City of St. Francis

CITY COUNCIL REGULAR MEETING
City Hall: 3750 Bridge St NW
Monday, November 03, 2025 at 6:00 PM

AGENDA

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **CONSENT AGENDA**
   A. City Council Minutes - October 20, 2025
   B. Rink Management Agreement
   C. River Edge 8th Addition Financial Security Reduction
   D. Vista Prairie at Eagle Point Financial Security Reduction
   E. Payment of Claims
5. **MEETING OPEN TO THE PUBLIC**
6. **SPECIAL BUSINESS**
7. **PUBLIC HEARING**
   A. 2025 Street Reconstruction Project – Proposed Assessment
   B. Miscellaneous Special Assessments
      Resolution 2025-51 Authorizing and directing certification of municipal utility services, maintenance of private property, administrative civil notice fees, and repair of leaks as a lien upon premises
8. **OLD BUSINESS**
   A. Ordinance Amendment to Chapter 2 of the City Code – Second Reading
      Ordinance 350 Amending Chapter 2 section 2-2-3 subdivision B.5 of the City Code

      Resolution 2025-52 Authorizing Summary Publication of Ordinance 350
9. **NEW BUSINESS**
   A. 2025 Street Reconstruction Project Adopting Assessment
      Resolution 2025-53 Adopting assessment for 2025 Street Reconstruction Project

   B. Dalton River Villas Final Plat
      Resolution 2025-54 approving the final plat for the Dalton River Villas Subdivision

   C. Ordinance Amendment – Chapter 2-9-1 Fee Schedule, First Reading
      Ordinance 351 Amending City Code Chapter 2-9-1 Fee Schedule

10. **MEETING OPEN TO THE PUBLIC**
11. **REPORTS**
    A. City Administrator Report
    B. Public Works Third Quarter Report
12. **COUNCIL MEMBER REPORTS**
13. **UPCOMING EVENTS**
    November 11 - City Offices Closed in observance of Veteran's Day
    November 13 - Parks Commission Meeting 7:00 pm
    November 17 - City Council Meeting 6:00 pm
    November 18 - URRWMO Meeting
    November 19 - Planning Commission Meeting 7:00 pm

November 22 - Recycling Event 8:00 am - 12:00 pm
November 27 - City Offices Closed in observance of Thanksgiving Day
November 28 - City Offices Closed

14. ADJOURNMENT

CITY OF ST. FRANCIS
CITY COUNCIL AGENDA
St. Francis City Hall 3750 Bridge Street NW
October 20, 2025
6:00 p.m.

1. **CALL TO ORDER/PLEDGE OF ALLEGIANCE**
The regular City Council meeting was called to order at 6:00 p.m. by Mayor Mark Vogel.

2. **ROLL CALL**
Members Present: Mayor Mark Vogel, Councilmembers Kevin Robinson, Sarah Udvig, and Amy Faanes.

Members Absent: Councilmember Joe Muehlbauer.

Also present: City Administrator Kate Thunstrom, Deputy Administrator-City Clerk Jenni Wida, Assistant City Attorney Dave Schaps (Barna, Guzy & Steffen),Deputy Administrator-Public Works Director Paul Carpenter, Police Chief Todd Schwieger, Fire Chief Dave Schmidt, and Finance Director Darcy Mulvihill.

3. **APPROVAL OF AGENDA**
MOTION BY: ROBINSON SECOND: UDVIG APPROVING THE REGULAR CITY COUNCIL AGENDA

Ayes: Faanes, Robinson, Udvig, and Mayor Vogel.
Nays: None.

Motion carries: 4-0

4. **CONSENT AGENDA**
A. City Council Minutes - October 6, 2025
B. Appoint Jodie Steffes as Community Development Director and post a Community Development Specialist vacancy.
C. Approval of Pay Estimate No. 3 for the 2025 Street Reconstruction Project
D. Payment of Claims

MOTION BY: ROBINSON SECOND: MAYOR VOGEL APPROVING THE REGULAR CITY COUNCIL CONSENT AGENDA

Ayes: Faanes, Robinson, Udvig, and Mayor Vogel.
Nays: None.

Motion carries: 4-0

5. **MEETING OPEN TO THE PUBLIC**

Mike Rodger came forward and thanked the Council for everything they do. He noted that at the last Council meeting, there was a resident who asked about the EDA. He asked how someone is appointed to the EDA. City Administrator Thunstrom explained that EDA members are appointed by the Council.

Mr. Rodger asked how the EDA is funded. Thunstrom said the EDA is funded through the Anoka County HRA/EDA funds, Liquor Store Funds, and general fund funds for acquisitions.

Mr. Rodger asked who approves these funds. Thunstrom shared that the Council and Anoka County approve these funds.

Mr. Rodger asked when the last Comprehensive Plan was done. Thunstrom said this discussion started in 2016 and was finalized in 2018.

Mr. Rodger shared that back in 2016, the City paid to have an economic study done. He asked the Council if they had read it. The Council said no.

Mr. Rodger encouraged all Council and Staff to read this study.

Robinson shared that while the Council approves funds spent by the EDA, he does not see purchase agreements for acquisitions.

Mr. Rodger noted that at the last Council meeting, a resident called the EDA corrupt and not a single Councilmember stood up for the EDA. He said that as a member of the EDA, he would never give a business any TIF funding unless they had a solid business plan. He asked if there had ever been a situation where TIF was granted but the development fell through. Thunstrom said no, as there has only been one application.

City Attorney Schaps explained that there is language in the TIF contracts that says if the developer does not perform, the EDA can pull back the property.

Mr. Rodger stated that the EDA only meets once per year. He said he would be happy to have joint meetings with the Council and the EDA.

Faanes shared that she is on the EDA, and she was the only one who asked why they were selling such a large property for $5,000. She noted that this was her first meeting, and she was the only person to vote against this sale.

Robinson said that he was not in favor of selling this land for $5,000; however, he understands why they did it to promote development. He added that he voted against TIF for this property.

Mr. Rodger shared that the previous Council was supportive of TIF for this project, and this was the understanding that the EDA had when they decided to sell this property.

Mayor Vogel said he would love to set up a future Work Session meeting with the EDA and the Council.

Mr. Rodger asked if they had gotten any offers on the piece of property that is listed on Bridge Street. Thunstrom explained that there are a lot of layers and timelines that go into the development of properties being sold by the EDA, regardless of the price. She said they have discussed a potential project on the Bridge Street site with one buyer; however, they do not have any agreements in place.

Mr. Rodger said they need to have a vision for how the City can prosper.

Tina Carrol came forward and shared that she does not believe that the EDA should have any say in how much the City sells a property for, as they are not elected officials. She asked why the City would purchase empty lots if they were not going to be used for City property and be resold. Thunstrom shared that this property was acquired by the City because the building on it was extremely dangerous. She said no one else was purchasing it, so for the purpose of safety, the City acquired it.

Ms. Carrol asked how much the City paid for this property. Thunstrom said they paid $170,000 for the property.

Ms. Carrol noted that they spent an additional $25,000 to clear the trees on this property. She said they need to stop spending money that they do not have. She added that the City needs to stop buying new properties until it can pay off the properties it already owns.

Robinson explained that there are some decisions that they have to make for the future and not just for the current state of the City. He noted that they have paid off bonds early in the past. He said he is very conscious about how he votes to spend City money.

Ms. Carrol shared that she met with Public Works Director Carpenter recently, and she learned a lot about what he does. She noted that he applied for many grants for different projects and encouraged the City to continue to do this to help fund projects. She asked why TIF money is being promoted on the City's website. Thunstrom explained that the City adopted a business subsidy policy in 2016, so this option is laid out on the website just like any other application.

Ms. Carrol asked what they need to do to make sure the Council approves how much a purchase agreement is for. Thunstrom said that EDA has its own authority, and every project that goes to the EDA has been pre-discussed with the Council. She noted that everything that goes to the EDA has been discussed at the Council level for years. She said nothing that the EDA does is a secret to the Council. She added that two of the five EDA members are on the Council.

Ms. Carrol asked if they are legally required to have an EDA. Thunstrom explained that cities and counties have EDAs for the purpose of redevelopment. She noted that every city in the area has an EDA and the County taxes for HRA and EDA purposes.

Ms. Carrol asked if they could give the authority of the EDA to the Council. Thunstrom said they could look into this, but it would give away the ability to make substantial improvements for economic development. She noted that they have funds from the County that cannot be used by a different body. Schaps added that HRAs and EDAs have different powers and are under different statutes. He noted that they have more authority to move forward on projects, with final City Council approval.

Ms. Carrol thanked the Council for hearing her concerns and shared that she just wants to look out for the City and have it maintain its small-town feel.

Bryan Lawrence, State Representative for St. Francis, came forward and thanked the residents who have shared their feedback this evening, as it is great for him to hear the concerns people have in the City. He shared that there has been a date set for the Bonding Committee for November 13, and they will be working on the City's request.

The Council thanked Representative Lawrence for his attendance this evening and all he has done to represent the City.

Pam Gonzales came forward and shared that she has lived in the City for 34 years. She noted that Minnesota is one of the top ten highest-taxed states. She said she has to watch her spending at home and expects elected officials to do the same to not cause more financial hardships on the residents.

