



CITY COUNCIL MEETING
City Hall—Council Chambers, 3989 Central Ave NE
Monday, August 10, 2026
6:00 PM

Mayor
Amáda Márquez Simula
Councilmembers
Connie Buesgens
Rachel James
Justice Spriggs
Laurel Deneen
City Manager
Aaron Chirpich

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, or by using Microsoft Teams Meeting at <http://www.columbiaheightsmn.gov/joinameeting> ID **280 136 504 322 9**, Passcode **Sf6p5VF2**. For questions, please contact Administration at 763-706-3610.

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

WELCOME/CALL TO ORDER/ROLL CALL

MISSION STATEMENT

Columbia Heights is a vibrant, healthy and connected City. We are here to actively support the community, deliver equitable services, build and strengthen connections, improve upon our past, and uphold our successes. We strive to be better and ensure Columbia Heights is a great place for everyone, today and in the future.

Columbia Heights City Council and Staff Norms.

While we are accountable to each other for these norms, the Mayor and City Manager will help us adhere to them with respectful reminders and reinforcement as needed.

PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

APPROVAL OF AGENDA

(The Council, upon majority vote of its members, may make additions and deletions to the agenda. These may be items submitted after the agenda preparation deadline.)

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. Oromo Week: August 1-9, 2026

Accepting Proclamation: Teshite Wako

B. Senior Citizen Day: August 21, 2026

Accepting Proclamation: Karen Fantle, AACP Senior Outreach Worker, Sarah Anderson, Assistant Director of ACCAP Senior Programs

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Report of the City Manager

City Manager Response to July 27, 2026, Community Forum Concerns.

COMMUNITY FORUM

The Community Forum is an opportunity to address the City Council about items not scheduled for a public hearing.

All speakers must provide their name and connection to Columbia Heights. In-person speakers should complete a form for the City Clerk and introduce themselves at the podium. Virtual speakers should send their information to the moderator via chat and turn on their camera when called.

Comments are limited to five minutes. Disrespectful language is not allowed. The Council may ask questions or refer items for follow-up but typically does not take action during the forum.

CONSENT AGENDA

These items are considered to be routine by the City Council and will be enacted as part of the Consent Agenda by one motion. Items removed from consent agenda approval will be taken up as the next order of business. (The City Council will make motion to approve the Consent Agenda following the statement of all items.)

- 1. Approve July 27, 2026, City Council Meeting Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the July 27, 2026, City Council meeting minutes.
- 2. Accept July 1, 2026, Library Board Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the July 1, 2026, Library Board meeting minutes.
- 3. Accept July 6, 2026, Economic Development Authority Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the July 6, 2026, Economic Development Authority meeting minutes.
- 4. Accept July 7, 2026, Planning Commission Meeting Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the July 7, 2026, Planning Commission meeting minutes.
- 5. Adopt Resolution 2026-051, Appointing Economic Development Authority Commissioner Micah Anderson.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to waive the reading of Resolution 2026-051, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-051, appointing Micah Anderson to serve on the City of Columbia Heights Economic Development Authority.

6. Approval of Resolution 2026-052, Special Appropriation Application to MN Deed for the New Municipal Service Center Funding.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to waive the reading of Resolution 2026-052, there being ample copies available to the public.

MOTION: Motion to adopt Resolution 2026-052, approving the special appropriation application to MN DEED for the new Municipal Service Center funding.

7. Authorization to Award Contract for Installation Services for Sullivan Lake Park Playground.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the Sullivan Lake Park Playground Installation Contract with Flagship Recreation through the State of Minnesota Cooperative Purchasing Venture (CPV), State Contract #218091, in an amount not to exceed \$205,271.53 from fund 412.5200.45180.

8. License Agenda.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items as listed on the business license agenda for August 10, 2026, as presented.

9. Rental Occupancy Licenses for Approval.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items listed for rental housing license applications for August 10, 2026, in that they have met the requirements of the Property Maintenance Code.

10. Review of Bills.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$2,178,211.62.

PUBLIC HEARINGS

No Public Hearings.

ITEMS FOR CONSIDERATION

Ordinances and Resolutions

11. Consideration of Ordinance 1727, an Ordinance Amending Chapter 9: Land Use of the City Code to amend 9.106 General Development Standards and 9.107 Specific Development Standards.

Presenting Item: Ursula Brandt, City Planner

MOTION: Move to waive the reading of Ordinance No. 1727, there being ample copies available to the public.

MOTION: Move to deny Ordinance No. 1727, an ordinance amending Chapter 9 (Land Use)

of the City Code to amend Sections 9.106, General Development Standards, and 9.107, Specific Development Standards.

Bid Considerations

No Bid Considerations.

New Business and Reports

No New Business or Reports.

ADJOURNMENT

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Columbia Heights City Council and Staff Norms

While we are accountable to each other for these norms, the Mayor and City Manager will help us adhere to them with respectful reminders and reinforcement as needed.

Behavioral Norms

1. We will assume others best intentions.
2. We will exercise humility.
3. We will praise publicly and criticize privately.
4. We will focus on the policy and not personalities.
5. We will do our best to de-escalate contentious interactions.
6. We will provide reasonable notice to the Mayor and City Manager of any changes or additions we wish to make at a Council meeting so that the Mayor is prepared to manage the meeting.
7. We will show respect for one another by:
 - a. Paying attention to others when they are speaking.
 - b. Not interrupting others.
 - c. Listening to understand others, not simply to respond to them.
 - d. Honoring each other in public and protecting one another in their absence.
 - e. Not bullying others.

Operational Norms

1. Council members and staff will respect the Mayor's role to chair our meetings by:
 - a. Waiting to be called on before speaking so that others can consider our contributions.
 - b. The Mayor and City Manager will bring closure to policy discussions, public comment, and other similar "final word" situations.
2. Once a decision has been made by the Council, we will support the implementation of that decision even if we did not support the decision itself.
3. If Council has a request of staff, they will direct their request to the City Manager and the Division Director for coordination with staff unless the City Manager decides otherwise.
4. If Council has a question about a staff member, they will raise that with the City Manager privately before raising it publicly.
5. When Council is considering a topic, it is incumbent upon Council members to ask sufficient questions to ensure they are making informed decisions.
6. Council and staff will address each other by their titles when engaging each other in any official capacity and will use first names in informal settings.



PROCLAMATION

Oromo Week: August 1-9, 2026

The City of Columbia Heights is proud to recognize and celebrate the vibrant Oromo community, whose members have enriched our city and the Twin Cities region through their resilience, culture, leadership, and commitment to building strong communities.

More than 45,000 Oromo people, many of whom arrived in Minnesota as refugees and asylees from the Oromia Region of Ethiopia, now call the Twin Cities home. They have contributed to the economic, cultural, and civic life of our region while preserving a rich heritage that continues to inspire future generations.

This year marks the **30th Anniversary of the Oromo Sports Federation in North America (OSFNA)**, honoring three decades of bringing people together through sports, culture, youth empowerment, and community leadership. Throughout the week of August 1-9, visitors from across North America and around the world will gather in Minnesota for athletic competitions, youth conferences, business and economic forums, human rights discussions, and cultural celebrations that showcase the strength and diversity of the Oromo community.

Columbia Heights is honored to join our neighboring cities – including Minneapolis, Brooklyn Park, and Saint Paul – in welcoming these visitors and celebrating the lasting contributions of our Oromo neighbors.

As Mayor of Columbia Heights, it is my honor to proclaim August 1-9, 2026, as Oromo Week.

May we continue to celebrate one another, honor the many contributions of our Oromo neighbors, and build a city where everyone belongs.

Proclaimed this 10th day of August 2026.

Amáda Márquez Simula
Mayor, City of Columbia Heights



PROCLAMATION

Senior Citizen Day: August 21, 2026

National Senior Citizens Day was first proclaimed in 1988 as a time to recognize the achievements, service, and contributions of older adults to their families, communities, and country.

Older residents have helped shape Columbia Heights through their work, caregiving, service, leadership, creativity, and commitment to neighbors across generations.

Senior citizens strengthen our community by sharing wisdom and lived experience, supporting families, volunteering, participating in civic life, and helping preserve the stories and traditions that give Columbia Heights its sense of place.

The City of Columbia Heights values a community where people can age with dignity, stay connected, participate fully, and find welcoming public spaces, services, and relationships that support independence and belonging.

As Mayor of Columbia Heights, it is my honor to proclaim August 21, 2026, as Senior Citizen Day.

May we continue to celebrate one another, honor the many contributions of our senior citizen neighbors, and build a city where everyone belongs.

Proclaimed this 10th day of August 2026.

Amáda Márquez Simula
Mayor, City of Columbia Heights



CITY COUNCIL MEETING
City Hall—Council Chambers, 3989 Central Ave NE
Monday, July 27, 2026
6:00 PM

Mayor
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Councilmembers
Connie Buesgens
Rachel James
Justice Spriggs
Laurel Deneen
City Manager
Aaron Chirpich

MINUTES

The following are the minutes for the Meeting of the City Council held at 6:00 pm on Monday, July 27, 2026, in the City Council Chambers, City Hall, 3989 Central Avenue NE, Columbia Heights, Minnesota.

WELCOME/CALL TO ORDER/ROLL CALL

Mayor Márquez Simula called the meeting to order at 6:05 pm.

Present: Mayor Márquez Simula; Councilmember Buesgens; Councilmember Deneen; Councilmember James

Absent: Councilmember Spriggs

Also Present: Airreon Austin, Police Officer; Aaron Chirpich, City Manager; Jesse Hauf, IT Director; Sara Ion, City Clerk; Brad Roddy, Assistant Fire Chief; John Stutzman, Parks and Recreation Director; Tabitha Wood, Police Officer; Fetemeh Raboodan, Business Owner; Holly Tuhake, Resident and Business Owner;

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A. Columbia Heights City Council and Staff Norms.

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PLEDGE OF ALLEGIANCE

"I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

APPROVAL OF AGENDA

Motion by Councilmember James, seconded by Councilmember Deneen, to approve the Agenda as presented. All Ayes, Motion Carried 4-0.

PROCLAMATIONS, PRESENTATIONS, RECOGNITION, ANNOUNCEMENTS, GUESTS

A. 10U Frights State Championship

Receiving Proclamation: 10U Team and Coaches.

Mayor Márquez Simula proclaimed the Columbia Heights 10U Frights Minnesota State Champions and read the City's proclamation.

Coach Maddie thanked the City for the recognition. She highlighted the hard work the team players have accomplished and the life lessons they have learned along the way. She explained that she hoped the team could encourage the community and noted that small can-do mighty things.

B. National Night Out

Receiving Proclamation: Officer Tabitha Wood, Columbia Heights Police Department.

Mayor Márquez Simula proclaimed August 4, 2026 as National Night Out and Councilmember Buesgens read the City's proclamation.

Officer Tabitha Wood accepted the Proclamation. She noted that registration for parties ends today and encouraged residents to sign up for their parties for National Night Out.

C. Assistance Dog Day

Receiving Proclamation: Officer Airreon Austin and Assistance K9 Kansas, Columbia Heights Police Department.

Mayor Márquez Simula proclaimed August 4, 2026 as Assistance Dog Day and Councilmember Deneen read the City's proclamation.

Police Officer Airreon Austin and Assistance K9 Kansas accepted the Proclamation. Officer Austin thanked the Council.

Mayor Márquez Simula asked if there were more Kansas plushies. Officer Austin replied that there are Kansas plushies at the Police Department that are being sold for \$25, and all proceeds go towards the Police Association.

CITY COUNCIL AND ADMINISTRATIVE REPORTS

Report of the City Council

Councilmember James noted that she joined the neighborhood watch meeting with the Police Department. She added that she had a meeting with the mayor and County Commissioner Meisner regarding the new County Safe Program with the Flock drone cameras. She stated she attended the Southern Anoka County Assistant (SACA)'s grand opening, a meeting with Ramsey County Commissioner Xiong, a meeting with School Board Chair Mary Granlund, the Eat and Greet event, the Monarch Festival, and a meeting with the Parks Director and Mayor of Hilltop. She mentioned that she was able to vote early for the primary election and thanked staff for their work.

Councilmember Buesgens stated she attended the MWMO Board meeting, the Sullivan Lake open house, the Sustainability Commission meeting, the HeightsNext planning meeting, a meeting with County Commissioner Meisner, the SACA grand opening, the Police Eat and Greet event, the Parks and Recreation Commission, and the Monarch Festival.

Councilmember Deneen mentioned she attended the Sullivan Lake Playground public meeting, the HeightsNext planning meeting, the SACA grand opening, the Eat and Greet with the Police Department, Music in the Park, the Monarch Festival, and the work session regarding municipal consent for Central Avenue.

Mayor Márquez Simula stated she attended the SACA grand opening event, the garden tour at Lomianki Park, a Climate Action meeting, the Eat and Greet event with the Police Department, and the Monarch Festival. She shared a story of a family who had a grandmother who wanted to hear a mariachi band for her birthday and found the Monarch Festival through an internet search. She explained the work that goes into events and mentioned that it takes vulnerability to put on an event that highlights one's culture. She thanked Multicultural Liaison Angela Montero for her work with the Monarch Festival. She stated she sent a large list of questions regarding Kordiak Park to the County, such as tree trimming, new lighting, damaged walking paths, and the waterfall being repaired. The County followed up on questions and took action. She noted that there is more accessibility for the proposed Sullivan Lake Playground, including space for larger bodies. She encouraged community members to provide comments to the Parks Master Plan survey. There is work being done at Sullivan Lake to clean up invasive species.

Councilmember Buesgens mentioned that a resident shared a video with her showing that there are otters in Sullivan Lake. Mayor Márquez Simula added that signs have been installed to remind people not to feed the wildlife.

Report of the City Manager

City Manager Chirpich provided a reminder of the City's e-newsletter and noted that at the beginning of each month, staff sends out a newsletter to inform community members of news, events, job opportunities, and more. Registration is on the City's website. The City is a recipient of the Northern Lights Award for the City's website redesign for a small City. In-person voting for the primary election began on July 24th, and residents can cast a ballot at City Hall during regular business hours Monday through Friday from 8:00 am until 4:30 pm. In-person voting will end on August 10th. City Hall will be open for early voting during the two extended hour periods ahead of the August 11th primary election on Saturday, August 8th from 9:00 am to 3 pm, and Monday, August 10th until 5:00 pm.

Mayor Márquez Simula thanked City Clerk Ion for the work she is doing.

COMMUNITY FORUM

Holly Tuhake, Resident and Business Owner, noted there is no parking on VanBuren Street NE between 39th Avenue NE and 40th Avenue NE. She suggested that the no parking zone switches sides so that people do not need to cross the road to get to the community garden and Heights Coffee. She added that it is difficult to leave the City parking lot in the area due to the cars parked on the street and

wondered if switching the side of the road cars could park on would solve the issue. She added that there is not much bicycle parking and suggested including additional bicycle parking.

Fatemeh Raboodan, Business Owner, expressed concern about parking enforcement in the business district on Central Avenue between 39th Avenue NE and 40th Avenue NE. Police will surveil the area, but once they leave, vehicles park in the same spots again. She asked for the City's help regarding getting signage so vehicles do not park outside of her business because she feels that she is losing business.

CONSENT AGENDA

Motion by Councilmember Buesgens, seconded by Councilmember James, to approve the Consent Agenda as presented. All Ayes, Motion Carried 4-0.

1. **Approve July 6, 2026, City Council Work Session Meeting Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the July 6, 2026, City Council Work Session meeting minutes.
2. **Approve July 13, 2026, City Council Meeting Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to approve the July 13, 2026, City Council meeting minutes.
3. **Accept the March 25, and April 22 2026, Park & Recreation Commission Meeting Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the March 25, and April 22, 2026 Park and Recreation Commission meeting minutes.
4. **Accept the June 9, 2026, Sustainability Commission Minutes.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the June 9, 2026, Sustainability Commission meeting minutes.
5. **Adopt Resolution 2026-049, Authorizing the Acceptance of Donations to the Fire Department.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to waive the reading of Resolution 2026-49, there being ample copies available to the public.
MOTION: Motion to adopt Resolution No. 2026-049, accepting the donation of smoke alarms and a casket to the Columbia Heights Fire Department.
6. **Approval of Final Payment for 2025 Sanitary Sewer Lining, City Project 2504.**
Presenting Item: Aaron Chirpich, City Manager
MOTION: Move to accept the work for the 2025 Sanitary Sewer Lining, City Project 2504, and authorize final payment of \$427,067.70 to Insituform Technologies USA, LLC of Chicago, IL.

7. Approve One-Year Extension of Residential Refuse and Recycling Contracts.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to authorize the City Manager to extend the City's refuse and recycling contracts with Walters Recycling & Refuse for one additional year in accordance with the terms of the current contracts.

8. Authorization to Purchase Sullivan Lake Park Playground Equipment.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Motion to approve the purchase of Sullivan Lake Park playground equipment from Landscape Structures through the State of Minnesota's Cooperative Purchasing Venture (CPV), State Contract #218091, in an amount not to exceed \$269,917.81 from fund 412.5200.

9. License Agenda.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items as listed on the business license agenda for July 27, 2026, as presented.

10. Rental Occupancy Licenses for Approval.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move to approve the items listed for rental housing license applications for July 27, 2026, in that they have met the requirements of the Property Maintenance Code.

11. Review of Bills.

Presenting Item: Aaron Chirpich, City Manager

MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$1,177,502.27.

PUBLIC HEARINGS

12. Consideration of Resolution 2026-50, Revocation of the License to Operate Rental Units Within the City of Columbia Heights against the Rental Property at 3957 Polk Street NE for Non-compliance of the Residential Property Maintenance Codes Due to Persistent Failure of Inspections.

Presenting Item: Brad Roddy, Assistant Fire Chief

Assistant Fire Chief Roddy explained that revocation of the license to operate rental units within the City of Columbia Heights is requested against the property at 3957 Polk Street NE for non-compliance of the Residential Property Maintenance Codes due to persistent failure of inspections after multiple phone calls, written letters, emails, inspections, and re-inspections beginning April 22, 2026.

Assistant Fire Chief Roddy stated that on April 22, 2026, inspectors for the City of Columbia Heights inspected the property described above and noted violations. A compliance letter

listing the violations was mailed by email and regular mail to the owner at the addresses listed on the Rental Housing License Application.

Assistant Fire Chief Roddy noted that on May 13, 2026, and May 20, 2026, inspectors for the City of Columbia Heights inspected the property described above and noted that violations remained uncorrected. Compliance letters listing the violations were mailed by email and regular mail to the owner at the addresses listed on the Rental Housing License Application. On June 12, 2026, inspectors for the City of Columbia Heights performed a re-inspection and noted that violations remained uncorrected. A Statement of Cause was mailed via regular mail to the owner at the address listed on the rental housing license application. On July 16, 2026, inspectors for the City of Columbia Heights attempted to perform another reinspection but were unable to gain access inside. Inspectors found that the exterior violations remained uncorrected.

Assistant Fire Chief Roddy stated, based upon records of the Enforcement Office, the following conditions and violations need to be corrected:

- a. Shall have a professional exterminator check the building for cockroaches. Shall properly treat infested areas as needed. Shall provide proof of all work performed/extermination to the fire department inspection office.
- b. Shall repair deck throughout property to maintain it in a structurally sound manner.

Assistant Fire Chief Roddy noted that all parties, including the License Holder and any occupants or tenants, have been given the appropriate notice of this hearing according to the provisions of the City Code. Staff recommend revocation of this rental license for tenants' safety and due to the ongoing nature of the violations.

Mayor Márquez Simula opened the Public Hearing. There were no public comments.

Motion by Councilmember Deneen, seconded by Councilmember Buesgens, to close the hearing and waive the reading of Resolution 2026-50, there being ample copies available to the public. All Ayes, Motion Carried 4-0.

Councilmember James noted that the property owner has attempted to resolve some of the issues and expressed concern at the lack of communication from the property owner. Mayor Márquez Simula agreed that the property owner has resolved some of the issues, but there needs to be full compliance. Everyone should have dignified housing. The inspection team did a thorough job of communicating and documenting all of the visits.

Councilmember Deneen mentioned that the City has to hold the same standard for everyone, and the entire work needs to be completed.

Motion by Councilmember Deneen, seconded by Councilmember James, to adopt Resolution 2026-50, being a Resolution of the City Council of the City of Columbia Heights, approving revocation of the Rental License for the property located at 3957 Polk Street NE. All Ayes, Motion Carried 4-0.

ADJOURNMENT

Motion by Councilmember Buesgens, seconded by Councilmember James, to adjourn. All Ayes, Motion Carried 4-0.

Meeting adjourned at 7:00 pm.

Respectfully Submitted,

Sara Ion, City Clerk/Council Secretary



COLUMBIA HEIGHTS PUBLIC LIBRARY
3939 Central Ave NE, Columbia Heights, MN 55421
BOARD OF TRUSTEES: MEETING MINUTES
Wednesday, July 1st, 2026

Approved
8/5/2026
Item 2.

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wished to attend could do so in-person, or via Microsoft Teams by entering **Meeting ID 245 476 655 774 13** and **passcode bY2b8Mf7** at the scheduled meeting time. For questions, please contact Administration at 763-706-3610.

The meeting was called to order in the Library Community Room by Theresa Strike at 5:30pm.

Members present: Theresa Strike; Beth Al-Qudah; Amina Maameri; Laurel Deneen (City Council Liaison). **Members absent:** Olga Herrera; Chris Polley. **Others present:** Renee Dougherty (Library Director); Nick Olberding (Board Secretary). **Public present:** N/A.

1. The **Agenda** was **approved** as is.
2. The **Minutes** from **June 3, 2026**, Library Board Meeting were **moved and approved**.
3. **Review of 2026 Operating Budget:** 49.59% of the year completed and 44.96% of the budget expended. No issues noted by the Library Director, and no comments from the Board this month.

Community Forum: Opportunity for public input. **No correspondence and no public in attendance.** The CHPL website hosts the contact form to submit questions or concerns: <https://chplmn.org/board>

Old Business:

4. **2027 Proposed Budget:** A draft budget was included in the meeting packet, but a revised draft provided by the Finance Department was passed out to members to clarify that IT Service increases were reflected in department budgets, but revenue would come from the general fund. Originally the proposed increase was around 12%, but this revision reduces it by about half.

Director's Update:

5. **May Board Report:** Provided for informational purposes.
 - a. Board members were pleased to see the two **Arabic story times**, noting that the host of those events is now doing additional story times elsewhere in the county.
 - b. **School visits** and **field trips** were mentioned, including the impressive number of children participating.
 - c. Members were happy to see the **Minnesota State flag** survived attempted vandalism.
 - d. The Community Room has been booked for a youth event on the evening of the **August Board Meeting**, so we will be meeting in the Library History room next month.
6. **Board Books** (what we're reading, watching, playing, listening to, or simply recommend):
 - a. Theresa: **Platform Decay (Murderbot Diaries series)** Martha Wells
 - b. Beth: **The Life We Bury (Max Rupert and Joe Talbert series)** Allen Eskins
 - c. Amina: **Can You Keep a Secret?** and **I Owe You One** Sophie Kinsella
 - d. Laurel: **Represent: The Woman's Guide to Running for Office & Changing the World** June D. Raphael & Kate Black
 - e. Renee: **A Different Kind of Power: A Memoir** Jacinda Ardern (former New Zealand Prime Minister)
 - f. Nick: **Snow Crash** Neal Stephenson; **Platform Decay (Murderbot Diaries series)** Martha Wells

There being no further business, the meeting was adjourned at 5:46pm.

Respectfully submitted,

N

Nick Olberding
Recording Secretary, CHPL Board of Trustees



ECONOMIC DEVELOPMENT AUTHORITY
City Hall—Shared Vision Room, 3989 Central Ave NE
Monday, July 06, 2026
5:00 PM

MINUTES

The meeting was called to order at 5:03 pm by President Spriggs.

CALL TO ORDER/ROLL CALL

Members present: Connie Buesgens; Laurel Deneen; Amáda Márquez-Simula; Justice Spriggs

Members absent: Rachel James; Marlaine Szurek

Staff present: Aaron Chirpich, City Manager; Mitchell Forney, Community Development Director; Emilie Voight, Community Development Coordinator

PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

1. Election of EDA Vice President and Secretary. (pg. 4)

Director Forney explained that Dibba departed from the Commission and was previously the Vice President. Therefore, a vacancy needs to be filled. In addition, Secretary Sarah LaVoie is no longer working for the City, and there is therefore a vacancy for an interim Secretary.

Buesgens nominated Voight as the Secretary of the Economic Development Authority. Spriggs nominated Buesgens as the Vice President of the Economic Development Authority.

Motion by Deneen, seconded by Márquez-Simula, to elect Buesgens as Vice President of the Economic Development Authority. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Deneen, to elect CD Coordinator Emilie Voight as interim Secretary of the Economic Development Authority. All ayes of present. MOTION PASSED.

CONSENT AGENDA

2. Approve June 1, 2026 EDA Meeting Minutes. (pg. 6)

MOTION: Move to approve the June 1, 2026, regular EDA meeting minutes.

3. Resolution 2026-19 to Approve the Financial Reports and Payment of the Bills for May 2026. (pg. 16)

MOTION: Move to waive the reading of Resolution 2026-19, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-19 approving the financial statements for the month of May 2026 and the payment of the bills for the month of May 2026.

4. Approval of Hazardous Materials Contract for 4217 Central Ave NE. (pg. 28)

MOTION: Move to accept the proposal from Sheltertech Corporation in the amount of \$1,920.00 for the removal and proper disposal of asbestos containing and hazardous materials at 4217 Central Ave NE, and furthermore, to authorize the President and Executive Director to enter into an agreement for the same.

*Motion by Márquez-Simula, seconded by Deneen, to approve the Consent Agenda as presented.
All ayes of present. MOTION PASSED.*

RESOLUTION NO. 2026-19

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF MAY 2026 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF MAY 2026.

WHEREAS, the Columbia Heights Economic Development Authority (the “EDA”) is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statements for the month of May 2026 have been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statements and finds them to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

WHEREAS, financial statements are held by the City's Finance Department in a method outlined by the State of Minnesota's Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made as part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 6th day of July, 2026

Offered by: Márquez-Simula
Seconded by: Deneen
Roll Call: All ayes of present. MOTION PASSED.

Spriggs
President

Attest:

Voight
Secretary

BUSINESS ITEMS

5. Façade Improvement Grant Report for 37th & Johnson Hair & Tanning Salon (Lan Salon LLC). (pg. 39)

Voight stated the report pertains to the 2026 Façade Improvement Grant application for 37th & Johnson Hair & Tanning Salon (Lan Salon LLC), located at 1529 37th Ave NE. The building and business owner has owned the building since 2001. They are applying for grant funds to furnish and install new signage on the south-facing exterior wall. Photos of the existing conditions and renderings of the proposal have been included in the agenda packet.

Voight noted that the applicant was able to receive two bids for the work, amounting to approximately \$1,420 plus tax (Mathey Sign) and \$4,433.79 (SignArt). This sets them up for a grant amount of \$2,216.89. Community Development staff recommend funding this project in full as the existing signage is rusty and weathered and would benefit from a refresh. This is the fifth Façade Improvement Grant application in 2026. If this Façade Improvement Grant were to be approved, it would leave \$24,761.93 remaining in the annual program budget.

Motion by Márquez-Simula, seconded by Deneen, to waive the reading of Resolution No. 2026-20, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Márquez-Simula, seconded by Deneen, to approve Resolution No. 2026-20, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with 37th & Johnson Hair & Tanning Salon (Lan Salon LLC). All ayes of present. MOTION PASSED.

