcontractors that can then bid on the project. The Council approved this process for Bid Package 1 on December 9, 2025. KA has completed this process with staff review. The recommended list of pre-qualified subcontractors for Bid Package 1 Work Scopes (WS) is shown in the KA letter dated January 21, 2026.

Council authorization to proceed with bidding for Bid Package 1 Work Scopes is requested. The list of qualified subcontractors will be sent bid packages by KA. Bid results will be reviewed and evaluated with City staff. Bid Package 1 contains these Work Scopes:

- WS 03A - Concrete & Masonry
- WS 03C - Architectural & Structural Precast
- WS 31A - Site Clearing, Earthwork and Site Utilities
- WS 32A - Asphalt Paving
- WS 32B - Concrete Paving
- WS 32D - Site Fencing
- WS 32F - Landscaping

It is anticipated that Bid results and recommendations will be presented at the March 24, 2026 City Council meeting where Council will authorize KA's Guaranteed Maximum Price (GMP) for Bid Package 1. The final contract will be authorized by a Change Order for Bid Package 2 to the GMP Agreement with KA. This is planned for the May 26, 2026 City Council meeting.

FINANCIAL CONSIDERATIONS

The project is fully funded through revenue sources identified in the Capital Improvement Plan.

CITY COUNCIL ACTION REQUESTED

It is requested that the City Council approve the Police Expansion and City Hall Remodel Project Pre-Qualified Subcontractor List for Bid Package 1 per the letter from Kraus-Anderson dated January 21, 2026 and authorize Kraus-Anderson to solicit bids for Bid Package 1.

Attachment

Kraus-Anderson letter dated January 21, 2026



January 21, 2026

Chris Volkers
City of Oakdale
1584 Hadley Ave N
Oakdale, MN 55128

RE: Oakdale Police Expansion and City Hall Remodel

Dear Chris:

This letter concerns the recommended contractors based on the results of submissions received for the pre-qualification RFQ for Bid Package #1 for the Oakdale Police Expansion and City Hall Remodel project. Kraus-Anderson has vetted these submissions, and we submit the following summary.

Work Scope	Contractor	Pre-Qualification Pass/Fail
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WS 03A	Concrete & Masonry	Axel H Ohman, Inc.	Pass
		B&D Associates, LLC	Pass
		Crosstown Masonry Incorporated	Pass
		Donald R Frantz Concrete Construction LLC	Pass
		Donlar Construction Company	Pass
		George Siegfried Construction Company	Pass
		Maertens Brenny Construction Company	Pass
		Northland Concrete & Masonry Company, LLC	Pass
		Steenberg-Watrud Construction LLC	Pass
		Total Passed – 9	
		Total Fail - 0	
WS 03C	Architectural & Structural Precast	Molin Concrete Products Co.	Pass
		Wells Concrete Products Co.	Pass
		Teracon Precast	Pass
			Pass
		Total Pass – 4	
		Total Fail – 0	
WS 31A	Site Clearing, Earthwork & Site Utilities	Belair Sitework Services	Pass
		Carl Bolander & Sons, LLC	Pass
		Dimke Excavating	Pass
		Fehn Companies Inc.	Pass
		Frattalone Companies, Inc.	Pass
		Jacon, LLC	Pass
		Kamish Excavation, Inc.	Pass
		Kevitt Excavating, LLC	Pass
		Lloyds Construction Services, Inc.	Pass
		MM Miller Bros Excavating	Pass
		Minnesota Utilities & Excavating	Pass
		New Look Contracting, Inc.	Pass
		Park Construction Company	Pass
		Peterson Companies, Inc.	Pass
		Precision Utilities	Fail – no union labor
		Rachel Contracting, LLC	Pass
		Ramsev Companies	Pass

		T. Sherber Demolition & Excavating Veit & Company, Inc	Pass Pass Total Pass – 18 Total Fail – 1
WS 32A	Asphalt Paving	Bituminous Roadways FPI Paving Contractors, Inc. McNamara Contracting Northwest Total Site Park Construction Company Pine Bend Paving, Inc.	Pass Pass Pass Pass Pass Pass Total Pass – 6 Total Fail – 0
WS 32B	Concrete Paving	C.R. Fischer & Sons, Inc. Curb Masters, Inc. McNamara Contracting North Country Concrete, Inc. Stapf Concrete Construction Inc.	Pass Pass Pass Pass Pass Total Pass – 5 Total Fail – 0
WS 32D	Site Fencing	Action Fence Inc. Bearmark LLC Erickson Builders & Co. Inc DBA Erickson Infrastructure Keller Fence Peterson Companies, Inc. Wenrich PD Construction, LLC	Pass Fail – no union labor Pass Pass Pass Fail – no response to submission follow up Total Pass – 4 Total Fail – 2
WS 32F	Landscaping	Cedar Ridge Landscaping Great Northern Landscapes Inc Margolis Company Peterson Companies, Inc. Urban Companies LLC Windsor Companies	Pass Pass Pass Pass Pass Pass Total Pass – 6 Total Fail – 0

If you have any questions regarding this information, please do not hesitate to contact me at (651) 447-3247.

Sincerely,

KRAUS-ANDERSON® CONSTRUCTION COMPANY



Mike Phillips
Senior Project Manager

			1. Contractor has been in business under current business name or current Federal Employer ID Number since December 1, 2023. If there has been no change in Federal Employer ID Number, but the business name has changed since, December 1, 2023, you are required to list your previous company name. a. My compnay has been in business under current business name or current Federal Employee ID Number since December 1, 2023 or longer. b.	2. If your firm's qualifications are accepted and you are allowed to participate in the Request for Bids, you may be required to submit a financial prequalification to Kraus-Anderson Construction Company through the TradeTapp platform. An invitation to submit this prequalification will be emailed to you from Kraus-Anderson's prequalification department. Are you willing to submit a financial prequalification if required?	3. Kraus-Anderson is signatory to the Carpenters, Laborers, Cement Masons and Operators Unions. Any trade labor your firm intends on utilizing for the aforementioned trades noted above must also be Union as a part of this pre-qualification and the project.	4. Your Company has completed, as a subcontractor or material supplier, the work for at least three (3) contracts in the last five (5) years for similar projects. Each of these projects shall have had similar building and/or site components as described above.	5. My Company's proposed project manager and foreperson have been assigned to the work for at least three (3) contracts in the last five (5) years for projects similar in size and complexity as described above.	6. My company has done work of similar size and complexity and is capable of successfully performing the work within the schedule identified by the CM@r.	7. My company is familiar with the Project location and is aware of any limitations on site access.	8. My company has not had a respondent or anyone with a financial interest in the firm within the past five (5) years, been the subject of any criminal indictment or judgement or conviction for any business-related conduct constituting a crime under state or federal law.	9. My company will provide a written site-specific Safety Plan.	10. My company will provide a written site-specific Quality Assurance/Quality Control Plan.	
WS 03A - Concrete & Masonry													
Axel Ohman	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
B&D	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Crosstown	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Donald Frantz	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Donlar	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
George Siegfried	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Maertens Brenny	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
NCM	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Steenberg Watrud	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
WS 03C - Architectural & Strctual Precast													
Molin	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Taracon	None	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Wells	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
WS 31A - Site Clearing, Earthwork & Site Utilities													
Belair	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Carl Bolander	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Dimke	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Fehn Companies	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Frattalone	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Jacon	Local 49ers	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kamish	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Kevitt	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Lloyds	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Miller Excavating	NONE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
MUE	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
New Look	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Park	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Peterson	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Precision Utilities	NONE	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	
Rachel Contracting	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Ramsey	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
T Sherber	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Veit	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
WS 32A - Asphalt Paving													
Bit Roadways	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
FPI	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
McNamara	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
NW Asphalt (Total Site)	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Park	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Pine Bend	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
WS 32B - Concrete Paving													
CR Fischer	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Curb Masters	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
McNamara	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
North Country	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Stapf	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
WS 32D - Site Fencing													
Action Fence	LABORERS 563	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Bearmark	None	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	
Erickson	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Keller Fence	LABORERS 563	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Peterson	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Wenrich	NONE	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
WS 32F - Landscaping													
Cedar Ridge	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Great Northern Landscapes	LABORERS 563	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Margolis	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Peterson	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Urban Companies	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Windsor	Multiple	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
"N" or No answer Totals:	-16		-14		-16		-16		-16		-16		-16

-15	-16	-15	-15	-15	-15	-15	-15	-15
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Summary of Claims

City of Oakdale, Minnesota

01/14/2026 - 01/27/2026

Packet	Check No.	Amount
PYPKT01812	Direct Deposit	\$ 48,903.39
PYPKT01833	Direct Deposit	615.36
PYPKT01844	Direct Deposit	363,836.58
PYPKT01850	Direct Deposit	363.22
PYPKT01851	Direct Deposit	613.93
APPKT01217	Bank Draft	302,401.54
APPKT01220	105274 - 105280	5,938.04
APPKT01226	Bank Draft	28,354.09
APPKT01227	Bank Draft	418.08
APPKT01229	Bank Draft	13,426.44
Payroll Subtotal		<u>764,870.67</u>
Packet	Check No.	Amount
APPKT01221	Bank Draft	\$ 10,403.71
APPKT01225	Bank Draft	29,144.18
APPKT01235	Bank Draft	1,643.67
APPKT01237	Bank Draft	11,379.63
APPKT01242	105281 - 105390	2,370,924.16
AP Subtotal		<u>2,423,495.35</u>
Grand Total		<u><u>\$ 3,188,366.02</u></u>