6. <u>SPECIAL BUSINESS</u> - NONE

7. <u>PUBLIC HEARINGS</u> - NONE

8. <u>OLD BUSINESS</u> - NONE

9. <u>NEW BUSINESS</u>

A. <u>Ordinance Amendment to Chapter 2 of the City Code – First Reading</u>
<u>*Ordinance 350 amending Chapter 2 of the City Code regarding Council Procedure at Regular Meetings*</u>

City Clerk Wida reviewed the Staff report in regard to amending the City Code to remove the requirement for residents to state their name when coming forward to speak at Council meetings.

Mayor Vogel said he is supportive of this change as it helps the residents maintain a level of privacy.

MOTION BY: UDVIG SECOND: FAANES TO ADOPT ORDINANCE 350 AMENDING CHAPTER 2 OF THE CITY CODE REGARDING COUNCIL PROCEDURE AT REGULAR MEETINGS.

A roll call vote was performed:

Mayor Vogel	aye
Councilmember Robinson	aye
Councilmember Faanes	aye
Councilmember Udvig	aye

Motion carried: 4-0

10. MEETING OPEN TO THE PUBLIC - NONE

11. REPORTS

A. City Administrator Report

Thunstrom shared that they are still working on the Highway 47 design. She said that soil work is currently being completed by WSB. She added that they are working on housekeeping items in the City Code regarding zoning.

B. Fire Department Monthly Report - September

Fire Chief Schmidt reviewed the report for the Fire Department for the month of July. He shared there were 60 calls for service, with an average en route time of four minutes and 47 seconds, and at scene time of eight minutes and 42 seconds. He noted they are projecting a volume increase for the year of 7.69% and the trend seems to be continuing into October. He reviewed the times of day and days of the week when all calls came in, with the late afternoon and early evening hours being the busiest time of the day and Tuesdays being the busiest day of the week. He noted there were 16 fire events and 44 EMS events, with the average time on scene of 39 minutes and 19 seconds. He said there was $1,000 worth of property loss for the month, $500 for contents, and $500 for property. He shared that they provided mutual aid three times, two to Oak Grove and once to Andover, and received mutual aid twice.

Robinson asked about the turnout of the French Toast Breakfast event. Schmidt said it was a great event, and they had around 400 people come through the station that morning.

Robinson asked how things are going with Nowthen. Schmidt said he does not have any new specific information. He stated that they have helped them out a few times in the last month on some training burns.

The Council thanked Schmidt and the Fire Department for their great work.

C. Police Department 3rd Quarter

Police Chief Schwieger reviewed the third quarter report for the Police Department. He discussed the community outreach events that they held, including Cone with a Cop, National Night Out, and Stay Home Safe. He noted that calls for service decreased slightly to a total of 1,760. He shared that there were a total of 36 cases referred to investigations. He added that they made 34 arrests in the third quarter, with the most common reasons being DWIs, warrants, and thefts. He said they issued 165 citations, with the most common types being speed, seatbelts, and no proof of insurance. He noted that officers are being very proactive with enforcement and stopped 764 vehicles for the third quarter. He shared that officers also dedicated a lot of hours over the summer to Towards Zero Deaths initiatives. He added that traffic-related fatalities are down this year.

Faanes asked about the status of the K-9. Schwieger shared that the K-9 is in place and the MOU has been signed. He said the squad is in place and the dog should be received soon. He noted that after it is received, the handler will start to work with and train the dog to get it ready for the force. He anticipated this would be early spring 2026.

Robinson asked about the seatbelt infractions. Schwieger shared that a seatbelt ticket is likely a few hundred dollars. He noted that they were the highest City in the County for seatbelt tickets.

Robinson asked if they ever write warnings instead of tickets for seatbelt infractions. Schwieger said either officer has different standards for what they write tickets for versus warnings.

The Council thanked Schwieger and the Police Department for all of their hard work.

12. COUNCIL MEMBER REPORTS

The Council shared the meetings and events they attended in the past few weeks, as well as highlighting upcoming events.

Robinson shared that the new Fire District, the Rum River Fire District, had their first meeting last week, where it chose directors. He said that this is a joint powers agreement between Bethel and St. Francis to help make both cities operate more efficiently.

Mayor Vogel shared that he also attended the Rum River Fire District meeting, and they have a lot to work through at future meetings. He added that residents will begin moving into Vista Prairie shortly.

Robinson noted that the Chamber of Commerce has started a podcast that can be found on their website.

13. UPCOMING EVENTS

October 27 - City Council Work Session @ 5:30 pm
October 28 - Truck or Treat Event 5:00 pm - 7:00 pm
November 3 - City Council Meeting 6:00 pm
November 11 - City Offices closed in Observance of Veterans' Day
November 13 - Parks Commission

14. ADJOURNMENT

MOTION BY: UDVIG SECOND: FAANES TO ADJOURN THE MEETING.

Ayes: Faanes, Robinson, Udvig, and Mayor Vogel.
Nays: None.

Motion carries: 4-0

There being no further business, Mayor Vogel adjourned the regular City Council at 7:03 p.m.

____
Jennifer Wida, City Clerk

CITY COUNCIL AGENDA REPORT

TO: City Administrator, Kate Thunstrom

FROM: Public Works Director; Paul Carpenter

SUBJECT: **Rink Management Agreement**

DATE: November 3, 2025

OVERVIEW:

We would like to again partner with the St Francis Home Run Club to manage our ice-skating facilities.

Our goals continue to be:

1. Follow Council direction to stay within our operation and maintenance budget for our parks.
2. Continue to manage overtime while maintaining the highest quality standard for snow and ice removal on our City streets.

The St Francis Home Run Club, an Insured Local Non-Profit Charitable Organization would like to manage the warming house again this season. They provide rink attendants, care for the rinks/facility, provide snow removal for the facility for a fee and provide snack vending with a small portion of the proceeds coming back to the City to cover any additional cost we may incur. Our Public Works Team will work with the organization to flood and maintain the ice. We are proposing a 51-day season (closed Christmas Day). This will run from 12-19-2025 through 2-08-2026, weather permitting. The time selected for this season will allow ice making to happen during what should be the “optimum weather period”, thus further reducing the amount of man hours it will take to make and maintain the ice. Of course, only if the weather permits.

ACTION TO BE CONSIDERED:

A motion to authorize the Mayor to sign the Rink Management Agreement entering the City into a contract with The St Francis Home Run Club to manage the outdoor Ice-skating Facility.

BUDGET IMPLICATION:

The payment the Home Run Club would receive is approximately $8,364.00 weather permitting. This is based on a 51-day season (12-19-2025 thru 2-08-2026). This is a budgeted item and would be paid out of our Parks operation and maintenance budget.

Attachments:

- Rink Management Agreement

MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT is made and entered into this _3rd_ day of _November, 2025, by and between the City of St. Francis, a Minnesota municipal corporation (the "City"), and St Francis Homerun Club, a Minnesota Nonprofit 501 C3 Charitable Organization (the "Contractor").

WHEREAS, Contractor is in the business of providing management services at recreational facilities including ice arenas and outdoor skating rinks; and

WHEREAS, the City desires to retain the services of Contractor to manage its outdoor skating rinks.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. MANAGEMENT SERVICES. The City hereby retains Contactor to provide management services at the City's outdoor skating rinks. In connection with the foregoing, Contractor shall be responsible for the following:

(A) Contractor shall provide all operational staff and shall be exclusively responsible for the management of such personnel and the payment of all wages and withholdings in connection therewith. Contractor shall provide site-specific training to all staff members with a focus on providing excellent customer service.

(B) Contractor shall maintain all ice surfaces and keep the same free from snow and debris.

(C) Contractor shall keep all walkways free from ice and snow.

(D) Contractor shall clean and maintain the interior of the warming house and provide all supplies in connection therewith. Contractor's duties shall include, without limitation, vacuuming, cleaning bathrooms, cleaning windows, restocking toilet paper, hand soap, and hand towels, and providing basic first aid supplies.

(E) Contractor shall keep all outdoor areas free from trash and debris.

(F) Contractor shall ensure that all City ordinances, rules, and regulations are followed and enforced.

(G) Contractor shall ensure that the ice rinks are used only by members of the public and for no private purpose or event without the City's prior written consent.

(H) Contractor shall immediately notify the City in the event repairs are required to any building, equipment, or area.

(I) Contractor shall secure all buildings and equipment when not in use and will be liable for any damages, thefts or other costs resulting from the failure to properly secure any building or equipment.

(J) Contractor shall manage and take full responsibility for all concession activities, including obtaining all necessary licenses and permits and providing all concession merchandise and supplies. On a monthly basis, Contractor shall provide the City with a written report showing concession revenues, product costs, and the gross margin for each month. Along with such report, Contractor shall pay the City an amount equal to ten percent (10%) of the gross margin shown on such report. Contractor shall be entitled to retain the balance of concession proceeds, which amounts shall be in addition to the Management Fee paid hereunder.

(K) Contractor shall ensure that any costs incurred in connection with the maintenance or operation of the ice rinks, above and beyond the Management Fee, are within budgeted amounts or otherwise approved in advance by the City.

2. CITY RESPONSIBILITIES. Notwithstanding any language in this Agreement to the Contrary, the City shall be responsible for the following:

(A) The City shall perform all building and grounds repairs.