RESOLUTION NO. 2026-20

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO A FAÇADE IMPROVEMENT GRANT AGREEMENT WITH 37th & JOHNSON HAIR & TANNING SALON (LAN SALON LLC).

WHEREAS, the City of Columbia Heights (the “City”) and the Columbia Heights Economic Development Authority (the “Authority”) have collaborated to create a certain Façade Improvement Grant Program (the “Program”); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast and in the City's Business districts, pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants; and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority

1. approves the form and substance of the Grant Agreement, and approves the Authority entering into the Agreement with 37th & Johnson Hair & Tanning Salon (Lan Salon LLC).
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered, and directed for and on behalf of the Authority to enter into the Grant Agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 6th day of July, 2026

Offered by: Márquez-Simula

Seconded by: Deneen

Roll Call: All ayes of present. MOTION PASSED.

Spriggs

President

Attest:

Voight

Secretary

6. Façade Improvement Grant Report for One Reason (4065 Central Ave NE). (pg. 55)

Forney stated that the report pertains to the 2026 Façade Improvement Grant application for One Reason (4065 Central Ave NE). The tenant, a dance studio and church, was previously at a different location in Columbia Heights and is moving into this location to benefit from a larger and more suitable venue. They are applying for grant funds to furnish and install new storefront signage on the exterior façades. Photos of the existing conditions and renderings of the proposal have been included in the agenda packet.

Forney noted that the applicant was able to receive three bids for the work, amounting to approximately \$12,000 (BMS), \$12,275 (Mathey Sign), and up to \$17,510 (North Star Sign). This sets them up for a grant amount of \$6,000. Community Development staff recommend funding this project in full as the new signage will reflect the new occupancy and attract customers. This is the sixth Façade Improvement Grant application in 2026. If this Façade Improvement Grant were to be approved, it would leave \$18,761.93 remaining in the annual program budget.

Questions/Comments from Members:

Deneen asked if the City had a history of providing façade improvement grants for non-profit organizations. Forney replied that the City does not have a history of providing grants for façade improvements for non-profits.

Buesgens asked if there were rules about non-profits in the City's Ordinance and the grant program guidelines.

Deneen pointed out that non-profits are tax-exempt, and the grant program would be taxpayers' money giving money towards organizations that partially do not pay taxes.

Voight reviewed grantees since 2018 and noted that there have not been non-profits that have received the grant. The local VFW received two façade improvement grants. Forney added that the City allows 501(c)(3) organizations to apply for the grant, as specified in the grant program guidelines.

Motion by Buesgens, seconded by Márquez-Simula, to waive the reading of Resolution No. 2026-21, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Márquez-Simula, to adopt Resolution No. 2026-21, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with One Reason (4065 Central Ave NE). All ayes of present. MOTION PASSED.

RESOLUTION NO. 2026-21

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO A FAÇADE IMPROVEMENT GRANT AGREEMENT WITH ONE REASON (4065 CENTRAL AVE NE).

WHEREAS, the City of Columbia Heights (the "City") and the Columbia Heights Economic Development Authority (the "Authority") have collaborated to create a certain Façade Improvement Grant Program (the "Program"); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast and in the City's Business districts,

pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants;
and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority

1. approves the form and substance of the Grant Agreement, and approves the Authority entering into the Agreement with One Reason (4065 Central Ave NE).
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered, and directed for and on behalf of the Authority to enter into the Grant Agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 6th day of July, 2026

Offered by: Buesgens

Seconded by: Márquez-Simula

Roll Call: All ayes of present. MOTION PASSED.

Spriggs

President

Attest:

Voight

Secretary

7. Fire Suppression Grant Application 4065 Central Ave NE (One Reason). (pg. 85)

Forney reported that in 2022, the EDA created the Fire Suppression Grant Program to assist local businesses with the expenses incurred when installing fire suppression systems within commercial buildings. Many of the commercial properties in Columbia Heights do not have fire suppression systems. Certain businesses and changes of use require the addition of fire suppression systems to existing buildings. The price of adding fire suppression systems is often cost prohibitive for small businesses.

Forney explained that the tenant of the property at 4065 Central Ave NE, One Reason, has submitted an application for this grant program. The tenant is currently working to relocate their

church and dance studio from a different location in Columbia Heights. As part of this relocation, the tenant is planning to update the existing fire suppression system.

Forney added that the applicant has provided two quotes for the proposed work. One bid amounts to \$27,214 (Summit) and one amounts to \$8,200 (Pye-Barker). The quotes have been included in the meeting packet. Based on these estimates, the project would be eligible to receive a maximum grant award of \$4,100. In the 2026 budgeting process, the EDA allocated \$100,000 to the Fire Suppression Grant program, of which \$50,268.50 remains. This is the third Fire Suppression Grant application in 2026.

Questions/Comments from Members:

Spriggs asked why there was a large difference in the two quotes. Forney replied that one of the bids was higher because there was a larger scope of work. The applicant determined that the larger scope of work was not necessary.

Deneen asked if the same requirements for 501(c)(3)s applied for the fire suppression grant. Forney agreed.

Motion by Buesgens, seconded by Márquez-Simula, to waive the reading of Resolution No. 2026-22, there being ample copies available to the public. All ayes of present. MOTION PASSED.

Motion by Buesgens, seconded by Márquez-Simula, to adopt Resolution No. 2026-22, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the form and substance of the Fire Suppression Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into the Fire Suppression Grant Agreement with the tenants of 4065 Central Ave NE (One Reason). All ayes of present. MOTION PASSED.

RESOLUTION NO. 2026-22

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FIRE SUPPRESSION GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO THE FIRE SUPPRESSION GRANT AGREEMENT WITH THE TENANTS OF 4065 CENTRAL AVE NE (ONE REASON).

WHEREAS, the City of Columbia Heights (the “City”) and the Columbia Heights Economic Development Authority (the “Authority”) have collaborated to create a certain Fire Suppression Grant Program (the “Program”); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial or industrial property owners and/or tenants for the purposes of revitalizing, rehabilitating, and restoring buildings, and increasing business vitality, economic performance, and public safety; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority:

1. approves the form and substance of the grant agreement and approves the Authority entering into the agreement with the tenants of 4065 Central Ave NE (One Reason).
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered and directed for and on behalf of the Authority to enter into the grant agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 6th day of July, 2026

Offered by: Buesgens

Seconded by: Márquez-Simula

Roll Call: All ayes of present. MOTION PASSED.

Spriggs

President

Attest:

Voight

Secretary

8. EDA Commissioner Appointment Process. (pg. 106)

Voight stated that following the resignation of EDA Commissioner Lamin Dibba, staff have worked with the City Clerk to prepare for the appointment of a new commissioner. Pursuant to Minnesota Statutes 469.095, Subd. 2 (c), commissioners “shall be appointed by the mayor with the approval of the city council.” Furthermore, in accordance with MN Statutes 469.095, Subd. 2 (f), the vacancy “must be filled for the balance of the unexpired term, in the manner in which the original appointment was made.” The City Code erroneously states that it is possible to begin a new six-year term, but this statement is in conflict with Minnesota Statutes; the Statutes take precedence in these circumstances.

Voight noted that the new commissioner will serve for the remainder of Commissioner Dibba’s original six-year term, through December 2029. This also means that the candidates will need to be interviewed by the City Council during a work session, then appointed by the mayor.

Voight explained that the application period for candidates opened on July 1st and will remain open through July 15th. After the application period has closed, Community Development staff and the City Clerk will work together to schedule interviews for eligible candidates. Staff recommends that the EDA reschedule its August meeting to 4:30 pm. on Monday, August 3rd. This change will allow the City Council and mayor to conduct candidate interviews in a special session immediately following that EDA meeting, ahead of the regularly scheduled 6:00 pm. Council work session. The selected candidate will then be appointed via resolution at a regular City Council meeting later in August.

Questions/Comments from Members:

Buesgens asked if anyone had applied yet. Voight replied that no one has applied for the position yet.

Buesgens suggested that there be an interview question about how connected and active the applicant is to surrounding businesses.

The Commissioners agreed to move the August 3rd EDA meeting to 4:30 pm.

BUSINESS UPDATES

Voight provided an update on the microloan program. Staff will meet with MCCD tomorrow to go over the state of where the applications are in the process. There have been nine loans originated thus far, and nine that are in the process but have not been originated yet. The nine that have been originated so far equate to \$87,540. The EDA approved \$300,000 for the grant program.

Buesgens inquired about the Medtronic site. Forney replied that staff would have an update during the next meeting.

Forney provided an update on the NOAH program. The City received initial inspection reports for two loans. Voight added that one loan has been originated, and one has completed its prioritization inspection and is getting quotes finalized. There are two loans in process, and one is in the initial steps to start the process. She mentioned that the apartment building that is in the process is interested in doing roof work.

Forney stated the City received the 2026 Local Affordable Housing Aid Certification and will be receiving an additional \$403,000 for Fund 205.

Buesgens asked if there could be a way to track the work that is being done through the NOAH program funds. Voight replied that staff have not established any specific tracking system yet, but would be able to create one. She added that there will soon be a map on the City website to show where all of the façade improvement grants have been across the City.

Forney noted that the Community Development Department has opened up the application period for a Community Development Intern. The intern will assist with the business outreach and Highway 65 this fall. Staff will have a meeting with Partners in Energy about energy efficiency upgrades.

Buesgens asked if the County had any toolkits for businesses. Forney replied that they are working with the County to determine tools to provide businesses throughout the Central Avenue construction. Deneen asked if the light rail project would have any tools. Márquez-Simula replied that there should be tools provided. Forney stated staff would look into it.

Márquez-Simula suggested the EDA work on encouraging tight bonds between businesses and doing business block parties. The City could provide opportunities for businesses to express their opinion on what would be helpful during the Central Avenue construction. The City could learn how to get through the construction period in an equitable and helpful way for businesses.

Deneen suggested doing the culinary passport program based on the Central Avenue construction. There could be specials for the restaurants under construction to encourage people to go to them. She added that the City could partner with HeightsNext to build a strategy. Forney agreed and added that the next steps are to build a plan and to build relationships with businesses.

Spriggs asked if the State funds for affordable housing projects could be used for a business relief fund during the Central Avenue construction. Forney replied that the affordable housing funds are restricted, but the City has a W-3 and W-4 TIF district that has been used for Habitat for Humanity. The EDA could use the ACHRA levy to shift funds to a business relief fund.

Márquez-Simula suggested getting community groups together who might be in contact with businesses and ask for ideas on how to support businesses during the Central Avenue construction.

Deneen mentioned that the City needs to focus on making the parking ramp more aesthetically pleasing to encourage parking. She added that it is not a pleasant experience to walk between the two buildings to the parking ramp, and by making the area look more pleasing, it will encourage people to go to the surrounding businesses. Buesgens suggested putting in post lights that could be screwed into the cement. Forney noted that Voight is working on the purchase of the pass-through and the easement for the public art and lights. The City will have the easement for the lights on the side of the building.

Chirpich noted that the lighting has been upgraded for the ramp and the alleyway, and there are additional police patrols in the ramp area to crack down on non-parking behavior that has taken place. A camera trailer has been installed in the ramp outside the entrance.

Spriggs asked if there was discussion about putting meters in the parking ramp. Chirpich replied that there have been discussions and that it could provide revenue. Forney added that the next step is to add signage with the Police Department that allows 24-hour-only parking. He explained that people have been storing cars in the ramp.

ADJOURNMENT

Motion by Deneen, seconded by Buesgens, to adjourn the meeting at 5:56 pm. All ayes. MOTION PASSED.

Respectfully submitted,

EMILIE R. VOIGHT

Interim Secretary



PLANNING COMMISSION

City Hall—Council Chambers, 3989 Central Ave NE

Tuesday, July 07, 2026

6:00 PM

MINUTES

The meeting was called to order at 6:00 pm by Chair Christopherson.

CALL TO ORDER/ROLL CALL

Commissioners present: Jeffrey Johnson, Dirk Schmitz, Karl Reh fuss, Paul Moses, Clara Christopherson, and John Gianoulis

Commissioners absent: Ahmed Maameri

Also present: Ursula Brandt, City Planner; Mitch Forney, Community Development Director; Laurel Deneen, Council Liaison; Sara Ion, City Clerk; Paul Biernet, City resident; Mary Matthews, City resident

1. Overview of Boards and Commission Orientation

Ion noted that the overview of the Boards and Commissions is included in the Agenda Packet and to direct any questions to her. Forney highlighted the regulations with Planning Commissions and noted that Commissioners cannot make a decision prior to the Planning Commission meeting.

2. Election of Planning Commission Officers

Presenting Item: Ursula Brandt, City Planner

Gianoulis nominated Christopherson for the Chair of the Planning Commission. Reh fuss seconded the nomination.

Motion by Gianoulis, seconded by Johnson, to elect Christopherson as Chair of the Planning Commission. All ayes. MOTION PASSED.

Christopherson nominated Gianoulis as Vice Chair of the Planning Commission.

Motion by Christopherson, seconded by Moses, to elect Gianoulis as Vice Chair of the Planning Commission. All ayes. MOTION PASSED.

Motion by Christopherson, seconded by Gianoulis, to elect Moses as Secretary/Treasurer of the Planning Commission. All ayes. MOTION PASSED.

APPROVE MINUTES

3. Approval of April 07, 2026, Planning Commission Meeting Minutes

Motion by Reh fuss, seconded by Johnson, to approve the minutes from the meeting of April 07, 2026. All ayes. MOTION PASSED.

PUBLIC HEARINGS

4. Consideration of a Variance for reduced parking lot setback for 81 38th Ave NE

Presenting Item: Ursula Brandt, City Planner

Introduction: Brandt stated that the applicant owns the building at 81 38th Ave and has run a successful business in this location for decades. In 2012, the applicant first asked for a variance to the parking setback to accommodate the addition of a parking lot to the west of the building. The original request (granted through resolution 2012-050) was to allow for a 0.5ft setback from the side property line to accommodate 18ft by 9ft parking spaces and a 24ft drive aisle. The current request is for a 0 ft setback from the side property lines to accommodate an accessible sidewalk leading to the west entrance, along with 18ft by 9ft parking spaces and a 24 ft drive aisle.

Brandt explained that, as noted in 2012, and is still relevant today, a vacation of the California Street right-of-way was conducted in the 1990s. The result of the vacation gave an additional 30 ft of land to the subject property. Upon review of the area, it was discovered that there are some city utilities along the right-of-way, but they are buried deep enough to accommodate the construction of a parking lot.

Brandt noted that the applicant is utilizing the building for office and warehousing. The City Code requires 1 parking space for each 300 sqft of office space and 1 parking space for each 3,000 sqft of warehousing. The building has 1,500 sqft of office and 4,500 sqft of warehouse, requiring 7 parking spaces. Currently, the property utilizes approximately 11 parking spaces along the south side of the building, all of which are legal non-conforming for setbacks, and none are handicap accessible. The applicant would like to accommodate more parking on the property by constructing a 5-space parking lot to the west of the building, which includes one handicap accessible parking space located in front of the main entrance to the building. City Code 9.111(C) requires parking areas to be no closer than 20 ft from the front property line and 5 ft from the side and rear property lines. City Code 9.106(L)(7) prescribes parking spaces to be a minimum of 9 ft wide and 18 ft deep when abutting a curb, and the drive aisle width to access the parking spaces can be no less than 24 ft. To accommodate the new parking lot, the applicant is seeking a variance for the following:

1. Variance to allow for a 0 ft parking lot setback on the west and north property lines and an increased amount of 0 ft setback on the east property line.

Questions/Comments from Members:

Gianoulis asked if railroad tracks were on the west side. Forney replied that the railroad is at the bottom of the hill, and the space to the west is green space. The City owns the west portion of the area.

Brandt added that neighboring properties within 350 feet of the applicant were notified about the public hearing. Several people reached out to staff with questions, but once they understood that additional parking would be included, they were excited about the project.

Schmitz asked if the area to the west is developable. Forney replied that it is not.

Moses asked if there was an environmental study conducted and what the environmental impacts would be. Forney replied that the City does not require an environmental study for a parking lot to be paved. The Engineering Department and stormwater specialist reviewed the application.

Public Hearing Opened.

Christopherson opened the Public Hearing. There were no public comments.

Public Hearing Closed.

Motion by Johnson, seconded by Moses, to close the public hearing. All ayes. MOTION PASSED.

Motion by Johnson, seconded by Schmitz, to waive the reading of the draft Resolution No. 2026-043, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Schmitz, seconded by Reh fuss, to recommend that the City Council approve Resolution No. 2026-043, a Variance allowing a 0 ft parking setback for 81 38th Ave NE, Columbia Heights, MN 55421. All ayes. MOTION PASSED.

5. Conditional Use Permit and Final Site Plan Approval for a Car Wash at 47th and Central Ave

Presenting Item: Ursula Brandt, City Planner

Introduction: Brandt stated in 2003 that the subject property, along with parcels to the north and east, was rezoned to Mixed Use District, with the purpose of promoting development and redevelopment by allowing the mix of at least two different uses and providing flexibility on bulk requirements. The site was previously occupied by a Kmart shopping Center. Also in 2003, the first site plan was reviewed and approved for a residential portion of the district, resulting in the development of Grand Central Commons, which consists of Grand Central Flats, Lofts, and Townhomes.

Brandt noted that in 2008, the Planning Commission reviewed and approved a commercial development consisting of office and commercial space, along with a parking ramp. In 2018, a Hy-Vee convenience store/gas station was proposed and approved for the site. However, none of the approved site plans for the commercial portion of the mixed-use district have been developed.

Brandt explained that the applicant met with the City in May of 2026 to review the requirements to locate a Car Wash on the subject property at the corner of 47th Avenue

and Central Ave. Staff relayed the requirements, including the Public Hearing and the Sound Study, to the applicant, who submitted their proposal for the Crew Car Wash in June of 2026.

Brandt stated the Zoning Ordinance requires the Planning Commission to hold a Public Hearing on the application for the Conditional Use Permit and submit its recommendation to the City Council. The subject property is zoned MXD (Mixed-Use District) in a planned development that consists of Grand Central Flats, Lofts, and Townhomes. The subject property and the property to the north are the last undeveloped parcels in the Mixed-Use District. The Zoning Ordinance 9.112 specifies that Mixed-Use developments shall contain at least two of the following three land use categories: Residential Uses, Commercial Uses, or Institutional Uses. The district currently only has residential uses in the form of townhomes, condominiums, and apartments. Therefore, the last undeveloped parcels must be either commercial or institutional uses. A car wash is permitted, with a conditional use permit, commercial use in the Zoning Ordinance, and is subject to Specific Development Standards 9.107(10) for a car wash. The proposed site plan, as conditioned, shall meet the following specific development standards:

- a) Water from the Car Wash shall not drain across any sidewalk or into any public right-of-way;
- b) Vacuum facilities shall be located in an enclosed structure or located at least 50 feet from any residential property line to avoid noise impacts.
- c) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within 100 feet of the use shall be inspected regularly for the purpose of removing litter found thereon.
- d) A sound study is required to determine the overall impact upon the surrounding properties and ensure compliance with performance standards and MPCA sound requirements.
- e) All new car washes must be located on a minimum of one acre of land.

Brandt noted that the submitted site plan illustrates a total of 12 off-street parking stalls. The Zoning Ordinance requires two (2) spaces per bay plus four (4) stacking spaces for the one (1) car wash bay, including one (1) stacking space at the exit. The Zoning Ordinance also specifies that employee parking is only required when the parking requirements are based on employee counts; as such, the parking requirements for car washes are determined by the number of service bays and stacking spaces, not employee counts. However, the proposed plans indicate four (4) employee-designated parking stalls. Appropriately, one off-street parking space on the site has been designated as a disability stall (in accordance with the Americans with Disabilities Act) along with an access aisle striped with "No Parking". The proposed site plan has more off-street parking than required and has accounted for employee parking needs.

Brandt stated the applicant meets the Tree Preservation and Replanting Standards in 9.106 General Development Standards (M). All trees that exist on the site are considered volunteer weed trees of undesirable and invasive species and are to be removed with the development. The applicant is required to provide one tree for every 50 feet of street

frontage, and the property has 446 feet of frontage for a total of nine (9) trees, a minimum of four (4) trees per one acre of lot coverage standards for a total of 13 trees proposed. Additionally, the applicant is proposing landscaping containing native plantings and pollinator-friendly habitats for the majority of the trees, shrubs, and grasses used. The City Forester is satisfied with the proposed landscaping plan.

Brandt explained that as a condition of approval, the applicant is required to provide a letter of credit or other security as acceptable to the City and shall be deposited with the Zoning Administrator, in an amount equal to 100% of the estimated cost of landscaping and/or screening. The letter of credit or other security, as acceptable to the City, or portions thereof, shall be forfeited to maintain and/or replace materials for a period of time, to include at least two growing seasons. A portion of the letter of credit or other security, as acceptable, may be released after one growing season, as determined by the Zoning Administrator. The property owner shall be responsible for the continued maintenance of landscaping and screening materials to remain in compliance with the requirements of this section. Plant materials that show signs of disease or damage shall be promptly removed and replaced within the next planting season.

Brandt noted that the proposed site is considered part of the Highway District in the City Design Guidelines and is subject to the standards and requirements of that design district. The proposed site plan demonstrates compliance with the design objectives of the Highway District; the building is set back from the street behind a parking lot. The architectural renderings and site plan, as conditioned, show compliance with building configuration, façade and roof treatments, building equipment, drive-through facilities, landscaping, and parking meet the design guidelines. It is conditioned that all windows and doors must also meet the design guidelines to ensure that only 50% of the windows are opaque. Any proposed signage will be subject to the design standards as a condition of approval.

Brandt stated the applicant has provided a Sound Study that analyzed the sound impact that the car wash and vacuum operations will have on the adjacent residential properties and provided mitigations they will use to decrease the sound impact to meet MPCA standards. The applicant is proposing the following mitigation strategies for the vacuums; reduction in the number of vacuums from 10 to 8, placement of the vacuums at the northern extent of the proposed parking lot, vacuum suction will be generated at a single location within the carwash tunnel, vacuum nozzles will be used that have a lower operational noise levels, and an 8 ft by 20 ft brick noise wall will be installed adjacent to the southernmost vacuum unit. The applicant is also proposing the following mitigation strategies to the design of the tunnel: blower units are to be placed inside the tunnel to allow for a 30 ft sound-deadening room adjacent to the tunnel exit, (2) 8 ft tall, 10 ft wide roller doors at each end of the tunnel that will be closed whenever the blower units are active. With the use of the mitigation strategies, the Car Wash will meet the MPCA noise standards.

Recommendation: Staff did not receive any comments from the public and are recommending approval of the site plan and conditional use permit.

Questions/Comments from Members:

Schmitz asked if there would be a roundabout at 47th Avenue. He asked how people would access the car wash. Brandt replied that yes there will be a round about at 47th and Central but the only access point to the site will be from 47th Avenue. Schmitz asked if staff spoke with the applicant about the construction on Central Avenue and the impacts on the business. Brandt replied that staff had a pre-construction meeting with the applicant to inform them about the construction, the timeline, and the requirements for the site.

Schmitz asked if the remaining lot to the north was big enough for development. Brandt replied that it is large enough for development. She noted some topographic issues that a future developer would need to deal with.

Christopherson inquired about the wastewater mitigation system. Civil Engineer for the project, Matt Schwartz, explained that the wash water from the car wash is filtered into different reclaimed system manholes. All the discharged water will go into the sanitary sewer. The manholes get cleaned out on a regular basis so that the debris does not fill up. There are four manholes in the center of the configuration that act as a water reclaim system. The water from the final rinse is discharged into another set of manholes. All of the water from the car wash is being collected inside the tunnel and discharged into the sanitary sewer. There is a trench drain at the end of the car wash for the residual wash water. The trench drain leads to the underground stormwater infiltration system and is treated like the rest of the stormwater on the site.

Gianoulis inquired about the lighting and wondered if the lighting would be a nuisance to the neighborhood. Mr. Schwartz replied that one of the conditions for approval is that the lighting needed to be downlighting. The City has a lighting Code that explains the lighting requirements. The site will not produce more light pollution than a typical street light. Brandt confirmed that the site would meet the City's requirements.

Schmitz asked if the exit was a wall to be driven around. Brandt replied that the wall indicated on the graphic was to depict the flow of traffic. She pointed out a sound wall that is included in the western portion of the site.

Public Hearing Opened.

Christopherson opened the Public Hearing.

Public Hearing Closed.

Paul Biernet, City resident, expressed his concern regarding keeping the integrity of the boulder wall that was intended to be kept throughout the entire apartment development near the site. He asked that the wall not be replaced with a cheap retaining wall. He requested that there be full-time monitoring for noise since there can be long-term health effects. He encouraged the Commissioners to come to the area to see what the lighting is like in the evening because there is a lot of light that comes from across the street. There are three car washes within a quarter mile. He expressed his concern that another car wash

will drive other car washes out of business, and there will be more dilapidated properties. He suggested including more landscaping to help mitigate the sound from echoing up the hill.

Mary Matthews, City resident, noted that there is a bright light through her window from Savers. She added that 47th Avenue is full of parked vehicles, including large trucks. She asked how there would be room for vehicles to line up for a car wash, and if there is a concern about ice on the hill since vehicles will exit onto 47th Avenue. She asked if the parcel went up to Grand Avenue. Forney replied that it goes up to the right-of-way. The seven feet of right-of-way to Grand Avenue is owned by the City. Ms. Matthews explained that the property owners from Central Avenue to Grand Avenue do not maintain the property.

Motion by Johnson, seconded by Rehfuß, to close the public hearing. All ayes. MOTION PASSED.

Johnson asked why so many trucks were parked on 47th Avenue. Forney replied that it is a Twin Cities-wide issue for commercial vehicles to find parking. He added that it is difficult to enforce because the vehicles typically move within the allotted time.

Schmitz asked if the developer had done a study to determine if they could make a profit even with the other car wash businesses in the area. Forney replied that the developer did a market study.

Motion by Moses, seconded by Rehfuß, to waive the readings of draft Resolution No. 2026-042 and Resolution 2026-PZ02, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Gianoulis, seconded by Rehfuß, to recommend to the City Council approval of Resolution No. 2026-042, a Conditional Use Permit allowing a Car Wash at the anticipated address of 4707 Central Ave NE, Columbia Heights, MN 55408, subject to the conditions stated in the draft resolution. 5 Ayes, 1 Nay. MOTION PASSED. Ayes: Moses, Schmitz, Christopherson, Gianoulis, Rehfuß. Nay: Johnson.

Motion by Moses, seconded by Schmitz, to approve Resolution No. 2026-PZ02, a final Site Plan for a Car Wash at the anticipated address of 4707 Central Ave NE, Columbia Heights, MN 55421. 5 Ayes, 1 Nay. MOTION PASSED. Ayes: Moses, Schmitz, Christopherson, Gianoulis, Rehfuß. Nay: Johnson.

OTHER BUSINESS

6. Review Acquisition of 4217 Central Ave NE *Presenting Item: Ursula Brandt, City Planner*

Introduction: Brandt noted that pursuant to State Statute, Section 462.356, Subdivision 2, the Planning and Zoning Commission (the "Planning Commission") in and for the City is

required to review and determine whether the proposed acquisition of real property by the City's Economic Development Authority (EDA) conforms to the Comprehensive Plan of the City. Therefore, the EDA has requested that the Planning Commission review the acquisition of 4217 Central Ave NE, Columbia Heights, MN 55421 (the "Subject Property") to determine if its acquisition conforms to the Comprehensive Plan of the City.