My Payroll Check Register

Report Summary

Pay Period: 1/16/2026-1/16/2026

Packet: PYPKT01812 - 2026 allowances
Payroll Set: City of Oakdale - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	89	48,903.39
Total	89	48,903.39



My Payroll Check Register

Report Summary

Pay Period: 1/16/2026-1/16/2026

Packet: PYPKT01833 - 011626 backpay JV
Payroll Set: City of Oakdale - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	615.36
Total	1	615.36



My Payroll Check Register

Report Summary

Pay Period: 1/3/2026-1/16/2026

Packet: PYPKT01844 - PE011626
Payroll Set: City of Oakdale - 01

Type	Count	Amount
Regular Checks	1	58.82
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	165	363,777.76
Total	166	363,836.58



My Payroll Check Register

Report Summary

Pay Period: 1/22/2026-1/22/2026

Packet: PYPKT01850 - 01.22.2026 severance Kodluboy
Payroll Set: City of Oakdale - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	363.22
Total	1	363.22



My Payroll Check Register

Report Summary

Pay Period: 1/22/2026-1/22/2026

Packet: PYPKT01851 - 012326 retention SC
Payroll Set: City of Oakdale - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	1	613.93
Total	1	613.93



Payment Register

APPKT01217 - PYPKT01804 - PE010226

01 - City of Oakdale

Bank: PY - PAYROLL LIABILITIES

Vendor Number	Vendor Name					Total Vendor Amount
FEDERA	FEDERAL PAYROLL TAXES					105,487.93
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005809			01/09/2026	30,628.20	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003350	SOCIAL SECURITY WITHHELD	01/09/2026	01/09/2026	0.00	30,628.20	
Bank Draft	DFT005810			01/09/2026	58,687.47	
INV0003351	FEDERAL INCOME TAX WITHHELD	01/09/2026	01/09/2026	0.00	58,687.47	
Bank Draft	DFT005812			01/09/2026	16,172.26	
INV0003353	MEDICARE WITHHELD	01/09/2026	01/09/2026	0.00	16,172.26	
Vendor Number	Vendor Name					Total Vendor Amount
MEDSUR	MEDSURETY					19,144.68
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005797			01/09/2026	19,144.68	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003332	HSA WITHHELD	01/09/2026	01/09/2026	0.00	19,144.68	
Vendor Number	Vendor Name					Total Vendor Amount
MINDEF	MINNESOTA DEFERRED COMPENSATION					8,967.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005802			01/09/2026	3,620.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003342	457 DEFERRED COMPENSATION WITHHELD	01/09/2026	01/09/2026	0.00	3,620.00	
Bank Draft	DFT005805			01/09/2026	5,347.00	
INV0003345	ROTH IRA WITHHELD	01/09/2026	01/09/2026	0.00	5,347.00	
Vendor Number	Vendor Name					Total Vendor Amount
MINSTRE	MINNESOTA STATE RETIREMENT SYSTEM.					3,976.08
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005803			01/09/2026	1,917.65	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003343	HCSP WITHHELD	01/09/2026	01/09/2026	0.00	1,917.65	
Bank Draft	DFT005804			01/09/2026	2,058.43	
INV0003344	HCSP WITHHELD	01/09/2026	01/09/2026	0.00	2,058.43	
Vendor Number	Vendor Name					Total Vendor Amount
MSQUA1	MISSION SQUARE - 401					944.44
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005800			01/09/2026	944.44	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003340	401a DEFERRED COMPENSATION WITHHELD	01/09/2026	01/09/2026	0.00	944.44	
Vendor Number	Vendor Name					Total Vendor Amount
MSQUA3	MISSION SQUARE - 457					4,532.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005798			01/09/2026	800.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003338	ROTH IRA WITHHELD	01/09/2026	01/09/2026	0.00	800.00	

Payment Register

APPKT01217 - PYPKT01804 - PE010226

Bank Draft	DFT005799				01/09/2026	3,265.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003339	457 DEFERRED COMPENSATION WITHHELD	01/09/2026	01/09/2026	0.00	3,265.00	
Bank Draft	DFT005801				01/09/2026	467.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003341	457-300679 DEFERRED COMP LOAN WITHHELD	01/09/2026	01/09/2026	0.00	467.00	
Vendor Number	Vendor Name				Total Vendor Amount	
PERA	P.E.R.A.				133,412.13	
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005806			01/09/2026	35,876.20	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003347	PERA COORDINATED PAYABLE	01/09/2026	01/09/2026	0.00	35,876.20	
Bank Draft	DFT005807				01/09/2026	420.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003348	PERA DEFINED PAYABLE	01/09/2026	01/09/2026	0.00	420.00	
Bank Draft	DFT005808				01/09/2026	97,115.93
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003349	PERA POLICE & FIRE PAYABLE	01/09/2026	01/09/2026	0.00	97,115.93	
Vendor Number	Vendor Name				Total Vendor Amount	
MNSTOF	STATE OF MINNESOTA/DEPT OF FINANCE				25,937.28	
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005811			01/09/2026	25,937.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0003352	STATE INCOME TAX WITHHELD	01/09/2026	01/09/2026	0.00	25,937.28	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
PY	Manual Bank Draft	16	16	0.00	302,401.54
Packet Totals:		16	16	0.00	302,401.54

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-302,401.54
Packet Totals:		-302,401.54



Payment Register

APPKT01220 - APPKT01217 - PYPKT01804 - PAYROLL AP

01 - City of Oakdale

Bank: PY - PAYROLL LIABILITIES

Vendor Number	Vendor Name	Total Vendor Amount			
NCPERS	668000-MN NCPERS LIFE INSURANCE	72.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105274	01/09/2026	72.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003346	LIFE INSURANCE WITHHELD	01/09/2026	01/09/2026	0.00	72.00

Vendor Number	Vendor Name	Total Vendor Amount			
CENPEN	CENTRAL PENSION FUND	2,990.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105275	01/09/2026	2,990.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003330	CENTRAL PENSION FUND	01/09/2026	01/09/2026	0.00	2,990.00

Vendor Number	Vendor Name	Total Vendor Amount			
COLLIF	COLONIAL LIFE	9.54			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105276	01/09/2026	9.54		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003331	DISABILITY INSURANCE WITHHELD	01/09/2026	01/09/2026	0.00	9.54

Vendor Number	Vendor Name	Total Vendor Amount			
IBEW	IBEW LOCAL 110	62.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105277	01/09/2026	62.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003334	UNION DUES WITHHELD	01/09/2026	01/09/2026	0.00	62.00

Vendor Number	Vendor Name	Total Vendor Amount			
INTUNI	INTL UNION OF OPERATING ENGINEERS	367.50			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105278	01/09/2026	367.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003335	UNION DUES WITHHELD	01/09/2026	01/09/2026	0.00	367.50

Vendor Number	Vendor Name	Total Vendor Amount			
LAWENF	LAW ENFORCEMENT LABOR SERVICES INC	1,387.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105279	01/09/2026	1,387.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003336	UNION DUES WITHHELD	01/09/2026	01/09/2026	0.00	1,095.00
INV0003337	UNION DUES WITHHELD	01/09/2026	01/09/2026	0.00	292.00

Vendor Number	Vendor Name	Total Vendor Amount			
OAKPRO	OAKDALE PROFESSIONAL FIRE FIGHTERS	1,050.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105280	01/09/2026	1,050.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003333	UNION DUES WITHHELD	01/09/2026	01/09/2026	0.00	1,050.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
PY	Check	8	7	0.00	5,938.04
Packet Totals:		8	7	0.00	5,938.04

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-5,938.04
Packet Totals:		-5,938.04



Payment Register

APPKT01226 - PYPKT01812 - 2026 allowances

01 - City of Oakdale

Bank: PY - PAYROLL LIABILITIES

Vendor Number	Vendor Name	Total Vendor Amount			
FEDERA	FEDERAL PAYROLL TAXES	23,378.78			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005817	01/16/2026	2,656.08		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003359	SOCIAL SECURITY WITHHELD	01/16/2026	01/16/2026	0.00	2,656.08
Bank Draft	DFT005818	01/16/2026			18,542.40
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003360	FEDERAL INCOME TAX WITHHELD	01/16/2026	01/16/2026	0.00	18,542.40
Bank Draft	DFT005820	01/16/2026			2,180.30
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003362	MEDICARE WITHHELD	01/16/2026	01/16/2026	0.00	2,180.30
Vendor Number	Vendor Name	Total Vendor Amount			
MNSTOF	STATE OF MINNESOTA/DEPT OF FINANCE	4,975.31			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005819	01/16/2026	4,975.31		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003361	STATE INCOME TAX WITHHELD	01/16/2026	01/16/2026	0.00	4,975.31

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
PY	Manual Bank Draft	4	4	0.00	28,354.09
Packet Totals:		4	4	0.00	28,354.09

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-28,354.09
Packet Totals:		-28,354.09



Payment Register

APPKT01227 - PYPKT01833 - 011626 backpay JV
01 - City of Oakdale

Bank: PY - PAYROLL LIABILITIES

Vendor Number	Vendor Name	Total Vendor Amount			
FEDERA	FEDERAL PAYROLL TAXES	358.08			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005821	01/16/2026	119.04		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003363	SOCIAL SECURITY WITHHELD	01/16/2026	01/16/2026	0.00	119.04
Bank Draft	DFT005822	01/16/2026	211.20		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003364	FEDERAL INCOME TAX WITHHELD	01/16/2026	01/16/2026	0.00	211.20
Bank Draft	DFT005824	01/16/2026	27.84		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003366	MEDICARE WITHHELD	01/16/2026	01/16/2026	0.00	27.84
Vendor Number	Vendor Name	Total Vendor Amount			
MNSTOF	STATE OF MINNESOTA/DEPT OF FINANCE	60.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005823	01/16/2026	60.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003365	STATE INCOME TAX WITHHELD	01/16/2026	01/16/2026	0.00	60.00