(B) The City shall plow all parking areas.

(C) The City shall provide basic utilities, including water, sewer, garbage, and local phone service (no long distance).

(D) The City shall provide one (1) handicapped-accessible toilet (mini-biff) and shall be responsible for cleaning and maintaining the same.

(E) The City shall provide blue hand towel service.

(F) The City's Public Works Department shall work with the Contractor to make ice for the purpose of skating as weather and time permits. The Contractor must have all snow and debris removed from the ice surface before City Staff will attempt to make ice.

3. MANAGEMENT FEE.

(A) For all services provided pursuant to this Agreement, the City shall pay Contractor the sum of One Hundred Sixty Four and 00/100 Dollars (164.00) per day of open operation (the "Management Fee").

(B) Contractor acknowledges and agrees that the Management Fee shall constitute Contractor's entire compensation hereunder. All expenses of every kind incurred by Contractor in its performance under this Agreement shall be the sole responsibility of and be promptly paid by Contractor.

(C) All keys, property, and equipment must be returned by Contractor and a final inspection/inventory of the property must be performed by the City prior to the payment of the final installment of the Management Fee.

4. TERM. The term of this Agreement will be for the duration of the 2025-2026 ice skating season, which is anticipated to run approximately 51 days from **December 19th, 2025,** through **February 8th, 2026**, weather permitting (closed Christmas Day). Notwithstanding the foregoing, this Agreement may be terminated at any time:

(A) Upon the mutual written agreement of the parties;

(B) By the City in the event the Contractor fails to fully and satisfactorily perform in accordance with the terms and conditions of this Agreement; provided, the City must provide Contractor with written notice and ten (10) days to correct the failure prior to termination.

(C) By the City, immediately and without prior notice, in the event Contractor (i) files bankruptcy or becomes insolvent, (ii) sells all or substantially all of its assets, or (iii) dissolves or files a notice of intent to dissolve.

5. CONTRACTOR'S REPRESENTATIONS. In order to induce the City to enter into this Agreement, Contractor makes the following representations to the City:

(A) The Contractor has visited the City's outdoor ice skating rinks and has had the opportunity to become familiar with and is satisfied as to the conditions that may affect its ability to perform under this Agreement.

(B) The Contractor is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect its ability to perform under this Agreement.

6. INDEPENDENT CONTRACTOR STATUS. Contractor shall perform under this Agreement as an independent contractor and nothing contained herein is intended or shall be construed to make or constitute Contractor as the agent, employee, partner, joint venturer, or representative of the City, but rather Contractor shall act and perform hereunder according to its own means and methods, which means and methods shall at all times be under its exclusive charge and control.

7. INSURANCE. During the term of this Agreement, Contractor will maintain the following insurance: (1) commercial general liability insurance with coverage in the minimum coverage amount of $1,500,000 per occurrence and $2,000,000 annual aggregate that shall cover liability arising from premises, operations, products completed operations, personal injury, advertising injury, and contractually assumed liability; and (2) workers compensation insurance; and 3) if the Contractor utilizes an automobile to perform the duties under this agreement, automobile insurance with liability limit of $1,000,000 combined single limit. All policies of insurance shall name the City as an additional insured and shall require the insurance provider to provide the City with written notice at least thirty (30) days prior to any reduction or termination of such insurance coverage. Upon the execution of this Agreement, and any time thereafter upon

demand of the City, Contractor shall provide a certificate of insurance showing the required coverage.

8. INDEMNIFICATION. To the fullest extent permitted by the law, the Contractor agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses, and expenses including reasonable attorney fees, arising out of the Contractor's negligence or the Contractor's performance or failure to perform its obligations under this Agreement. The Contractor indemnification obligations shall apply to the Contractor's subcontractor(s), or anyone directly or indirectly employed or hired by the Contractor, or anyone for whose acts the Contractor may be liable. The Contractor agrees this indemnity obligations shall survive the completion or termination of this Agreement.

9. REMEDIES. In the event of the breach of this Agreement by Contractor, the City shall be entitled to seek all remedies available at law, in equity, or otherwise. Contractor shall pay the City's costs and expenses, including reasonable attorneys' fees, incurred by the City in order to enforce this Agreement. Contractor expressly agrees that any remedies available to the City are cumulative and in no way exclusive. The seeking or exercising by the City of a particular remedy does not constitute a waiver or relinquishment by the City of its right to seek or exercise any other remedy available to it at law, in equity, or otherwise.

10. MISCELLANEOUS.

(A) Governing Law. This Agreement has been executed in the State of Minnesota and shall be governed by the laws of said state, without regard to the conflict of laws rules thereof.

(B) Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, whether oral or written, of the parties. There are no warranties, representations or agreements among the parties in connection with the subject matter hereof, except as set forth or referred to herein.

(C) Amendment. No amendment or modification of this Agreement shall be deemed effective unless made in writing and signed by both parties.

(D) Waiver. No waiver of any of the provisions of this Agreement shall constitute a waiver of any other provision, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided in writing.

(E) Assignment. Except as otherwise provided for herein, no party may assign this Agreement without the consent of the other party. All of the terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective transferees, successors and permitted assigns.

(F) Severability. In the event any provision of this Agreement is found invalid or unenforceable by a court of competent jurisdiction, such provision will be deemed stricken. The remaining provisions of this Agreement will continue to be valid and binding and the Agreement will be reformed to replace the stricken provision with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

(G) Captions and Headings. The captions and paragraph headings used in this Agreement are for convenience of reference only, and shall not affect the construction or interpretation of this Agreement or any of the provisions thereof.

(H) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned, intending to be legally bound, have executed this Agreement as of the date first above written.

CITY:

CITY OF ST. FRANCIS

By: ______________________________
Its: ______________________________

CONTRACTOR:

ST FRANCIS HOMERUN CLUB

By: ______________________________
Its: Varsity Head Coach

514843_1

City of St. Francis

CITY COUNCIL AGENDA REPORT

TO: Jodie Steffes, Community Development Director

FROM: Craig Jochum, City Engineer

SUBJECT: River Edge 8th Addition Financial Security Reduction

DATE: November 3, 2025

OVERVIEW:

The City has previously approved the Rivers Edge 8th Addition development, and it is currently under construction. As a provision of the Development Agreement, the City requires that the Developer establish a financial security to guaranty the performance of the work.

The Development Agreement also allows the Developer to apply to the City Council for a reduction of the financial security from time to time based on work completed.

In accordance with the Development Agreement, the Developer has requested a reduction in the financial security based on work completed to date. We have reviewed the project status and recommend that the financial security may be reduced at this time.

ACTION TO BE CONSIDERED:

City Council approval of the financial security reduction to $364,000 based on work completed to date.

BUDGET IMPLICATION:

None. All development costs are borne by the Developer.

Attachments:

- Rivers Edge 8th Addition Financial Security Reduction Recommendation Letter

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860 Fax: 763/427-0520
www.haa-inc.com

50 years

October 28, 2025

Jodie Steffes, Community Development
City of St. Francis
3750 Bridge Street NW
St. Francis, MN 55070

RE: Rivers Edge 8th Addition
Financial Security Reduction

Dear Ms. Steffes:

We have reviewed the status of the Rivers Edge 8th Addition project. At this time, the project has not been accepted by the City. We would summarize the project as follows:

1. The sanitary sewer has been constructed and is substantially complete.

2. The watermain has been installed and is substantially complete.

3. The storm sewer has been constructed and is substantially complete.

4. The aggregate base, concrete curb and gutter and the non-wearing course of bituminous have been constructed.

5. The sidewalk remains to be completed.

6. We have not received the as-built utility plans or grading plans.

7. We have not received certification that all iron monuments (lot corners) have been placed.

Based on the status of the project as summarized above and the latest Request for Payment, the estimated construction cost to complete the remaining improvements is $291,200. We therefore recommend that the Financial Security may be reduced to $364,000 at this time, which is 125% of the estimated cost of the remaining improvements.

If you have any questions please call me at 763-427-5860.

Sincerely,
Hakanson Anderson

Craig Jochum, P.E., City Engineer

cc: Kate Thunstrom, City Administrator
Darcy Mulvihill, Finance Director
Paul Carpenter, Public Works Director
Shane Nelson, P.E., Assistant City Engineer
Ethan Tramp, JPB Land LLC
Marty Campion, Developer's Engineer

Agenda Item # 4D.

CITY COUNCIL AGENDA REPORT

TO: Jodie Steffes, Community Development Director

FROM: Craig Jochum, City Engineer

SUBJECT: Vista Prairie at Eagle Point Financial Security Reduction

DATE: November 3, 2025

OVERVIEW:

The City has previously approved the Vista Prairie at Eagle Point project and it is currently under construction. As a provision of the Site Improvement Performance Agreement, the City requires that the Developer establish a financial security to guaranty the performance of the work.

The Development Agreement also allows the Developer to apply to the City Council for a reduction of the financial security from time to time based on work completed.

In accordance with the Development Agreement, the Developer has requested a reduction in the financial security based on work completed to date. We have reviewed the project status and recommend that the financial security may be reduced at this time.

ACTION TO BE CONSIDERED:

City Council approval of the financial security reduction to $71,037.50 based on work completed to date.