Brandt stated that the EDA has a long-standing practice of acquiring blighted single-family homes to facilitate scattered site redevelopment, and the proposed acquisition of the Subject Property responds to several goals and policies adopted in the Comprehensive Plan. Specifically, in Chapter 3: Land Use and Chapter 4: Housing. Below are the specific goals and policies from the Comprehensive Plan that directly and indirectly correlate to the conformity of the proposed acquisition.

Recommendation: Staff recommends the adoption of Resolution 2026-PZ01, as it meets the goals of the Comprehensive Plan and supports Core City Strategies.

Questions/Comments from Members:

Christopherson asked if the property was blighted or in foreclosure. Forney replied that it is a lighted building.

Motion by Reh fuss, seconded by Gianoulis, to waive the reading of Resolution 2026-PZ01, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Johnson, seconded by Schmitz, to adopt Resolution 2026-PZ01, a resolution finding that the acquisition of certain land for redevelopment purposes by the Columbia Heights Economic Development Authority is consistent with the City of Columbia Heights' Comprehensive Plan. All ayes. MOTION PASSED.

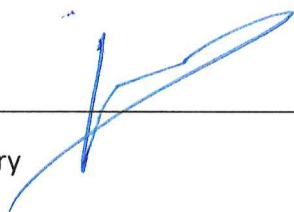
Forney provided an update regarding the Medtronic site and noted that they would be moving to the design phase. The 4300 Central Avenue site is moving forward, and the City is working with the MWMO. Johnson asked if staff anticipated that the site would have housing. Forney confirmed that there would be housing and senior housing, and a possibility of other uses for the second phase of the project.

ADJOURNMENT

Motion by Reh fuss, seconded by Moses, to adjourn the meeting at 6:53 pm. All ayes. MOTION PASSED

Respectfully submitted,

Secretary



**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT
MEETING DATE	AUGUST 10, 2026

ITEM:	Adopt Resolution 2026-051, Appointing Economic Development Authority Commissioner Micah Anderson.		
<i>Presenting Item: Aaron Chirpich, City Manager</i>			
DEPARTMENT: Administration		BY/DATE: Sara Ion / August 6, 2026	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
X Community that Grows with Purpose and Equity		X Engaged, Effective and Forward-Thinking	
X High Quality Public Spaces		X Resilient and Prosperous Economy	
X Safe, Accessible and Built for Everyone		X Inclusive and Connected Community	

BACKGROUND

The City Council received two applications for the vacancy on the Economic Development Authority (EDA) and completed interviews of the candidates during a City Council Work Sessions on August 3, 2026.

SUMMARY OF CURRENT STATUS

The Council deliberated after the conclusion of the interviews and chose to appoint Micah Anderson to fill the remainder of the vacancy.

RECOMMENDED MOTION(S):
MOTION: Move to waive the reading of Resolution 2026-051, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-051, appointing Micah Anderson to serve on the City of Columbia Heights Economic Development Authority.

ATTACHMENT(S)

2026-051

A RESOLUTION APPOINTING EDA COMMISSIONER MICHAH ANDERSON

The Council appoints members to City Boards & Commissions, and

The City Council met in work sessions on August 3, 2026, to conduct interviews and discuss an appointment to fill a vacancy to the Columbia Heights Economic Development Authority.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Columbia Heights, to approve the appointment of Michah Anderson to the remainder of the vacant term from August 10, 2026 - December 31, 2029, to the Economic Development Authority.

Passed this 10th day of August 2026

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	AUGUST 10, 2026

ITEM:	Approval of Resolution 2026-052, Special Appropriation Application to MN Deed for the New Municipal Service Center Funding.								
<i>Presenting Item: Aaron Chirpich, City Manager</i>									
DEPARTMENT: Engineering and Facilities		BY/DATE: Rochelle Widmer / August 6, 2026							
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☐ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☐ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☒ Safe, Accessible and Built for Everyone</td> <td>☐ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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☒ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community								

BACKGROUND

The new Municipal Service Center project will design, construct, furnish, and equip a facility and out-building for the Columbia Heights Public Works Department, to be constructed on the existing City owned site located at 675 37th Avenue, and when completed, demolish the existing Public Works building located at 637 38th Avenue NE, Columbia Heights, MN 55421.

The proposed new facility will replace the existing 51,605 square foot Public Works building constructed in 1971. An existing facility analysis was completed in 2021 identifying issues with structural deterioration, total space, accessibility and safety of employees and visitors to the facility. The study identified a need for an 80,805 square foot facility consisting of vehicle storage, vehicle maintenance spaces, and offices as well as a new fuel island and expanded public recycling area. The Public Works Department provides streets, parks, utilities (water, sanitary sewer, storm sewer), engineering, street lighting, forestry, refuse, central garage and central building services for the City.

The existing site is 7.6 acres. To accommodate the increased department needs, the Southern Anoka Community Assistance (SACA) vacated building (located on City owned land) to the northwest will be purchased and incorporated into the Public Works site planning, as well as shifting Madison Street to the west to allow the new Public Works facility to orient and fit between property lines and front 37th Avenue NE.

These two site modifications will allow for the office area and employee parking to be separated from the heavy truck traffic of the yard operations and keep local business traffic separate from the operations of Public Works.

SUMMARY OF CURRENT STATUS

The City of Columbia Heights has been selected to receive a Special Appropriation Award from the 2026 Minnesota Legislature for new Municipal Service Center. Grant funds will be applied to the pre-design and design of a new Public Works facility, an expanded public recycling area, a new access road, and other related

infrastructure and facility improvements. This appropriation includes money for the acquisition of real property and demolition associated with the project.

STAFF RECOMMENDATION

City staff recommends City Council approval of MN DEED's special appropriation application for funding on of the pre-design and design phases of the new Municipal Service Center.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-052, there being ample copies available to the public.

MOTION: Motion to adopt Resolution 2026-052, approving the special appropriation application to MN DEED for the new Municipal Service Center funding.

ATTACHMENT(S)

Resolution 2026-052

SPECIAL APPROPRIATION APPLICATION TO MN DEED FOR THE NEW MUNICIPAL SERVICE CENTER FUNDING

A resolution of the City Council for the City of Columbia Heights, Minnesota,

The City of Columbia Heights has been selected to receive a Special Appropriation Award from the 2026 Minnesota Legislature for Public Works Facility. The legislative appropriation is found in Chapter 130, Article 1, Section 23, Subdivision 10 and it states:

For a grant to the city of Columbia Heights to predesign and design a public works facility, an expanded public recycling area, a new access road, and other related infrastructure and facility improvements. This appropriation includes money for the acquisition of real property and demolition associated with the project.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA HEIGHTS, MINNESOTA

That the City of Columbia Heights act as the legal sponsor for the project contained in Minnesota Chapter 130, Article 1, Section 23, Subdivision 10 entitled Columbia Heights Public Works Facility.

That the City of Columbia Heights has the legal authority to receive financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration.

That the sources and amounts of the local match identified in the development proposal are committed to the project identified.

That the City of Columbia Heights has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

That upon approval of its development proposal by the state, the City of Columbia Heights may enter into an agreement with the State of Minnesota for the above-referenced project(s), and that the City of Columbia Heights certifies that it will comply with all applicable laws and regulation as stated in all contract agreements.

That the non-DEED source(s) of funds identified in the sources and uses outline in the application total the amount of \$1,566,500 and are committed and adequate to fully fund or provide the match for the project identified in the application.

That any source(s) of the City of Columbia Heights fund(s) to fully fund the project shall be from the General Government Buildings Account which has an adequate amount of funds to cover the commitment.

That the City of Columbia Heights commits to operating and maintaining the capital improvements funded under this project for their intended public purpose and shall annually provide sufficient budgeted funds for the operation and maintenance of the project. Upon request by the State, the Grantee shall provide documentation demonstrating its ability to support the ongoing operation and maintenance of the project.

AND BE IT FURTHER RESOLVED, that the Mayor and City Manager are hereby authorized to execute such agreements as are necessary to implement the project(s) on behalf of the City of Columbia Heights.

Passed this 10th day of August 2026

Offered by:

Seconded by:

Roll Call:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT
MEETING DATE	AUGUST 10, 2026

ITEM:	Authorization to Award Contract for Installation Services for Sullivan Lake Park Playground.								
Presenting Item: Aaron Chirpich, City Manager									
DEPARTMENT: Parks and Recreation		BY/DATE: John W. Stutzman / August 3, 2026							
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table> <tr> <td>☐ Community that Grows with Purpose and Equity</td> <td>☒ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☒ High Quality Public Spaces</td> <td>☐ Resilient and Prosperous Economy</td> </tr> <tr> <td>☒ Safe, Accessible and Built for Everyone</td> <td>☒ Inclusive and Connected Community</td> </tr> </table>				☐ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☒ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☒ Inclusive and Connected Community
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BACKGROUND

The City has completed the planning and procurement process for the Sullivan Lake Park Playground Replacement Project, with installation planned for fall 2026. On July 27, 2026, City Council approved the purchase of the playground equipment from Landscape Structures through the State of Minnesota Cooperative Purchasing Venture (CPV), State Contract #218091.

As part of the playground equipment procurement process, staff have continued coordination with Flagship Recreation, the Minnesota Landscape Structures provider for playground design, equipment procurement, and installation services, to finalize the installation scope and associated costs. The installation proposal includes the work necessary to complete the playground project, including equipment installation, site preparation, safety surfacing, concrete border installation, restoration, and other related construction activities.

The Sullivan Lake Park Playground Project is funded in part through a 2025 Minnesota Department of Natural Resources Outdoor Recreation Grant, which will reimburse 50% of eligible project costs. The project remains part of a broader phased improvement plan for Sullivan Lake Park, with future improvements coordinated with the anticipated Sullivan Lake Park lift station project in 2027.

SUMMARY OF CURRENT STATUS

Staff are requesting City Council approval of the Sullivan Lake Park Playground Installation Contract with Flagship Recreation through the State of Minnesota Cooperative Purchasing Venture (CPV), State Contract #218091, in the amount of \$205,271.53. The installation proposal includes playground installation services by Landscape Structures certified installers, payment and performance bonds, concrete border installation, engineered wood fiber surfacing, poured-in-place safety surfacing, site preparation, drainage components, restoration, and other associated project work.

Utilizing the State Contract for both the playground equipment purchase and installation services allows the City to maintain continuity throughout the project, utilize Landscape Structures certified installers, and ensure

the project is completed consistently with the approved playground design. The total Sullivan Lake Park Playground Project, including equipment purchase, installation, and associated project expenses, is approximately \$475,000. The playground equipment purchase was previously approved at \$269,917.81, and the installation contract before Council today totals \$205,271.53.

Approval of the installation contract will allow staff to proceed with scheduling construction activities and maintain the planned fall 2026 installation timeline. The Flagship Recreation installation proposal is included with this agenda item for City Council review.

STAFF RECOMMENDATION

Staff recommends approval of the Sullivan Lake Park Playground Installation Contract with Flagship Recreation through the State of Minnesota Cooperative Purchasing Venture (CPV), State Contract #218091, in the amount of \$205,271.53.

RECOMMENDED MOTION(S):

MOTION: Move to approve the Sullivan Lake Park Playground Installation Contract with Flagship Recreation through the State of Minnesota Cooperative Purchasing Venture (CPV), State Contract #218091, in an amount not to exceed \$205,271.53 from fund 412.5200.45180.

ATTACHMENT(S)

Flagship Recreation Playground Installation State Contract Quote

Terms & Conditions

Contract: Seller's Copy of signed quote represents the contract between Seller and Buyer. This form supersedes all previous communications and negotiations and constitutes the entire agreement between the parties. Any changes to this contract are not binding unless jointly agreed in writing via Change Order.

Project Scope (This Section For Quotes Including Installation)**Inclusions:**

- One Mobilization
- Accepting & Unloading of Order Prior to Installation
- Unpacking of Play Equipment
- Assembly of Play Equipment
- Placing, Digging or Surface Mounting Equipment (as specified)
- Concrete for Play Equipment Footings
- **Concrete Border**
- **Payment & Performance Bonds for Installation**
- Standard Insurance Offer (Detail Provided Upon Request)
- Standard Warranty Offer (Detail Provided Upon Request)
- Davis-Bacon Wage Rate

Exclusions (Unless Specifically Quoted):

- Storage or Security of Equipment
- Private Utility Locates (irrigation, low voltage, lighting, etc.)
- Additional Labor Due to Site Access. Require 8' Wide Clearance from Staging Area to Play Space.
- Additional Labor and/or Related Costs Due to Subsurface Conditions (Rock, Hardpan, Heavy Clay, Ground Water, etc.)
- Additional Labor and/or Related Costs Due to Working in Unstable Soils (Sand, Pea Rock, Mud, Poor Site Drainage, etc.)
- Offsite Removal of Spoils From Footing Holes or Other Excavation. Can be stockpiled for owner removal or left in play space
- Disposal of Packing Material. Can be Stockpiled for Owner Removal or Deposited in Owners Onsite Dumpster
- Removal of Existing Play Equipment, Border or Safety Surfacing Material
- Site Work of Any Kind. Exclusions include, site grading (owner to provide max slope of 1%), site restoration, drainage, etc.
- Permits of Any Kind

Acceptance of Quotation:

Accepted By (Print)	
Signature:	Date:
Purchase Amount: \$205,271.53	

**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	AUGUST 10, 2026

ITEM:	License Agenda								
Presenting Item: Aaron Chirpich, City Manager									
DEPARTMENT: Community Development		BY/DATE: Mitchell Forney August 5, 2026							
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table><tr><td>☐ Community that Grows with Purpose and Equity</td><td>☐ Engaged, Effective and Forward-Thinking</td></tr><tr><td>☐ High Quality Public Spaces</td><td>☒ Resilient and Prosperous Economy</td></tr><tr><td>☐ Safe, Accessible and Built for Everyone</td><td>☐ Inclusive and Connected Community</td></tr></table>				☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☐ High Quality Public Spaces	☒ Resilient and Prosperous Economy	☐ Safe, Accessible and Built for Everyone	☐ Inclusive and Connected Community
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BACKGROUND

Attached is the business license agenda for August 10, 2026, City Council meeting. This agenda consists of applications for: 2026 business licenses, and contractors' licenses.

At the top of the license agenda there is a phrase stating "*Signed Waiver Form accompanied application", noting that the data privacy form has been submitted as required. If not submitted, certain information cannot be released to the public.

STAFF RECOMMENDATION

Staff recommend that the items are approved as listed.

RECOMMENDED MOTION(S):
MOTION: Move to approve the items as listed on the business license agenda for August 10, 2026, as presented.

ATTACHMENT(S)

08/10/2026 License Table

TO CITY COUNCIL AUGUST 10, 2026

*Signed Waiver Form accompanied application

BUSINESS LICENSES 2026		
* Minnesota Roofing Company, David Solicitors	1071 County Hwy 10 Unit:230 Spring Lake Park, MN 55432	\$500
* Minnesota Roofing Company, Michael Solicitors	1071 County Hwy 10 Unit:230 Spring Lake Park, MN 55432	\$500
* Minnesota Roofing Company, Darrell Solicitors	1071 County Hwy 10 Unit:230 Spring Lake Park, MN 55432	\$500
* Silver Oak Tree Services, Tree License	10005 Portland Ave S Bloomington, MN 55420	\$80
* Coffee On Wheels	13063 89th Ave N MAPLE GROVE, MN 55369	\$10

CONTRACTOR LICENSES 2026		
* Leah Ventures LLC	7411 159th ST prior lake, MN 55372	\$80
* Hilliard Heating & Cooling, Inc	26146 2nd St. W. Zimmerman, MN 55398	\$80

**CITY COUNCIL MEETING**

AGENDA SECTION	CONSENT
MEETING DATE	AUGUST 10, 2026

ITEM:	Rental Occupancy Licenses for Approval						
<i>Presenting Item: Aaron Chirpich, City Manager</i>							
DEPARTMENT: Fire	BY/DATE: Assistant Fire Chief Brad Roddy / August 10, 2026						
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table><tr><td>☐ Community that Grows with Purpose and Equity</td><td>☐ Engaged, Effective and Forward-Thinking</td></tr><tr><td>☒ High Quality Public Spaces</td><td>☐ Resilient and Prosperous Economy</td></tr><tr><td>☒ Safe, Accessible and Built for Everyone</td><td>☒ Inclusive and Connected Community</td></tr></table>		☐ Community that Grows with Purpose and Equity	☐ Engaged, Effective and Forward-Thinking	☒ High Quality Public Spaces	☐ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☒ Inclusive and Connected Community
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☒ High Quality Public Spaces	☐ Resilient and Prosperous Economy						
☒ Safe, Accessible and Built for Everyone	☒ Inclusive and Connected Community						

BACKGROUND:

Consideration of approval of the attached list of rental housing license applications.

SUMMARY OF CURRENT STATUS:

All property owners have passed yearly rental license inspections and submitted required rental license applications and fees.

STAFF RECOMMENDATION:

Approve the items listed for rental housing license applications for August 10, 2026, in that they have met the requirements of the Property Maintenance Code.

RECOMMENDED MOTION:

MOTION: Move to approve the items listed for rental housing license applications for August 10, 2026, in that they have met the requirements of the Property Maintenance Code.

ATTACHMENT:

Rental Occupancy Licenses for Approval –8-10-26



Rental Occupancy Licenses for Approval August 10, 2026:

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Alvarado, Felix 16920 Chisholm Street NE Ham Lake, MN 55304	1020 44 1/2 Ave NE	26-0010043 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Anderson, Ryan 2919 NE Arthur Street Minneapolis, MN 55418	4833 7th St NE	26-0009883 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Arcos-Martinez, Carlos 5228 4th Street NE Columbia Heights, MN 55421	5230 4th St NE	26-0010026 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Avery, Alan 4201 Monroe Street NE Columbia Heights, MN 55421	4201 Monroe St NE	26-0009976 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Berg, Tea 16108 Kensington Court Minnetonka, MN 55345	4613 Taylor St NE 4615 Taylor NE St	26-0010001 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Brown, Cynthia 4223 2nd Street NE Columbia Heights, MN 55421	4221 2nd St NE	26-0010097 Family Exempt Rental License Number of licensed units: 1 \$75.00
Bruhnding, Jakob KMBTC 2 LLC 1248 Amble Road Arden Hills, MN 55112	970 43 1/2 Ave NE	26-0009914 Rental License [Over 3 Units] Number of licensed units: 12 \$514.00
Campoverde-Nistler, Nicole 2105 Argonne Drive NE Columbia Heights, MN 55421	1411 37th Ave NE 3700 Lincoln St NE	26-0010066 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Campoverde-Nistler, Nicole 2105 Argonne Drive NE Columbia Heights, MN 55421	5152 Washington St NE 5154 Washington St NE	26-0010147 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Carvajal, Tomas Milrinonetide LLC 16205 Franklin Trail SE Prior Lake, MN 55372	4647 Washington St NE 4645 Washington St NE	26-0010010 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Chee, Lit Ung 16800 47th Avenue North Plymouth, MN 55446	4619 Taylor St NE 4621 Taylor St NE	26-0010002 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Chen, Jenn-Yuan 6601 Sherman Lake Road Lino Lakes, MN 55038	1211 Cheery Ln NE 1213 Cheery Ln NE	26-0010056 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Cifuno, Ada 139 Eldorado Drive Racine, WI 53402	3953 Tyler St NE	26-0009967 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Contreras Carrillo, Jorge 8176 Zenith Court North Brooklyn Park, MN 55443	4247 2nd St NE 4249 2nd St NE	26-0009981 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Corbett, Chad 4603 Taylor Street NE Columbia Heights, MN 55421	4601 Taylor St NE 4603 Taylor St NE	26-0009999 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Corbin, David 2158 131st Avenue NW Coon Rapids, MN 55448	1015 43 1/2 Ave NE 1013 43 1/2 Ave NE	26-0010042 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Cordell, Andrew 225 Sherwood Road Shoreview, MN 55126	3719 Hayes St NE	26-0010073 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Egal, Asli 1433 East Franklin Avenue#12 Minneapolis, MN 55404	4946 Jackson St NE	26-0010019 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Esso, Lawrence ESSO Apartments, LLC 3328 East Lake Street Minneapolis, MN 55406	4318 3rd St NE	26-0009855 Rental License [Over 3 Units] Number of licensed units: 5 \$360.00
Esso, Lawrence Esso Apartments, LLC 3328 East Lake Street Minneapolis, MN 55406	4322 3rd St NE	26-0009856 Rental License [Over 3 Units] Number of licensed units: 5 \$360.00
Flint, Marina 5130 148th Street West Apple Valley, MN 55124	563 51st Ave NE 561 51st Ave NE	26-0010028 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Foix, Arthur 4456 Washington Street NE Columbia Heights, MN 55421	4456 Washington St NE #Up Up/Down	26-0009990 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Fragale, Pasquale CB Commons, LLC 13570 Grove Drive#314 Maple Grove, MN 55311	1300 Circle Terrace Blvd NE 1302 Circle Terrace Blvd NE	26-0009939 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Hersi, Mahid BNA Property Management LLC 6428 Christenson Lane NE Fridley, MN 55432	508 40th Ave NE #200	26-0009896 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Hinrichs, Eric 4259 Arthur Street NE Columbia Heights, MN 55421	636 38th Ave NE	26-0009908 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Jama, Ruun 4915 Fillmore Street NE Columbia Heights, MN 55421	4915 Fillmore St NE	26-0009885 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Jarman, Michael 1767 Mill Court Marietta, GA 30062	4630 Taylor St NE Up/Down	26-0010003 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Kinch, Susan 1223 Circle Terrace Blvd NE Columbia Heights, MN 55421	1221 Circle Terrace Blvd NE	26-0009935 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Kix, Logan P&L Real Estate Group LLC 3312 Highland Drive Burnsville, MN 55337	3825 Johnson St NE 3827 Johnson St NE	26-0009957 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Kix, Logan P&L Real Estate 3, LLC 3312 Highland Drive Burnsville, MN 55337	4995 Tyler St NE 4997 Tyler St NE	26-0010020 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Larson, Dwight 6317 Parnell Avenue Edina, MN 55435	660 47 1/2 Ave NE 662 47 1/2 Ave NE	26-0010031 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Lastor, Timoteo 4921 Jackson Street NE Columbia Heights, MN 55421	4919 Jackson St NE	26-0009887 Family Exempt Rental License Number of licensed units: 2 \$225.00
<i>*New License</i>		
Lavontae, Carlisle 4507 Taylor Street NE Columbia Heights, MN 55421	4507 Taylor St NE 4509 Taylor St NE	26-0010516 Rental License Transfer Fee Number of licensed units: 2 \$50.00
Lunda, David 5416 Jefferson Court White Bear Township, MN 55110	4039 4th St NE	26-0009843 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
McFall, Stanley Triple B Enterprises, LLC 2000 Argonne Drive NE Columbia Heights, MN 55421	4531 Taylor St NE 4529 Taylor St NE	26-0009993 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Mei Huang Wee, Lidiana 4336 W, LLC 5040 Madison Street NE Columbia Heights, MN 55421	4336 6th St NE	26-0010103 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Olson, Anthony 1747 133rd Avenue NW Andover, MN 55304	4528 Madison St NE	26-0009992 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Osborne, Lynn 7088 11th Street#112 Oakdale, MN 55128	4712 6th St NE	26-0010015 Family Exempt Rental License Number of licensed units: 1 \$75.00
Peske, Richard 5444 Colfax Avenue South Minneapolis, MN 55419	4242 2nd St NE	26-0009980 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Piper, Maria Piper Real Estate Holdings LLC 181 Oldcastle Lane Alameda, CA 94502	4540 Tyler St NE Up/Down	26-0009998 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Rifai, Samiha 608 37th Avenue NE Minneapolis, MN 55421	1137 37th Ave NE 1139 37th Ave NE	26-0009793 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Robe, Omar University, LLC 18180 102nd Place North Maple Grove, MN 55311	4927 University Ave NE	26-0009755 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Rozman, Michael Lynde Investment Company, LLP 4900 Cedar Lake Road South#212 Minneapolis, MN 55416	4050 4th St NE	26-0009969 Rental License [Over 3 Units] Number of licensed units: 11 \$492.00
Rozman, Michael Lynde Investment Company, LLP 4900 Cedar Lake Road South#212 Minneapolis, MN 55416	4120 4th St NE	26-0009973 Rental License [Over 3 Units] Number of licensed units: 17 \$624.00
Sadlo, Pamela 510 Summit Street NE Columbia Heights, MN 55421	514 Summit St NE	26-0010024 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
<i>*New License</i>		
Samaha, Mohamed 1309 Aspen Drive Burnsville, MN 55337	3906 Reservoir Blvd NE	26-0010517 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Santos, Andrea Figaro Homes, LLC 310 4th Avenue South PMB 93714#5010 Minneapolis, MN 55415	4506 Fillmore St NE 4508 Fillmore St. NE	26-0010114 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Sawochka, Linda 3112 Mumford Road Brooklyn Center, MN 55429	838 40th Ave NE #2	26-0010155 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Scheck, Dominic 4169 Willow Wood Drive Vadnais Heights, MN 55127	1207 Circle Terrace Blvd NE 1209 Circle Terrace Blvd NE	26-0009934 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Schulz, James 2910 Fillmore Street NE Minneapolis, MN 55418	1009 Gould Ave NE	26-0010040 Family Exempt Rental License Number of licensed units: 1 \$75.00
Sentyrz, Walter 1612 2nd Street NE Minneapolis, MN 55413	2119 45th Ave NE	26-0009947 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sentyrz, Walter 1612 2nd Street NE Minneapolis, MN 55413	3721 Van Buren St NE	26-0009951 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sentyrz, Walter 1612 2nd Street NE Minneapolis, MN 55413	3913 Arthur St NE	26-0009961 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sentyrz, Walter 1612 2nd Street NE Minneapolis, MN 55413	4632 6th St NE	26-0010004 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Singh, Tagore 18204 84th Avenue North Maple Grove, MN 55311	1035 Peters Pl NE	26-0010047 Rental License [Over 3 Units] Number of licensed units: 6 \$382.00
Solls, Mark Invitation Homes/IH2 Property Illinois, LP 4450 Sojourn Drive#100 Addison, TX 75001	3962 Van Buren St NE	26-0009838 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Sorensen, Jana 482 Lucky Drive NW Concord, NC 28027	3850 Jackson St NE	26-0009959 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Strawn, Luke 12825 Kiska Street NE Blaine, MN 55449	4237 Pierce St NE	26-0009979 Family Exempt Rental License Number of licensed units: 1 \$75.00
Sturdevant, Joseph 6182 Heather Circle NE Fridley, MN 55432	1043 Polk Pl NE #Up	26-0009927 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00

LICENSEE	LICENSE ADDRESS	LICENSE INFORMATION
Sumangil, Anne Juliet 0 91-1058 Kekuiani Loop#C303 Kapolei, HI 96707	4138 Maureen Dr NE	26-0009974 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Tsering, Kalsang 918 151st Avenue NW Andover, MN 55304	5075 Mulcare Dr NE	26-0010142 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Weber, Kurt KDWeber89 LLC 2300 Lakeridge Drive White Bear Lake, MN 55110	3815 Van Buren St NE	26-0009955 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Winter, Anton 610 Pierce Street NE Minneapolis, MN 55413	4401 Reservoir Blvd NE	26-0009862 Rental License [1 - 3 Units] Number of licensed units: 1 \$450.00
Yarphel, Tenzing 743 Torchwood Court New Brighton, MN 55112	1725 37th Ave NE 1727 37th NE Ave	26-0009946 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Yee, Sun Hennepin RP Funding LLC 880 Northwod Blvd#3T Incline Village, NV 89451	1449 46th Ave NE	26-0009945 Rental License [1 - 3 Units] Number of licensed units: 1 \$300.00
Zhi, Zoe American Medical Research, Inc. 105 Lakeland Shores Road Lakeland, MN 55043	4519 Taylor St NE 4521 Taylor St NE	26-0009991 Rental License [1 - 3 Units] Number of licensed units: 2 \$300.00
Zhou, Julia Space Max Apartments 4111 Central Avenue NE#208 Columbia Heights, MN 55421	1450 47th Ave NE 1440 47th Ave NE	26-0009807 Rental License [Over 3 Units] Number of licensed units: 20 \$690.00
Zhou, Julia Green Mountain Estate LLC 4111 Central Avenue NE#208 Columbia Heights, MN 55421	1480 47th Ave NE 1490 47th Ave NE	26-0009808 Rental License [Over 3 Units] Number of licensed units: 20 \$690.00

CITY COUNCIL MEETING

AGENDA SECTION	CONSENT AGENDA
MEETING DATE	AUGUST 10 TH , 2026

ITEM:	Review of Bills.								
<i>Presenting Item: Aaron Chirpich City Manager</i>									
DEPARTMENT: Finance Department		BY/DATE: August 10 th , 2026							
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i> <table> <tr> <td>☒ Community that Grows with Purpose and Equity</td> <td>☒ Engaged, Effective and Forward-Thinking</td> </tr> <tr> <td>☒ High Quality Public Spaces</td> <td>☒ Resilient and Prosperous Economy</td> </tr> <tr> <td>☒ Safe, Accessible and Built for Everyone</td> <td>☒ Inclusive and Connected Community</td> </tr> </table>				☒ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking	☒ High Quality Public Spaces	☒ Resilient and Prosperous Economy	☒ Safe, Accessible and Built for Everyone	☒ Inclusive and Connected Community
☒ Community that Grows with Purpose and Equity	☒ Engaged, Effective and Forward-Thinking								
☒ High Quality Public Spaces	☒ Resilient and Prosperous Economy								
☒ Safe, Accessible and Built for Everyone	☒ Inclusive and Connected Community								

BACKGROUND

The Finance Department prepares a list of all payments made for approval of the Council.