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
PY	Manual Bank Draft	4	4	0.00	418.08
Packet Totals:		4	4	0.00	418.08

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-418.08
Packet Totals:		-418.08



Payment Register

APPKT01229 - PYPKT01811 - 011626 severance CM

01 - City of Oakdale

Bank: PY - PAYROLL LIABILITIES

Vendor Number	Vendor Name	Total Vendor Amount			
FEDERA	FEDERAL PAYROLL TAXES	11,499.57			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005826	01/16/2026	3,822.92		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003367	SOCIAL SECURITY WITHHELD	01/16/2026	01/16/2026	0.00	3,822.92
Bank Draft	DFT005827	01/16/2026	6,782.59		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003368	FEDERAL INCOME TAX WITHHELD	01/16/2026	01/16/2026	0.00	6,782.59
Bank Draft	DFT005829	01/16/2026	894.06		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003370	MEDICARE WITHHELD	01/16/2026	01/16/2026	0.00	894.06
Vendor Number	Vendor Name	Total Vendor Amount			
MNSTOF	STATE OF MINNESOTA/DEPT OF FINANCE	1,926.87			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005828	01/16/2026	1,926.87		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV0003369	STATE INCOME TAX WITHHELD	01/16/2026	01/16/2026	0.00	1,926.87

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
PY	Manual Bank Draft	4	4	0.00	13,426.44
Packet Totals:		4	4	0.00	13,426.44

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-13,426.44
Packet Totals:		-13,426.44



Payment Register

APPKT01221 - DEC 2025 ELAN
01 - City of Oakdale

Bank: AP - ACCOUNTS PAYABLE GENERAL

Vendor Number		Vendor Name	Total Vendor Amount	
ELAN		ELAN	10,403.71	
Payment Type		Payment Number	Payment Date	Payment Amount
Bank Draft		DFT005816	12/23/2025	10,403.71
Payable Number		Description	Payable Date	Due Date
DEC 2025		NOV 2025 CREDIT CARD TRANSACTIONS	12/23/2025	01/27/2026
			Discount Amount	Payable Amount
			0.00	10,403.71

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
AP	Manual Bank Draft	1	1	0.00	10,403.71
Packet Totals:		1	1	0.00	10,403.71

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-10,403.71
Packet Totals:		-10,403.71



Payment Register

APPKT01225 - 01/27/2026 CLAIMS 1 YO

01 - City of Oakdale

Bank: AP - ACCOUNTS PAYABLE GENERAL

Vendor Number	Vendor Name					Total Vendor Amount
NORCIT	CITY OF NORTH ST PAUL					1,240.39
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005845			01/06/2026	199.08	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5002060000-12/25	DEC 2025 ELECTRIC	12/09/2025	01/27/2026	0.00	199.08	
Bank Draft	DFT005846			01/06/2026	1,041.31	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5009100000-12/25	DEC 2025 SECURITY LIGHT	12/09/2025	01/27/2026	0.00	1,041.31	

Vendor Number	Vendor Name					Total Vendor Amount
MEDSUR	MEDSURETY					3,952.50
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005847			01/16/2026	312.50	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
20260114	01/14/2026 DEPENDENT CARE CLAIMS	01/14/2026	01/27/2026	0.00	312.50	
Bank Draft	DFT005848			01/09/2026	3,640.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
20260107	01/07/2026 DEPENDENT CARE CLAIMS	01/07/2026	01/27/2026	0.00	3,640.00	

Vendor Number	Vendor Name					Total Vendor Amount
MNDP14	MINNESOTA DEPARTMENT OF REVENUE					2,835.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005830			01/09/2026	2,835.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
DEC 2025	DEC 2025 SALES TAX	12/31/2025	01/27/2026	0.00	2,835.00	

Vendor Number	Vendor Name					Total Vendor Amount
MNDP16	MINNESOTA DEPARTMENT OF REVENUE					652.85
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005825			01/09/2026	652.85	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
DEC 2025	DEC 2025 FUEL TAX	12/31/2025	01/27/2026	0.00	652.85	

Vendor Number	Vendor Name					Total Vendor Amount
XCEL	XCEL					20,463.44
Payment Type	Payment Number			Payment Date	Payment Amount	
Bank Draft	DFT005831			01/16/2026	109.17	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
957264610	DEC 2025 ELECTRIC/51-5618604-4	12/16/2025	01/27/2026	0.00	109.17	
Bank Draft	DFT005832			01/16/2026	1,806.71	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
957674502	DEC 2025 ELECTRIC/51-6691550-0	12/18/2025	01/27/2026	0.00	1,806.71	
Bank Draft	DFT005833			01/16/2026	1,169.19	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
958953082	DEC 2025 ELECTRIC/51-0014850581-0	12/29/2025	01/27/2026	0.00	1,169.19	
Bank Draft	DFT005834			01/16/2026	474.98	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
954475274	NOV 2025 ELECTRIC/51-0015258857-8	11/24/2025	01/27/2026	0.00	474.98	
Bank Draft	DFT005835			01/16/2026	488.79	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
958523940	DEC 2025 ELECTRIC/51-0015258857-8	12/24/2025	01/27/2026	0.00	488.79	

Payment Register

APPKT01225 - 01/27/2026 CLAIMS 1 YO

Bank Draft [DFT005836](#)
Payable Number
[958283293](#)

Description
 DEC 2025 ELECTRIC/51-6583740-5

Payable Date **Due Date**
 12/23/2025 01/27/2026

01/16/2026 1,662.49
Discount Amount **Payable Amount**
 0.00 1,662.49

Bank Draft [DFT005837](#)
Payable Number
[958583318](#)

Description
 DEC 2025 ELECTRIC/51-4343562-9

Payable Date **Due Date**
 12/26/2025 01/27/2026

01/21/2026 11,051.99
Discount Amount **Payable Amount**
 0.00 11,051.99

Bank Draft [DFT005838](#)
Payable Number
[958280595](#)

Description
 DEC 2025 ELECTRIC/51-6295632-3

Payable Date **Due Date**
 12/23/2025 01/27/2026

01/16/2026 789.40
Discount Amount **Payable Amount**
 0.00 789.40

Bank Draft [DFT005839](#)
Payable Number
[957839657](#)

Description
 DEC 2025 ELECTRIC/51-0934944-0

Payable Date **Due Date**
 12/19/2025 01/27/2026

01/16/2026 1,647.06
Discount Amount **Payable Amount**
 0.00 1,647.06

Bank Draft [DFT005840](#)
Payable Number
[957490171](#)

Description
 DEC 2025 NATURAL GAS/51-9844507-9

Payable Date **Due Date**
 12/17/2025 01/27/2026

01/16/2026 1,263.66
Discount Amount **Payable Amount**
 0.00 1,263.66

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
AP	Manual Bank Draft	16	16	0.00	29,144.18
Packet Totals:		16	16	0.00	29,144.18

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-29,144.18
Packet Totals:		-29,144.18



Payment Register

APPKT01235 - 01/27/2026 CLAIMS 2 YO

01 - City of Oakdale

Bank: AP - ACCOUNTS PAYABLE GENERAL

Vendor Number	Vendor Name	Total Vendor Amount			
MEDSUR	MEDSURETY	1,229.50			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005852	01/08/2026	1,229.50		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
47598	JAN 2026 ADMIN FEES	01/01/2026	01/27/2026	0.00	1,229.50

Vendor Number	Vendor Name	Total Vendor Amount			
TDSMET	TDS LONG DISTANCE CORPORATION	294.14			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005850	01/08/2026	294.14		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6517399448-12/25	DEC 2025 PHONE SERVICES	12/13/2025	01/27/2026	0.00	294.14

Vendor Number	Vendor Name	Total Vendor Amount			
VERWIR	VERIZON WIRELESS	120.03			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005849	01/20/2026	120.03		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6132696764	DEC 2025 DATA PLAN/PUBLIC WORKS	12/31/2025	01/27/2026	0.00	120.03

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
AP	Manual Bank Draft	3	3	0.00	1,643.67
Packet Totals:		3	3	0.00	1,643.67

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-1,643.67
Packet Totals:		-1,643.67



Payment Register

APPKT01237 - 01/27/2026 CLAIMS 3 YO

01 - City of Oakdale

Bank: AP - ACCOUNTS PAYABLE GENERAL

Vendor Number	Vendor Name	Total Vendor Amount			
TDSMET	TDS LONG DISTANCE CORPORATION	294.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005853	01/21/2026	294.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6517399448-01/26	JAN 2026 SERVICES	01/13/2026	01/27/2026	0.00	294.00

Vendor Number	Vendor Name	Total Vendor Amount			
XCEL	XCEL	11,085.63			
Payment Type	Payment Number	Payment Date	Payment Amount		
Bank Draft	DFT005854	01/16/2026	11,085.63		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
959658855	JAN 2026 ELECTRIC/51-5984341-1	01/05/2026	01/27/2026	0.00	11,085.63

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
AP	Manual Bank Draft	2	2	0.00	11,379.63
Packet Totals:		2	2	0.00	11,379.63