BUDGET IMPLICATION:

None. All development costs are borne by the Developer.

Attachments:

- Vista Prairie at Eagle Point Financial Security Reduction Recommendation Letter

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763/427-5860 Fax: 763/427-0520
www.haa-inc.com

October 29, 2025

Jodie Steffes, Community Development
City of St. Francis
3750 Bridge Street NW
St. Francis, MN 55070

RE: Vista Prairie at Eagle Point
Financial Security Reduction

Dear Ms. Steffes:

We have reviewed the status of the Vista Prairie at Eagle Point project. At this time, the warranty period has not been initiated. We would summarize the project as follows:

1. The grading of the site has been substantially completed. Many of the pond slopes have recently been re-graded and stabilized with erosion control blanket and/or hydraulic mulch. However, the turf is not fully established.

2. The site improvements have been substantially completed. The concrete curb and gutter remains to be constructed on the north end of the T-turnaround (north of the Aztec Street).

3. The construction of the turn lane on Ambassador Boulevard has been substantially completed.

4. The landscaping is substantially completed.

5. The parking lot and drives have accumulated sediment and require sweeping.

6. We have not received the as-built utility plans or grading plans.

Based on the status of the project as summarized above we recommend that the Financial Security may be reduced to $71,037.50 at this time, which is 10% of the original Financial Security amount.

If you have any questions please call me at 763-427-5860.

Sincerely,
Hakanson Anderson

Craig Jochum, P.E., City Engineer

cc: Kate Thunstrom, City Administrator
Darcy Mulvihill, Finance Director
Paul Carpenter, Public Works Director
Shane Nelson, P.E., Assistant City Engineer
Steven Kuhns, Vista Prairie at Eagle Point
George Abernathy, Developer's Engineer

CITY COUNCIL AGENDA REPORT

TO: Kate Thunstrom, City Administrator

FROM: Darcy Mulvihill, Finance Director
Danielle Robertson, Accounting Clerk

SUBJECT: Payment of Claims

DATE: November 03, 2025

OVERVIEW:

Attached are the bills received since the last council meeting. Total checks to be written are $154,083.21 plus any additional bills that are handed out at council meeting.

Other Payments to be approved:

Direct Transfers – N/A

Manual Checks- N/A

ACTION TO BE CONSIDERED:

Approved under consent agenda to allow the Finance Director to draft checks or ACH withdrawals for the attached bill list. Please note additional bills may be handed out at the council meeting.

BUDGET IMPLICATION:

City bills

Attachments:

- 11-03-2025 Packet List-$154,083.21

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 3811 - ANOKA COUNTY TREASURY								
B251014P								
00042658	ANOKA COUNTY TREASURY		10/17/2025		150.00	150.00	Open	N
	OCTOBER 2025 CAC FIBER		DROBERTSON					11/03/2025
	101-42110-40321	TELEPHONE			25.00		1.00	25.00
	101-42210-40321	TELEPHONE			25.00		1.00	25.00
	101-43100-40321	TELEPHONE			25.00		1.00	25.00
	101-45200-40321	TELEPHONE			25.00		1.00	25.00
	601-49440-40321	TELEPHONE			25.00		1.00	25.00
	602-49490-40321	TELEPHONE			25.00		1.00	25.00
Total Vendor 3811 - ANOKA COUNTY TREASURY					150.00	150.00		
Vendor 2591 - ASPEN MILLS								
363162								
00042632	ASPEN MILLS		10/17/2025		58.95	58.95	Open	N
	UNIFORM - RANDY NARLOCH RESERVE OFFICER		DROBERTSON					11/03/2025
	101-42110-40437	UNIFORMS			58.95		1.00	58.95
363180								
00042633	ASPEN MILLS		10/17/2025		122.99	122.99	Open	N
	UNIFORM - RANDY NARLOCH RESERVE OFFICER		DROBERTSON					11/03/2025
	101-42110-40437	UNIFORMS			122.99		1.00	122.99
Total Vendor 2591 - ASPEN MILLS					181.94	181.94		
Vendor 8014 - CORE & MAIN LP								
X845042								
00042659	CORE & MAIN LP		10/02/2025		457.12	457.12	Open	N
	50 LB PAIL SPEEDCRETE		DROBERTSON					11/03/2025
	603-49500-40414	STORM SEWERS			457.12		1.00	457.12
Total Vendor 8014 - CORE & MAIN LP					457.12	457.12		
Vendor 4854 - CRYSTAL SPRINGS ICE								
02-503027								
00042669	CRYSTAL SPRINGS ICE		10/22/2025		59.52	59.52	Open	N
	MISC		CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT			4.00		1.00	4.00
	609-49751-40254	MISCELLANEOUS MERCHANDISE			55.52		1.00	55.52
Total Vendor 4854 - CRYSTAL SPRINGS ICE								

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 4854 - CRYSTAL SPRINGS ICE								
					59.52	59.52		
Vendor 91 - DAHLHEIMER DIST. CO. INC								
2607755								
00042676	DAHLHEIMER DIST. CO. INC		10/24/2025		180.00	180.00	Open	N
	BEER		CBUSKEY					10/27/2025
	609-49751-40252	BEER			180.00		1.00	180.00
2607756								
00042684	DAHLHEIMER DIST. CO. INC		10/30/2025		8,524.80	8,524.80	Open	N
	BEER		CBUSKEY					10/30/2025
	609-49751-40252	BEER			8,524.80		1.00	8,524.80
2605623								
00042685	DAHLHEIMER DIST. CO. INC		10/22/2025		14,750.70	14,750.70	Open	N
	BEER/LIQUOR/NA		CBUSKEY					10/30/2025
	609-49751-40255	N/A PRODUCTS			108.00		1.00	108.00
	609-49751-40251	LIQUOR			315.60		1.00	315.60
	609-49751-40252	BEER			14,327.10		1.00	14,327.10
Total Vendor 91 - DAHLHEIMER DIST. CO. INC					23,455.50	23,455.50		
Vendor 107 - ECM PUBLISHERS, INC								
1069900								
00042631	ECM PUBLISHERS, INC		10/17/2025		130.00	130.00	Open	N
	NOV 3 PH 2025 STREET RECON PROJECT		DROBERTSON					11/03/2025
	101-41400-40351	LEGAL NOTICES PUBLISHING			130.00		1.00	130.00
1070650								
00042675	ECM PUBLISHERS, INC		10/27/2025		71.50	71.50	Open	N
	NOV 3 PH CODE VIOLATIONS		DROBERTSON					11/03/2025
Total Vendor 107 - ECM PUBLISHERS, INC					201.50	201.50		
Vendor 109 - EHLERS & ASSOCIATES, INC								
103346								
00042644	EHLERS & ASSOCIATES, INC		10/17/2025		600.00	600.00	Open	N
	ARBITRAGE-2023 BOND		DMULVIHILL					11/03/2025
	335-47000-40620	FISCAL AGENT S FEES			600.00		1.00	600.00
Total Vendor 109 - EHLERS & ASSOCIATES, INC					600.00	600.00		
Vendor CD-REFUND - HOMII LLC								

INVOICE REGISTER FOR CITY OF ST. FRANCIS

EXP CHECK RUN DATES 11/04/2025 - 11/04/2025
POSTED AND UNPOSTED
OPEN - CHECK TYPE: PAPER CHECK

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor CD-REFUND - HOMII LLC								
10/23/2025								
00042646	HOMII LLC		10/23/2025		121.00	121.00	Open	N
	REFUND PERMIT #2025-00295		DMULVIHILL					11/03/2025
	101-00000-20200	Roofing - Residential Single-Unit			120.00		1.00	120.00
	101-00000-20200	Surcharge - Flat			1.00		1.00	1.00
Total Vendor CD-REFUND - HOMII LLC					121.00	121.00		
Vendor 10476 - IUOE LOCAL #49								
.10272025								
00042674	IUOE LOCAL #49		10/27/2025		255.00	255.00	Open	N
	PW UNION DUES NOVEMBER 2025		DROBERTSON					11/03/2025
	101-00000-21707	UNION DUES			255.00		1.00	255.00
Total Vendor 10476 - IUOE LOCAL #49					255.00	255.00		
Vendor 154 - JOHNSON BROTHERS								
2908437								
00042667	JOHNSON BROTHERS		10/23/2025		90.25	90.25	Open	N
	WINE		CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT			2.25		1.00	2.25
	609-49751-40253	WINE			88.00		1.00	88.00
2908436								
00042668	JOHNSON BROTHERS		10/23/2025		264.50	264.50	Open	N
	LIQUOR		CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT			4.50		1.00	4.50
	609-49751-40251	LIQUOR			260.00		1.00	260.00
Total Vendor 154 - JOHNSON BROTHERS					354.75	354.75		
Vendor 3135 - LAW ENFORCEMENT LABOR SVCS.								
.10272025								
00042672	LAW ENFORCEMENT LABOR SVCS.		10/27/2025		657.00	657.00	Open	N
	POLICE DUES NOVEMBER 2025		DROBERTSON					11/03/2025
	101-00000-21707	UNION DUES			657.00		1.00	657.00
.102720251								
00042673	LAW ENFORCEMENT LABOR SVCS.		10/27/2025		73.00	73.00	Open	N
	SERGEANTS DUES NOVEMBER 2025		DROBERTSON					11/03/2025
	101-00000-21707	UNION DUES			73.00		1.00	73.00