SUMMARY OF CURRENT STATUS

STAFF RECOMMENDATION

Approve payments since previous City Council Meeting.

RECOMMENDED MOTION(S):
MOTION: Move that in accordance with Minnesota Statute 412.271, subd. 8 the City Council has reviewed the enclosed list to claims paid by check and by electronic funds transfer in the amount of \$2,178,211.62.

ATTACHMENT(S)

List of Claims.

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 1 / 54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
07/20/2026	MAIN	3100(E)	1-893-983-248	MINNESOTA DEPARTMENT OF REVENUE	JUNE SALES/USE TAX	20810	0000	1,504.00
			1-893-983-248		JUNE SALES/USE TAX	20815	0000	12.00
				CHECK MAIN 3100(E) TOTAL FOR				1,516.00
07/23/2026	MAIN	207661	W55176	ALERT-ALL CORP	KIDS FIRE HATS	42170	2200	442.50
07/23/2026	MAIN	207664	INV08960265	AMERICAN SOLUTIONS FOR BUSINESS	SEWALK CHALK	42170	2100	762.73
			INV09011349		CHALLENGE COINS	42170	2100	2,200.00
				CHECK MAIN 207664 TOTAL FOR F				2,962.73
07/23/2026	MAIN	207665	377083	ASPEN MILLS, INC.	RAIL MOUNT LIGHTS	42171	2100	703.12
			377005		UNDER VEST SHIRT, PATCHES	42172	2100	125.90
			378085		BOOTS, TOURNIQUET, RIGID CASE, NAME	42172	2100	257.69
			378401		PANTS, FLEECE, RIGID CASE, TOURNIQU	42172	2100	416.03
			378386		PANTS	42172	2100	86.95
			378660		BOOTS	42172	2100	134.95
			378258		PANTS, PEN CUFF KEY	42172	2100	191.83
			378199		BOOTS, UNDER VEST SHIRT, PATCHES, E	42172	2100	306.89
				CHECK MAIN 207665 TOTAL FOR F				2,223.36
07/23/2026	MAIN	207667*#	1751815	BENEFIT EXTRAS, INC.	COBRA ADMIN 0626; RETIREE BILLING	043050	1320	151.25
07/23/2026	MAIN	207668	072326	BOADA/GUSTAVO	BICIALEBRIJE PARADE PERFORMANCE	07244376	1360	250.00
07/23/2026	MAIN	207669	1033	BPOZ COLUMBIA HEIGHTS, LLC	PARKING 0726, ELECTRICITY 050826-06	43810	1940	1,785.04
			1033		PARKING 0726, ELECTRICITY 050826-06	44100	1940	2,280.00
				CHECK MAIN 207669 TOTAL FOR F				4,065.04
07/23/2026	MAIN	207671	66005623-00	CENTRAL IRRIGATION SUPPLY	SPLASH PAD VALVES	42160	5200	88.08
07/23/2026	MAIN	207673*#	4274138892	CINTAS INC	RUGS-CITY HALL 062026	44020	1940	64.00
			4274357583		TOWELS 070126	44020	2100	12.35
			4272920630		TOWELS 061826	44020	2100	12.35
			4274357583		TOWELS 070126	44020	2200	12.35
			4272920630		TOWELS 061826	44020	2200	12.35
			4274856313		MOPS, MATS JPM 070726	44020	5129	183.69
				CHECK MAIN 207673 TOTAL FOR F				2

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CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 2/54

Item 10.

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Fund: 101 GENERAL								
07/23/2026	MAIN	207675#	2631722.01 2631801.01 265176.01	COLLINS ELECTRICAL CONSTRUCTI	PROVIDE POWER TO NEW LOCKERS WIRED SAUNA POWER, DEMOED DROP CORD POLE LIGHT HEADS	44020 44020 44000	2100 2100 3160	5,080.00 2,180.00 1,393.00
CHECK MAIN 207675 TOTAL FOR F								8,653.00
07/23/2026	MAIN	207677	1-1051039	COLUMBIA HEIGHTS RENTAL INC	MINI TILLER RENTAL	42171	5200	88.48
07/23/2026	MAIN	207680	426	CURBSIDE PRODUCTIONS LLC	MONARCH FESTIVAL 072326 FINAL PYMT			** VOIDED **
07/23/2026	MAIN	207681*#	0143304-IN 0143230-IN	EARL F ANDERSEN INC	NO PARKING SIGNS SIGN POSTS	42171 42171	3170 3170	260.47 351.95
CHECK MAIN 207681 TOTAL FOR F								612.42
07/23/2026	MAIN	207682	5276	ECKBERG LAMMERS, P.C.	FTO CERT COURSE A.AUSTIN, A.ABDULLA	43105	2100	1,398.00
07/23/2026	MAIN	207683	00001455 00001491 00001399 00001407	EMERGENCY TECHNICAL DECON	TURNOUT GEAR CLEANING TURNOUT GEAR CLEANING TURNOUT GEAR CLEANING TURNOUT GEAR CLEANING	43050 43050 43050 43050	2200 2200 2200 2200	320.00 160.00 565.00 1,710.00
CHECK MAIN 207683 TOTAL FOR F								2,755.00
07/23/2026	MAIN	207684	072326	ESTRADA/REYNALDO	MARIACHI PERFORMANCE 072326	44376	1360	470.00
07/23/2026	MAIN	207692	5021770 1021105 1613309 1021125 8411800	HOME DEPOT #2802	HEAVY DUTY HOSE BIB HOSE ENDS, HOSE HANGER CABLE TIES ANCHOR SLEEVES, TOGGLE FLIP BOLT CABLE TIES	42171 42171 42171 42171 42171	5200 5200 5200 5200 5200	17.54 26.92 152.64 6.41 50.88
CHECK MAIN 207692 TOTAL FOR F								254.39
07/23/2026	MAIN	207693	INV136837	HORIZON CPO SEMINARS	WALL INLET, PIPE EXTENDER, COUPLING	42160	5200	81.05
07/23/2026	MAIN	207695	IN5154027	INNOVATIVE OFFICE SOLUTIONS	LSHEET PROTECTORS	42000	1940	13.46
07/23/2026	MAIN	207696	180654	INSTY-PRINTS OF ST. PAUL, INC	VICTIM NOTIFICATION CARDS	42030	2100	417.55
07/23/2026	MAIN	207697	180768	INTERNATIONAL SECURITY PRODUC	FENCE REPAIR	44000	5200	79.99
07/23/2026	MAIN	207698	11972372	LANGUAGE LINE SOLUTIONS	LANGUAGE LINE 0626	43250	2100	13.65
07/23/2026	MAIN	207703	3668	MARIE RIDGEWAY LICSW LLC	MANDATORY CHECK INS, THEREAPY SESSI	43050	2100	1,4

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CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 3/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
07/23/2026	MAIN	207706#	51053	MENARDS CASHWAY LUMBER-FRIDLE	CABLE TIES, GARBAGE BAGS	42171	2100	14.98
			51946		GRANOLA BARS	42175	2100	19.08
			52370		GAS, OIL, FUEL, DAWN, TOOL BAG, LEV	42010	2200	104.94
			52370		GAS, OIL, FUEL, DAWN, TOOL BAG, LEV	42171	2200	87.62
			52370		GAS, OIL, FUEL, DAWN, TOOL BAG, LEV	42282	2200	28.91
			52183		SMARTPHONE MOUNTS	42171	3121	39.96
			52283		GALV POULTRY NET	42170	5004	9.99
			52080		WEED TANK SPRAYERS, PLANT FOOD	42171	5200	46.41
CHECK MAIN 207706 TOTAL FOR F								351.89
07/23/2026	MAIN	207707#	208762	MINNEAPOLIS SAW CO INC	EDGER BLADES	42171	5200	11.25
			210203		ULTRA SLING, 5/8 RAPTOR, BUCKET BAG	42171	6102	405.66
CHECK MAIN 207707 TOTAL FOR F								416.91
07/23/2026	MAIN	207708	91632	MINNESOTA ROADWAYS	SLOW SET ASPHALT EMULSION	42160	3121	230.50
07/23/2026	MAIN	207709	4806	MINNESOTA SOFTBALL	12U MONSTA CHAMPIONSHIP	44330	5001	550.00
07/23/2026	MAIN	207712	072326	NUESTRA LUCHA MN	FOLKLORE DANCERS 072326	44376	1360	600.00
07/23/2026	MAIN	207714#	0002096499	ON SITE SANITATION INC	SATTELITE RENT - MCKENNA	42990	5129	222.00
			0002096498		SATELLITE RENT-LOMIANKI	44100	5200	74.00
			0002096500		SATELLITE RENT-OSTRANDER	44100	5200	74.00
			0002096487		SATELLITE RENT-HUSET	44100	5200	146.00
			0002096486		SATELLITE RENT-MCKENNA	44100	5200	74.00
			0002096489		SATELLITE RENT-LABELLE	44100	5200	74.00
			0002096488		SATELLITE RENT-KEYES	44100	5200	74.00
			0002096490		SATELLITE RENT-GAUVITTE	44100	5200	74.00
			0002096492		SATELLITE RENT-HUSET	44100	5200	74.00
			0002096491		SATELLITE RENT-SULLIVAN	44100	5200	220.00
			0002096493		SATELLITE RENT-PRESTEMON	44100	5200	74.00
			0002096495		SATELLITE RENT-HUSET	44100	5200	220.00
			0002096494		SATELLITE RENT-SILVER LAKE	44100	5200	220.00
			0002096496		SATELLITE RENT-RAMSDELL	44100	5200	74.00
			0002096497		SATELLITE RENT-RAMSDELL	44100	5200	146.00
			0002088648		SATELLITE RENT-JAMBOREE	44100	5200	1,850.00
			0002088647		SATELLITE RENT-JAMBOREE	44100	5200	148.00
CHECK MAIN 207714 TOTAL FOR F								3,838.00

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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 4 / 54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount	
Fund: 101 GENERAL									
07/23/2026	MAIN	207716	07072028 05122090	PERFORMANCE PLUS LLC	PREPLCMNT MEDICAL EXAM PREPLACEMENT MEDICAL EXAM	43050 43050	2200 2200	415.00 415.00	
CHECK MAIN 207716 TOTAL FOR F								830.00	
07/23/2026	MAIN	207720	35071	RIES FARMS LLC	YARD WASTE/COMPOST DISPOSAL	44300	3121	390.50	
07/23/2026	MAIN	207721#	0073607 0073987 0073987	ROHN INDUSTRIES INC	SHREDDING 060126 SHREDDING 061526 SHREDDING 061526	44000 44000 44000	1410 2100 2200	54.45 33.34 21.11	
CHECK MAIN 207721 TOTAL FOR F								108.90	
07/23/2026	MAIN	207723	2162	SAHR SPORTS	SOCCER WORKSHOPS & LITTLE KICKERS	043050	5001	1,800.00	
07/23/2026	MAIN	207724	4607538013	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0626-JPM	44020	5129	86.72	
07/23/2026	MAIN	207726	I1829839 I1831113 I1831994 I1834023 I1834964 I1834965 I1834968	STREICHER'S GUN'S INC/DON	9MM PRACTICE ROUNDS .223 CAL PRACTICE AMMO SHELL, HOLSTER BELT SLIDE EXPANSION EQUIP BAG, BRACKET KIT, BUCKLE TRAFFIC VEST, HOLSTER HOLSTER GAS MASK, VISION, HOLSTER	42070 42070 42171 42172 42172 42172 42172	2100 2100 2100 2100 2100 2100 2100	1,292.52 839.04 302.94 122.97 281.98 234.99 990.97	
CHECK MAIN 207726 TOTAL FOR F								4,065.41	
07/23/2026	MAIN	207728	169531	THE MCDOWELL AGENCY, INC.	BACKGROUND CHECKS	0626	43050	1320	766.70
07/23/2026	MAIN	207729	2815826 RI	THE VERNON COMPANY	6' TABLE COVER		42171	3100	276.94
07/23/2026	MAIN	207730	32560	TIMESAVER OFF SITE SECRETR	INCOUNCIL MINUTES	062226	43050	1410	178.00
07/23/2026	MAIN	207732*#	1109287	TRIO SUPPLY COMPANY INC	GARBAGE BAGS-PARKS		42171	5200	411.60
07/23/2026	MAIN	207737*#	9972182530	WW GRAINGER, INC	BULK KEROSENE		42161	5200	178.15
07/23/2026	MAIN	207738*#	1296027541 1295554372 1295554372 1295554372 1295554372 1295554372	XCEL ENERGY (N S P)	071026 51-8335212-3 070926 51-4350334-8 070926 51-4350334-8 070926 51-4350334-8 070926 51-4350334-8 070926 51-4350334-8	20810 43810 43810 43810 43810 43810	0000 5129 5129 5129 5129 5129	(161.65) 3,290.61 (1,776.96) 3,211.70 (1,707.55) (2,259.81)	
CHECK MAIN 207738 TOTAL FOR F								590.81	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
07/23/2026	MAIN	207739	426	CURBSIDE PRODUCTIONS LLC	MONARCH FESTIVAL 072326 FINAL PYMT	44376	1360	375.00
07/23/2026	MAIN	3083 (A) *#	0111344200	BELLBOY BAR SUPPLY	070126 INV	20815	0000	(4.13)
			0111344700		070126 INV,BAGS,SIGNS	20815	0000	(0.58)
			011136900		070826 INV.TOWELS	20815	0000	(4.12)
				CHECK MAIN 3083 (A) TOTAL FOR				(8.83)
07/23/2026	MAIN	3090 (A)	INV553394	COORDINATED BUSINESS SYSTEMS, MAINT	071626-081526	44000	1940	1,120.75
07/23/2026	MAIN	3091 (A) *#	MN-1428955	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES 071026	42175	1940	197.95
			MN-1411692		COFFEE SUPPLIES 071026	42175	2100	260.68
			MN-1411692		COFFEE SUPPLIES 071026	42175	2200	260.69
				CHECK MAIN 3091 (A) TOTAL FOR				719.32
07/30/2026	MAIN	207742	062526	ALFERNES/DONNA M	TOTAL BODY CONDITIONING 051326-062443050		5001	765.00
07/30/2026	MAIN	207744*#	000951998	APWA - MN CHAPTER	DUES 030126-022827 - J.TERHELL, N.F44330		3121	36.75
			000951998		DUES 030126-022827 - J.TERHELL, N.F44330		3121	123.06
				CHECK MAIN 207744 TOTAL FOR F				159.81
07/30/2026	MAIN	207745	378904	ASPEN MILLS, INC.	BOOTS	42172	2200	139.95
			378707		SHIRT, EMBROIDERY, PATCHES, PANTS,	42172	2200	152.65
				CHECK MAIN 207745 TOTAL FOR F				292.60
07/30/2026	MAIN	207748	1015998	BONA COMPANIES INC.	PREMIUM GAS	43830	5200	154.43
07/30/2026	MAIN	207751	04934-27576222	CANVA US, INC.	ANNUAL SUBSCRIPTION	44030	2100	119.99
07/30/2026	MAIN	207752	072326	CARACOL LATINO PERFORMING ARTOFREND	ARTOFREND DISPLAY 072326	44376	1360	1,250.00
07/30/2026	MAIN	207753	514710	CENTRAL WOOD PRODUCTS	DOUBLE SHREDDED HARDWOOD MULCH	42171	5200	1,196.00
07/30/2026	MAIN	207754#	333954365	CENTURYLINK	070426 333954365	43250	2100	175.22
			333954365		070426 333954365	43250	2200	175.22
				CHECK MAIN 207754 TOTAL FOR F				350.44
07/30/2026	MAIN	207756*#	42733683254	CINTAS INC	MATS, FRESH AIR, TOWELS PS 062526	44020	2100	43.66
			4275174940		FRESH AIR, TOWELS PS 070926	44020	2100	16.66
			42733683254		MATS, FRESH AIR, TOWELS PS 062526	44020	2200	16.66
			4275174940		FRESH AIR, TOWELS PS 070926	44020	2200	16.66

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			4275615291		MOPS JPM 071426	44020	5129	46.72
			4276362661		MOPS JPM 072126	44020	5129	46.72
				CHECK MAIN 207756 TOTAL FOR F				187.08
07/30/2026	MAIN	207757	26-HALL-8	CLEAN BEVERAGE LINE	BEER LINE CLEANING 0726	44020	5129	69.00
07/30/2026	MAIN	207758*#	2631325.01	COLLINS ELECTRICAL CONSTRUCTI	DOCUMENT ELECTRICAL SPECIFICATIONS-	44020	2100	7,500.00
			2632734.01		REPLACE GFI'S-RAMSDELL	42171	5200	710.48
				CHECK MAIN 207758 TOTAL FOR F				8,210.48
07/30/2026	MAIN	207760	0010265581	COLUMBIA HEIGHTS VOLUNTEER	2026 STATE FIRE AID	41240	2200	2,000.00
07/30/2026	MAIN	207762*#	26-159	CONTROLOGIX SERVICES, INC.	EWEB SOFTWARE RENEW & NETWORK CONNE	44030	1940	641.94
			26-159		EWEB SOFTWARE RENEW & NETWORK CONNE	44030	2100	320.98
			26-159		EWEB SOFTWARE RENEW & NETWORK CONNE	44030	2200	320.98
				CHECK MAIN 207762 TOTAL FOR F				1,283.90
07/30/2026	MAIN	207763	84506	CRUSADER MFG INC	HEPA VACUUM	42010	2100	1,506.00
07/30/2026	MAIN	207766*#	0143318-IN	EARL F ANDERSEN INC	SPREED LIMIT SIGNS, STREET NAME SIG	42171	3170	41.98
			0143488-IN		SIGNS-PLAYGROUND, NO DOGS IN POOL A	42171	3170	316.60
			0143506-IN		SIGNS-PARKING	42171	3170	106.00
			0143488-IN		SIGNS-PLAYGROUND, NO DOGS IN POOL A	42171	5200	32.05
				CHECK MAIN 207766 TOTAL FOR F				496.63
07/30/2026	MAIN	207768	18592	FIRE CATT L.L.C.	FIRE HOSE TESTING 2026	44000	2200	4,284.60
07/30/2026	MAIN	207775	7231	HAMMER SPORTS LLC	BASEBALL 12U UMPIRES 062426	43050	5001	85.00
			7105		BASEBALL 12U UMPIRES 051226	43050	5001	85.00
				CHECK MAIN 207775 TOTAL FOR F				170.00
07/30/2026	MAIN	207778	4021856	HOME DEPOT #2802	TAPE, GLUE, CONNECTORS	42171	5200	37.79
07/30/2026	MAIN	207779	INV150083	HORIZON CPO SEMINARS	POOL CHEMICALS	42161	5200	488.64
07/30/2026	MAIN	207781	181244	INTERNATIONAL SECURITY PRODUCA	AUTO GATE CLOSER, VINYL TIE	42171	5200	267.01
07/30/2026	MAIN	207783	IN342415	JEFFERSON FIRE & SAFETY INC	ICE RESCUE SUITS	42173	2200	139.00
07/30/2026	MAIN	207787	85069	LIONBRIDGE TECHNOLOGIES, LLC	TRANSLATION SCVS 0626	43250	2100	314.55
07/30/2026	MAIN	207789	071826	LUCY TLASECA	REFUND DAMAGE DEPOSIT LESS SECURITY	20810	0000	60.12

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 7/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			071826		REFUND DAMAGE DEPOSIT LESS SECURITY	20810	0000	(3.15)
			071826		REFUND DAMAGE DEPOSIT LESS SECURITY	34781	0000	(38.79)
			071826		REFUND DAMAGE DEPOSIT LESS SECURITY	34781	0000	739.88
CHECK MAIN 207789 TOTAL FOR F								758.06
07/30/2026	MAIN	207790	202425	LVC COMPANIES INC	REPAIR PACOM-CIRCLE TERRACE BLDG	44000	5200	149.25
07/30/2026	MAIN	207792	49827504	MARTIN MARIETTA MATERIALS, INMV4	WEAR ASPHALT	42160	3121	309.50
07/30/2026	MAIN	207793	070126	MATHILDA NGUYEN	ADULT ART CLSSES 031126-052726	43050	5004	688.50
07/30/2026	MAIN	207796*#	52549	MENARDS CASHWAY LUMBER-FRIDLE	DEGREASER, BLEACH	42171	3121	50.90
			52597		PAINT BRUSHES, MEASURE CONTAINER	42171	5200	56.80
			52598		SPRINKLERS, HOSES, CONNECTORS	42171	6102	127.12
CHECK MAIN 207796 TOTAL FOR F								234.82
07/30/2026	MAIN	207798	2026250	MINNE-SCOOP-TA	EAT & GREET 072226	42175	2100	200.00
07/30/2026	MAIN	207801*#	8023	NORTHLAND REFRIGERATION INCORP	BUILDING MAINTENANCE 2026	44020	1940	2,262.50
			8023		BUILDING MAINTENANCE 2026	44020	2100	1,029.00
			8023		BUILDING MAINTENANCE 2026	44020	2200	1,029.00
			8023		BUILDING MAINTENANCE 2026	44020	5129	1,622.50
			8023		BUILDING MAINTENANCE 2026	44020	5200	229.00
CHECK MAIN 207801 TOTAL FOR F								6,172.00
07/30/2026	MAIN	207804	670772	PIONEER DRAMA SERVICES	ALICE IN WONDERLAND SCRIPTS AND PER	42170	5004	354.25
			671282		CURSE OF THE COBRA'S KISS SCRIPT, P	42170	5004	312.25
CHECK MAIN 207804 TOTAL FOR F								666.50
07/30/2026	MAIN	207805	1029792962	PITNEY BOWES INC	EQUIP RENT 041826 - 071726	43220	2200	135.75
07/30/2026	MAIN	207808	3418523-00	REINDERS INC	PESTICIDE	42161	5200	696.00
07/30/2026	MAIN	207809	35135	RIES FARMS LLC	YARD WASTE/COMPOST DISPOSAL	44300	3121	433.00
07/30/2026	MAIN	207811	070126	SCHAFFER/PATRICIA ANNETTE	ACTIVE AGERS 060126-062926	43050	5040	180.00
07/30/2026	MAIN	207815	168870127-001	SITEONE LANDSCAPE SUUPLY HLDG	COARSE SAND	42171	5200	58.80
07/30/2026	MAIN	207818	134054	STAR TRIBUNE	SUBSCRIPTION 26 WEEKS 063026-122926	42170	5040	148.36
07/30/2026	MAIN	207819	904270831	STATE INDUSTRIAL PRODUCTS	ODOR ELIMINATOR	42171	5200	2
			904270829		CLEANING WIPES, MOP SOAP	42171	5200	6

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 8/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
CHECK MAIN 207819 TOTAL FOR F								961.00
07/30/2026	MAIN	207821	I1835639	STREICHER'S GUN'S INC/DON	COMBAT TOURNIQUETS	42171	2100	339.90
			I1836255		EARPIECE	42172	2100	129.99
			I1836934		NAME TAG	42172	2100	11.99
CHECK MAIN 207821 TOTAL FOR F								481.88
07/30/2026	MAIN	207822#	26T03959	TAHO SPORTSWEAR	BASEBALL HATS	42170	5001	831.60
			26T04468-1		TSHIRTS	42170	5004	1,790.70
CHECK MAIN 207822 TOTAL FOR F								2,622.30
07/30/2026	MAIN	207823*#	025-555672	TYLER TECHNOLOGIES, INC.	ENTERPRISE PERMITTING & LICENSING 044030		1320	61.01
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		1320	64.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		1510	64.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2100	1,269.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2100	61.01
			025-557751		PAYMENT TERMINALS 040126-063026 42010		2200	529.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2200	2,749.33
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2200	796.86
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2200	241.38
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2200	60.98
			025-557751		PAYMENT TERMINALS 040126-063026 44030		2200	45.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2300	482.75
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2300	227.64
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2300	785.42
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		3100	785.42
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		3100	227.65
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		3100	482.75
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		3100	60.98
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		3100	1,269.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		3121	15.26
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		5200	15.26
CHECK MAIN 207823 TOTAL FOR F								10,293.70
07/30/2026	MAIN	207824	070726	ULTIMATE MARTIAL ARTS INC	TAE KWON DO & LITTLE TIGERS 050126-43050		5001	870.40
07/30/2026	MAIN	207825#	26-000777	UMBRA SOLAR FUND LLC	072226 SOLAR POWER	43810	2100	
			26-000785		072226 SOLAR POWER	43810	2100	
			26-000781		072226 SOLAR POWER	43810	2100	120.08