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-11,379.63
Packet Totals:		-11,379.63



Payment Register

APPKT01242 - 01/27/2026 CLAIMS YO

Bank: AP - ACCOUNTS PAYABLE GENERAL

Vendor Number	Vendor Name	Total Vendor Amount
	Void	0.00
Payment Type	Payment Number	Payment Date
**Void Check	105285	01/27/2026
**Void Check	105300	01/27/2026

Vendor Number	Vendor Name	Total Vendor Amount
ADVENG	ADVANCED ENGINEERING AND ENVIRONMENTAL SVCS	4,975.00
Payment Type	Payment Number	Payment Date
Check	105281	01/27/2026
Payable Number	Description	Payable Date
108274	UTILITY RATE STUDY	12/31/2025
Due Date	Discount Amount	Payable Amount
01/27/2026	0.00	4,975.00

Vendor Number	Vendor Name	Total Vendor Amount
AIRGAS	AIRGAS USA, LLC	58.90
Payment Type	Payment Number	Payment Date
Check	105282	01/27/2026
Payable Number	Description	Payable Date
5521454888	CYLINDER RENTAL/PUBLIC WORKS	12/31/2025
Due Date	Discount Amount	Payable Amount
01/27/2026	0.00	58.90

Vendor Number	Vendor Name	Total Vendor Amount
ALLST1	ALL STATE COMMUNICATIONS	42,475.20
Payment Type	Payment Number	Payment Date
Check	105283	01/27/2026
Payable Number	Description	Payable Date
727	B2024-01 NEW PUBLIC WORKS	01/01/2026
Due Date	Discount Amount	Payable Amount
01/27/2026	0.00	42,475.20

Vendor Number	Vendor Name	Total Vendor Amount
AMACAP	AMAZON CAPITAL SERVICES	1,862.75
Payment Type	Payment Number	Payment Date
Check	105284	01/27/2026
Payable Number	Description	Payable Date
136L-H6RT-67KH	POST IT/PLANNER/PUBLIC WORKS	01/05/2026
139T-YR9C-QHMD	WALL ADAPTER/FIRE DEPARTMENT	01/08/2026
13CJ-4VWF-4Y1R	WALKING STICK HOLDER/DISCOVERY CENTER	01/09/2026
1D6Q-PW94-9PG7	OUTDOOR LIGHT TIMERS/TREE LIGHTING PROJECT	11/20/2025
1DR9-RWC3-WKQC	ICE CLEATES FOR RINK FLOODING CREWS	01/05/2026
1F1M-JWJ7-CRQK	GARAGE DOOR OPENER/STORAGE GARAGE	12/17/2025
1G4P-KRD7-R499	PATIO FUNITURE/DISCOVERY CENTER	12/16/2025
1GWY-PN6D-HNV7	SCRAPER CLEANER/WIPES/POLICE DEPARTMENT	01/09/2026
1L9N-R11W-3VGF	SUPPORT PILLOW FOR OFFICE CHAIR	01/08/2026
1QX3-GYR7-7LMW	BATTERIES/FIRE DEPARTMENT	01/07/2026
1R9R-G69H-1J6P	FLOOR CLEANER/WELLS #9	01/07/2026
1WTQ-176D-JQQ1	NINTENDO SWITCH GAME/RECREATION	12/16/2025
1XKC-Y3GG-91NY	IPAD CASES/FIRE DEPARTMENT	01/14/2026
1YW4-GPGP-74DF	REPLACEMENT LAMPS FOR STREET LIGHTING	01/07/2026
Due Date	Discount Amount	Payable Amount
01/27/2026	0.00	43.08
01/27/2026	0.00	21.70
01/27/2026	0.00	40.74
01/27/2026	0.00	72.15
01/27/2026	0.00	53.88
01/27/2026	0.00	28.98
01/27/2026	0.00	614.65
01/27/2026	0.00	350.92
01/27/2026	0.00	26.98
01/27/2026	0.00	39.58
01/27/2026	0.00	63.72
01/27/2026	0.00	69.00
01/27/2026	0.00	128.97
01/27/2026	0.00	308.40

Vendor Number	Vendor Name	Total Vendor Amount
AMERIF	AMERICAN FENCE COMPANY OF MINNESOTA LLC	105,876.21
Payment Type	Payment Number	Payment Date
Check	105286	01/27/2026
Payable Number	Description	Payable Date
NO. 4 - WS 32-D	B2024-01 DEC 2025 CONSTRUCTION	12/31/2025
Due Date	Discount Amount	Payable Amount
01/27/2026	0.00	105,876.21

Payment Register

APPKT01242 - 01/27/2026 CLAIMS YO

Vendor Number	Vendor Name					Total Vendor Amount
AQUPRO	AQUARIUM PROS, INC.					135.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105287			01/27/2026	135.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
010126-01	JAN 2026 AQUARIUM MAINTENANCE/DISCOVERY CENTE	01/01/2026	01/27/2026	0.00	135.00	
Vendor Number	Vendor Name					Total Vendor Amount
ASPMIL	ASPEN MILLS					689.78
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105288			01/27/2026	689.78	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
368146	UNIFORM/CARPENTIER	01/05/2026	01/27/2026	0.00	102.00	
368262	UNIFORM/CARPENTIER	01/06/2026	01/27/2026	0.00	101.80	
368340	UNIFORM/STREFF	01/07/2026	01/27/2026	0.00	199.98	
368917	UNIFORMS PATCHES/FIRE DEPARTMENT	01/16/2026	01/27/2026	0.00	208.00	
369013	UNIFORMS/DANLEY	01/19/2026	01/27/2026	0.00	78.00	
Vendor Number	Vendor Name					Total Vendor Amount
BAKTIL	BAKER TILLY MUNICIPAL ADVISORS, LLC					67,911.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105289			01/27/2026	67,911.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
BTMA34248	2025A MUNICIPAL ADVISOR FEES	11/25/2025	01/27/2026	0.00	67,911.88	
Vendor Number	Vendor Name					Total Vendor Amount
BALEA1	BALD EAGLE SPORTMEN'S ASSOCIATION					85.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105290			01/27/2026	85.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV-001778	2026 MEMBERSHIP/RADMANOVICH	01/19/2026	01/27/2026	0.00	85.00	
Vendor Number	Vendor Name					Total Vendor Amount
BARCOM	BARNETT COMPANIES, INC					610.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105291			01/27/2026	610.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5045053	BATTERY/BATTERY CORE/UNIT #2597	12/15/2025	01/27/2026	0.00	610.00	
Vendor Number	Vendor Name					Total Vendor Amount
BOARMA	BOARMAN KROOS VOGEL GROUP INC					104,525.86
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105292			01/27/2026	104,525.86	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
67499	B2025-01 POLICE DEPARTMENT/B2026-01 CITY HALL EXP	01/15/2026	01/27/2026	0.00	104,525.86	
Vendor Number	Vendor Name					Total Vendor Amount
BOLMEN	BOLTON & MENK, INC.					50,229.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105293			01/27/2026	50,229.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0384525	DEC 2025 GENERAL ENGINEERING	12/31/2025	01/27/2026	0.00	33,192.50	
0384526	DEC 2025 ENGINEERING/ENCLAVE	12/18/2025	01/27/2026	0.00	1,279.00	
0384527	DEC 2025 ENGINEERING/OAKDALE/ESTORIA DEVELOPME	12/22/2025	01/27/2026	0.00	1,719.50	
0384528	DEC 2025 ENGINEERING/LEAD SERVICE LINE INVENTORY	12/23/2025	01/27/2026	0.00	9,543.00	
0384529	DEC 2025 ENGINEERING/WILLOWBROOKE 10TH ADDITIO	12/04/2025	01/27/2026	0.00	152.00	
0384531	DEC 2025 ENGINEERING/WILLOWBROOKE 11TH ADDITIO	12/10/2025	01/27/2026	0.00	1,323.50	
0384535	DEC 2025 ENGINEERING/WILLOWBROOKE 12TH ADDITIO	12/12/2025	01/27/2026	0.00	1,151.50	
0384553	DEC 2025 ENGINNERING/WILLOWBROOKE 8TH ADDITION	12/08/2025	01/27/2026	0.00	1,868.00	

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APPKT01242 - 01/27/2026 CLAIMS YO