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 3135 - LAW ENFORCEMENT LABOR SVCS.								
Total Vendor 3135 - LAW ENFORCEMENT LABOR SVCS.					730.00	730.00		
Vendor 165 - LMC INSURANCE TRUST								
.11012025								
00042683	LMC INSURANCE TRUST		11/01/2025		50,513.00	50,513.00	Open	N
	1ST QUARTER PROPERTY INSURANCE		DMULVIHILL					11/03/2025
	101-41110-40360	INSURANCE			98.47		1.00	98.47
	101-41400-40360	INSURANCE			1,045.65		1.00	1,045.65
	101-41410-40360	INSURANCE			23.45		1.00	23.45
	101-41500-40360	INSURANCE			543.92		1.00	543.92
	101-41600-40360	INSURANCE			168.80		1.00	168.80
	101-41910-40360	INSURANCE			670.53		1.00	670.53
	101-41940-40360	INSURANCE			811.20		1.00	811.20
	101-42110-40360	INSURANCE			9,237.33		1.00	9,237.33
	101-42210-40360	INSURANCE			2,292.92		1.00	2,292.92
	101-42400-40360	INSURANCE			482.97		1.00	482.97
	101-43100-40360	INSURANCE			5,125.08		1.00	5,125.08
	101-43210-40360	INSURANCE			164.12		1.00	164.12
	101-45000-40360	INSURANCE			4.69		1.00	4.69
	101-45200-40360	INSURANCE			5,439.24		1.00	5,439.24
	101-49200-40360	INSURANCE			14.07		1.00	14.07
	601-49440-40360	INSURANCE			5,931.59		1.00	5,931.59
	602-49490-40360	INSURANCE			9,063.84		1.00	9,063.84
	609-49750-40360	INSURANCE			5,772.13		1.00	5,772.13
	609-49750-40360	INSURANCE			3,623.00		1.00	3,623.00
Total Vendor 165 - LMC INSURANCE TRUST					50,513.00	50,513.00		
Vendor 202 - MCDONALD DIST CO								
831375								
00042635	MCDONALD DIST CO		10/21/2025		4,264.15	4,264.15	Open	N
	BEER		CBUSKEY					10/21/2025
	609-49751-40252	BEER			4,264.15		1.00	4,264.15
831373								
00042636	MCDONALD DIST CO		10/21/2025		1,457.50	1,457.50	Open	N
	LIQUOR		CBUSKEY					10/21/2025
	609-49751-40251	LIQUOR			1,457.50		1.00	1,457.50
8650590								
00042637	MCDONALD DIST CO		10/21/2025		(26.45)	(26.45)	Open	N
	BEER		CBUSKEY					10/21/2025
	609-49751-40252	BEER			(26.45)		1.00	(26.45)

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Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 202 - MCDONALD DIST CO								
832364								
00042686	MCDONALD DIST CO		10/30/2025		(553.50)	(553.50)	Open	N
	BEER		CBUSKEY					10/30/2025
	609-49751-40252	BEER			(553.50)		1.00	(553.50)
532363								
00042687	MCDONALD DIST CO		10/30/2025		11,359.75	11,359.75	Open	N
	BEER		CBUSKEY					10/30/2025
	609-49751-40252	BEER			11,359.75		1.00	11,359.75
832298								
00042688	MCDONALD DIST CO		10/30/2025		5,517.00	5,517.00	Open	N
	BEER		CBUSKEY					10/30/2025
	609-49751-40252	BEER			5,517.00		1.00	5,517.00
Total Vendor 202 - MCDONALD DIST CO					22,018.45	22,018.45		
Vendor 2259 - MN DEPT OF TRANSPORTATION								
P00020705								
00042660	MN DEPT OF TRANSPORTATION		10/15/2025		1,121.52	1,121.52	Open	N
	INSPECTIONS		DROBERTSON					11/03/2025
	101-43100-40303	ENGINEERING FEES			1,121.52		1.00	1,121.52
Total Vendor 2259 - MN DEPT OF TRANSPORTATION					1,121.52	1,121.52		
Vendor 8990 - MORRELL & MORRELL LP								
111607								
00042628	MORRELL & MORRELL LP		10/17/2025		3,128.08	3,128.08	Open	N
	CLASS 5		JSHOOK					11/03/2025
	405-43100-40803	SEALCOATING			3,128.08		1.00	3,128.08
111645								
00042629	MORRELL & MORRELL LP		10/17/2025		2,655.89	2,655.89	Open	N
	CLASS 5		JSHOOK					11/03/2025
	405-43100-40803	SEALCOATING			2,655.89		1.00	2,655.89
Total Vendor 8990 - MORRELL & MORRELL LP					5,783.97	5,783.97		
Vendor 10727 - NELSON SANITATION & RENTAL, INC								

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 10727 - NELSON SANITATION & RENTAL, INC								
INV/2025/16810								
00042650	NELSON SANITATION & RENTAL, INC		10/27/2025		56.96	56.96	Open	N
	HIGHLAND WOODS PARK HANDICAP UNIT 10/14-		DROBERTSON					11/03/2025
	101-45200-40311	CONTRACT			56.96		1.00	56.96
INV/2025/16825								
00042651	NELSON SANITATION & RENTAL, INC		10/29/2025		45.71	45.71	Open	N
	HIDDEN PONDS MONTHLY PORTABLE RESTROOM 1		DROBERTSON					11/03/2025
	101-45200-40311	CONTRACT			45.71		1.00	45.71
Total Vendor 10727 - NELSON SANITATION & RENTAL, INC					102.67	102.67		
Vendor 8558 - NORTHLAND OCCUPATIONAL HEALTH								
2576763								
00042677	NORTHLAND OCCUPATIONAL HEALTH		10/29/2025		50.00	50.00	Open	N
	DOT TESTING		DMULVIHILL					11/03/2025
	101-43100-40441	MISCELLANEOUS			12.50		1.00	12.50
	101-45200-40441	MISCELLANEOUS			12.50		1.00	12.50
	601-49440-40441	MISCELLANEOUS			12.50		1.00	12.50
	602-49490-40441	MISCELLANEOUS			12.50		1.00	12.50
Total Vendor 8558 - NORTHLAND OCCUPATIONAL HEALTH					50.00	50.00		
Vendor 214 - PHILLIPS WINE & SPIRITS CO								
5067001								
00042665	PHILLIPS WINE & SPIRITS CO		10/23/2025		99.54	99.54	Open	N
	WINE		CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT			4.09		1.00	4.09
	609-49751-40253	WINE			95.45		1.00	95.45
5067000								
00042666	PHILLIPS WINE & SPIRITS CO		10/23/2025		82.66	82.66	Open	N
	LIQUOR		CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT			2.66		1.00	2.66
	609-49751-40251	LIQUOR			80.00		1.00	80.00
Total Vendor 214 - PHILLIPS WINE & SPIRITS CO					182.20	182.20		
Vendor 9925 - RMB ENVIRONMENTAL LABORATORIES, INC								
B020190								
00042647	RMB ENVIRONMENTAL LABORATORIES, INC		10/22/2025		225.00	225.00	Open	N
	ALL WEEKS COOLER 2		DROBERTSON					11/03/2025

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 9925 - RMB ENVIRONMENTAL LABORATORIES, INC							
B020024							
00042652	RMB ENVIRONMENTAL LABORATORIES, INC	10/23/2025		449.00	449.00	Open	N
	WEEK 1 COOLER 1	DROBERTSON					11/03/2025
B020163							
00042654	RMB ENVIRONMENTAL LABORATORIES, INC	10/23/2025		273.00	273.00	Open	N
	WEEKS 2-4 COOLER 1	DROBERTSON					11/03/2025
Total Vendor 9925 - RMB ENVIRONMENTAL LABORATORIES, INC				947.00	947.00		
Vendor CD-REFUND - ROSE DAVIS							
.10232025							
00042648	ROSE DAVIS	10/23/2025		50.00	50.00	Open	N
	REFUND DEPOSIT ON PARK	DMULVIHILL					11/03/2025
	225-00000-34730	PARK RENTAL		50.00		1.00	50.00
Total Vendor CD-REFUND - ROSE DAVIS				50.00	50.00		
Vendor 7455 - SOUTHERN GLAZERS OF MN							
2683973							
00042662	SOUTHERN GLAZERS OF MN	10/23/2025		566.08	566.08	Open	N
	LIQUOR	CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT		6.40		1.00	6.40
	609-49751-40251	LIQUOR		559.68		1.00	559.68
2683974							
00042663	SOUTHERN GLAZERS OF MN	10/23/2025		60.00	60.00	Open	N
	WINE	CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT		0.64		1.00	0.64
	609-49751-40253	WINE		59.36		1.00	59.36
2683975							
00042664	SOUTHERN GLAZERS OF MN	10/23/2025		284.44	284.44	Open	N
	WINE	CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT		4.48		1.00	4.48
	609-49751-40253	WINE		279.96		1.00	279.96
Total Vendor 7455 - SOUTHERN GLAZERS OF MN				910.52	910.52		