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			26-000777		072226 SOLAR POWER	43810	2200	98.23
			26-000785		072226 SOLAR POWER	43810	2200	71.73
			26-000781		072226 SOLAR POWER	43810	2200	120.09
CHECK MAIN 207825 TOTAL FOR F								580.09
07/30/2026	MAIN	207826#	072726	USPS - PREPAY	POSTAGE #48443014	43220	2100	295.00
			072726		POSTAGE #48443014	43220	2300	2,605.00
CHECK MAIN 207826 TOTAL FOR F								2,900.00
07/30/2026	MAIN	207834*#	1295649526	XCEL ENERGY (N S P)	070926 51-0014068181-7	20810	0000	(7.88)
			1298622264		072026 51-5047554-2	43810	2100	2,706.51
			1298622264		072026 51-5047554-2	43810	2100	(174.23)
			1298622264		072026 51-5047554-2	43810	2100	(261.98)
			1298622264		072026 51-5047554-2	43810	2100	(210.27)
			1298622264		072026 51-5047554-2	43810	2100	(322.21)
			1298622264		072026 51-5047554-2	43810	2100	(108.52)
			1298622264		072026 51-5047554-2	43810	2100	(76.81)
			1298622264		072026 51-5047554-2	43810	2100	(108.13)
			1296448863		071326 51-4217828-3	43810	2200	16.35
			1296448863		071326 51-4217828-3	43810	2200	16.35
			1296448863		071326 51-4217828-3	43810	2200	18.85
			1296448863		071326 51-4217828-3	43810	2200	23.63
			1298622264		072026 51-5047554-2	43810	2200	(108.14)
			1298622264		072026 51-5047554-2	43810	2200	(76.81)
			1298622264		072026 51-5047554-2	43810	2200	(108.53)
			1298622264		072026 51-5047554-2	43810	2200	(322.21)
			1298622264		072026 51-5047554-2	43810	2200	(210.28)
			1298622264		072026 51-5047554-2	43810	2200	(261.97)
			1298622264		072026 51-5047554-2	43810	2200	2,706.51
			1298622264		072026 51-5047554-2	43810	2200	(174.23)
			1295594147		070926 51-7867950-2	43810	3160	17.69
			1295661825		070926 51-0014819919-2	43810	3160	93.76
			1295582360		070926 51-7867659-8	43810	3160	155.19
			1295550810		070926 51-4697130-6	43810	5129	214.45
			1295642208		070926 51-0012266105-3	43810	5200	89.77
			1295614436		070926 51-0011039127-7	43810	5200	69.40
			1295581911		070926 51-8042065-3	43810	5200	66.39
			1295611209		070926 51-9597586-9	43810	5200	17.36
			1296494269		071326 51-0010057576-7	43810	5200	1
			1296936444		071426 51-5950185-0	43810	5200	100.70

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL								
			1296936444		071426 51-5950185-0	43810	5200	107.42
			1295960126		071526 51-7654903-4	43810	5200	43.00
			1295960126		071526 51-7654903-4	43810	5200	129.22
CHECK MAIN 207834 TOTAL FOR F								4,179.65
07/30/2026	MAIN	3102 (A)	18728024	ALLIED UNIVERSAL SECURITY	SERSECURITY JPM 071126-071226	43050	5129	192.00
07/30/2026	MAIN	3105 (A) *#	0111396400	BELLBOY BAR SUPPLY	071526 INV	20815	0000	(4.13)
Total for fund 101 GENERAL								103,830.69

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 201 PLANNING & INSPECTIONS								
07/30/2026	MAIN	207777	026-012-4	HOISINGTON KOEGLER GROUP INC.	COMPREHENSIVE PLAN 0626	43050	2400	8,151.45
07/30/2026	MAIN	207785	2026-00690	KL MN 1 LLC	4400 2ND TOS REFUND 80%	32192	0000	128.00
07/30/2026	MAIN	207823*#	025-557751	TYLER TECHNOLOGIES, INC.	PAYMENT TERMINALS 040126-063026	42010	2400	529.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2400	1,195.25
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2400	1,195.25
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2400	423.00
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2400	60.98
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2400	724.12
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2400	682.93
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		2400	2,356.97
			025-557751		PAYMENT TERMINALS 040126-063026	44030	2400	45.00
			CHECK MAIN 207823 TOTAL FOR F					
Total for fund 201 PLANNING & INSPECTIONS								15,491.95

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 204 EDA ADMINISTRATION								
07/30/2026	MAIN	207786	3776671	KUTAK ROCK LLP	PURCHASE OF 4217 CENTRAL 052826-06043050		6314	260.00
			3776672		ALATUS TIF SPECIAL LEGISLATION 062643050		6314	977.50
			CHECK MAIN 207786 TOTAL FOR F					
07/30/2026	MAIN	207813	15177	SEMPLE EXCAVATING & TRUCKING, DEMOLITION 4510 TAYLOR ST NE		43050	6314	22,799.00
07/30/2026	MAIN	207823*#	025-555672	TYLER TECHNOLOGIES, INC.	ENTERPRISE PERMITTING & LICENSING 044030		6314	392.36
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		6314	113.92
			CHECK MAIN 207823 TOTAL FOR F					
Total for fund 204 EDA ADMINISTRATION								24,542.78

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 212 STATE AID MAINTENANCE								
07/23/2026	MAIN	207681*#	0143304-IN	EARL F ANDERSEN INC	NO PARKING SIGNS	42171	3190	260.48
07/30/2026	MAIN	207766*#	0143318-IN	EARL F ANDERSEN INC	SPREED LIMIT SIGNS, STREET NAME SIG	42171	3190	161.62
			0143395-IN		SIGNS-SCHOOL DAYS PARKING	42171	3190	148.95
			0143489-IN		SIGNS-NO HEAVY TRUCKS	42171	3190	331.45
			CHECK MAIN 207766 TOTAL FOR F					
07/30/2026	MAIN	207834*#	1295602566	XCEL ENERGY (N S P)	0709226 51-9893848-4	43810	3190	32.96
			1295615170		070926 51-0011980129-4	43810	3190	159.33
			CHECK MAIN 207834 TOTAL FOR F					
Total for fund 212 STATE AID MAINTENANCE								1,094.79

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 225 CABLE TELEVISION								
07/23/2026	MAIN	3094 (A)	2026-107	NINENORTH	OPERATOR FEES 0626	43050	9844	750.00
Total for fund 225 CABLE TELEVISION								750.00

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 228 DOWNTOWN PARKING								
07/30/2026	MAIN	207810	IN26070224	RTD POWER WASHING, INC	SWEEPING - VAN BUREN RAMP	44000	6317	1,155.00
07/30/2026	MAIN	207834*#	1295636367	XCEL ENERGY (N S P)	070926 51-0013059132-8	43810	6317	742.90
Total for fund 228 DOWNTOWN PARKING								1,897.90

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 16/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 240 LIBRARY								
07/23/2026	MAIN	207660	4535901	ADAM'S PEST CONTROL, INC	PEST CONTROL LIB 0626	44020	5500	99.22
07/23/2026	MAIN	207694	97535215	INGRAM LIBRARY SERVICES	BOOK ORDER	42180	5500	203.17
			97610268		BOOK ORDER	42180	5500	269.13
			97463423		BOOK ORDER	42180	5500	526.35
			97570182		DEFECT CREDIT INV #97463423	42180	5500	(5.99)
CHECK MAIN 207694 TOTAL FOR F								992.66
07/23/2026	MAIN	207732*#	1109689	TRIO SUPPLY COMPANY INC	CAN LINERS, CLEANER	42171	5500	247.17
07/23/2026	MAIN	3093(A)	509107931	MIDWEST TAPE	DVD ORDER	42189	5500	143.94
			509058063		DVD ORDER	42189	5500	512.76
CHECK MAIN 3093(A) TOTAL FOR								656.70
07/30/2026	MAIN	207762*#	26-159	CONTROLOGIX SERVICES, INC.	EWEB SOFTWARE RENEW & NETWORK CONNE	44030	5500	641.94
07/30/2026	MAIN	207801*#	8023	NORTHLAND REFRIGERATION INCORP	BUILDING MAINTENANCE 2026	44020	5500	2,491.50
07/30/2026	MAIN	207834*#	1298270298	XCEL ENERGY (N S P)	071726 51-0011136455-0	43810	5500	462.77
Total for fund 240 LIBRARY								5,591.96

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 272 PUBLIC SAFETY GRANTS - OTHER								
07/23/2026	MAIN	207686	INV-96994	FLOCK GROUP, INC.	FLOCK SAFETY FLEX BUNDLE 2ND HALF	42010	2100	28,500.00
Total for fund 272 PUBLIC SAFETY GRANTS - OTHEF								28,500.00

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 372 HUSET PARK AREA TIF (T6)								
07/23/2026	MAIN	3089(A)	2026 1ST HALF	COLUMBIA HEIGHTS LEASED HOUSI	1ST HALF TAX INCREMENT PAY AS YOU G44600		7000	365,122.11
Total for fund 372 HUSET PARK AREA TIF (T6)								365,122.11

08/03/2026 08:30 AM
User: heathers
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 392 TIF BB2 ALATUS 40TH AV								
07/23/2026	MAIN	3085 (A)	2026	BPOZ COLUMBIA HEIGHTS LLC OZ	1ST HALF PAY AS YOU GO 2026	44600	7000	318,678.31
Total for fund 392 TIF BB2 ALATUS 40TH AV								318,678.31

08/03/2026 08:30 AM
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 394 REUTER WALTON TIF								
07/23/2026	MAIN	3082 (A)	2026	42 CENTRAL LIMITED PARTNERSHIP	PAY AS YOU GO 1ST HALF 2026 TAX INC	44600	7000	16,631.45
Total for fund 394 REUTER WALTON TIF								16,631.45

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 411 CAPITAL IMP-GEN GOVT. BLDG								
07/23/2026	MAIN	207700	123983	LOCKRIDGE GRINDAL NAUEN P.L.L	LOBBYIST SERVICES 0726	43050	9999	3,333.33
07/30/2026	MAIN	207750	IN1019494	BRAUN INTERTEC CORP INC	SOIL BORINGS-MSC	45120	9950	35,831.65
07/30/2026	MAIN	3111 (A)	47040.001	FLUID INTERIORS	CUBICLE EXPANSION DEPOSIT - CD	45120	1940	13,344.26
Total for fund 411 CAPITAL IMP-GEN GOVT. BLDG								52,509.24

08/03/2026 08:30 AM
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 415 CAPITAL IMPRVMT - PIR PROJ								
07/30/2026	MAIN	207740	19017149	1-800-GOT-JUNK?	DOG PARK WASTE REMOVAL 4819 GRAND A44000		6450	249.27
Total for fund 415 CAPITAL IMPRVMT - PIR PROJ								249.27

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 23/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 601 WATER UTILITY								
07/20/2026	MAIN	3101 (E)	1-143-501-840	MINNESOTA DEPARTMENT OF REVENUE	JUNE UB SALES TAX 2026	20810	0000	27,411.00
07/23/2026	MAIN	207666*	2873078570010703202	AT&T MOBILITY II, LLC	062526 287307857001	43211	9600	11.60
07/23/2026	MAIN	207688*	6060311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	135.45
07/23/2026	MAIN	207705	025623	MCCLELLAN SALES INC	GLOVES	42173	9600	168.91
07/23/2026	MAIN	207717*	992922922	POPP.COM INC	070426 - 10013125	43210	9600	29.96
07/23/2026	MAIN	207733	25513	TWIN CITY WATER CLINIC INC	COLIFORM TESTING 0626	43050	9600	275.00
07/30/2026	MAIN	207766*#	0143309-IN	EARL F ANDERSEN INC	REFLECTIVE STRIPES	42171	9600	130.45
07/30/2026	MAIN	207773	1630548-00	GOODIN CO INC	BACKFLOW PREVENTORS, BUSHINGS, NIPP	42160	9600	1,869.20
07/30/2026	MAIN	207796*#	52405	MENARDS CASHWAY LUMBER-FRIDLE	LANDSCAPE BLOCKS, GLASS CLEANER	42171	9600	34.14
			52632		CHAIN, BULBS, QUICK LINK	42171	9600	17.86
			52855		PLIER, DISHWANDS, SOAP, LIDS & RIMS	42171	9600	44.21
			52896		THREADLOCKER	42171	9600	10.96
			52744		SUMP PUMP	42171	9600	174.64
CHECK MAIN 207796 TOTAL FOR F								281.81
07/30/2026	MAIN	207801*#	8023	NORTHLAND REFRIGERATION INC	ORBUILDING MAINTENANCE 2026	44020	9600	23.00
07/30/2026	MAIN	207823*#	025-555672	TYLER TECHNOLOGIES, INC.	ENTERPRISE PERMITTING & LICENSING	044030	9600	15.26
07/30/2026	MAIN	43 (S)	CM043356	FERGUSON WATERWORKS INC	RTN COUPLERS INV#0566255	42160	9600	(150.66)
			0568872		SWIVEL ADAPTER	42171	9600	150.66
CHECK MAIN 43(S) TOTAL FOR FU								0.00
Total for fund 601 WATER UTILITY								30,351.64

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 602 SEWER UTILITY								
07/23/2026	MAIN	207666*	2873078570010703202	AT&T MOBILITY II, LLC	062526 287307857001	43211	9600	11.60
07/23/2026	MAIN	207688*	6060311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	135.45
07/23/2026	MAIN	207717*	992922922	POPP.COM INC	070426 - 10013125	43210	9600	29.96
07/30/2026	MAIN	207758*#	2632740.01	COLLINS ELECTRICAL CONSTRUCTI	TROUBLE SHOOT TRANSFER SWITCH-PUMP	44000	9600	396.83
07/30/2026	MAIN	207801*#	8023	NORTHLAND REFRIGERATION INC	BUILDING MAINTENANCE 2026	44020	9600	69.50
07/30/2026	MAIN	207823*#	025-555672	TYLER TECHNOLOGIES, INC.	ENTERPRISE PERMITTING & LICENSING	044030	9600	15.26
07/30/2026	MAIN	207834*#	1295622209	XCEL ENERGY (N S P)	070926 51-0013099828-3	43810	9600	272.00
Total for fund 602 SEWER UTILITY								930.60

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 25/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 603 REFUSE FUND								
07/23/2026	MAIN	3097 (A)	0009838659	WALTERS RECYCLING & REFUSE IN	REFUSE & RECYCLING 0626	42910	9510	68,570.68
			0009838659		REFUSE & RECYCLING 0626	42910	9510	126,151.69
			0009838659		REFUSE & RECYCLING 0626	42910	9510	3,190.86
			0009838659		REFUSE & RECYCLING 0626	42920	9510	51,264.31
			0009838659		REFUSE & RECYCLING 0626	42920	9510	1,296.28
			0009838659		REFUSE & RECYCLING 0626	42930	9510	498.58
				CHECK MAIN 3097 (A) TOTAL FOR				250,972.40
07/23/2026	MAIN	3098 (A) #	9807707	WALTERS RECYCLING & REFUSE IN	TRASH ROLL OFF 0626	42910	9510	2,957.32
			9807707		TRASH ROLL OFF 0626	42920	9530	370.00
				CHECK MAIN 3098 (A) TOTAL FOR				3,327.32
07/30/2026	MAIN	207767	1670	EMERGE ENTERPRISES	PLASTIC RECYCLING 0626	42920	9530	628.00
07/30/2026	MAIN	207769	122261	FIRST STATE TIRE DISPOSAL INC	TIRE RECYCLING	43050	9540	560.44
07/30/2026	MAIN	207788*#	99865	LOE'S OIL COMPANY INC	ANTI-FREEZE & OIL FILTER DISPOSAL -	43050	9530	71.25
07/30/2026	MAIN	207796*#	52963	MENARDS CASHWAY LUMBER-FRIDLE	ORGANIC BUCKETS	42171	9530	194.90
07/30/2026	MAIN	207814#	BP014-2026	SHOREVIEW HUNKS LLC	BULK PICKUP 062226-070326	42910	9510	2,145.00
			BP014-2026		BULK PICKUP 062226-070326	42920	9510	1,780.00
			YW013-2026		YARD WASTE PICKUP 062926-070326	42930	9510	10,311.92
			YW014-2026		YARD WASTE PICKUP 070626-071026	42930	9510	10,320.92
			BP014-2026		BULK PICKUP 062226-070326	43050	9540	352.00
				CHECK MAIN 207814 TOTAL FOR F				24,909.84
07/30/2026	MAIN	207830	0000742-4651-3	WASTE MANAGEMENT OF WI-MN INC	YARD WASTE & ORGANICS 0626	42930	9510	10,085.01
			0000742-4651-3		YARD WASTE & ORGANICS 0626	42930	9510	439.66
				CHECK MAIN 207830 TOTAL FOR F				10,524.67
07/30/2026	MAIN	3107 (A)	INV2300	BETTER FUTURES MN	ORGANICS 0626	42930	9510	7,075.10
				Total for fund 603 REFUSE FUND				298,263.92

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 604 STORM SEWER UTILITY								
07/23/2026	MAIN	207666*	2873078570010703202	AT&T MOBILITY II, LLC	062526 287307857001	43211	9600	11.60
07/23/2026	MAIN	207688*	6060311	GOPHER STATE ONE CALL INC	CALL OUT TICKETS	43050	9600	135.45
07/23/2026	MAIN	207717*	992922922	POPP.COM INC	070426 - 10013125	43210	9600	29.97
07/30/2026	MAIN	207831	35487	WILSON'S NURSERY LLC	PLANTS	42171	9600	3,070.70
07/30/2026	MAIN	207834*#	1295605972	XCEL ENERGY (N S P)	070926 51-0010836533-8	43810	9600	195.49
Total for fund 604 STORM SEWER UTILITY								3,443.21

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 48/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
07/23/2026	MAIN	207658	22607131	A DYNAMIC DOOR CO INC	GARAGE DOOR REPAIRS-MSC	44020	9950	707.13
07/23/2026	MAIN	207670	01MF3614	BRAKE & EQUIPMENT WAREHOUSE	MASTER CYLINDER	14120	0000	96.08
07/23/2026	MAIN	207672	553851-00	CHAMBERLAIN OIL COMPANY INC	BULK KEROSENE	14120	0000	352.75
07/23/2026	MAIN	207673*#	4274741897	CINTAS INC	UNIFORM RENTAL 070626	42172	9950	51.10
			4270299517		UNIFORM RENTAL, RUGS 052626	42172	9950	51.10
			4274010517		UNIFORM RENTAL 062926	42172	9950	51.10
			4273247685		UNIFORM RENTAL, RUGS 062226	42172	9950	51.10
			4270299517		UNIFORM RENTAL, RUGS 052626	44020	9950	76.18
			4273247685		UNIFORM RENTAL, RUGS 062226	44020	9950	76.18
			CHECK MAIN 207673 TOTAL FOR F					
07/23/2026	MAIN	207678	15784	COMPUTERIZED FLEET ANALYSIS	SUPPORT SERVICES 0826-0727	44000	9950	4,495.00
07/23/2026	MAIN	207685	135897076	FLEETPRIDE INC	RED MARKER LAMP	14120	0000	92.07
			135447481		LED LAMPS, LED PLUGS	14120	0000	166.91
			135800294		FILTERS	14120	0000	374.77
			135800361		FILTERS	14120	0000	42.63
			132939790		FILTERS	14120	0000	516.81
			135262048		FILTERS	14120	0000	318.93
			CHECK MAIN 207685 TOTAL FOR F					
07/23/2026	MAIN	207702	72IA313482	MAGNACHARGE BATTERY USA	12 VOLT BATTERIES	14120	0000	280.83
07/23/2026	MAIN	207727	US90892566	TENNANT COMPANY	SWIVEL CASTERS	14120	0000	214.80
07/23/2026	MAIN	207731	A65491	TRI-STATE BOBCAT INC	FILTERS	14120	0000	382.24
07/23/2026	MAIN	207734	210105513	ULINE INC	LABELWRITER, LABELS	42000	9950	194.00
07/23/2026	MAIN	207737*#	9972182522	WW GRAINGER, INC	SOCKETS, DESK ORGANIZER, CABLE TIES	42000	9950	139.47
			9972182530		BULK KEROSENE	42161	9950	178.15
			9972182522		SOCKETS, DESK ORGANIZER, CABLE TIES	42171	9950	228.84
			9967256489		SOCKETS, CABLE TIES	42171	9950	129.25
CHECK MAIN 207737 TOTAL FOR F							675.71	
07/23/2026	MAIN	3091 (A) *#	MN-1449150	FIRST CHOICE COFFEE SERVICE	COFFEE SUPPLIES 0726 -PW	42175	9950	145.95
07/30/2026	MAIN	207741	4563577	ADAM'S PEST CONTROL, INC	PEST CONTROL-MSC 0726	44020	9950	1

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 49/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
07/30/2026	MAIN	207744*#	000951998	APWA - MN CHAPTER	DUES 030126-022827 - J.TERHELL, N.F 44330		9950	123.06
			000951998		DUES 030126-022827 - J.TERHELL, N.F 44330		9950	36.75
				CHECK MAIN 207744 TOTAL FOR F				159.81
07/30/2026	MAIN	207747	67-141662	BMJ CORPORATION	LED FLASHER	14120	0000	20.89
07/30/2026	MAIN	207749	01MF5654	BRAKE & EQUIPMENT WAREHOUSE	ROTORS, BRAKE PADS	14120	0000	280.66
07/30/2026	MAIN	207755#	554972-00	CHAMBERLAIN OIL COMPANY INC	BRAKE CLEANER, OIL	14120	0000	33.15
			555649-00		ANTIFREEZE	14120	0000	415.60
			554972-00		BRAKE CLEANER, OIL	42171	9950	73.76
				CHECK MAIN 207755 TOTAL FOR F				522.51
07/30/2026	MAIN	207756*#	4275512852	CINTAS INC	UNIFORM RENTAL 071326	42172	9950	51.10
07/30/2026	MAIN	207770	136039003	FLEETPRIDE INC	FILTER	14120	0000	30.83
			135934355		OIL BATH SEAL	14120	0000	109.03
			136086362		FILTERS	14120	0000	100.17
				CHECK MAIN 207770 TOTAL FOR F				240.03
07/30/2026	MAIN	207771	057487	GENUINE PARTS/NAPA AUTO	V-BELT	14120	0000	38.66
07/30/2026	MAIN	207782	464203	JEFF BELZER'S ROSEVILLE AUTO	CV AXLE	14120	0000	948.25
			464056		ALTERNATOR, TENSIONER, PULLEY, BELT	14120	0000	1,447.50
			CM464203		CORE RETURNS	14120	0000	(100.00)
			CM464056		CORE RETURN	14120	0000	(75.00)
				CHECK MAIN 207782 TOTAL FOR F				2,220.75
07/30/2026	MAIN	207788*#	99864	LOE'S OIL COMPANY INC	ANTI-FREEZE DISPOSAL-GARAGE	43050	9950	37.50
			96855		CREDIT OVERPAYMENT INV #96855	43050	9950	(10.00)
				CHECK MAIN 207788 TOTAL FOR F				27.50
07/30/2026	MAIN	207791	28084035	MANSFIELD OIL COMPANY	1001 GAL DYED DIESEL FUEL	14110	0000	3,489.11
			28084073		1967 GAL UNLEAD FUEL	14110	0000	8,144.48
				CHECK MAIN 207791 TOTAL FOR F				11,633.59
07/30/2026	MAIN	207797	951428	MIDWAY FORD	FILTERS	14120	0000	2

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 701 CENTRAL GARAGE								
07/30/2026	MAIN	207801*#	8023	NORTHLAND REFRIGERATION INCOR	BUILDING MAINTENANCE 2026	44020	9950	985.50
07/30/2026	MAIN	207833	9978783166	WW GRAINGER, INC	SOCKETS, CABLE TIES, PLUGS	42171	9950	208.24
07/30/2026	MAIN	207835	IN002480272	ZIEGLER INC	FILTERS	14120	0000	431.09
Total for fund 701 CENTRAL GARAGE								26,656.48

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 720 INFORMATION TECHNOLOGY								
07/30/2026	MAIN	207823*#	025-555672	TYLER TECHNOLOGIES, INC.	ENTERPRISE PERMITTING & LICENSING 044030		9980	59.50
			025-555672		ENTERPRISE PERMITTING & LICENSING 044030		9980	423.00
CHECK MAIN 207823 TOTAL FOR F								482.50
Total for fund 720 INFORMATION TECHNOLOGY								482.50

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 884 INSURANCE								
07/23/2026	MAIN	207699#	071526	LEAGUE OF MN CITIES INS TRUST	COMMERCIAL INSURANCE 2026-2027 INST	15510	0000	113,817.87
			071526		COMMERCIAL INSURANCE 2026-2027 INST	15510	0000	4,456.44
			071526		COMMERCIAL INSURANCE 2026-2027 INST	15510	0000	17,208.69
			070626		2025 WORKERS COMP AUDIT	41510	9940	12,314.00
CHECK MAIN 207699 TOTAL FOR F								147,797.00
07/23/2026	MAIN	207722	080126	ROSS NESBIT AGENCIES, INC	INSURANCE SERVICE 0826	15510	0000	1,000.00
07/30/2026	MAIN	207784	J004563	KILLMER ELECTRIC CO INC	LIGHT POLE REPLACEMENT 50TH & CENTR	44000	3160	9,351.00
Total for fund 884 INSURANCE								158,148.00

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 885 PAYROLL FUND								
07/23/2026	MAIN	207711	072226	NICHOLE CUZZUPE	FINAL PAY RELATED TO ANTHONY CUZZUP21790	21790	0000	2,046.56
			072226		FINAL PAY RELATED TO ANTHONY CUZZUP21790	21790	0000	(29.67)
CHECK MAIN 207711 TOTAL FOR F								2,016.89
Total for fund 885 PAYROLL FUND								2,016.89

08/03/2026 08:30 AM
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DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 887 FLEX BENEFIT FUND								
07/23/2026	MAIN	207667*#	1751815	BENEFIT EXTRAS, INC.	COBRA ADMIN 0626; RETIREE BILLING 043050		9250	63.05
TOTAL - ALL FUNDS					Total for fund 887 FLEX BENEFIT FUND			63.05
								1,859,812.80

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
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For Check Dates 07/11/2026 to 07/24/2026

Item 10.