Vendor Number	Vendor Name					Total Vendor Amount	
BOUTRE	BOUND TREE MEDICAL, LLC					751.57	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105294					01/27/2026	751.57
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
86034616	RAZORS/STRAP/DEFIB/PACING/ECG PADS	12/22/2025	01/27/2026	0.00	188.65		
86038143	TUBING/CURAPLEX BP CUFF/FIRE DEPARTMENT	12/26/2025	01/27/2026	0.00	359.04		
86048816	MASK/POLICE DEPARTMENT	01/05/2026	01/27/2026	0.00	203.88		
Vendor Number	Vendor Name					Total Vendor Amount	
BOYTRU	BOYER FORD TRUCKS INC					713.55	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105295					01/27/2026	713.55
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
091P16636	LATCH-HOOD/UNIT #2005	01/08/2026	01/27/2026	0.00	46.63		
091P16662	MIRROR/UNIT #2002	01/09/2026	01/27/2026	0.00	50.81		
091P16759	SENSOR/CORE CHARGE/UNIT #1010	01/15/2026	01/27/2026	0.00	616.11		
Vendor Number	Vendor Name					Total Vendor Amount	
CANONE	CANON FINANCIAL SERVICES, INC					1,008.03	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105296					01/27/2026	1,008.03
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
42468993	JAN 2025 CANON COPIER LEASE/SHARED	01/01/2026	01/27/2026	0.00	777.80		
42468994	JAN 2026 CANON COPIER LEASE/POLICE DEPARTMENT	01/01/2026	01/27/2026	0.00	141.96		
42468995	CANON COPIER/FINANCE	01/01/2026	01/27/2026	0.00	88.27		
Vendor Number	Vendor Name					Total Vendor Amount	
CENTER	CENTER FOR ENERGY AND ENVIRONMENT					435.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105297					01/27/2026	435.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
27925	HOME ENERGY SQUAD PLANNER VISITS	12/31/2025	01/27/2026	0.00	435.00		
Vendor Number	Vendor Name					Total Vendor Amount	
CINDYM	CINDY MYRONIUK					72.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105298					01/27/2026	72.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
20250127	REFUND/SOUND HEALING/RECREATION	01/27/2026	01/27/2026	0.00	72.00		
Vendor Number	Vendor Name					Total Vendor Amount	
CINCOR	CINTAS CORPORATION					4,951.47	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105299					01/27/2026	4,951.47
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
4253366100	LAUNDRY SERVICES/PUBLIC WORKS	12/17/2025	01/27/2026	0.00	1,449.60		
4254250581	LAUNDRY SERVICES/PUBLIC WORKS	12/24/2025	01/27/2026	0.00	754.36		
4254920481	LAUNDRY SERVICES/PUBLIC WORKS	12/31/2025	01/27/2026	0.00	754.36		
4255543743	MATS/POLICE DEPARTMENT	01/07/2026	01/27/2026	0.00	70.83		
4255548060	MATS/DISCOVERY CENTER	01/07/2026	01/27/2026	0.00	101.92		
4256314885	MATS/FIRE DEPARTMENT	01/14/2026	01/27/2026	0.00	46.52		
4256315018	LAUNDRY SERVICES/PUBLIC WORKS	01/14/2026	01/27/2026	0.00	1,671.96		
4256317714	MATS/DISCOVERY CENTER	01/14/2026	01/27/2026	0.00	101.92		
Vendor Number	Vendor Name					Total Vendor Amount	
STICIT	CITY OF STILLWATER					8,628.57	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105301					01/27/2026	8,628.57
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
65514	TABLET COMMAND BILLING/FIRE DEPARTMENT	01/01/2026	01/27/2026	0.00	8,628.57		

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Vendor Number CITWOO	Vendor Name CITY OF WOODBURY					Total Vendor Amount 8,358.00
Payment Type Check	Payment Number 105302	Payable Number 1439	Description 2026 SWAT PARTICIPATION	Payable Date 01/01/2026	Due Date 01/27/2026	Payment Date 01/27/2026 Payment Amount 8,358.00 Discount Amount 0.00 Payable Amount 8,358.00
Vendor Number CIVPLU	Vendor Name CIVICPLUS					Total Vendor Amount 5,445.00
Payment Type Check	Payment Number 105303	Payable Number 358916	Description 01/01/2026 - 12/31/2026 MUNICODE FEE	Payable Date 01/01/2026	Due Date 01/27/2026	Payment Date 01/27/2026 Payment Amount 5,445.00 Discount Amount 0.00 Payable Amount 5,445.00
Vendor Number COMCAS	Vendor Name COMCAST					Total Vendor Amount 81.41
Payment Type Check	Payment Number 105304	Payable Number 0103774-12/25	Description DEC 2025 HD SERVICE/6633 15TH ST N/FIRE DEPARTMEN	Payable Date 12/12/2025	Due Date 01/27/2026	Payment Date 01/27/2026 Payment Amount 21.21 Discount Amount 0.00 Payable Amount 21.21
Check	105305	0140842-12/25	DEC 2025 HD SERVICES/5000 HADLEY/FIRE DEPARTMENT	12/23/2025	01/27/2026	01/27/2026 31.21 0.00 31.21
Check	105306	0223150-01/26	JAN 2026 SERVICE/PUBLIC WORKS	01/02/2026	01/27/2026	01/27/2026 5.43 0.00 5.43
Check	105307	0103774-01/26	JAN 2026 SERVICE/FIRE DEPARTMENT	01/12/2026	01/27/2026	01/27/2026 21.21 0.00 21.21
Check	105308	0120844-12/25	DEC 2025 HD SERVICES/DISCOVERY CENTER	12/14/2025	01/27/2026	01/27/2026 2.35 0.00 2.35
Vendor Number COMMER	Vendor Name COMMERCIAL FLOORING SERVICES LLC					Total Vendor Amount 26,757.22
Payment Type Check	Payment Number 105309	Payable Number NO. 3 - WS 09-B	Description B2024-01 DEC 2025 CONSTRUCTION	Payable Date 12/31/2025	Due Date 01/27/2026	Payment Date 01/27/2026 Payment Amount 26,757.22 Discount Amount 0.00 Payable Amount 26,757.22
Vendor Number COMPAS	Vendor Name COMPASS PEER GROUPS LLC					Total Vendor Amount 2,700.00
Payment Type Check	Payment Number 105310	Payable Number CPG204 CPG223	Description 2026 ANNUAL COMPASS PEER MEMBERSHIP/TIETZ 2026 ANNUAL COMPASS PEER MEMBERSHIP/VOLKERS	Payable Date 01/01/2026 01/01/2026	Due Date 01/27/2026 01/27/2026	Payment Date 01/27/2026 Payment Amount 2,700.00 Discount Amount 0.00 0.00 Payable Amount 1,800.00 900.00
Vendor Number DALCO	Vendor Name DALCO					Total Vendor Amount 38.62
Payment Type Check	Payment Number 105311	Payable Number 4466675	Description GLOVES/CLEANING SUPPLIES	Payable Date 01/05/2026	Due Date 01/27/2026	Payment Date 01/27/2026 Payment Amount 38.62 Discount Amount 0.00 Payable Amount 38.62

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Vendor Number	Vendor Name					Total Vendor Amount
DATPRI	DATAPRINT SERVICES, LLC					510.74
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105312	01/27/2026	510.74			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
105526	DEC 2025 CYCLE 2 LATE NOTICES	12/31/2025	01/27/2026	0.00	510.74	
Vendor Number	Vendor Name					Total Vendor Amount
DELMAR	DELL MARKETING LP					616.68
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105313	01/27/2026	616.68			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
10857496204	DELL MONITOR	01/09/2026	01/27/2026	0.00	616.68	
Vendor Number	Vendor Name					Total Vendor Amount
ECKBER	ECKBERG LAMMERS, P.C.					750.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105314	01/27/2026	750.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
50524	DEC 2025 LEGAL SERVICES	12/31/2025	01/27/2026	0.00	750.00	
Vendor Number	Vendor Name					Total Vendor Amount
FACMOT	FACTORY MOTOR PARTS COMPANY					466.61
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105315	01/27/2026	466.61			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1-11373450	FILTERS/BATTERIES/SHOP STOCK	01/05/2026	01/27/2026	0.00	212.76	
1-11397148	BATTERIES/COMMAND VAN #1	01/14/2026	01/27/2026	0.00	224.62	
159-Z16690	CREDIT BATTERIES/SHOP STOCK	01/08/2026	01/27/2026	0.00	-275.21	
19-978292	AIR FILTER PANEL/FILTER/SHOP STOCK	01/05/2026	01/27/2026	0.00	18.53	
19-978401	SPARKPLUGS/GASKET/UNIT #2079	01/06/2026	01/27/2026	0.00	89.36	
19-978462	FILTERS/UNIT #5003	01/06/2026	01/27/2026	0.00	11.65	
19-978473	FILTER/UNIT #5003	01/06/2026	01/27/2026	0.00	3.96	
19-978888	WINDSHIELD WASHER FLUID/GASKET OIL/SHOP STOCK	01/12/2026	01/27/2026	0.00	165.15	
19-978914	PUMP/UNIT #1000	01/12/2026	01/27/2026	0.00	21.73	
19-978986	BATTERY/COMMAND VAN #1	01/13/2026	01/27/2026	0.00	142.79	
19-979026	CREDIT FILTER/UNIT #5003	01/13/2026	01/13/2026	0.00	-5.94	
19-979178	CREDIT BATTERY/COMMAND VAN #1	01/14/2026	01/27/2026	0.00	-142.79	
Vendor Number	Vendor Name					Total Vendor Amount
FERWAT	FERGUSON WATERWORKS #2518					1,255.55
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105316	01/27/2026	1,255.55			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0560093	B2024-01 WATER METER SURCHARGE FEE	12/19/2025	01/27/2026	0.00	171.40	
0560134	B2024-01 WATER METER FLANGE KITS	12/30/2025	01/27/2026	0.00	1,084.15	
Vendor Number	Vendor Name					Total Vendor Amount
FLAHOO	FLAHERTY & HOOD, P. A.					8,613.25
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105317	01/27/2026	8,613.25			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
24288	DEC 2025 LABOR LEGAL SERVICES	12/31/2025	01/27/2026	0.00	8,613.25	
Vendor Number	Vendor Name					Total Vendor Amount
GLANGO	GLASS-N-GO LLC					610.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105318	01/27/2026	610.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6785	WINDSHIELD/UNIT #2025	12/31/2025	01/27/2026	0.00	610.00	