Vendor 7124 - SUN MECHANICAL INC

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 7124 - SUN MECHANICAL INC								
6997								
00042634	SUN MECHANICAL INC		10/20/2025		375.00	375.00	Open	N
	RECERTIFY RPZS		DROBERTSON					11/03/2025
	101-41940-40401	BUILDINGS MAINTENANCE			375.00		1.00	375.00
Total Vendor 7124 - SUN MECHANICAL INC					375.00	375.00		
Vendor 863 - THE BERNICK COMPANIES								
10417872								
00042670	THE BERNICK COMPANIES		10/23/2025		161.00	161.00	Open	N
	THC		CBUSKEY					10/27/2025
	609-49751-40257	THC			161.00		1.00	161.00
10417873								
00042671	THE BERNICK COMPANIES		10/23/2025		798.40	798.40	Open	N
	BEER		CBUSKEY					10/27/2025
	609-49751-40252	BEER			798.40		1.00	798.40
Total Vendor 863 - THE BERNICK COMPANIES					959.40	959.40		
Vendor 4482 - TOTAL CONTROL SYSTEMS, INC								
11886								
00042643	TOTAL CONTROL SYSTEMS, INC		10/21/2025		135.00	135.00	Open	N
	CRADLEPOINT MONTHLY SERVICE JULY-SEPT 20		DROBERTSON					11/03/2025
Total Vendor 4482 - TOTAL CONTROL SYSTEMS, INC					135.00	135.00		
Vendor 10641 - UNION HERALD								
50166								
00042630	UNION HERALD		09/30/2025		10.00	10.00	Open	N
	ANOKA COUNTY UNION HERALD SEPTEMBER 2025		DROBERTSON					11/03/2025
	101-41400-40351	LEGAL NOTICES PUBLISHING			10.00		1.00	10.00
Total Vendor 10641 - UNION HERALD					10.00	10.00		
Vendor 4344 - VINOCOPIA, INC								

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution		Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 4344 - VINOCOPIA, INC								
0383523								
00042661	VINOCOPIA, INC		10/23/2025		442.00	442.00	Open	N
	LIQUOR		CBUSKEY					10/27/2025
	609-49751-40206	FREIGHT			10.00		1.00	10.00
	609-49751-40251	LIQUOR			432.00		1.00	432.00
Total Vendor 4344 - VINOCOPIA, INC					442.00	442.00		
Vendor 5790 - WATER CONSERVATION SERVICE, INC								
150292								
00042649	WATER CONSERVATION SERVICE, INC		10/23/2025		412.00	412.00	Open	N
	WATER LEAK LOCATE		DROBERTSON					11/03/2025
Total Vendor 5790 - WATER CONSERVATION SERVICE, INC					412.00	412.00		
Vendor 8383 - WSB & ASSOCIATES, INC								
R-028272-000 -								
00042645	WSB & ASSOCIATES, INC		10/20/2025		41,278.15	41,278.15	Open	N
	HWY 47 PRELIMINARY DESIGN		DMULVIHILL					11/03/2025
	405-43100-40810	HWY 47			41,278.15		1.00	41,278.15
Total Vendor 8383 - WSB & ASSOCIATES, INC					41,278.15	41,278.15		
Vendor 3742 - YALE MECHANICAL								
273272								
00042655	YALE MECHANICAL		10/23/2025		522.00	522.00	Open	N
	MID SEASON HVAC MAINTENANCE COIL CLEANIN		DROBERTSON					11/03/2025
	602-49490-40401	BUILDINGS MAINTENANCE			522.00		1.00	522.00
273273								
00042656	YALE MECHANICAL		10/23/2025		1,429.50	1,429.50	Open	N
	MID SEASON HVAC MAINTENANCE AND COIL CLE		DROBERTSON					11/03/2025
	101-45200-40401	BUILDINGS MAINTENANCE			285.90		1.00	285.90
	101-43100-40401	BUILDINGS MAINTENANCE			285.90		1.00	285.90
	601-49440-40401	BUILDINGS MAINTENANCE			285.90		1.00	285.90
	602-49490-40401	BUILDINGS MAINTENANCE			285.90		1.00	285.90
	101-42110-40401	BUILDINGS MAINTENANCE			285.90		1.00	285.90
273277								
00042657	YALE MECHANICAL		10/23/2025		274.50	274.50	Open	N
	MID SEASON HVAC MAINTENANCE AND COIL CLE		DROBERTSON					11/03/2025
	101-45200-40401	BUILDINGS MAINTENANCE			274.50		1.00	274.50

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
Vendor 3742 - YALE MECHANICAL							
Total Vendor 3742 - YALE MECHANICAL				2,226.00	2,226.00		

# of Invoices:	48 # Due: 48	Totals:	154,663.16	154,663.16
# of Credit Memos:	2 # Due: 2	Totals:	(579.95)	(579.95)
Net of Invoices and Credit Memos:			154,083.21	154,083.21

--- TOTALS BY GL BANK ---

GNCKG	154,083.21

--- TOTALS BY GL DISTRIBUTIONS ---

101-00000-20200	121.00
101-00000-21707	985.00
101-41110-40360	98.47
101-41400-40351	140.00
101-41400-40360	1,045.65
101-41410-40360	23.45
101-41500-40360	543.92
101-41600-40360	168.80
101-41910-40360	670.53
101-41940-40360	811.20
101-41940-40401	375.00
101-42110-40321	25.00
101-42110-40360	9,237.33
101-42110-40401	285.90
101-42110-40437	181.94
101-42210-40321	25.00
101-42210-40360	2,292.92
101-42400-40360	482.97
101-43100-40303	1,121.52
101-43100-40321	25.00
101-43100-40360	5,125.08
101-43100-40401	285.90
101-43100-40441	12.50
101-43210-40360	164.12
101-45000-40360	4.69
101-45200-40311	102.67
101-45200-40321	25.00
101-45200-40360	5,439.24
101-45200-40401	560.40
101-45200-40441	12.50
101-49200-40360	14.07

Agenda Item # 4E.

Invoice Number Inv Ref # Inventory	Vendor Description GL Distribution	Invoice Date Entered By	Due Date	Invoice Amount	Amount Due Units	Status Quantity	Posted Post Date Unit Price
	225-00000-34730			50.00			
	335-47000-40620			600.00			
	405-43100-40803			5,783.97			
	405-43100-40810			41,278.15			
	601-49440-40321			25.00			
	601-49440-40360			5,931.59			
	601-49440-40401			285.90			
	601-49440-40441			12.50			
	602-49490-40321			25.00			
	602-49490-40360			9,063.84			
	602-49490-40401			807.90			
	602-49490-40441			12.50			
	603-49500-40414			457.12			
	609-49750-40360			9,395.13			
	609-49751-40206			39.02			
	609-49751-40251			3,104.78			
	609-49751-40252			44,391.25			
	609-49751-40253			522.77			
	609-49751-40254			55.52			
	609-49751-40255			108.00			
	609-49751-40257			161.00			

--- TOTALS BY FUND ---

		Invoice Amount	Amount Due
101	GENERAL FUND	30,406.77	30,406.77
225	PARK DEDICATION FUND	50.00	50.00
335	2023 GO CAPITAL IMPROVEMENT BON	600.00	600.00
405	STREET IMPROVEMENT FUND	47,062.12	47,062.12
601	WATER FUND	6,254.99	6,254.99
602	SEWER FUND	9,909.24	9,909.24
603	STORM WATER FUND	457.12	457.12
609	LIQUOR FUND	57,777.47	57,777.47

--- TOTALS BY DEPT/ACTIVITY ---

		Invoice Amount	Amount Due
00000	UNASSIGNED	1,156.00	1,156.00
41110	CITY COUNCIL	98.47	98.47
41400	ADMINISTRATION	1,185.65	1,185.65
41410	ELECTIONS	23.45	23.45
41500	FINANCE	543.92	543.92
41600	LEGAL	168.80	168.80
41910	COMMUNITY DEVELOPMENT	670.53	670.53
41940	BUILDINGS	1,186.20	1,186.20
42110	POLICE	9,730.17	9,730.17
42210	FIRE	2,317.92	2,317.92
42400	BUILDING INSPECTIONS	482.97	482.97
43100	STREETS	53,632.12	53,632.12
43210	RECYCLING	164.12	164.12
45000	COMMUNITY CENTER	4.69	4.69
45200	PARKS	6,139.81	6,139.81

Agenda Item # 4E.

Invoice Number / Inv Ref # / Inventory	Vendor / Description / GL Distribution	Invoice Date / Entered By	Due Date	Invoice Amount	Amount Due / Units	Status / Quantity	Posted / Post Date / Unit Price
	47000 DEBT SERVICE			600.00	600.00		
	49200 UNALLOCATED			14.07	14.07		
	49440 WATER DEPT			6,254.99	6,254.99		
	49490 SEWER DEPT			9,909.24	9,909.24		
	49500 STORM WATER DEPT			457.12	457.12		
	49750 LIQUOR STORE			9,395.13	9,395.13		
	49751 MERCHANDISE PURCHASES			48,382.34	48,382.34		

CITY COUNCIL AGENDA REPORT

TO: Kate Thunstrom, City Administrator

FROM: Craig Jochum, City Engineer

SUBJECT: 2025 Street Reconstruction Project – Proposed Assessment

DATE: November 3, 2025

OVERVIEW:

The streets included in the 2025 Street Reconstruction Project were selected primarily based on street surface deterioration, utility age, available funding and overall program staging. This project replaced some old and undersized watermains and corresponding water services and provided an adequate stormwater collection system. This project also included the construction of new concrete curbing and bituminous surfacing. Two streets that were reconstructed include Woodbine Street from Bridge Street and Rum River Boulevard and 229th Lane from Ambassador Boulevard to Rum River Boulevard. A portion of the cost for these two streets will be assessed in accordance with the city's current assessment policy.