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
07/24/2026	PR	101243	UNION 49	665.00	665.00	0.00	Open
07/24/2026	PR	101244	MN CHILD SUPPORT PAYMENT CENTE	286.57	286.57	0.00	Open
07/24/2026	PR	101245	SUN LIFE FINANCIAL - DENTAL INSURANCE	8,892.75	8,892.75	0.00	Open
07/24/2026	PR	101246	MEDICA HEALTH PLANS	2,548.00	2,548.00	0.00	Open
07/24/2026	PR	101247	MUTUAL OF OMAHA - LIFE INSURANCE	1,760.60	1,760.60	0.00	Void
07/24/2026	PR	101248	MUTUAL OF OMAHA - L/T DISABILITY	2,149.90	2,149.90	0.00	Void
07/24/2026	PR	101249	MUTUAL OF OMAHA - SHORT TERM DISABILITY	291.06	291.06	0.00	Void
07/24/2026	PR	101250	NCPERS GROUP LIFE INS C/O MBR BEN	512.00	512.00	0.00	Open
07/24/2026	PR	101251	FIDELITY SECURITY LIFE INSURANCE COMPAN	744.70	744.70	0.00	Open
07/24/2026	PR	101252	MUTUAL OF OMAHA - LIFE INSURANCE	2,143.64	2,143.64	0.00	Open
07/24/2026	PR	101253	MUTUAL OF OMAHA - L/T DISABILITY	2,243.14	2,243.14	0.00	Open
07/24/2026	PR	101254	MUTUAL OF OMAHA - SHORT TERM DISABILITY	259.20	259.20	0.00	Open
07/24/2026	PR	EFT1938	MSRS MNDCP PLAN	970.84	970.84	0.00	Open
07/24/2026	PR	EFT1939	COL HTS LOCAL 1216	100.00	100.00	0.00	Open
07/24/2026	PR	EFT1940	AFSCME COUNCIL 5	1,081.68	1,081.68	0.00	Open
07/24/2026	PR	EFT1941	COLHTS FIREFIGHTER ASSN	140.00	140.00	0.00	Open
07/24/2026	PR	EFT1942	HSA BANK	10,126.58	10,126.58	0.00	Open
07/24/2026	PR	EFT1943	COL HGTS POLICE ASSN	162.00	162.00	0.00	Open
07/24/2026	PR	EFT1944	IRS	125,359.90	125,359.90	0.00	Open
07/24/2026	PR	EFT1945	MISSION SQUARE 401 (ROTH)	1,936.04	1,936.04	0.00	Open
07/24/2026	PR	EFT1946	MISSION SQUARE 457 (B)	21,055.15	21,055.15	0.00	Open
07/24/2026	PR	EFT1947	MISSION SQUARE RHS	1,045.71	1,045.71	0.00	Open
07/24/2026	PR	EFT1948	PERA 397400	107,650.67	107,650.67	0.00	Open
07/24/2026	PR	EFT1949	STATE OF MN TAX	26,273.69	26,273.69	0.00	Open
Totals:			Number of Checks: 024	318,398.82	318,398.82	0.00	
Total Physical Checks:			12				
Total Check Stubs:			12				

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 27/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
07/20/2026	MAIN	3099(E)	1-380-258-832	MINNESOTA DEPARTMENT OF REVENUE	JUNE LIQUOR SALES TAX	20810	0000	88,564.00
07/23/2026	MAIN	207657	2786	4815 EXCELSIOR LLC	070926 INV	14500	0000	770.00
07/23/2026	MAIN	207659#	17869	AA EQUIPMENT COMPANY	LOZIER DISPLAY SHELVING	42010	9791	1,431.03
			17870		LOZIER DISPLAY SHELVING	42010	9792	2,140.33
CHECK MAIN 207659 TOTAL FOR F								3,571.36
07/23/2026	MAIN	207662#	22666	AM CRAFT SPIRITS SALES& MRKTN	070126 INV	14500	0000	224.00
			22654		063026 INV	14500	0000	104.00
			22666		070126 INV	42199	9791	4.93
			22654		063026 INV	42199	9791	4.93
CHECK MAIN 207662 TOTAL FOR F								337.86
07/23/2026	MAIN	207663	4849909776	AMERICAN BOTTLING COMPANY	070726 INV	14500	0000	501.78
			4849909695		062926 INV	14500	0000	304.60
			4849909696		062926 INV	14500	0000	(20.25)
CHECK MAIN 207663 TOTAL FOR F								786.13
07/23/2026	MAIN	207674#	INV00061510	CLOUD RETAILER	CARDDEFENDER/CLOUD RETAILER 053026-44030		9791	1,946.25
			INV00061510		CARDDEFENDER/CLOUD RETAILER 053026-44030		9791	(22.50)
			INV00061510		CARDDEFENDER/CLOUD RETAILER 053026-44030		9792	2,186.25
			INV00061510		CARDDEFENDER/CLOUD RETAILER 053026-44030		9792	(6.00)
			INV00061510		CARDDEFENDER/CLOUD RETAILER 053026-44030		9793	1.50
			INV00061510		CARDDEFENDER/CLOUD RETAILER 053026-44030		9793	1,537.50
CHECK MAIN 207674 TOTAL FOR F								5,643.00
07/23/2026	MAIN	207676	647689986	COLUMBIA HEIGHTS ATHLTC	BOOSTFRANKS, BRATS, SAUSAGE, BUNS, SODA	43420	9791	463.66
07/23/2026	MAIN	207679#	02-604654	CRYSTAL SPRINGS ICE LLC	062926 INV	14500	0000	392.32
			02-604779		070626 INV	14500	0000	617.36
			02-604780		070626 INV	14500	0000	327.01
			02-604862		071326 INV	14500	0000	118.32
			02-604863		071326 INV	14500	0000	418.48
			02-604654		062926 INV	42199	9791	4.00
			02-604779		070626 INV	42199	9791	4.00
			02-604863		071326 INV	42199	9791	6.00
			02-604780		070626 INV	42199	9792	6.00
			02-604862		071326 INV	42199	9793	6.00

08/03/2026 08:30 AM
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 28/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
CHECK MAIN 207679 TOTAL FOR F								1,897.49
07/23/2026	MAIN	207687	ORD-27571	GLOBAL RESERVE LLC	062926 INV	14500	0000	1,228.00
07/23/2026	MAIN	207689#	MN00185819	GRAPE BEGINNINGS INC	062626 INV	14500	0000	1,422.00
			MN00185819		062626 INV	42199	9791	7.00
CHECK MAIN 207689 TOTAL FOR F								1,429.00
07/23/2026	MAIN	207690	53161177012	GREAT LAKES COCA-COLA DISTRBT	070626 INV	14500	0000	815.18
			53066260016		062926 INV	14500	0000	1,282.91
CHECK MAIN 207690 TOTAL FOR F								2,098.09
07/23/2026	MAIN	207691	947128	HOHENSTEINS INC	071026 INV	14500	0000	238.00
07/23/2026	MAIN	207701	426348	M AMUNDSON CIGAR & CANDY CO	L062626 INV	14500	0000	4,199.40
			426349		062626 INV	14500	0000	16.59
CHECK MAIN 207701 TOTAL FOR F								4,215.99
07/23/2026	MAIN	207704#	INV1750116	MAVERICK BEVERAGE COMPANY	MIN070226 INV	14500	0000	1,059.98
			INV1750116		070226 INV	42199	9791	10.50
CHECK MAIN 207704 TOTAL FOR F								1,070.48
07/23/2026	MAIN	207710#	276936	NEW FRANCE WINE COMPANY	070126 INV	14500	0000	374.00
			276936		070126 INV	42199	9791	5.00
CHECK MAIN 207710 TOTAL FOR F								379.00
07/23/2026	MAIN	207713	IN-6292	OLIPHANT BREWING LLC	070826 INV	14500	0000	43.00
07/23/2026	MAIN	207715#	298600	PAUSTIS & SONS WINE COMPANY	070226 INV	14500	0000	288.00
			298600		070226 INV	42199	9791	7.50
CHECK MAIN 207715 TOTAL FOR F								295.50
07/23/2026	MAIN	207718	311584160	PREMIUM WATERS INC	070826 WATER	42171	9792	36.80
07/23/2026	MAIN	207719	W-125732	PRYES BREWING COMPANY LLC	063026 INV	14500	0000	118.00
07/23/2026	MAIN	207725	E-9337	SOCIABLE CIDER WERKS LLC	070626 INV	14500	0000	252.00

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
07/23/2026	MAIN	207735#	2501033069	VESTIS SERVICES. LLC	071326 MOPS,MATS TOWELS	44020	9791	146.43
			2501031218		070926 MOPS,MATS TOWELS	44020	9792	179.71
			2501027344		070626 MOPS MATS TOWELS	44020	9793	130.05
			2501027341		070626 MOPS MATS TOWELS	44020	9793	146.43
			2501033072		071326 MOPS,MATS TOWELS	44020	9793	130.05
CHECK MAIN 207735 TOTAL FOR F								732.67
07/23/2026	MAIN	207736#	0396953-IN	VINOCOPIA INC	062426 INV	14500	0000	1,663.50
			0397676-IN		070826 INV	14500	0000	88.00
			0397595-IN		070826 INV	14500	0000	78.25
			0396953-CM		062626 INV	14500	0000	(99.00)
			0397595-IN		070826 INV	42199	9791	2.50
			0396953-IN		062426 INV	42199	9792	22.50
			0396953-CM		062626 INV	42199	9792	(1.50)
CHECK MAIN 207736 TOTAL FOR F								1,754.25
07/23/2026	MAIN	207738*#	1296027541	XCEL ENERGY (N S P)	071026 51-8335212-3	43810	9792	2,512.96
			1296027541		071026 51-8335212-3	43810	9792	(819.64)
			1296027541		071026 51-8335212-3	43810	9792	(757.46)
CHECK MAIN 207738 TOTAL FOR F								935.86
07/23/2026	MAIN	3083(A)*#	0111314000	BELLBOY BAR SUPPLY	062426 INV,BAGS	14500	0000	323.39
			0111314100		062426 INV	14500	0000	273.01
			0111344700		070126 INV,BAGS,SIGNS	14500	0000	91.40
			011136900		070826 INV.TOWELS	14500	0000	243.41
			0111314000		062426 INV,BAGS	42171	9791	253.58
			0111344700		070126 INV,BAGS,SIGNS	42171	9791	9.08
			0111344700		070126 INV,BAGS,SIGNS	42171	9791	186.38
			011136900		070826 INV.TOWELS	42171	9791	64.12
			0111344200		070126 INV	42171	9792	362.49
CHECK MAIN 3083(A) TOTAL FOR								1,806.86
07/23/2026	MAIN	3084(A)#	0211811200	BELLBOY CORPORATION	063026 INV	14500	0000	952.00
			0211811400		063026 INV	14500	0000	952.00
			0301123600		070126 INV	14500	0000	980.00
			0211838800		070126 INV	14500	0000	389.25
			0211843400		070126 INV	14500	0000	2
			0211811100		063026 INV	14500	0000	9

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			0211923300		070826 INV	14500	0000	1,316.00
			0211835600		070126 INV	14500	0000	389.40
			0211921100		070826 INV	14500	0000	2,067.00
			0211843400		070126 INV	42199	9791	4.00
			0211811100		063026 INV	42199	9791	8.00
			0211921100		070826 INV	42199	9791	18.00
			0211811200		063026 INV	42199	9792	8.00
			0211838800		070126 INV	42199	9792	6.00
			0211811400		063026 INV	42199	9793	8.00
			0301123600		070126 INV	42199	9793	18.00
			0211923300		070826 INV	42199	9793	14.00
CHECK MAIN 3084(A) TOTAL FOR								8,313.97
07/23/2026	MAIN	3086(A)	127819477	BREAKTHRU BEVERAGE MN BEER LL	070826 INV 700297717	14500	0000	444.00
			127731106		070126 INV 700297782	14500	0000	29.35
			127731107		070126 INV 0700297782	14500	0000	267.00
			127819476		070826 INV 700297717	14500	0000	426.75
			127731105		070126 INV 0700297782	14500	0000	4,267.50
			414941303		062426 INV 0700297717	14500	0000	(2.43)
			414941304		062426 INV 0700297717	14500	0000	(5.40)
			414959721		062926 INV 0700297782	14500	0000	(13.20)
			414959722		062926 INV 0700297782	14500	0000	(1.86)
			414959720		062926 INV 0700297782	14500	0000	(4.74)
			414941302		062426 INV 0700297717	14500	0000	(3.51)
			414941301		062426 INV 0700297717	14500	0000	(12.80)
			414908619		061626 INV 0700297717	14500	0000	(13.20)
			414908620		061626 INV 0700297717	14500	0000	(5.40)
			414908618		061626 INV 0700297717	14500	0000	(17.60)
			414908617		061626 INV 0700297717	14500	0000	(19.20)
			414989503		070626 INV 700297717	14500	0000	(8.91)
			414989505		070626 INV 700297717	14500	0000	(13.20)
			414989504		070626 INV 700297717	14500	0000	(15.00)
			414941305		062426 INV 700297717	14500	0000	(144.00)
			414988497		070626 INV 0700297782	14500	0000	(13.85)
			414988498		070626 INV 0700297782	14500	0000	(7.20)
CHECK MAIN 3086(A) TOTAL FOR								5,133.10
07/23/2026	MAIN	3087(A) #	127660127	BREAKTHRU BEVERAGE MN W&S LLC	062626 INV 0700297736	14500	0000	400.62
			127660122		062626 INV 0700297736	14500	0000	2,400.00
			127660121		062626 INV 0700297736	14500	0000	610.50

08/03/2026 08:30 AM
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 31/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
		127660123			062626 INV 0700297736	14500	0000	812.02
		127660124			062626 INV 0700297736	14500	0000	252.00
		127660126			062626 INV 0700297736	14500	0000	384.00
		127660602			062626 INV 0700297736	14500	0000	580.00
		127660125			062626 INV 0700297736	14500	0000	80.00
		127340262			062626 INV 0700297736	14500	0000	2,055.00
		127660131			062626 INV 0700297782	14500	0000	96.00
		127660130			062626 INV 0700297782	14500	0000	689.28
		127752486			070126 INV 0700297717	14500	0000	627.14
		127757721			070226 INV 0700297717	14500	0000	255.00
		127752487			070126 INV 0700297736	14500	0000	569.31
		127660119			062626 INV 0700297717	14500	0000	96.00
		127660115			062626 INV 0700297717	14500	0000	96.00
		127660118			062626 INV 0700297717	14500	0000	288.00
		127660120			062626 INV 0700297717	14500	0000	96.50
		127660113			062626 INV 0700297717	14500	0000	112.50
		127660116			062626 INV 0700297717	14500	0000	344.00
		127660599			062626 INV 0700297717	14500	0000	953.54
		127330117			062626 INV 0700297717	14500	0000	108.00
		127757723			070226 INV	14500	0000	255.00
		127660114			062626 INV 0700297717	14500	0000	256.10
		127696270			062926 INV 0700297717	14500	0000	180.00
		414946161			062526 INV 0700297736	14500	0000	(198.00)
		414971450			070126 INV 0700297736	14500	0000	(1,800.00)
		414971449			070126 INV 0700297717	14500	0000	(40.00)
		127752486			070126 INV 0700297717	42199	9791	1.92
		127757721			070226 INV 0700297717	42199	9791	1.15
		127660119			062626 INV 0700297717	42199	9791	1.15
		127660115			062626 INV 0700297717	42199	9791	1.15
		127660118			062626 INV 0700297717	42199	9791	3.45
		127660120			062626 INV 0700297717	42199	9791	1.15
		127660113			062626 INV 0700297717	42199	9791	3.45
		127660116			062626 INV 0700297717	42199	9791	5.75
		127660599			062626 INV 0700297717	42199	9791	13.80
		127330117			062626 INV 0700297717	42199	9791	3.45
		127660114			062626 INV 0700297717	42199	9791	6.90
		127696270			062926 INV 0700297717	42199	9791	1.15
		414971449			070126 INV 0700297717	42199	9791	(1.15)
		127660127			062626 INV 0700297736	42199	9792	6.90
		127660122			062626 INV 0700297736	42199	9792	
		127660121			062626 INV 0700297736	42199	9792	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			127660123		062626 INV 0700297736	42199	9792	12.65
			127660124		062626 INV 0700297736	42199	9792	8.05
			127660126		062626 INV 0700297736	42199	9792	4.60
			127660602		062626 INV 0700297736	42199	9792	6.90
			127660125		062626 INV 0700297736	42199	9792	1.15
			127340262		062626 INV 0700297736	42199	9792	6.90
			127752487		070126 INV 0700297736	42199	9792	1.62
			127757723		070226 INV	42199	9792	1.15
			414946161		062526 INV 0700297736	42199	9792	(1.15)
			414971450		070126 INV 0700297736	42199	9792	(5.75)
			127660131		062626 INV 0700297782	42199	9793	1.15
			127660130		062626 INV 0700297782	42199	9793	8.43
CHECK MAIN 3087(A) TOTAL FOR								10,832.73
07/23/2026	MAIN	3088(A)	3314386	CAPITOL BEVERAGE SALES LP	070226 INV	14500	0000	3,083.50
			3314935		070626 INV	14500	0000	2,581.50
			3316813		071026 INV	14500	0000	1,928.20
			3316812		071026 INV	14500	0000	(19.79)
CHECK MAIN 3088(A) TOTAL FOR								7,573.41
07/23/2026	MAIN	3092(A) #	1080716	JOHNSON BROTHERS LIQUOR CO.	062226 INV	14500	0000	2,580.72
			1080715		062226 INV	14500	0000	308.52
			1085342		062626 INV	14500	0000	8,194.50
			1085344		062626 INV	14500	0000	12,869.10
			1085349		062626 INV	14500	0000	1,123.55
			1085348		062626 INV	14500	0000	1,800.00
			1085350		062626 INV	14500	0000	882.00
			1085345		062626 INV	14500	0000	387.91
			1087815		063026 INV	14500	0000	232.00
			1087814		063026 INV	14500	0000	160.00
			1085347		062626 INV	14500	0000	60.00
			1095823		071026 INV	14500	0000	36.00
			1093479		070826 INV	14500	0000	121.35
			1093477		070826 INV	14500	0000	88.00
			1093476		070826 INV	14500	0000	248.00
			1093475		070826 INV	14500	0000	1,020.00
			1093474		070826 INV	14500	0000	193.50
			1093478		070826 INV	14500	0000	508.10
			1089871		070126 INV	14500	0000	2
			1091101		070226 INV	14500	0000	407.50

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
		1091099	1091099		070226 INV	14500	0000	160.00
		1091100	1091100		070226 INV	14500	0000	1,548.00
		1087817	1087817		063026 INV	14500	0000	180.75
		1091106	1091106		070226 INV	14500	0000	2,150.00
		1087816	1087816		063026 INV	14500	0000	188.00
		1089874	1089874		070126 INV	14500	0000	225.00
		190158	190158		062626 INV	14500	0000	(4.87)
		1085342	1085342		062626 INV	42199	9791	80.85
		1085344	1085344		062626 INV	42199	9791	101.43
		1085349	1085349		062626 INV	42199	9791	7.84
		1085348	1085348		062626 INV	42199	9791	12.50
		1085350	1085350		062626 INV	42199	9791	13.72
		1085345	1085345		062626 INV	42199	9791	8.82
		1087815	1087815		063026 INV	42199	9791	8.82
		1087814	1087814		063026 INV	42199	9791	1.68
		1085347	1085347		062626 INV	42199	9791	1.47
		1089871	1089871		070126 INV	42199	9791	6.13
		1091101	1091101		070226 INV	42199	9791	2.70
		1091099	1091099		070226 INV	42199	9791	2.94
		1091100	1091100		070226 INV	42199	9791	26.46
		1080716	1080716		062226 INV	42199	9792	49.98
		1080715	1080715		062226 INV	42199	9792	4.41
		1087817	1087817		063026 INV	42199	9792	5.88
		1091106	1091106		070226 INV	42199	9792	36.75
		1087816	1087816		063026 INV	42199	9792	4.62
		1089874	1089874		070126 INV	42199	9792	7.35
		1095823	1095823		071026 INV	42199	9793	1.47
		1093479	1093479		070826 INV	42199	9793	4.41
		1093477	1093477		070826 INV	42199	9793	2.94
		1093476	1093476		070826 INV	42199	9793	2.94
		1095821	1095821		071026 INV	42199	9793	5.88
		1093475	1093475		070826 INV	42199	9793	11.76
		1093474	1093474		070826 INV	42199	9793	1.47
		1093478	1093478		070826 INV	42199	9793	7.35
CHECK MAIN 3092(A) TOTAL FOR								36,533.29
07/23/2026	MAIN	3095(A) #	5196664	PHILLIPS WINE & SPIRITS INC	062626 INV	14500	0000	653.10
			5196669		062626 INV	14500	0000	99.00
			5196666		062626 INV	14500	0000	2
			5196668		062626 INV	14500	0000	2
			5196667		062626 INV	14500	0000	2,084.08

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 34/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
		5196665			062626 INV	14500	0000	202.50
		5196663			062626 INV	14500	0000	448.05
		5196662			062626 INV	14500	0000	120.00
		5196661			062626 INV	14500	0000	616.00
		5203974			071026 INV	14500	0000	100.00
		5203975			071026 INV	14500	0000	251.88
		5200414			070226 INV	14500	0000	144.00
		5200413			070226 INV	14500	0000	350.00
		5200416			070226 INV	14500	0000	542.95
		5200415			070226 INV	14500	0000	139.45
		5200402			070226 INV	14500	0000	74.20
		5200412			070226 INV	14500	0000	182.90
		5200411			070226 INV	14500	0000	308.00
		5200404			070226 INV	14500	0000	411.60
		5200409			070226 INV	14500	0000	165.00
		5200408			070226 INV	14500	0000	613.50
		5200407			070226 INV	14500	0000	83.85
		5200406			070226 INV	14500	0000	648.00
		5200403			070226 INV	14500	0000	264.00
		5200405			070226 INV	14500	0000	223.75
		5196664			062626 INV	42199	9791	8.82
		5196669			062626 INV	42199	9791	5.88
		5196666			062626 INV	42199	9791	8.82
		5196668			062626 INV	42199	9791	5.88
		5196667			062626 INV	42199	9791	14.70
		5196665			062626 INV	42199	9791	5.88
		5196663			062626 INV	42199	9791	13.23
		5196662			062626 INV	42199	9791	8.82
		5196661			062626 INV	42199	9791	27.93
		5200404			070226 INV	42199	9791	11.76
		5200409			070226 INV	42199	9791	2.94
		5200408			070226 INV	42199	9791	8.82
		5200407			070226 INV	42199	9791	7.35
		5200406			070226 INV	42199	9791	13.23
		5200403			070226 INV	42199	9791	8.82
		5200405			070226 INV	42199	9791	8.82
		5200414			070226 INV	42199	9792	1.47
		5200413			070226 INV	42199	9792	10.29
		5200416			070226 INV	42199	9792	4.41
		5200415			070226 INV	42199	9792	
		5200402			070226 INV	42199	9792	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			5200412		070226 INV	42199	9792	5.88
			5200411		070226 INV	42199	9792	10.29
			5203974		071026 INV	42199	9793	2.94
			5203975		071026 INV	42199	9793	1.47
CHECK MAIN 3095 (A) TOTAL FOR								9,407.61
07/23/2026	MAIN	3096 (A) #	2774734	SOUTHERN GLAZER'S	062626 INV	14500	0000	220.56
			2774587		062626 INV	14500	0000	763.86
			2774580		062626 INV	14500	0000	355.50
			2774582		062626 INV	14500	0000	80.00
			2774583		062626 INV	14500	0000	80.00
			2774584		062626 INV	14500	0000	80.00
			2774588		062626 INV	14500	0000	88.00
			2774589		062626 INV	14500	0000	206.91
			2774590		062626 INV	14500	0000	179.95
			2774591		062626 INV	14500	0000	1,233.38
			2774593		062626 INV	14500	0000	323.14
			2774595		062626 INV	14500	0000	960.00
			2774594		062626 INV	14500	0000	458.90
			2774596		062626 INV	14500	0000	778.20
			2774585		062626 INV	14500	0000	143.97
			2771165		061826 INV	14500	0000	1,916.96
			2765757		060426 INV	14500	0000	1,196.02
			2765770		060426 INV	14500	0000	1,214.22
			2768475		061126 INV	14500	0000	558.00
			2768463		061126 INV	14500	0000	288.00
			2771184		061826 INV	14500	0000	1,700.19
			5141338		070226 INV	14500	0000	1,200.00
			5141337		070226 INV	14500	0000	24.00
			5141336		070226 INV	14500	0000	180.00
			2776433		070226 INV	14500	0000	939.76
			2776432		070226 INV	14500	0000	669.65
			2779087		070926 INV	14500	0000	110.28
			2779085		070926 INV	14500	0000	882.00
			2779084		070926 INV	14500	0000	882.00
			2776436		070226 INV	14500	0000	604.84
			5141339		070226 INV	14500	0000	180.00
			5141335		070226 INV	14500	0000	1,349.85
			5140737		070226 INV	14500	0000	1
			2773738		062526 INV	14500	0000	7
			2773740		062526 INV	14500	0000	270.72

08/03/2026 08:30 AM
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 36/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
		2773741			062526 INV	14500	0000	440.00
		2773742			062526 INV	14500	0000	882.00
		2773743			062526 INV	14500	0000	722.94
		2773744			062526 INV	14500	0000	163.00
		2773747			062526 INV	14500	0000	1,227.48
		2773750			062526 INV	14500	0000	672.00
		2776431			070226 INV	14500	0000	787.50
		2774592			062626 INV	14500	0000	1,484.55
		2774586			062626 INV	14500	0000	704.00
		2774587			062626 INV	42199	9791	7.68
		2774580			062626 INV	42199	9791	0.64
		2774582			062626 INV	42199	9791	2.56
		2774583			062626 INV	42199	9791	2.56
		2774584			062626 INV	42199	9791	2.56
		2774588			062626 INV	42199	9791	0.64
		2774589			062626 INV	42199	9791	1.28
		2774590			062626 INV	42199	9791	1.49
		2774591			062626 INV	42199	9791	7.68
		2774593			062626 INV	42199	9791	7.68
		2774595			062626 INV	42199	9791	7.68
		2774594			062626 INV	42199	9791	2.77
		2774596			062626 INV	42199	9791	19.20
		2774581			062626 INV	42199	9791	1.28
		2774585			062626 INV	42199	9791	0.64
		2771159			062626 INV	42199	9791	0.11
		2771165			061826 INV	42199	9791	8.96
		2765757			060426 INV	42199	9791	15.36
		2768475			061126 INV	42199	9791	6.40
		2768463			061126 INV	42199	9791	7.68
		2776434			070226 INV	42199	9791	9.28
		5141338			070226 INV	42199	9791	42.24
		5141337			070226 INV	42199	9791	2.56
		5141336			070226 INV	42199	9791	1.60
		2776433			070226 INV	42199	9791	23.04
		2776432			070226 INV	42199	9791	5.12
		5141335			070226 INV	42199	9791	6.40
		5140737			070226 INV	42199	9791	0.64
		2776431			070226 INV	42199	9791	1.28
		2774592			062626 INV	42199	9791	6.40
		2774586			062626 INV	42199	9791	
		2765770			060426 INV	42199	9792	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			2776435		070226 INV	42199	9792	4.48
			2771184		061826 INV	42199	9792	7.68
			2776436		070226 INV	42199	9792	14.29
			5141339		070226 INV	42199	9792	1.60
			2773738		062526 INV	42199	9792	6.40
			2773740		062526 INV	42199	9792	8.96
			2773741		062526 INV	42199	9792	7.68
			2773742		062526 INV	42199	9792	6.40
			2773743		062526 INV	42199	9792	14.08
			2773744		062526 INV	42199	9792	2.56
			2773747		062526 INV	42199	9792	6.40
			2773750		062526 INV	42199	9792	19.20
			2774734		062626 INV	42199	9793	5.12
			2779087		070926 INV	42199	9793	2.56
			2779085		070926 INV	42199	9793	6.40
			2779084		070926 INV	42199	9793	6.40
CHECK MAIN 3096(A) TOTAL FOR								28,388.32
07/30/2026	MAIN	207743	4849909864	AMERICAN BOTTLING COMPANY	071326 INV	14500	0000	426.87
07/30/2026	MAIN	207746	BT-08765	BARREL THEORY BEER COMPANY	070526 INV	14500	0000	216.00
07/30/2026	MAIN	207759	647716559	COLUMBIA HEIGHTS ATHLTC BOOSTSODA		43420	9791	57.30
07/30/2026	MAIN	207761#	30389	COMMERCIAL STEAM TEAM	CARPET CLEANING-TV1 0726	44020	9791	1,362.49
			30390		CARPET CLEANING-TV2 0726	44020	9792	899.25
			30391		CARPET CLEANING-TV3 0725	44020	9793	380.48
			CHECK MAIN 207761 TOTAL FOR F					2,642.22
07/30/2026	MAIN	207764#	02-60494	CRYSTAL SPRINGS ICE LLC	072026 INV	14500	0000	217.68
			02-604864		071326 INV	14500	0000	172.96
			02-604864		071326 INV	42199	9792	6.00
			02-60494		072026 INV	42199	9793	6.00
CHECK MAIN 207764 TOTAL FOR F								402.64
07/30/2026	MAIN	207765	IN-9207	DANGEROUS MAN BREWING CO LLC	071626 INV	14500	0000	310.00
07/30/2026	MAIN	207772	ORD-27988	GLOBAL RESERVE LLC	071326 INV	14500	0000	952.00
			ORD-27916		070926 INV	14500	0000	682.00
CHECK MAIN 207772 TOTAL FOR F								1,634.00