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Vendor Number	Vendor Name					Total Vendor Amount
GOPSTA	GOPHER STATE ONE CALL					168.75
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105319			01/27/2026	168.75	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5120656	DEC 2025 LOCATES	12/31/2025	01/27/2026	0.00	168.75	
Vendor Number	Vendor Name					Total Vendor Amount
GRASHO	GRAFIX SHOPPE					3,475.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105320			01/27/2026	3,475.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
168808	GRAPHICS/FIRE DEPARTMENT	01/14/2026	01/27/2026	0.00	3,475.00	
Vendor Number	Vendor Name					Total Vendor Amount
GRAING	GRAINGER INC					218.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105321			01/27/2026	218.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9765380952	HARD HATS/GLOVES/RUBBER BOOTS	01/09/2026	01/27/2026	0.00	218.00	
Vendor Number	Vendor Name					Total Vendor Amount
GREYST	GREYSTONE CONSTRUCTION COMPANY					112,526.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105322			01/27/2026	112,526.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
33802	B2024-01 PUBLIC WORKS SALT SHED	12/31/2025	01/27/2026	0.00	112,526.00	
Vendor Number	Vendor Name					Total Vendor Amount
REGHOS	GROUP HEALTH PLAN, INC.					450.51
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105323			01/27/2026	450.51	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9452077	PHARMACY STOCK/FIRE DEPARTMENT	01/12/2026	01/27/2026	0.00	450.51	
Vendor Number	Vendor Name					Total Vendor Amount
GRUPOW	GRUBERS POWER EQUIPMENT					13.99
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105324			01/27/2026	13.99	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
01-50856	HINGE RATCHET DEFLECTOR/PARK	01/07/2026	01/27/2026	0.00	13.99	
Vendor Number	Vendor Name					Total Vendor Amount
GUASUP	GUARDIAN SUPPLY					4,599.94
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105325			01/27/2026	4,599.94	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
23146	UNIFORMS/BAILEY	01/15/2026	01/27/2026	0.00	40.00	
23147	SP2025-03 BODY ARMOR/PIERRE	01/15/2026	01/27/2026	0.00	1,879.97	
23148	UNIFORMS/O'ROURKE	01/15/2026	01/27/2026	0.00	10.00	
23149	UNIFORMS/LEGUT	01/15/2026	01/27/2026	0.00	395.00	
23150	UNIFORMS/MARSHALL	01/15/2026	01/27/2026	0.00	395.00	
23178	SP2025-03 BODY ARMOR/DICKMAN	01/16/2026	01/27/2026	0.00	1,879.97	
Vendor Number	Vendor Name					Total Vendor Amount
HAGCHR	HAGEN, CHRISTENSEN & MCILWAIN ARCHITECTS					51,992.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105326			01/27/2026	51,992.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2314-36	B2024-01 DEC 2025 ARCHITECTURAL SERVICES	12/31/2025	01/27/2026	0.00	51,992.00	

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Vendor Number	Vendor Name					Total Vendor Amount	
HALBER	HALLBERG ENGINEERING, INC					1,400.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105327					01/27/2026	1,400.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
38737	B2024-01 COMMISSIONING/PUBLIC WORKS	12/31/2025	01/27/2026	0.00	1,400.00		
Vendor Number	Vendor Name					Total Vendor Amount	
HAWINC	HAWKINS, INC					100.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105328					01/27/2026	100.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
7307163	WATER TREATMENT CHEMICALS	01/15/2026	01/27/2026	0.00	90.00		
7307542	WATER TREATMENT CHEMICALS	01/15/2026	01/27/2026	0.00	10.00		
Vendor Number	Vendor Name					Total Vendor Amount	
HOWMED	HOWMEDICA OSTEONICS CORP					262,460.76	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105329					01/27/2026	262,460.76
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
700464740	CREDIT MEDICAL EQUIPMENT REPAIRS/FIRE DEPARTMEN	01/01/2024	11/12/2024	0.00	-1,706.24		
800085919	PLUG/LIFEPAK/FIRE DEPARTMENT	01/01/2024	11/12/2024	0.00	600.24		
9211179306	E2026-01 CARDIAC MONITORS	01/01/2026	01/27/2026	0.00	212,465.60		
9211180049	E2026-01 CARDIAC MONITOR TRADE IN	01/01/2026	01/01/2026	0.00	-21,000.00		
9211187792	E2026-02 CPR DEVICE EQUIPMENT	01/01/2026	01/27/2026	0.00	60,650.16		
9211243272	E2026-02 CPR DEVICE SERVICE CONTRACT	01/01/2026	01/27/2026	0.00	11,451.00		
Vendor Number	Vendor Name					Total Vendor Amount	
HUELIF	HUELIFE					5,000.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105330					01/27/2026	5,000.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
3171	STRATEGIC PLANNING SESSION FACILITATION	01/14/2026	01/27/2026	0.00	5,000.00		
Vendor Number	Vendor Name					Total Vendor Amount	
HYDKLE	HYDRO KLEAN					12,252.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105331					01/27/2026	12,252.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
097483	R2026-01/R2026-02 TELEVISIONING STORM SEWER LINES	12/11/2025	01/27/2026	0.00	11,662.50		
097616	R2026-01/R2026-02 TELEVISIONING STORM SEWER LINES	12/23/2025	01/27/2026	0.00	589.50		
Vendor Number	Vendor Name					Total Vendor Amount	
IRONCL	IRONCLADSTORAGE LLC					2,360.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105332					01/27/2026	2,360.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
18857	12/10/2025 - 01/09/2026 RENTAL/WALTON HOCKEY	12/10/2025	01/27/2026	0.00	780.00		
18858	12/10/2025 - 01/09/2026 RENTAL/EASTSIDE HOCKEY	12/10/2025	01/27/2026	0.00	780.00		
19497	01/10/2026 - 02/09/2026 RENTAL/WALTON HOCKEY	01/10/2026	01/27/2026	0.00	400.00		
19498	01/10/2026 - 02/09/2026 RENTAL/EASTSIDE HOCKEY	01/10/2026	01/27/2026	0.00	400.00		
Vendor Number	Vendor Name					Total Vendor Amount	
KALIHI	KALI HIGGINS					584.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check	105333					01/27/2026	584.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
103COO	01/04/2026 SOUND HEALING INSTRUCTOR	01/04/2026	01/27/2026	0.00	584.00		

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Vendor Number	Vendor Name					Total Vendor Amount
KILELE	KILLMER ELECTRIC CO INC					890.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105334			01/27/2026	890.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
W26254	REPAIR BROKEN CONDUITS/WALTON PARK	01/14/2026	01/27/2026	0.00	890.00	
Vendor Number	Vendor Name					Total Vendor Amount
KRAUSC	KRAUS-ANDERSON CONSTRUCTION COMPANY					1,162,762.44
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105335			01/27/2026	1,162,762.44	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
NO. 16 GMP 74953	B2024-01 DEC 2025 CONSTRUCTION GMP	12/31/2025	01/27/2026	0.00	1,162,762.44	
Vendor Number	Vendor Name					Total Vendor Amount
KRESER	KREMER SERVICES, LLC					3,608.81
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105336			01/27/2026	3,608.81	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
99542	REPAIRS TO UNIT #2005	12/22/2025	01/27/2026	0.00	3,608.81	
Vendor Number	Vendor Name					Total Vendor Amount
KWITRI	KWIK TRIP INC.					154.07
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105337			01/27/2026	154.07	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
DEC 2025	DEC 2025 FUEL PURCHASES	12/31/2025	01/27/2026	0.00	154.07	
Vendor Number	Vendor Name					Total Vendor Amount
LEAONL	LEADS ONLINE					4,283.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105338			01/27/2026	4,283.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
423145	03/15/2026 - 03/14/2027 INVESTIGATION SYSTEMS	01/01/2026	01/27/2026	0.00	4,283.00	
Vendor Number	Vendor Name					Total Vendor Amount
LEAMI1	LEAGUE OF MINNESOTA CITIES					1,510.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105339			01/27/2026	1,510.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
440417	2026 MN CITIES STORMWATER COALITION CONTRIBUTIO	01/01/2026	01/27/2026	0.00	1,510.00	
Vendor Number	Vendor Name					Total Vendor Amount
LEAMIN	LEAGUE OF MINNESOTA CITIES INS TRUST					375.02
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105340			01/27/2026	375.02	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25585	00522053/SAVARD	01/02/2026	01/27/2026	0.00	302.35	
25626	00524473/SEVERSON	01/02/2026	01/27/2026	0.00	72.67	
Vendor Number	Vendor Name					Total Vendor Amount
LEOWEB	LEOWEBPROTECT.COM					261.24
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105341			01/27/2026	261.24	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
81292721746	NOV 2025 SUBSCRIPTION/POLICE DEPARTMENT	11/01/2025	01/27/2026	0.00	130.62	
81351571366	DEC 2025 SUBSCRIPTION/POLICE DEPARTMENT	12/01/2025	01/27/2026	0.00	130.62	