The Public Improvement Hearing for this project was held on February 18, 2025. Per Minnesota Statutes 429, the council must conduct an assessment hearing to pass on the proposed project assessments to the benefiting property owners. The purpose of the assessment hearing is to give property owners an opportunity to express their comments and concerns about the actual assessment.

The assessments are based on the City's current assessment policy for the Front Footage Method. The assessments are based on assessing 40% of the watermain lateral costs, 40% of the storm sewer improvement costs, and 100 % of the water service costs. Any assessment not paid in full when initially due will be certified to Anoka County for collection over a fifteen (15) year period. The proposed interest rate for those assessments that are not prepaid is 4.6 %.

The preliminary assessment amounts that were mailed to the property owners prior to the Public Improvement Hearing and the proposed Final Assessment amounts that were mailed to the property owners prior to this hearing are shown in the attached summary. The assessment hearing is proposed to be November 3, 2025, at 6:00 p.m. The meeting will be held in the council chambers.

ACTION TO BE CONSIDERED:

Consideration to hold the hearing on the proposed assessments.

BUDGET IMPLICATION:

The feasibility report, approved by City Council on January 21, 2025, provides detail on the proposed assessments and funding sources for this project. This project is proposed to be financed by Municipal State Aid funds, Water Funds, Stormwater Utility Funds and Assessments. The total estimated project cost is $1,546,000.00.

Attachments:

- Summary of Preliminary and Final Assessments

Property List and Assessment Summary
2025 Street Reconstruction Project

Residential Water Service Assessment	$3,101.67	Each
Multi-Family/Commercial Water Service Assessment	$7,229.80	Each
Watermain Lateral Assessment	$113.55	per foot
Storm Sewer Assessment	$38.02	per foot

M MUNICIPAL
C COMMERCIAL
R RESIDENTIAL

PID	PROPERTY ADDRESS	OWNER/TAXPAYER	OWNER ADDRESS	FRONT FOOTAGE ON WOODBINE STREET	FRONT FOOTAGE ON 229TH LANE	TOTAL FRONT FOOTAGE	ASSESSED FRONTAGE (FEET)	PROPERTY TYPE	WATERMAIN LATERAL ASSESSMENT OWNER (40%)	WATERMAIN LATERAL ASSESSMENT CITY (60%)	WATER SERVICE ASSESSMENT	STORM SEWER ASSESSMENT OWNER (40%)	STORM SEWER ASSESSMENT CITY (60%)	TOTAL OWNER ASSESSMENT: FINAL OWNER ASSESSMENT	TOTAL OWNER ASSESSMENT: PRELIMINARY OWNER ASSESSMENT
WOODBINE STREET: RUM RIVER BLVD TO BRIDGE STREET															
32-34-24-34-0074	3750 BRIDGE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	225	0	225	225	M	$10,220	$15,329		$3,422	$5,133	$13,642	$16,025
32-34-24-34-0018	22950 WOODBINE ST NW	PETER YOVETICH	22950 WOODBINE ST NW ST FRANCIS, MN 55070	128	0	128	128	R	$5,814	$8,721	$3,102	$1,947	$2,920	$10,863	$11,594
32-34-24-34-0017	22940 WOODBINE ST NW	PAUL PIERCE & MARY PIERCE IN CARE OF: PIERCE HOTEL, MOTEL AND APARTMENTS PAUL PIERCE & MARY PIERCE IN CARE OF: PAUL LOUIS, TRUSTEE	1500 S FERRY RD ANOKA, MN 55303	70	165	235	85	R	$3,179	$4,769	$3,102	$1,293	$1,939	$7,574	$7,887
32-34-24-34-0004	22920 WOODBINE ST NW	RAYMOND E & DAWN C STEINKE	BOX 635 ST FRANCIS, MN 55070	132	165	297	147	R	$5,995	$8,993	$6,203	$2,236	$3,353	$14,434	$12,303
32-34-24-34-0005	22910 WOODBINE ST NW	BRETT JAMES CAREY ELISE KINSEY CAREY	22910 WOODBINE ST NW ST FRANCIS, MN 55070	66	0	66	66	R	$2,998	$4,497	$3,102	$1,004	$1,506	$7,104	$7,179
32-34-24-34-0006	22904 WOODBINE ST NW	IMMO SPID USA LLC IN CARE OF: MICHIGAN ENTITY SERVICES CYNTHIA A HILLYARD	2836 W. JEFFERSON STE 110 TRENTON, MI 48183 22904 WOODBINE STREET NW ST. FRANCIS, MN 55070	66	0	66	66	R	$2,998	$4,497	$3,102	$1,004	$1,506	$7,104	$7,179
05-33-24-21-0004	22866 WOODBINE ST NW	JENNIFER HAGERMAN	PO BOX 674 ST FRANCIS, MN 55070	72	0	72	72	R	$3,270	$4,905		$1,095	$1,642	$4,365	$7,606
32-34-24-34-0025	22961 WOODBINE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	106	0	106	106	M	$4,815	$7,222		$1,612	$2,418	$6,427	$7,550
32-34-24-34-0070	3726 BRIDGE ST NW	ST FRANCIS PROPERTIES LLC	3726 BRIDGE ST NW PO BOX 457 ST FRANCIS, MN 55070	116	0	116	116	C	$5,269	$7,903	$7,230	$1,764	$2,646	$14,263	$13,217
229TH LANE NW: AMBASSADOR BLVD NW TO RUM RIVER BLVD NW															
32-34-24-34-0019	UNASSIGNED	PAUL & MARY PIERCE	1500 S FERRY RD ANOKA, MN 55303	0	60	60	60	R				$912	$1,369	$912	$1,695
32-34-24-34-0072	3709 229TH LANE NW	ABILITY INVESTMENTS I LLC	14018 PIERCE ST NE HAM LAKE, MN 55304	201	165	366	216	R	$9,129	$13,694	$7,230	$3,285	$4,927	$16,615	$19,695
														$103,303	$111,930

NOTE: Ability Investments final assessment includes a $3,029.50 credit for owner performed work.

CITY COUNCIL AGENDA REPORT

TO: Kate Thunstrom, City Administrator

FROM: Darcy Mulvihill, Finance Director

SUBJECT: Miscellaneous Special Assessments

DATE: 11/03/2025

OVERVIEW:

Attached is the resolution to certify delinquent bills to 2026 taxes. They include utility billing accounts, storm water fees, admin citations and other fees. The council needs to hold a public hearing to allow for comment.

ACTION TO BE CONSIDERED:

Council can resolve to certify these past due bills to the properties 2026 taxes. These will be a one-year assessment due and payable next year. There is a 10% fee added this covers the costs associated with assessing these bills. Please note there is a letter included from Novak-Fleck requesting that 2 late fees be reimbursed. They did pay them in October but are not in agreement with the late fees.

BUDGET IMPLICATION:

Collecting revenues due to the city.

Attachments:

- Resolution 2025-51 Certifying Miscellaneous Special Assessments
- Assessments-Exhibit 1-Utility Bills-2025
- Assessments-Exhibit 2-Storm Water-2025
- Assessments-Exhibit 3-Administrative Citations & Other-2025
- Novak-Fleck Request to reimburse 2 late fees

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

RESOLUTION 2025-51

A RESOLUTION AUTHORIZING AND DIRECTING CERTIFICATION OF MUNICIPAL UTILITY SERVICES, MAINTENANCE OF PRIVATE PROPERTY, ADMINISTRATIVE CIVIL NOTICE FEES, AND REPAIR OF LEAKS AS A LIEN UPON PREMISES

WHEREAS, the City of St. Francis Code Section 3-1-4: H provides as follows:

3-1-4: RULES AND REGULATIONS RELATING TO MUNICIPAL UTILITIES:

H. Municipal Utility Services and Charges a Lien:

1. Payment for all municipal utility (as that term is defined in City Code, Section 3.01) service and charges shall be the primary responsibility of the owner of the premises served and shall be billed to him unless otherwise contracted for and authorized in writing by the owner and the tenant, as agent for the owner, and consented to by the City of St. Francis, Minnesota. The City may collect the same in a civil action or, in the alternative and at the option of the City, as otherwise provided in this Subdivision.
2. Each such account is hereby made a lien upon the premises served. All such accounts which are more than thirty (30) days past due may, when authorized by resolution of the Council, be certified by the City Clerk of the City of St. Francis, Minnesota, to the County Auditor, and the City Clerk\ in so certifying shall specify the amount thereof, the description of the premises served, and the name of the owner thereof. The amount so certified shall be extended by the Auditor on the tax rolls against such premises in the same manner as other taxes, and collected by the County Treasurer, and paid to the City along with other taxes.