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
07/30/2026	MAIN	207774	53308657015	GREAT LAKES COCA-COLA DISTRBT	071426 INV	14500	0000	672.78
07/30/2026	MAIN	207776	949305	HOHENSTEINS INC	071726 INV	14500	0000	218.10
			948912		071626 INV	14500	0000	4,093.40
			946718		070926 INV	14500	0000	587.30
			947083		071026 INV	14500	0000	4,881.55
			946717		070926 INV	14500	0000	(220.00)
CHECK MAIN 207776 TOTAL FOR F								9,560.35
07/30/2026	MAIN	207780	32583	INSIGHT BREWING COMPANY, LLC	071326 INV	14500	0000	118.54
			32616		071526 INV	14500	0000	580.66
CHECK MAIN 207780 TOTAL FOR F								699.20
07/30/2026	MAIN	207794	870233	MCDONALD DISTRIBUTING CO	071926 INV	14500	0000	209.00
			869168		071026 INV	14500	0000	304.00
CHECK MAIN 207794 TOTAL FOR F								513.00
07/30/2026	MAIN	207795	IN-43800	MEGA BEER LLC	071626 INV	14500	0000	422.50
07/30/2026	MAIN	207799	E-68851	MODIST BREWING CO LLC	071026 INV	14500	0000	404.90
			E-68708		070326 INV	14500	0000	868.60
CHECK MAIN 207799 TOTAL FOR F								1,273.50
07/30/2026	MAIN	207800#	278351	NEW FRANCE WINE COMPANY	071526 INV	14500	0000	1,289.50
			278351		071526 INV	42199	9791	22.50
CHECK MAIN 207800 TOTAL FOR F								1,312.00
07/30/2026	MAIN	207801*#	8014	NORTHLAND REFRIGERATION INCORREPLACE FAN MOTOR & RTRM BOARD ON R	44020		9791	1,775.63
			8023	BUILDING MAINTENANCE 2026	44020		9791	753.00
			8023	BUILDING MAINTENANCE 2026	44020		9792	663.00
			8023	BUILDING MAINTENANCE 2026	44020		9793	252.50
CHECK MAIN 207801 TOTAL FOR F								3,444.13
07/30/2026	MAIN	207802	IN-6330	OLIPHANT BREWING LLC	071526 INV	14500	0000	86.00
07/30/2026	MAIN	207803#	299711	PAUSTIS & SONS WINE COMPANY	071626 INV	14500	0000	7
			299711		071626 INV	42199	9791	99

08/03/2026 08:30 AM
User: heathers
DB: Columbia Heights

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 39/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
CHECK MAIN 207803 TOTAL FOR F								735.50
07/30/2026	MAIN	207806#	311589120	PREMIUM WATERS INC	071026 WATER	42171	9791	14.88
			311589126		071026 WATER	42171	9793	15.92
CHECK MAIN 207806 TOTAL FOR F								30.80
07/30/2026	MAIN	207807	5024034992	RED BULL DISTRIBUTION CO INC	070926 INV	14500	0000	386.80
07/30/2026	MAIN	207812	4607538014	SCHINDLER ELEVATOR CORP INC	PREVENT MAINT 0626-TV1	44020	9791	200.88
07/30/2026	MAIN	207816#	64351	SMALL LOT MN	071526 INV	14500	0000	307.98
			64351		071526 INV	42199	9791	6.00
CHECK MAIN 207816 TOTAL FOR F								313.98
07/30/2026	MAIN	207817	E-9440	SOCIABLE CIDER WERKS LLC	071426 INV	14500	0000	127.00
07/30/2026	MAIN	207820	37173	STEEL TOE BREWING LLC	071626 INV	14500	0000	264.00
07/30/2026	MAIN	207827	13203	VENN BREWING COMPANY	071626 INV	14500	0000	210.00
			13220		071526 INV	14500	0000	399.00
CHECK MAIN 207827 TOTAL FOR F								609.00
07/30/2026	MAIN	207828	2501036916	VESTIS SERVICES. LLC	071626 MOPS,MATS TOWELS	44020	9792	179.71
07/30/2026	MAIN	207829	0397491-IN	VINOCOPIA INC	070726 INV	14500	0000	225.50
			0397558-IN		070726 INV	14500	0000	101.50
CHECK MAIN 207829 TOTAL FOR F								327.00
07/30/2026	MAIN	207832#	446666	WINE COMPANY/THE	071526 INV	14500	0000	1,062.00
			446666		071526 INV	42199	9791	16.00
CHECK MAIN 207832 TOTAL FOR F								1,078.00
07/30/2026	MAIN	207834*#	1295649526	XCEL ENERGY (N S P)	070926 51-0014068181-7	43810	9793	122.55
07/30/2026	MAIN	3103(A) #	17-001345	ARES NEE HOLDINGS, LLC	072226 SOLAR POWER	43810	9791	2,303.90
			17-001345		072226 SOLAR POWER	43810	9792	721.77
			17-001345		072226 SOLAR POWER	43810	9792	
CHECK MAIN 3103(A) TOTAL FOR								3,

100

08/03/2026 08:30 AM
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Page 40/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
07/30/2026	MAIN	3104 (A)	3673314	ARTISAN BEER COMPANY	071726 INV	14500	0000	336.00
			3873312		071726 INV	14500	0000	132.50
			3873313		071726 INV	14500	0000	889.21
			3873311		071726 INV	14500	0000	1,691.50
			3871896		071426 INV	14500	0000	1,482.50
			3871697		071426 INV	14500	0000	591.00
			3871407		071026 INV	14500	0000	73.80
			3871408		071026 INV	14500	0000	132.50
			3871409		071026 INV	14500	0000	1,492.20
			3871406		071026 INV	14500	0000	612.20
CHECK MAIN 3104 (A) TOTAL FOR								7,433.41
07/30/2026	MAIN	3105 (A) *#	0111396400	BELLBOY BAR SUPPLY	071526 INV	14500	0000	28.64
			111395100		071526 INV	14500	0000	47.89
			111395100		071526 INV	42171	9791	125.40
			0111396400		071526 INV	42171	9793	273.08
CHECK MAIN 3105 (A) TOTAL FOR								475.01
07/30/2026	MAIN	3106 (A) #	0211759300	BELLBOY CORPORATION	062426 INV	14500	0000	2,387.75
			0211921600		070826 INV	14500	0000	793.00
			0211994900		071526 INV	14500	0000	288.00
			0211986600		071526 INV	14500	0000	3,374.00
			0211759300		062426 INV	42199	9792	28.00
			0211921600		070826 INV	42199	9792	14.00
			0211986600		071526 INV	42199	9792	36.00
			0211994900		071526 INV	42199	9793	2.00
CHECK MAIN 3106 (A) TOTAL FOR								6,922.75
07/30/2026	MAIN	3108 (A) #	127871469	BREAKTHRU BEVERAGE MN BEER LL	071026 INV 0700297717	14500	0000	468.00
			127871466		071026 INV 0700297717	14500	0000	1,250.00
			127871464		071026 INV 0700297717	14500	0000	372.00
			127871468		071026 INV 0700297717	14500	0000	1,251.65
			127871470		071026 INV 0700297717	14500	0000	360.00
			12781474		071026 INV 0700297736	14500	0000	824.67
			127871476		071026 INV 0700297736	14500	0000	1,110.90
			127871477		071026 INV 0700297736	14500	0000	885.30
			127923531		071526 INV 0700297782	14500	0000	
			127923530		071526 INV 0700297782	14500	0000	12,

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
			127576887		062226 INV 0700297736	14500	0000	346.00
			127819475		070826 INV 0700297717	14500	0000	18,515.22
			127926526		071526 INV 700297717	14500	0000	517.60
			127923527		071526 INV 700297717	14500	0000	1,390.50
			127923805		071526 INV 700297717	14500	0000	576.00
			127923896		071526 INV 700297717	14500	0000	204.00
			415004029		070926INV 0700297717	14500	0000	(396.20)
			414953397		062626 INV 0700297717	14500	0000	(49.50)
			415030463		071626 INV 0700297717	14500	0000	(30.80)
			415037491		071726 INV 0700297717	14500	0000	(13.20)
			415037493		071726 INV 0700297717	14500	0000	(13.85)
			415037490		071726 INV 0700297717	14500	0000	(13.85)
			415037492		071726 INV 0700297717	14500	0000	(11.25)
			127871469		071026 INV 0700297717	42199	9791	3.45
			127871466		071026 INV 0700297717	42199	9791	8.05
			127871464		071026 INV 0700297717	42199	9791	13.80
			127871468		071026 INV 0700297717	42199	9791	20.70
			127871470		071026 INV 0700297717	42199	9791	4.60
			127576887		062226 INV 0700297736	42199	9792	1.24
CHECK MAIN 3108(A) TOTAL FOR								40,468.33
07/30/2026	MAIN	3109(A)	127950348	BREAKTHRU BEVERAGE MN W&S LLC	071626 INV 0700297737	14500	0000	14,657.00
			127950350		071626 INV 0700297737	14500	0000	310.50
			127950349		071626 INV 0700297737	14500	0000	96.80
CHECK MAIN 3109(A) TOTAL FOR								15,064.30
07/30/2026	MAIN	3110(A)	3319918	CAPITOL BEVERAGE SALES LP	071726 INV	14500	0000	1,812.70
			3320839		072026 INV	14500	0000	3,454.85
			3319616		071526 INV	14500	0000	3,656.65
			3317556		71326 INV	14500	0000	6,142.40
CHECK MAIN 3110(A) TOTAL FOR								15,066.60
07/30/2026	MAIN	3112(A) #	1095822	JOHNSON BROTHERS LIQUOR CO.	071026 INV	14500	0000	63.00
			1094713		070926 INV	14500	0000	738.00
			1094712		070926 INV	14500	0000	480.00
			1094711		070926 INV	14500	0000	268.75
			1094710		070926 INV	14500	0000	731.50
			1094708		070926 INV	14500	0000	
			1094707		070926 INV	14500	0000	

CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
CHECK DATE FROM 07/17/2026 - 07/30/2026

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 609 LIQUOR								
		1093472			070826 INV	14500	0000	945.19
		1088645			063026 INV	14500	0000	4,828.75
		1088767			063026 INV	14500	0000	4,828.75
		1088635			063026 INV	14500	0000	81.61
		1098287			071526 INV	14500	0000	632.25
		1098289			071526 INV	14500	0000	912.93
		1099397			071626 INV	14500	0000	677.94
		1098290			071526 INV	14500	0000	348.75
		1099398			071626 INV	14500	0000	714.50
		1099399			071626 INV	14500	0000	630.00
		1099405			071626 INV	14500	0000	540.00
		1099400			071626 INV	14500	0000	261.00
		1099401			071626 INV	14500	0000	144.00
		1099402			071626 INV	14500	0000	400.02
		1100481			071726 INV	14500	0000	33.00
		1099407			071626 INV	14500	0000	476.80
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		1084140			062526 INV	14500	0000	263.57
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		1084620			062526 INV	14500	0000	151.61
		1094714			070926 INV	14500	0000	36.00
		1093473			070826 INV	14500	0000	193.50
		1093483			070826 INV	14500	0000	48.00
		1093482			070826 INV	14500	0000	260.00
		1093480			070826 INV	14500	0000	427.50
		1093461			070826 INV	14500	0000	6,545.68
		1094716			070926 INV	14500	0000	944.88
		1094715			070926 INV	14500	0000	480.00
		192781			071326 INV	14500	0000	(100.80)
		1095822			071026 INV	42199	9791	1.47
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		1094712			070926 INV	42199	9791	8.82
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			1093482		070826 INV	42199	9792	8.82
			1093480		070826 INV	42199	9792	1.47
			1093461		070826 INV	42199	9792	47.04
			1094716		070926 INV	42199	9792	8.82
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CHECK DISBURSEMENT REPORT FOR CITY OF COLUMBIA HEIGHTS
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Page 45/54

Item 10.

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
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		9707079			071526 INV	14500	0000	(

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Page 46/54

Item 10.

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Fund: 609 LIQUOR								
Total for fund 609 LIQUOR								404,566.06



CITY COUNCIL MEETING

AGENDA SECTION	ITEMS FOR CONSIDERATION
MEETING DATE	AUGUST 10, 2026

ITEM:	Consideration of Ordinance 1727, an Ordinance Amending Chapter 9 – Land Use of the City Code to amend 9.106 General Development Standards and 9.107 Specific Development Standards.		
<i>Presenting Item: Ursula Brandt, City Planner</i>			
DEPARTMENT: Community Development		BY/DATE: Ursula Brandt, City Planner/ August 6, 2026	
CORE CITY STRATEGIES: <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
X Community that Grows with Purpose and Equity		X Engaged, Effective and Forward-Thinking	
_ High Quality Public Spaces		_ Resilient and Prosperous Economy	
_ Safe, Accessible and Built for Everyone		_ Inclusive and Connected Community	

PLANNING CASE NUMBER: 2026-PZ07

APPLICANT: NuLife Holdings LLC & NuLife Recovery

LOCATION: Citywide

BACKGROUND

Community Development staff are bringing forward for the City Council's consideration a zoning text amendment to allow State-Licensed Residential Care Facilities as a conditional use within the Central Business (CBD) District. Because this request has the potential to influence future land use and redevelopment opportunities throughout the City's downtown, staff believe it is important to first provide background on the City's long-term vision for the Central Business District and the planning policies that have guided the evolution of the district. This context will assist in evaluating the proposed amendment against the City's Comprehensive Plan and the required Findings of Fact for a zoning text amendment.

Over the past several years, the City has partnered with the Minnesota Department of Transportation (MnDOT) on the redevelopment of Central Avenue. During the community visioning process, residents expressed a strong desire to narrow Central Avenue within the Central Business District to create a more identifiable and welcoming downtown corridor for Columbia Heights. MnDOT incorporated this community vision into the redevelopment plans, which also include enhanced streetscape improvements and multi-use trails extending throughout the downtown area and connecting surrounding neighborhoods to the city's core.

Through the Central Avenue redevelopment and the ongoing update of the City's Comprehensive Plan, the City and community are working together to strengthen the Central Business District as a vibrant, pedestrian oriented destination. Building on its existing mix of commercial uses that generate activity, including restaurants, retail shops, and a destination theater, the vision is to create a dynamic downtown that attracts residents and visitors while supporting continued economic growth and investment.

The 4000 Central Ave building is located in the heart of Columbia Heights' designated Central Business District and downtown. For many years, 4000 Central served as office and clinic space for Fairview Medical, contributing significantly to downtown foot traffic and daily activity. In 2020, the Fairview Clinic closed, and the property has remained vacant since then.

CURRENT STATUS

Zoning Considerations

The applicant purchased the building in early 2026 and proposed the use of an in-patient drug treatment facility, which is considered a residential care facility in City Code, on two floors of the building along with an out-patient facility on another level of the building.

9.103 of the City Zoning Code classifies drug treatment facilities as:

“Residential Care Facilities” with the definition “A licensed public or private facility, which, for gain or otherwise, regularly provides one or more dependents with 24-hour-a-day substitute for the care, food, lodging, training, supervision, rehabilitation, and treatment they need, but which for any reason cannot be furnished in the dependent’s own home. The term includes facilities that are licensed by the Minnesota Department of Health, foster homes, residential treatment facilities, maternity shelters, group homes, schools for challenged children, and homes for battered children or spouses. Such term shall not include any facility eligible for licensure by the Minnesota Department of Corrections. Residential care facilities serving six or fewer dependents are considered permitted uses in all residential zoning districts where single family residences are permitted subject to the same regulations.”

Residential Care Facilities serving six or more residents are currently only allowed in LB (Limited Business District), R-3 (Limited Multiple Family) and R-4 (Multiple Family) as conditional uses.

The applicant is proposing a text amendment to the City Code to allow Residential Care Facilities in the Central Business District as an allowed use with a conditional use permit, as well as proposing a change to the specific development standards pertaining to Residential Care Facilities.

Applicant’s Proposed Text Amendment

9.106 General Development Standards

Table of Uses

1. COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
A = Accessory Use C = Conditional Use P = Permitted Use PUD = Planned Unit Development Numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards (C)					
ZONING DISTRICTS	LB: LIMITED BUSINESS	GB: GENERAL BUSINESS	CBD: CENTRAL BUSINESS	I-1: LIGHT INDUSTRIAL	I-2: GENERAL INDUSTRIAL
USE CLASSIFICATION					
State licensed residential care facility. (36)	C		C		

9.107 Specific Development Standards

(36) Residential Care Facility

(d) On-site services shall be for residents of the facility only, except where the facility is located within a multi-story commercial structure and maintains distinct separation (architecturally or by schedule) between residential and non-residential clients.

Analysis of Zoning Ordinance Amendment and Required Findings of Fact

Section 9.104 (F) of the Zoning Ordinance outlines findings of fact that must be satisfied in order for the City to grant approval for a zoning amendment. The findings are as follows:

(a) The amendment is consistent with the comprehensive plan.

Not satisfied.

The City's 2040 Comprehensive Plan envisions the Central Avenue corridor, particularly the area around 40th Avenue and Central Avenue, as the community's primary commercial and civic destination. The Plan emphasizes "creating a unified downtown central business district that serves as a focal point for the City". The subject site is designated Central Business District (CBD):

"The CBD, Central Business District provides for the development and redevelopment of the established downtown core, including a mix of retail, financial, office, service and entertainment uses. Residential units are allowed within this district when located above a first-floor commercial use."

It further identifies this intersection as an Area of Opportunity, with a guiding principle for redevelopment of the area to "encourage uses that will attract people and enliven this central point of entertainment and commerce."

While Residential Care Facilities and drug treatment centers provide important community services, they are generally institutional or residential in nature rather than destination-oriented commercial uses. Their primary function is to provide treatment, housing, and support for residents or patients, rather than to generate pedestrian activity, retail spending, or public engagement that contributes to a vibrant downtown environment.

Unlike restaurants, retail establishments, entertainment venues, offices, or mixed-use developments, a residential treatment facility typically serves a limited resident population and receives relatively few visitors from the broader community. As a result, it may not significantly contribute to the street-level activity, consumer traffic, or economic vitality that the Comprehensive Plan seeks to foster along the Central Avenue corridor.

Because land within the Central Business District is limited, using a prominent site in a designated Area of Opportunity for an institutional residential use would reduce opportunities for commercial, mixed-use, and entertainment-oriented development that directly support the Comprehensive Plan's goal of enhancing the image and economic vitality of the Central Avenue corridor. For these reasons, City staff finds the proposed zoning text amendment is inconsistent with the Comprehensive Plan's land use goals and vision for the Central Business District.

(b) The amendment is in the public interest and is not solely for the benefit of a single property owner.

Satisfied.

The zoning text amendment would allow residential care facilities in the entirety of the Central Business District and therefore would not solely benefit a single property owner.

- (c) *Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.*

Not applicable.

The amendment is not to change the zoning classification of a particular property.

- (d) *Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification.*

Not applicable.

The amendment is not to change the zoning classification of a particular property.

PLANNING COMMISSION RECOMMENDATION

At the August 5th Planning Commission meeting, the Planning Commission reviewed the proposed Zoning Text Amendment and conducted a public hearing. No comments were received during the public hearing. The Planning Commission engaged in a thorough discussion of the proposal, including discussion of other uses permitted within the Central Business District, the potential future of the property at 4000 Central Avenue if the application were denied, and the services that a treatment facility at that location could provide to the community. Following its discussion, the Planning Commission voted 3–2 to recommend denial of the proposed zoning text amendment.

STAFF RECOMMENDATION

Staff recommends denial of the amendment to the Zoning Code because:

- 1) it is in direct conflict with the Comprehensive Plan,
- 2) it does not fit the vision of the downtown district, and
- 3) it does not meet the Findings of Fact that are required by Section 9.104(F) as specified above.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Ordinance No. 1727, there being ample copies available to the public.

MOTION: Move to deny Ordinance No. 1727, an ordinance amending Chapter 9 (Land Use) of the City Code to amend Sections 9.106, General Development Standards, and 9.107, Specific Development Standards.

ATTACHMENTS

1. Ordinance 1727
2. Affidavit of Public Hearing Notice
3. Applicant Narrative
4. Statement from the CEO of NuLife Recovery

ORDINANCE NO. 1727
AN ORDINANCE AMENDING CHAPTER 9 – LAND USE OF THE CITY CODE OF 2005
TO AMEND 9.106 GENERAL DEVELOPMENT STANDARDS AND 9.107 SPECIFIC DEVELOPMENT STANDARDS.

The City of Columbia Heights does ordain:

Section 1

The following language for General Development Standards is added, amended and deleted as provided in Section 9.106 of the City Code of 2005, is hereby established to read as follows:

(S) Table of Uses. The following tables include the permitted, conditional, and accessory uses for all residential, commercial, industrial, and public zoning districts; numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards.

1. RESIDENTIAL ZONING DISTRICTS					
A = Accessory Use C = Conditional Use P = Permitted Use PUD = Planned Unit Development Numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards.					
ZONING DISTRICTS	R-1 SINGLE-FAMILY RESIDENTIAL	R-2A/R-2B: TWO-FAMILY RESIDENTIAL	R-3: LIMITED MULTIPLE FAMILY RESIDENTIAL	R-4: MULTIPLE FAMILY RESIDENTIAL	P: PUBLIC AND OPEN SPACE
USE CLASSIFICATION					
Accessory building/structure.	A	A	A	A	
Accessory dwelling unit on a single-family property.	A	A	A	A	
Bed and breakfast home, accessory to a single-family dwelling.			C	C	
Cemeteries.					P
Community center.			C	C	C
Congregate living facilities, including rooming houses, group living quarters, nursing homes (27), senior housing, assisted living facilities, transitional housing and emergency housing (44).			C	C	
Convent or monastery, when accessory to a religious facility.	C	C	C	C	
County, regional, and city parks.	P	P	P	P	P
Day care center, adult or child.			C	C	
Decorative landscaping, gardening and other horticultural uses.	A	A	A	A	
Essential services.					P
Fences greater than six feet in height.	A	A	A	A	
Golf course.	C	C			
Government office.	C	C	C	C	
Government protective service facility.	C	C	C	C	
Greenhouses (residential). (24)	A	A	A	A	
Ground-mounted solar energy system (accessory use). (51)	A	A	A	A	A

Ground-mounted solar energy system (primary use). (51)	P	P	P	P	P
Home occupations.	A	A	A	A	
Joint driveway use between adjoining property owners.	C	C	C	C	
Licensed day care facility serving 12 or fewer persons. (16)	P	P	P	P	
Licensed day care facility serving more than 12 persons.				C	
Licensed group family day care facility serving 14 or fewer children.	P	P	P	P	
Living quarters for persons employed on the premises.					A
Manufactured home park.				C	
Multiple-family dwelling.				P	
Multiple-family dwelling with up to eight units per structure.			P		
Non-city governmental and public regulated utility buildings and structures necessary for health, safety, and general welfare of the community.					C
Off-street parking for an adjacent conforming commercial or industrial use, provided the lots are under common ownership, is not separated by a public right-of-way and front on the same public right-of-way.		C	C	C	
Operation and storage of such vehicles, equipment and machinery, which are incidental to the permitted or conditional uses allowed in the district.					A
Other accessory uses as determined by the Zoning Administrator.	A	A	A	A	
Playgrounds, athletic fields, recreational areas, and parking areas.	P	P	P	P	P
Private garages, carports, and parking spaces.	A	A	A	A	
Private swimming pools, tennis courts, and private recreational facilities operated for the sole use and convenience of the residents and their guests.	A	A	A	A	
Public parks and playgrounds.	P	P	P	P	P
Publicly owned and operated facilities.					P
Recreational facility, indoor.			C	C	C
Recreational facility, outdoor.			C	C	C
Recreational vehicles and equipment.					A
Religious facility/ place of worship. (35)	C	C	C	C	
Roof-mounted solar energy system. (50)	A	A	A	A	A
Shared family living arrangements.	A	A	A	A	
Signs as regulated by 9.106.	A	A	A	A	A
Single-family dwelling, detached.	P	P	P	P	
School, public or private, K-12. (39)	C	C		C	
School, vocational or business. (40)				C	

State licensed residential care facility serving six or fewer persons. (36)	P	P	P	P	
State licensed residential care facility serving 7 to 16 persons. (36)			C	C	
Temporary construction buildings.	A	A	A	A	
Town home dwelling with up to eight units per structure.			P	P	
Two-family dwelling. (45)		P	P	P	
Twinhome dwelling. (45)		P	P	P	

1. COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

A = Accessory Use C = Conditional Use P = Permitted Use PUD = Planned Unit Development

Numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards (C)

ZONING DISTRICTS	LB: LIMITED BUSINESS	GB: GENERAL BUSINESS	CBD: CENTRAL BUSINESS	I-1: LIGHT INDUSTRIAL	I-2: GENERAL INDUSTRIAL
USE CLASSIFICATION					
Accessory building.	A	A	A	A	A
Accessory Tobacco Retailer	P	P	P	P	P
Adult entertainment use. (1)				C	C
Animal kennel and/or shelter. (2)		C		C	
Arcade.		P	P		
Assembly, manufacturing and/or processing.		C		P	P
Auditorium/place of assembly.		P	P		
Automobile convenience facility. (3)		P			
Automobile and motorcycle repair, minor. (5)		C		C	C
Automobile and motorcycle repair, major. (4)				C	C
Automobile and motorcycle sales/rentals, new. (6)		C			
Automobile and motorcycle sales/rentals, used (in building). (7)		C			
Banquet hall. (47)		C	C		
Barbed wire fences. (8)				C	C
Bed and breakfast home, when accessory to a single-family dwelling. (9)	C				
Billiards hall.		P	P		
Body piercing shops.				P	P
Bowling alley.		P	P		
Brew pub. (46)		P	C		
Brew pub, not exceeding 2,000 barrels of malt liquor a year. (46)	C				
Brewer taproom. (46)		P	C	P	
Brewer taproom, not exceeding 2,000 barrels of malt liquor a year. (46)	C				
Car Wash. (10)		C			
Caretaker's residence.				A	
Clinic, medical or dental.	P	P	P		
Clinic, veterinary.	P	P	P		
Club or lodge.		P	P		

Community center. (12)		C	C	P	P
Concrete, asphalt or rock crushing operation. (11)				C	C
Congregate living facilities, including rooming houses, group living quarters, nursing homes (27), senior housing, assisted living facilities, transitional housing and emergency housing (44).	C				
Consignment/secondhand store. (13)		C			
Currency exchange. (14)		C			
Day care facility, adult or child. (15)		P			
Drive-up facility. (17)		A	A		
Drop-in facility. (18)		C			
Fences greater than six feet in height.	A	A	A		
Fences greater than seven feet in height.				A	A
Financial institution.		P	P		
Firearms dealer/shooting range. (20)		C			
Food service, convenience (fast food). (21)		P	P		
Food service, limited (coffee shop/deli).	P	P	P		
Food service, full service (restaurant/nightclub).		P	P		
Freight terminal. (22)				P	P
Funeral home. (23)	P	P			
Ground-mounted solar energy system (accessory use). (51)	A	A	A	A	A
Ground-mounted solar energy system (primary use). (51)	P	P	P	P	P
Government maintenance facility.	C	C		P	P
Government office.	P	P	P	P	P
Government protective service facility.	P	P	P	P	P
Greenhouse/garden center.		P			
Health/fitness club.		P	P		
Health/fitness clubs, not exceeding 4,000 gross square feet in area. (48)	C				
Hospital. (25)	C	C			
Hotel or motel.	C	P	P		
Incidental repair or processing necessary to conduct the permitted principal use, provided the accessory use does not exceed 30% of the floor area.		A	A		
Laboratory, medical.		P	P	P	P
Landscaping and other horticultural uses.	A	A	A	A	A
Licensed day care facility, child or adult. (16)	C		P		
Liquor store, off-sale.		P	P		
Maintenance facility.				P	P
Motor vehicle parts store.		P		P	P
Museum/gallery.	P	P	P		
Multiple-family dwelling.	P				
Single and Multiple-family residential, when located above a street level commercial use. (26)			P		
Off-street parking and loading areas.				A	A
Office.	P	P	P	P	P
Office/showroom.				P	P
Office/warehouse.				P	P
Outdoor sales or display. (28)		C	C	C	C
Outdoor storage. (29)		C	C	C	C
Parking ramp.		P	P	P	P

Pawnshop. (30)		C		P	P
Precious metal dealerships. (31)		C			
Printing/publishing.		P	P	P	P
Private garages, carports, and parking spaces.	A	A	A		
Private swimming pools, tennis courts, and private recreational facilities operated for the sole use and convenience of the residents and their guests.	A				
Public parks and playgrounds.	P	P	P	P	P
Recreational facility, indoor. (33)	C	C	C	P	P
Recreational facility, outdoor. (34)	C	C	C	P	P
Recreational vehicles sales, new. (32)		C			
Recreational vehicles sales, used (in building). (32)		C			
Religious facilities/places of worship (35)		C	C		
Retail sales.	P	P	P	P	P
Roof-mounted solar energy system. (50)	A	A	A	A	A
Salvage operation/transfer station. (38)				C	C
Seasonal sales stands. (49)	A	A	A		
Self-service storage facility.				P	P
Service, professional. (19)	P	P	P		
School, performing/visual/marital arts. (41)	C	P	P		
School, vocational or business. (40)	C	P	P		
Shopping center. (42)		P			
Signs as regulated by 9.106.	A	A	A	A	A
Single-family dwelling, when accessory to a commercial use.	C				
Tobacco Product Shops (43)	P	P	P	P	P
State licensed residential care facility, correctional. (37)				C	C
State licensed residential care facility. (36)	C		C		
Studio, professional.	P	P	P		
Studio, radio and television.		P	P	P	P
Tattoo shops.				P	P
Temporary construction buildings.	A	A	A	A	A
Theater, live performance.			P		
Theater, movie.			P		
Warehousing and/or distribution.				P	P

Section 2

The following language for Specific Development Standards is added, amended and deleted as provided in Section 9.107 of the City Code of 2005, is hereby established to read as follows:

(36) Residential care facility.