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Vendor Number	Vendor Name					Total Vendor Amount
LEXIPO	LEXIPOL, LLC					15,326.61
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105342			01/27/2026	15,326.61	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INVLEX11262750	2026 PUBLIC SAFETY POLICY MANAGEMENT	01/01/2026	01/27/2026	0.00	15,326.61	
Vendor Number	Vendor Name					Total Vendor Amount
LOFCOM	LOFFLER COMPANIES - 131511					2.55
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105343			01/27/2026	2.55	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
5227281	DEC 2025 COPIER/PUBLIC WORKS	12/31/2025	01/27/2026	0.00	2.55	
Vendor Number	Vendor Name					Total Vendor Amount
MACEQU	MACQUEEN EQUIPMENT INC					2,669.95
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105344			01/27/2026	2,669.95	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
P60591	V2025-02 VEHICLE SETUP	01/09/2026	01/27/2026	0.00	1,351.32	
P60873	SENSOR/FIRE DEPARTMENT	01/15/2026	01/27/2026	0.00	494.01	
P69548	REPLACED SPRING/SNOW PLOW BLADE	01/09/2026	01/27/2026	0.00	824.62	
Vendor Number	Vendor Name					Total Vendor Amount
MANOIL	MANSFIELD OIL COMPANY					8,673.71
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105345			01/27/2026	8,673.71	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
27392518	2000.00 GALLONS UNLEADED FUEL	01/06/2026	01/27/2026	0.00	4,884.52	
27392531	1000.00 GALLONS DIESEL FUEL	01/06/2026	01/27/2026	0.00	2,642.74	
27392578	600.00 GALLONS UNLEADED FUEL	01/06/2026	01/27/2026	0.00	1,146.45	
Vendor Number	Vendor Name					Total Vendor Amount
MARCO	MARCO TECHNOLOGIES LLC					2,203.92
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105346			01/27/2026	2,203.92	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV14674348	U2024-01 SECURITY CAMERA/TOWER #3	12/16/2025	01/27/2026	0.00	2,203.92	
Vendor Number	Vendor Name					Total Vendor Amount
MATHES	MATHESON TRI-GAS, INC					186.28
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105347			01/27/2026	186.28	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0032625671	OXYGEN CYLINDER RENTAL/FIRE DEPARTMENT	01/07/2026	01/27/2026	0.00	186.28	
Vendor Number	Vendor Name					Total Vendor Amount
MENARD	MENARDS					1,136.86
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105348			01/27/2026	1,136.86	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
18002	CREDIT SNOW BLOWER KEY SET	12/18/2025	01/27/2026	0.00	-11.99	
18834	LAG SCREWS/STREET REPAIR HARDWARE	01/05/2026	01/27/2026	0.00	47.98	
18840	DETERGENTS/DISH SOAP/LAMP/FIRE DEPARTMENT	01/05/2026	01/27/2026	0.00	39.91	
18899	STORAGE WRAPS	01/06/2026	01/27/2026	0.00	9.90	
18981	MOUSE TRAP	01/08/2026	01/27/2026	0.00	9.99	
19007	BRUSH/BULBS	01/08/2026	01/27/2026	0.00	22.95	
19056	BOLTS/MECHANIC SHOP HARDWARE	01/09/2026	01/27/2026	0.00	6.53	
19322	ROPE RATCHECT TIE DOWN/SHOVEL	01/14/2026	01/27/2026	0.00	173.79	
19328	ROPE/BULBS/PLIERS SET/CABLE TIE/ORING/WRENCH	01/14/2026	01/27/2026	0.00	107.52	
19329	CONNECTORS/ADAPTERS/TAPE/WELL #5	01/14/2026	01/27/2026	0.00	25.13	
19339	RATCHET/AIR FILTERS	01/14/2026	01/27/2026	0.00	104.75	

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19543	LUMBERS/SHELFs/RUG/PAINT/ROLLER/FLANGES/PIPE/EL	01/18/2026	01/27/2026	0.00	587.20
19555	PAINT/FIRE DEPARTMENT	01/18/2026	01/27/2026	0.00	13.20
Vendor Number	Vendor Name	Total Vendor Amount			
METPR1	METRO PRODUCTS INC.	126.72			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105349	01/27/2026	126.72		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
189878	BOLTS/NYLOCK	01/05/2026	01/27/2026	0.00	105.99
190000	BOLTS/SHOP STOCK	01/13/2026	01/27/2026	0.00	20.73
Vendor Number	Vendor Name	Total Vendor Amount			
ROSEVI	METRO-INET	37,569.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105350	01/27/2026	37,569.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3206	JAN 2026 JOINT POWERS AGREEMENT	01/01/2026	01/27/2026	0.00	37,569.00
Vendor Number	Vendor Name	Total Vendor Amount			
METMEC	METROPOLITAN MECHANICAL CONTRACTORS, INC.	1,175.10			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105351	01/27/2026	1,175.10		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10032969	REDUCE PRESSURE ZONE TESTING	12/03/2025	01/27/2026	0.00	1,175.10
Vendor Number	Vendor Name	Total Vendor Amount			
MIDSTA	MID-STATES ORGANIZED CRIME INFO CENTER	200.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105352	01/27/2026	200.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2601271-IN	2026 MOCIC MEMBERSHIP/POLICE DEPARTMENT	01/06/2026	01/27/2026	0.00	200.00
Vendor Number	Vendor Name	Total Vendor Amount			
MILEXC	MILLER EXCAVATING, INC.	12,115.64			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105353	01/27/2026	12,115.64		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
46572	WATERMAIN REPAIR/1739 GENEVA AVE N	12/16/2025	01/27/2026	0.00	12,115.64
Vendor Number	Vendor Name	Total Vendor Amount			
MINCHIE	MINNESOTA CHIEFS OF POLICE ASSOCIATION	225.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105354	01/27/2026	225.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
22893	2026 MN CHIEF OF POLICE ASSOCIATION DUE/KISSNER	01/07/2026	01/27/2026	0.00	225.00
Vendor Number	Vendor Name	Total Vendor Amount			
MINMAY	MINNESOTA MAYORS ASSOCIATION	30.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105355	01/27/2026	30.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2026 DUE	2026 MEMBERSHIP DUES/ZABEL	01/01/2026	01/27/2026	0.00	30.00
Vendor Number	Vendor Name	Total Vendor Amount			
MNDEPT	MN DEPT OF NATURAL RESOURCES	14,677.19			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check	105356	01/27/2026	14,677.19		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
1978-6197	2025 WATER USE/SUMMER SURCHARGE	12/31/2025	01/27/2026	0.00	14,677.19

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Vendor Number	Vendor Name					Total Vendor Amount
MEDLIN	MOZART HOLDINGS LP					589.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105357			01/27/2026	589.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2407129665	GLOVES/TOURNIQUETS/FIRE DEPARTMENT	01/13/2026	01/27/2026	0.00	589.88	
Vendor Number	Vendor Name					Total Vendor Amount
MUTUAL	MUTUAL OF OMAHA INSURANCE COMPANY					22,484.96
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105358			01/27/2026	22,484.96	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
001987660472	DEC 2025 INSURANCE	12/01/2025	01/27/2026	0.00	22,484.96	
Vendor Number	Vendor Name					Total Vendor Amount
NSTMIN	NORTH STAR MINI STORAGE					1,050.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105359			01/27/2026	1,050.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
FEB 2026	FEB 2026 STORAGE FEE	01/27/2026	01/27/2026	0.00	1,050.00	
Vendor Number	Vendor Name					Total Vendor Amount
OAKARE	OAKDALE AREA CHAMBER OF COMMERCE					1,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105360			01/27/2026	1,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1652	2026 APPROPRIATION	01/01/2026	01/27/2026	0.00	1,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
OFFDEP	OFFICE DEPOT INC					126.43
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105361			01/27/2026	126.43	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
454803292001	CUPS/DISCOVERY CENTER	01/08/2026	01/27/2026	0.00	99.49	
454803292002	ALL PURPOSE CLEANER/DISCOVERY CENTER	01/12/2026	01/27/2026	0.00	26.94	
Vendor Number	Vendor Name					Total Vendor Amount
OFFENT	OFFICE OF MN IT SERVICES					154.35
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105362			01/27/2026	154.35	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
W25120656	DEC 2025 INTERPRETING	12/31/2025	01/27/2026	0.00	154.35	
Vendor Number	Vendor Name					Total Vendor Amount
ONSITS	ON SITE SANITATION					397.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105363			01/27/2026	397.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0002015859	01/17 - 02/13/2026 RENTALS	01/17/2026	01/27/2026	0.00	397.00	
Vendor Number	Vendor Name					Total Vendor Amount
OPEINC	OPENGOV, INC.					65,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105364			01/27/2026	65,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV24470	2026 OPENGOV SOFTWARE	01/01/2026	01/27/2026	0.00	65,000.00	

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Vendor Number	Vendor Name					Total Vendor Amount
OREAUT	O'REILLY AUTO PARTS					47.76
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105365			01/27/2026	47.76	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3256-1150566	BREAK CLEANER/SHOP STOCK	01/02/2026	01/27/2026	0.00	47.76	
Vendor Number	Vendor Name					Total Vendor Amount
PETCA3	PETTY CASH - DISCOVERY CENTER					158.32
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105366			01/27/2026	158.32	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
20251209	JUN - DEC 2025 REPLENISH PETTY CASH	12/09/2025	01/27/2026	0.00	158.32	
Vendor Number	Vendor Name					Total Vendor Amount
POMTIR	POMP'S TIRE SERVICE, INC.					510.72
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105367			01/27/2026	510.72	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
210807028	TIRES/UNIT #5003	01/07/2026	01/27/2026	0.00	510.72	
Vendor Number	Vendor Name					Total Vendor Amount
PROTEC	PRO-TEC DESIGN INC					1,654.39
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105368			01/27/2026	1,654.39	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
122099	12/01/2025 - 11/30/2026 ALARM MONITORING/DISCOVE	01/01/2026	01/27/2026	0.00	416.63	
122100	12/01/2025 - 11/30/2026 ALARM MONITORING/PUBLIC V	01/01/2026	01/27/2026	0.00	404.50	
122101	12/01/2025 - 11/30/2026 ALARM MONITORING/TANNER	01/01/2026	01/27/2026	0.00	416.63	
122102	12/01/2025 - 11/30/2026 ALARM MONITORING/CITY HAL	01/01/2026	01/27/2026	0.00	416.63	
Vendor Number	Vendor Name					Total Vendor Amount
PURCOM	PURPLE COMMUNICATIONS, INC.					54.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105369			01/27/2026	54.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1451668-145465	12/31/2025 SIGN LANGUAGE INTERPRETING	12/31/2025	01/27/2026	0.00	54.00	
Vendor Number	Vendor Name					Total Vendor Amount
RIEFAR	RIES FARMS LLC					1,995.52
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105370			01/27/2026	1,995.52	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
33908	96.12 YARD WASTE/COMPOST DISPOSAL	12/17/2025	01/27/2026	0.00	768.96	
33924	153.32 YARD WASTE/COMPOST DISPOSAL	12/26/2025	01/27/2026	0.00	1,226.56	
Vendor Number	Vendor Name					Total Vendor Amount
SANSIO	SANSIO, INC					2,421.30
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105371			01/27/2026	2,421.30	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV0000012031	DATA SUPPORT/SERVICE ENGAGEMENT/DEC 2025 SANFA	01/01/2026	01/27/2026	0.00	2,421.30	
Vendor Number	Vendor Name					Total Vendor Amount
SEH	SEH					44,096.73
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105372			01/27/2026	44,096.73	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
501441	R2025-01 DEC 2025 ENGINEERING	12/31/2025	01/27/2026	0.00	10,030.45	
501442	R2025-02 DEC 2025 ENGINEERING	12/31/2025	01/27/2026	0.00	1,736.00	
501445	R2026-01 DEC 2025 ENGINEERING	12/31/2025	01/27/2026	0.00	30,698.13	

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501446	R2026-02 DEC 2025 ENGINEERING	12/31/2025	01/27/2026	0.00	1,632.15
Vendor Number	Vendor Name			Total Vendor Amount	
SHRRIG	SHRED RIGHT OR ROHN INDUSTRIES, INC.			73.50	
Payment Type	Payment Number			Payment Date	Payment Amount
Check	105373			01/27/2026	73.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
0063996	01/08/2026 DOCUMENT DESTRUCTION	01/08/2026	01/27/2026	0.00	73.50
Vendor Number	Vendor Name			Total Vendor Amount	
SRFCON	SRF CONSULTING GROUP, INC.			130.76	
Payment Type	Payment Number			Payment Date	Payment Amount
Check	105374			01/27/2026	130.76
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
16312.00-31	P2023-04 DEC 2025 CONSULTING SERVICES/COMMONS P	12/31/2025	01/27/2026	0.00	130.76
Vendor Number	Vendor Name			Total Vendor Amount	
STOKEN	STOREY KENWORTHY/MATT PARROTT			290.70	
Payment Type	Payment Number			Payment Date	Payment Amount
Check	105375			01/27/2026	290.70
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
PINV1295375	2025 TAX FORMS/FINANCE	12/09/2025	01/27/2026	0.00	290.70
Vendor Number	Vendor Name			Total Vendor Amount	
TENROL	TENNIS SANITATION, L.L.C.			435.88	
Payment Type	Payment Number			Payment Date	Payment Amount
Check	105376			01/27/2026	435.88
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4565054	DEC 2025 TRASH REMOVAL/DISCOVERY CENTER	12/31/2025	01/27/2026	0.00	66.75
4565055	DEC 2025 TRASH REMOVAL/PUBLIC WORKS	12/31/2025	01/27/2026	0.00	164.50
4565056	DEC 2025 TRASH REMOVAL/CITY HALL	12/31/2025	01/27/2026	0.00	67.55
4565057	DEC 2025 TRASH REMOVAL/6633 15TH/FIRE DEPARTMEN	12/30/2025	01/27/2026	0.00	68.54
4565058	DEC 2025 TRASH REMOVAL/5000 HADLEY/FIRE DEPARTM	12/31/2025	01/27/2026	0.00	68.54
Vendor Number	Vendor Name			Total Vendor Amount	
TESSEE	TESSMAN SEED CO			498.50	
Payment Type	Payment Number			Payment Date	Payment Amount
Check	105377			01/27/2026	498.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
S427933-IN	SIDEWALK SALT	01/15/2026	01/27/2026	0.00	498.50
Vendor Number	Vendor Name			Total Vendor Amount	
LEAGRO	THE LEADERSHIP GROWTH GROUP			600.00	
Payment Type	Payment Number			Payment Date	Payment Amount
Check	105378			01/27/2026	600.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
26211	2026 LEADERSHIP GROWTH GROUP SERIES	01/01/2026	01/27/2026	0.00	600.00
Vendor Number	Vendor Name			Total Vendor Amount	
TMOBIL	T-MOBILE US, INC.			3,455.54	
Payment Type	Payment Number			Payment Date	Payment Amount
Check	105379			01/27/2026	2,613.58
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
998998188-12/25	DEC 2025 CELL PHONE/POLICE DEPARTMENT	12/21/2025	01/27/2026	0.00	2,613.58
Check	105380			01/27/2026	450.80
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
208974047-11/25	NOV 2025 CELL PHONE/PUBLIC WORKS	11/21/2025	01/27/2026	0.00	450.80
Check	105381			01/27/2026	391.16
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
208974047-12/25	DEC 2025 CELL PHONE/PUBLIC WORKS	12/21/2025	01/27/2026	0.00	391.16

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Vendor Number	Vendor Name					Total Vendor Amount
TOKINS	TOKLE INSPECTIONS INC					19,442.68
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105382	01/27/2026	19,442.68			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
DEC 2025	DEC 2025 ELECTRICAL INSPECTIONS	12/31/2025	01/27/2026	0.00	10,736.28	
NOV 2025	NOV 2025 ELECTRICAL INSPECTIONS	11/30/2025	01/27/2026	0.00	8,706.40	
Vendor Number	Vendor Name					Total Vendor Amount
TRISTA	TRI STATE BOBCAT INC					229.33
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105383	01/27/2026	229.33			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
A58985	COUPLER/PARKS TRAIL PLOW	01/07/2026	01/27/2026	0.00	98.20	
A59203	WIPER ARM/WIPER BLADE/UNIT #3503	01/12/2026	01/27/2026	0.00	131.13	
Vendor Number	Vendor Name					Total Vendor Amount
STPAPI	TWIN CITIES PIONEER PRESS					333.72
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105384	01/27/2026	333.72			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
17737	DEC 2025 PUBLIC NOTICES	12/31/2025	01/27/2026	0.00	333.72	
Vendor Number	Vendor Name					Total Vendor Amount
TCWATE	TWIN CITY WATER CLINIC, INC					320.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105385	01/27/2026	320.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
24159	DEC 2025 WATER TESTING	12/31/2025	01/27/2026	0.00	320.00	
Vendor Number	Vendor Name					Total Vendor Amount
VEITCO	VEIT & COMPANY INC					14,561.73
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105386	01/27/2026	14,561.73			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
240075-8	P2023-04 WILLOWBROOKE COMMONS PARK IMPROVEM	10/31/2025	01/27/2026	0.00	13,462.48	
240075-R6A	P2023-04 WILLOWBROOKE COMMONS PARK IMPROVEM	12/31/2025	01/27/2026	0.00	1,099.25	
Vendor Number	Vendor Name					Total Vendor Amount
WASCON	WASHINGTON CONSERVATION DISTRICT					875.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105387	01/27/2026	875.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
7295	2025 4TH QTR EDUCATION	12/31/2025	01/27/2026	0.00	875.00	
Vendor Number	Vendor Name					Total Vendor Amount
WASHFI	WASHINGTON COUNTY FIRE CHIEFS ASSOCIATION					50.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105388	01/27/2026	50.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2026-0011	2026 MEMBERSHIP DUES/WOLD	01/01/2026	01/27/2026	0.00	50.00	
Vendor Number	Vendor Name					Total Vendor Amount
WASCO1	WASHINGTON COUNTY LICENSE CENTER					1,168.75
Payment Type	Payment Number	Payment Date	Payment Amount			
Check	105389	01/27/2026	1,168.75			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2026 TABS	2026 TAB RENEWALS	01/01/2026	01/27/2026	0.00	1,168.75	

Payment Register**APPKT01242 - 01/27/2026 CLAIMS YO**

Vendor Number	Vendor Name					Total Vendor Amount
WASPUB	WASHINGTON COUNTY PUBLIC WORKS					6,754.80
Payment Type	Payment Number			Payment Date	Payment Amount	
Check	105390			01/27/2026	6,754.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
233844	GOLD LINE TRAFFIC SIGNAL MAINTENANCE	01/01/2026	01/27/2026	0.00	6,154.63	
234104	LOCATING TRAFFIC SIGNAL SYSTEM	12/22/2025	01/27/2026	0.00	600.17	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
AP	Check	162	81	0.00	2,027,488.82
AP	Voided **Void Check	0	1	0.00	0.00
AP	Check	46	27	0.00	343,435.34
AP	Voided **Void Check	0	1	0.00	0.00
Packet Totals:		208	110	0.00	2,370,924.16

Cash Fund Summary

Fund	Name	Amount
999	Pooled Cash	-2,370,924.16
Packet Totals:		-2,370,924.16