(a) If serving more than six residents, the use shall be located at least 1/4 mile (1,320 feet) from all existing residential care facilities or correctional residential care facilities, regardless of the licensing status of such facilities. Residential care facilities serving six or fewer residents shall be exempted from the distance radius and zoning regulations except as otherwise required by law.

(b) The use shall not be located in a two-family or multiple-family dwelling unless it occupies the entire structure.

(c) The facility shall be located on a parcel meeting the minimum lot size for a single-family dwelling plus an area of 300 square feet for each resident over six. The maximum number of residents may be specified as a condition of the conditional use permit in order to meet this requirement.

(d) On-site services shall be for residents of the facility only, except where the facility is located within a multi-story commercial structure and maintains distinct separation (architecturally or by schedule) between residential and non-residential clients.

(e) The building and any exterior fenced areas shall meet the setback requirements of the zoning district in which the use is located.

(f) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be compatible with other buildings in the neighborhood.

(g) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

(h) The primary purpose of the facility cannot be to treat juveniles who have violated criminal statutes relating to sex offenses or who have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses.

(i) The facility shall not provide accommodations to treat persons whose tenancy would constitute a direct threat to the health and safety of other individuals.

(j) The facility shall not accept court ordered referrals for treatment in lieu of incarceration without adequate security.

(k) The facility shall meet all applicable housing, building and fire codes and be licensed as required by the State of Minnesota.

(l) If the size, location, licensing or purpose of the facility changes, a new or amended conditional use permit may be required.

First Reading:

Offered by:

Seconded by:

Roll Call:

Second Reading:

Offered by:

Seconded by:

Roll Call:

Date of Passage:

Amáda Márquez Simula, Mayor

Attest:

Sara Ion, City Clerk/Council Secretary

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF ANOKA

I do solemnly swear that the notice, as per the proof, was published in the edition of the

BSLP Col Hght Frid Life

with the known office of issue being located in the county of:

ANOKA

with additional circulation in the counties of:

RAMSEY

and has full knowledge of the facts stated below:

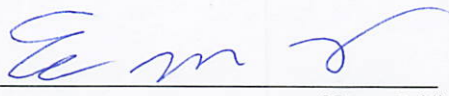
- (A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.
- (B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 07/17/2026 and the last insertion being on 07/17/2026.

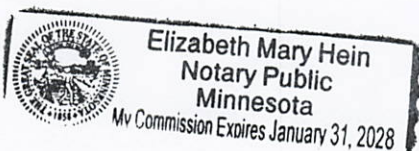
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: 
Designated Agent

Subscribed and sworn to or affirmed before me on 07/17/2026.


Notary Public

**Rate Information:**

(1) Lowest classified rate paid by commercial users for comparable space:

\$27.40 per column inch

Ad ID 1546286

**CITY OF
COLUMBIA HEIGHTS
PLANNING COMMISSION
NOTICE OF
PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Columbia Heights will conduct a public hearing in the City Council Chambers of City Hall at 3989 Central Avenue NE on Wednesday, August 5, 2026, at 6:00 p.m. The order of business is as follows:

A request for a Zoning Text Amendment from NuLife Holdings LLC proposing to amend City Code Chapter 9 – Land Use; specifically, 9.106 General Development Standards, and 9.107 Specific Development Standards, to allow Residential Care Facilities in the Central Business District. Section 9.104 (F) of the Zoning Ordinance requires the Planning Commission to hold a public hearing on zoning amendments and make findings before submitting a recommendation to City Council.

Notice is hereby given that all people who have an interest will be given an opportunity to be heard. For questions and a full description of the zoning amendments being proposed, please contact Ursula Brandt, City Planner, at (763) 706-3673.

Published in The Life
July 17, 2026
1546286

**NuLife Holdings LLC & NuLife Recovery**

4000 Central Ave NE

Columbia Heights, MN 55421

Narrative Framework for Zoning Text Amendment & Variance Request**Applicants:** NuLife Holdings LLC & NuLife Recovery**Parcel ID:** 35-30-24-41-0163**Property Address:** 4000 Central Ave NE, Columbia Heights, MN 55421**Mailing Address:** NuLife Holdings LLC c/o Twin Cities Roofing, [REDACTED]
[REDACTED]**Current Zoning:** Central Business District (CBD)**Proposed Use:** 245G Medical Treatment and Wellness Facility**Introduction and Purpose of Request**

The Applicants respectfully submit this application to request a **Zoning Text Amendment** to the Columbia Heights Central Business District (CBD) ordinance to include “Residential Care Facilities” as a “Permitted” or “Conditional Use”, as well as a concurrent request to **amend** or **grant a variance** regarding the City Ordinance service restrictions on Residential Care Facilities to allow for integrated outpatient services.

The objective is to repurpose the vacant commercial building at 4000 Central Ave NE into a state-of-the-art, 245G-licensed medical treatment and wellness facility. The proposed operational model optimizes the building’s three-story layout:

- **Floors 1 & 2:** Dedicated exclusively to short-term inpatient residential housing.
- **Floor 3:** Dedicated to treatment programming, securely accommodating inpatient clients during daytime hours (Monday–Friday) and outpatient clients during evenings and weekends.

Why a Text Amendment is Necessary

A text amendment—rather than a parcel rezoning to a Limited Business (LB) District—is necessary to preserve the existing property's compliance. The structure's exterior facade approaches or exceeds 40-to-42 feet, which strictly conflicts with the 35-foot maximum building height restriction imposed in the LB District. The following narrative outlines how this proposed use aligns with the City's comprehensive planning goals, mirrors existing

permitted medical uses, and provides substantial economic benefits to the downtown corridor.

Precedent for Evolving Central Business District Uses

The Columbia Heights CBD is the commercial heart of the city, designed to accommodate a diverse and evolving mix of services, retail, and professional spaces. Historically, the City has demonstrated a willingness to amend the permitted and conditional uses within the CBD to adapt to changing market demands—such as the previous additions of recreational facilities like billiard halls and bowling alleys.

The integration of a modern medical wellness facility represents a similar, necessary evolution of the downtown district. By updating the zoning text to permit Residential Care Facilities in the CBD, the City ensures that its downtown remains a dynamic, mixed-use hub that adapts to modern healthcare and professional service demands.

Economic Revitalization of a Stagnant Property

The property at 4000 Central Ave NE has sat vacant and unutilized for several years. In its current state, the vacant footprint detracts from the vitality of the Central Avenue corridor and produces no active economic footprint for the surrounding business community.

NuLife Recovery proposes a substantial capital investment to fully renovate the interior of the building, bringing it up to modern architectural, aesthetic, and safety standards. Activating this property will eliminate a prominent downtown vacancy, prevent the risk of blight, stabilize the block, and increase the inherent property value of both the subject parcel and neighboring properties.

Substantial Job Creation & Local Economic Impact

The proposed facility will be a thriving, high-volume contributor to the local economy. In Phase One of operations, the facility will create an estimated 30 to 50 immediate full-time equivalent (FTE) jobs, spanning professional medical staff, counselors, administrative personnel, security, and facility maintenance.

Operating across three shifts, this consistent influx of professionals will provide a direct secondary economic benefit to the CBD. Staff, visitors, and facility vendors will regularly patronize local downtown restaurants, coffee shops, and retail establishments, generating sustainable, year-round daytime and evening foot traffic that supports the broader Columbia Heights commercial ecosystem.

Medical Facility Parity within the CBD

Under the current Columbia Heights zoning code, a "Clinic, medical or dental" is a Permitted (P) Use within the CBD. NuLife Recovery's proposed operation is, fundamentally, a highly regulated medical facility focused on holistic, evidence-based practices and wellness.

The primary distinction between the proposed 245G program and a standard permitted medical clinic is the logistical requirement for short-term, overnight residential care for a portion of the patient population, as overnight care facilities are currently not provided at standard clinics. Because the intensity of the use, the professional nature of the staff, and the daily operations mirror those of standard medical offices and clinics already permitted in the CBD, allowing this use via a text amendment represents a logical parity in municipal zoning logic.

Current City Ordinance Regarding State-Licensed Residential Care Facilities

Current municipal code regarding State Licensed Residential Care Facilities dictates that *"On-site services shall be for residents of the facility only."* To accommodate the necessary outpatient component without triggering severe state licensing conflicts or artificial property subdivisions, the Applicant requests the following legislative modification to the text:

Proposed Ordinance Amendment (CBD Text) for State Licensed Residential Care Facilities

"On-site services shall be for residents of the facility only, except where the facility is located within a multi-story commercial structure and maintains distinct separation (architecturally or by schedule) between residential and non-residential clients."

Alternative Language: "If the facility is a single-family or two-family dwelling, on-site services shall be for residents of the facility only."

While splitting the building into two separate addresses was considered to circumvent the current restriction, doing so creates severe regulatory and operational complications. Operating under multiple addresses triggers dual property tax burdens, leasing and billing complications, and more importantly, significant licensing conflicts under the state's 245G framework. Maintaining one integrated entity and license ensures the highest standard of regulatory compliance, safety, and oversight.

Alignment with Variance Standards (Practical Difficulties)

Should the city prefer a Variance over a text amendment for this restriction, the request is justified by unique **practical difficulties** inherent to the property's physical structure:

1. **Inherent Physical Layout:** The building's rigid, multi-story vertical layout makes physical subdivision into separate addresses structurally impractical, yet its floor plates provide ideal, built-in physical segregation for different care tiers.

2. **Regulatory Compliance:** Artificially splitting the building into two separate physical addresses to circumvent the text restriction would trigger severe state licensing conflicts under the Minnesota 245G framework, effectively denying the property a reasonable, permitted medical use.

Strict Operational Controls & Logistics (Address of Dual Use within the City Ordinance)

To ensure the dual-use facility integrates seamlessly and safely into the CBD, the applicant is implementing rigorous logistical separations, including:

- **Architectural Separation & Scheduling:** Outpatient and residential spaces are restricted to separate floors. The programming floor (Floor 3) will operate as a shared space utilizing dual-use scheduling separations: daytime Monday-Friday programming for inpatient clients, and evening/weekend programming for outpatient clients.
- **Advanced Access Control:** The facility will utilize state-of-the-art access control and security systems, with keycard-controlled front elevator and front stairwell (requiring ID badges) to ensure outpatient clients can *only* access the designated programming floor, keeping them completely physically separated from inpatient clients.
- **24/7 Security & Staffing:** The property will be actively managed and monitored around the clock by professional staff.
- **Required Curfews:** Residential patients will be subject to strict rules, curfews, supervision, and rigid daily schedules, resulting in highly controlled, minimal exterior foot traffic compared to standard retail or commercial uses.

Conclusion

The proposed text amendment and concurrent variance represent a collaborative opportunity to eliminate a prolonged commercial vacancy, generate dozens of professional jobs, and bring a high-quality medical use to a district where medical clinics are already welcomed. We respectfully request approval of this application to allow NuLife Recovery to invest in the vitality and safety of the Columbia Heights community.



NuLife Holdings LLC & NuLife Recovery

4000 Central Ave NE

Columbia Heights, MN 55421

Item 11.

A Message from the CEO: Purpose Driven, Mission, and Redemption

The property at 4000 Central Ave NE has sat vacant and unutilized on the open market for years. While it features a unique footprint as a medical facility, it has struggled to compete in the modern healthcare market. Frankly, the building requires a substantial aesthetic overhaul in the exam rooms and serious mechanical and HVAC upgrades to overcome the challenges of an aging infrastructure. Where competitors saw a liability, I saw a profound opportunity. I saw a structure that could be repurposed into an agent of positive change for the people and the community.

This mission is deeply personal to me. I am living proof that recovery is real and that redemption is possible.

I have been in active recovery for a decade. Because of that sobriety, I have been blessed to be reunited with my family as a father and a partner. It has allowed me to build a successful, trusted local business as the owner of Twin Cities Roofing. Having experienced the devastating toll that drugs and alcohol take on individuals and families, I have made a substantial personal and financial investment in this venture to help others become the best versions of themselves.

We are asking the City of Columbia Heights to stand with us in this mission. This facility is an opportunity to fight for what is right, healthy, and good. Our goal is to show people that happiness in sobriety is real and attainable, and to equip them to return to their families as better partners, better parents, stronger leaders, and as productive members of society.

Together, we can eliminate a long-standing commercial vacancy and make a difference in the lives of individuals, in the lives of their children, and in their greater contribution to society. We are making it our mission to assist people seeking positive change in finding their redemption, just as I found mine.

I thank you in advance for your partnership, your leadership, and your support.

Respectfully,

/s Paul Anderson

Chief Executive Officer

NuLife Recovery



CITY COUNCIL MEETING AUGUST 10, 2026

Item 11.

ZONING TEXT AMENDMENT

1. COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

A = Accessory Use C = Conditional Use P = Permitted Use PUD = Planned Unit Development

Numbers indicate additional conditions for approval of use which can be found in City Code 9.107 Specific Development Standards (C)

ZONING DISTRICTS	LB: LIMITED BUSINESS	GB: GENERAL BUSINESS	CBD: CENTRAL BUSINESS	I-1: LIGHT INDUSTRIAL	I-2: GENERAL INDUSTRIAL
USE CLASSIFICATION					
State licensed residential care facility. (36)	C		C		

9.107 Specific Development Standards

(36) Residential care facility.

- a. If serving more than six residents, the use shall be located at least 1/4 mile (1,320 feet) from all existing residential care facilities or correctional residential care facilities, regardless of the licensing status of such facilities. Residential care facilities serving six or fewer residents shall be exempted from the distance radius and zoning regulations except as otherwise required by law.
- b. The use shall not be located in a two-family or multiple-family dwelling unless it occupies the entire structure.
- c. The facility shall be located on a parcel meeting the minimum lot size for a single-family dwelling plus an area of 300 square feet for each resident over six. The maximum number of residents may be specified as a condition of the conditional use permit in order to meet this requirement.
- d. On-site services shall be for residents of the facility only, **except where the facility is located within a multi-story commercial structure and maintains distinct separation (architecturally or by schedule) between residential and non-residential clients.**
- e. The building and any exterior fenced areas shall meet the setback requirements of the zoning district in which the use is located.
- f. To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be compatible with other buildings in the neighborhood.
- g. An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
- h. The primary purpose of the facility cannot be to treat juveniles who have violated criminal statutes relating to sex offenses or who have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses.
- i. The facility shall not provide accommodations to treat persons whose tenancy would constitute a direct threat to the health and safety of other individuals.
- j. The facility shall not accept court ordered referrals for treatment in lieu of incarceration without adequate security.
- k. The facility shall meet all applicable housing, building and fire codes and be licensed as required by the State of Minnesota.
- l. If the size, location, licensing or purpose of the facility changes, a new or a conditional use permit may be required.



RESIDENTIAL CARE FACILITY

“A licensed public or private facility, which, for gain or otherwise, regularly provides one or more dependents with 24-hour-a-day substitute for the care, food, lodging, training, supervision, rehabilitation, and treatment they need, but which for any reason cannot be furnished in the dependent’s own home. The term includes facilities that are licensed by the Minnesota Department of Health, foster homes, **residential treatment facilities**, maternity shelters, group homes, schools for challenged children, and homes for battered children or spouses. Such term shall not include any facility eligible for licensure by the Minnesota Department of Corrections. Residential care facilities serving six or fewer dependents are considered permitted uses in all residential zoning districts where single family residences are permitted subject to the same regulations.”



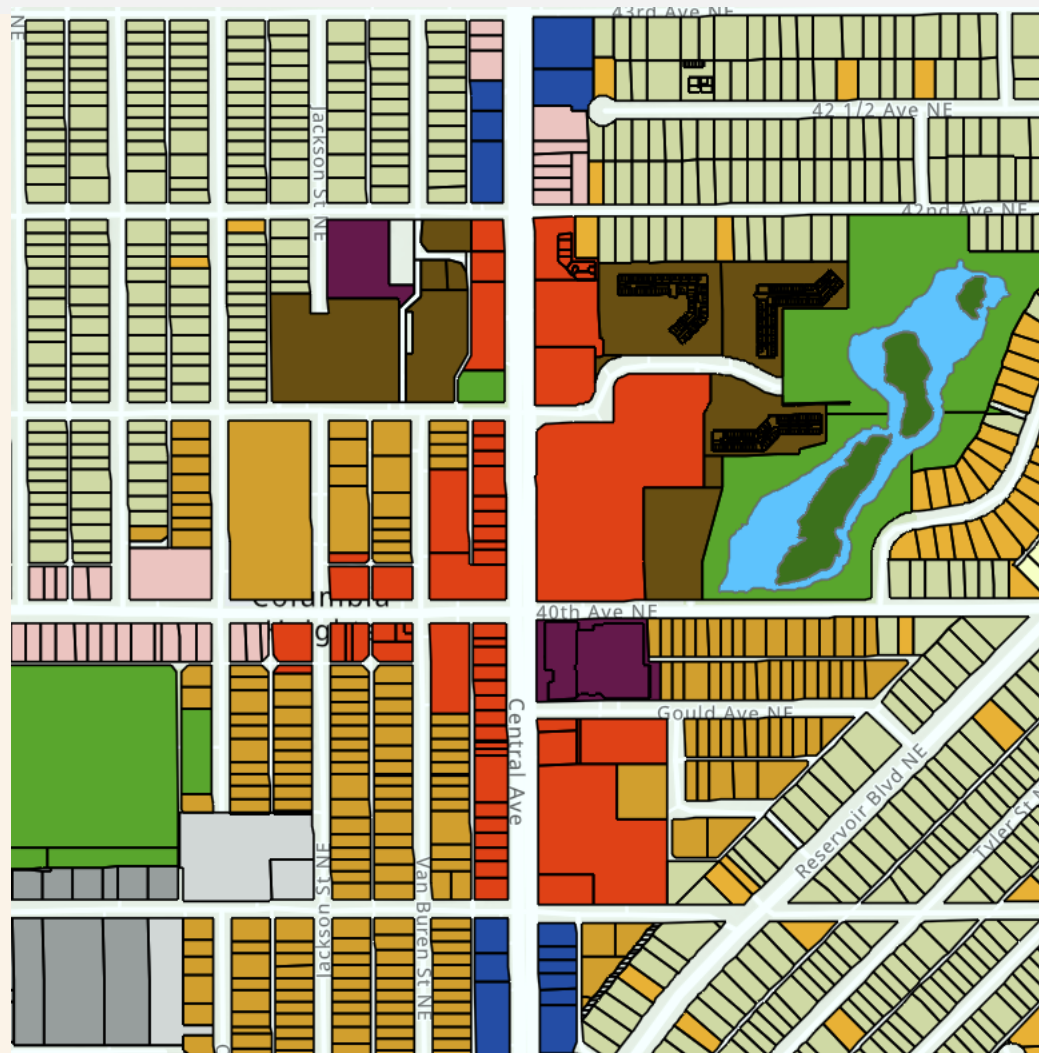
FINDINGS OF FACT

Section 9.104 (F)

- a) The amendment is consistent with the Comprehensive Plan.
- b) The amendment is in the public interest and is not solely for the benefit of a single property owner.
- c) Where the amendment is to change the zoning classification of a particular property, the existing use of the property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification.
- d) Where the amendment is to change the zoning classification of a particular property, there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its current zoning classification.



CENTRAL BUSINESS DISTRICT



 CBD

CENTRAL BUSINESS DISTRICT

Commercial

The City has three commercial related zoning districts:

- » The LB, Limited Business District provides appropriate locations for limited retail sales and services for the convenience of adjacent residential neighborhoods. These areas are located along collector or arterial roadways in close proximity to residential neighborhoods, arranged and designed to be a functional and harmonious part of the neighborhood, and accessible by public sidewalks or trails as well as by roadways.
- » The GB, General Business District provides appropriate locations for general retail sales, services and other commercial developments that benefit from their proximity to other commercial uses. These areas are located away from residential neighborhoods, along arterial roadways and are accessible primarily by automobile.
- » The CBD, Central Business District provides for the development and redevelopment of the established downtown core, including a mix of retail, financial, office, service and entertainment uses. Residential units are allowed within this district when located above a first floor commercial use.



LAND USE GOAL

Goal: Provide mechanisms for successful redevelopment of vacant lands and targeted areas within the community.

1. Enhance the image and viability of the Central Avenue corridor while protecting and enhancing adjacent residential uses.
 - » Utilize mixed-use land use and design principles to integrate office, commercial and residential uses with a focus on pedestrian and bicycle amenities within redevelopment along Central Avenue.



2. Create a unified downtown central business district that provides a focal point for the City along Central Avenue, recognizing the need to modify existing standards in order for redevelopment to occur.

redevelopment plan for Central Avenue.

- » Coordinate in cooperative efforts when redevelopment opportunities arise along Central Avenue.
4. Enhance the image and viability of the University Avenue corridor while providing opportunities for transit-related uses.
 - » Coordinate efforts when redevelopment opportunities arise along University Avenue.
 5. Encourage infill development that demonstrates compatibility with existing neighborhood characteristics in terms of quality, design, building height, placement, scale and architectural quality.



Central Avenue Corridor



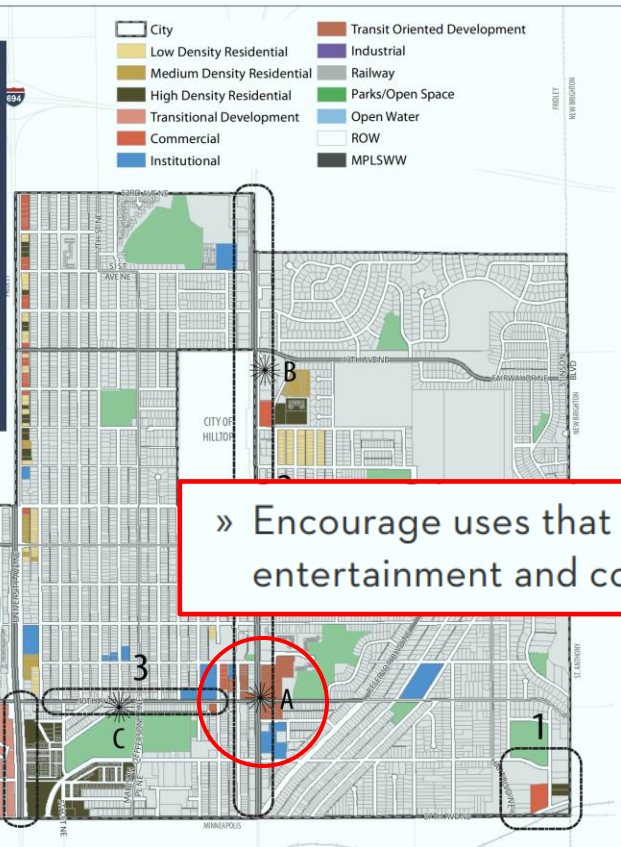
AREA OF OPPORTUNITY

AREAS OF OPPORTUNITY

The areas of opportunity highlighted on this map are discussed in further detail in the Land Use Chapter.

LAND USE CHANGES

Land use changes that have occurred as part of the 2040 Comprehensive Plan are shown on this map.



Area A – Central Avenue NE and 40th Avenue NE

The intersection of Central Avenue and 40th Avenue is generally viewed as the “100% corner” in Columbia Heights. While the area includes a mix of suburban architecture, it also includes street front retail on the west side of Central Avenue invoking the feeling of a traditional downtown area.

Area A - Guiding Principles

Based on the two redevelopment concepts, the City has identified a series of guiding principles are intended to help inform any future redevelopment proposals. They include the following:

- » Uses in the area should include retail, office, restaurants and other commercial uses along with housing, either in a vertical or horizontal mixed-use configuration.
- » Buildings along Central Avenue on the east side of the street should have front walls that abut the sidewalk edge reflective of the existing development pattern on the west side.
- » The front façade of any new buildings on the east side should be designed in a manner that evokes the character of separate storefronts that exist on the west side.
- » In the northwest quadrant, residential uses should be placed on the east side of the street.

» Encourage uses that will attract people and enliven this central point of entertainment and commerce in Columbia Heights.

gathering places (plazas).

» Encourage uses that will attract people and enliven this central point of entertainment and commerce in Columbia Heights.

- » Encourage businesses that provide goods and services that appeal to the community at large as well as the adjacent neighborhoods.
- » Emphasize the importance of making this area pedestrian friendly by including appropriate sidewalk widths, four season landscaping, lighting and public art.
- » Retain a transit center that provides access to local bus service as well as future Bus Rapid Transit (BRT).
- » Build off of the uniqueness of the Heights Theater to create a place that is genuine to Columbia Heights.



RECOMMENDATION

Staff recommends denial of the amendment to the Zoning Code because:

- 1) It is in direct conflict with the Comprehensive Plan
- 2) The use does not fit the Vision for the Central Business District
- 3) It does not meet the required Findings of Fact