2-7-5: SPECIAL ASSESSMENT FOR COST RECOVERY:

B. Assessment. Charges for any services unpaid after billing for at least ninety (90) days, and after notice and hearing, may be certified to the County Auditor and collected as any other special assessment.

and

WHEREAS, THE City of St. Francis Code Section 2-11-3: E. 3(a)

2-11-3: ADMINISTRATIVE ENFORCEMENT OF CODE REGULATIONS-PROCEDURE

E. PAYMENT AND PENALTY:

3. No Payment of Penalty and No Correction of Violation. If the owner fails to pay the administrative civil penalty but fails to correct the City Code violation, the City may do any of the following, or any combination thereof:
a. Assess the administrative civil penalty against the property pursuant to Minnesota Statutes Chapter 429.

and

WHEREAS, the following accounts are more than thirty (30) days past due:

Parcel Number	Property Address	Amount Owed
See Exhibit 1 - Section 3-1-4 & 2-7-5	Delinquent Utility Bills	One Year Assessment
See Exhibit 2 - Section 3-1-4 & 2-7-5	Delinquent Storm Water Fees	One Year Assessment
See Exhibit 3 - Section 2-11-3	Delinquent Administrative Civil Penalty & Other	One Year Assessment

NOW, THEREFORE, BE IT RESOLVED by the City of St. Francis that the City Clerk of the City of St. Francis certify to the County Auditor of the County of Anoka, State of Minnesota, the amounts thereof, the description of the premises served and the name of the owner thereof.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS THIS 3rd DAY OF NOVEMBER, 2025.

APPROVED:

ATTEST:

____
Mark Vogel, Mayor

____
Jenni Wida, City Clerk

Attachments: Exhibits 1, 2 & 3

City of St. Francis **Exhibit 1**
Utility Bill Assessments-2025 **County Fund #86054**

Parcel #	Property Address 1	Eligible Amount	10%	Total
33-34-24-33-0010	3085 BRIDGE ST NW	5,266.75	526.68	5,793.43
32-34-24-21-0041	3694 236TH LN NW	2,864.34	286.43	3,150.77
32-34-24-21-0039	3691 236TH LANE NW	2,811.18	281.12	3,092.30
33-34-24-24-0033	23453 EIDELWEISS ST NW	2,780.29	278.03	3,058.32
33-34-24-24-0034	2834 234TH LN	2,469.38	246.94	2,716.32
05-33-24-24-0106	22645 VINTAGE ST NW	2,383.62	238.36	2,621.98
31-34-24-34-0088	22953 MAKAH ST NW	2,363.82	236.38	2,600.20
33-34-24-24-0017	2892 234TH LN NW	2,338.89	233.89	2,572.78
06-33-24-11-0063	22852 DAKOTAH ST NW	2,259.96	226.00	2,485.96
33-34-24-21-0051	23641 FLORA CT NW	2,248.02	224.80	2,472.82
31-34-24-34-0023	22932 NAVAJO ST NW	2,215.15	221.52	2,436.67
33-34-24-13-0044	23423 CROCUS ST NW	2,203.50	220.35	2,423.85
31-34-24-31-0008	4531 230TH LN NW	2,199.27	219.93	2,419.20
33-34-24-31-0086	2798 232ND LN NW	2,152.90	215.29	2,368.19
32-34-24-12-0052	3429 236TH LANE NW	2,122.58	212.26	2,334.84
33-34-24-33-0056	23093 KERRY ST NW	2,119.53	211.95	2,331.48
32-34-24-24-0013	23310 WOODBINE ST NW	2,098.76	209.88	2,308.64
33-34-24-43-0064	2735 230TH CT NW	2,056.81	205.68	2,262.49
33-34-24-31-0028	2873 233RD LN NW	2,039.24	203.92	2,243.16
32-34-24-32-0038	23226 YUCCA ST NW	2,035.49	203.55	2,239.04
31-34-24-31-0045	23150 LIPAN ST NW	1,834.04	183.40	2,017.44
32-34-24-21-0006	23527 UNDERCLIFT CT NW	1,772.68	177.27	1,949.95
33-34-24-23-0030	3050 234TH LN NW	1,738.83	173.88	1,912.71
33-34-24-31-0088	2828 233RD LN NW	1,732.18	173.22	1,905.40
33-34-24-23-0041	23346 JONQUIL ST	1,728.57	172.86	1,901.43
32-34-24-43-0024	22926 POPPY ST NW	1,719.22	171.92	1,891.14
32-34-24-11-0036	3256 235TH LN NW	1,675.88	167.59	1,843.47
33-34-24-21-0105	23641 EIDELWEISS ST NW	1,662.89	166.29	1,829.18
31-34-24-34-0041	22978 MAKAH ST NW	1,648.68	164.87	1,813.55
33-34-24-24-0009	2842 234TH AVE NW	1,642.74	164.27	1,807.01
05-33-24-12-0039	3448 228TH AVE NW	1,629.57	162.96	1,792.53
31-34-24-43-0037	4344 230TH AVE NW	1,614.22	161.42	1,775.64
31-34-24-34-0024	22944 NAVAJO ST NW	1,553.88	155.39	1,709.27
32-34-24-23-0020	23311 YUCCA ST NW	1,533.47	153.35	1,686.82
31-34-24-11-0012	4106 DEGARDNER CIR NW	1,525.96	152.60	1,678.56
32-34-24-11-0088	23685 MARIGOLD ST NW	1,505.41	150.54	1,655.95
33-34-24-23-0014	3038 234TH LN NW	1,486.31	148.63	1,634.94
31-34-24-34-0073	4452 231ST AVE NW	1,486.30	148.63	1,634.93
32-34-24-11-0004	3258 235TH AVE NW	1,459.41	145.94	1,605.35
05-33-24-23-0002	3908 225TH LN NW	1,455.55	145.56	1,601.11

City of St. Francis **Exhibit 1**
Utility Bill Assessments-2025 **County Fund #86054**

Parcel #	Property Address 1	Eligible Amount	10%	Total
33-34-24-12-0113	2787 235TH AVE NW	1,442.55	144.26	1,586.81
31-34-24-11-0032	23656 ELDORADO ST NW	1,442.09	144.21	1,586.30
33-34-24-31-0080	23168 DAHLIA ST NW	1,436.77	143.68	1,580.45
32-34-24-31-0015	23109 BUTTERFIELD DR NW	1,427.00	142.70	1,569.70
31-34-24-11-0051	23694 DAKOTAH ST NW	1,415.71	141.57	1,557.28
31-34-24-42-0050	23176 FOX ST NW	1,410.54	141.05	1,551.59
31-34-24-34-0036	4531 229TH LN NW	1,402.99	140.30	1,543.29
32-34-24-11-0009	3332 235TH AVE NW	1,394.04	139.40	1,533.44
33-34-24-31-0095	2851 233RD LN NW	1,382.28	138.23	1,520.51
05-33-24-23-0003	3864 225TH LN NW	1,370.61	137.06	1,507.67
32-34-24-32-0036	23242 YUCCA ST NW	1,358.67	135.87	1,494.54
33-34-24-32-0054	3038 232ND LN NW	1,351.79	135.18	1,486.97
31-34-24-34-0091	22991 MAKAH ST NW	1,341.93	134.19	1,476.12
05-33-24-23-0046	3844 227TH AVE NW	1,323.23	132.32	1,455.55
31-34-24-34-0044	23010 MAKAH ST	1,322.28	132.23	1,454.51
32-34-24-12-0043	3567 235TH LN NW	1,312.43	131.24	1,443.67
31-34-24-11-0047	23645 ELDORADO ST NW	1,309.60	130.96	1,440.56
33-34-24-24-0019	2875 234TH LN NW	1,302.69	130.27	1,432.96
32-34-24-34-0018	22950 WOODBINE ST NW	1,273.34	127.33	1,400.67
31-34-24-34-0007	23021 KIOWA ST NW	1,260.43	126.04	1,386.47
32-34-24-34-0030	3631 BRIDGE ST NW	1,258.43	125.84	1,384.27
33-34-24-24-0023	2827 234TH LN	1,253.05	125.31	1,378.36
31-34-24-42-0040	23159 FOX ST NW	1,249.19	124.92	1,374.11
33-34-24-21-0064	23640 EIDELWEISS ST NW	1,238.92	123.89	1,362.81
31-34-24-42-0008	23117 GUARANI ST NW	1,213.54	121.35	1,334.89
32-34-24-32-0037	23238 YUCCA ST NW	1,202.29	120.23	1,322.52
33-34-24-43-0201	2761 231ST AVE	1,194.69	119.47	1,314.16
33-34-24-42-0018	2780 231ST LN NW	1,190.52	119.05	1,309.57
33-34-24-32-0019	23161 IVYWOOD ST NW	1,188.41	118.84	1,307.25
33-34-24-43-0213	2625 230TH CT	1,181.47	118.15	1,299.62
33-34-24-31-0008	23176 GLADIOLA ST NW	1,172.28	117.23	1,289.51
32-34-24-11-0017	3279 235TH LN NW	1,157.41	115.74	1,273.15
32-34-24-12-0022	3420 235TH LN NW	1,150.12	115.01	1,265.13
33-34-24-42-0012	2783 231ST LN NW	1,118.79	111.88	1,230.67
05-33-24-23-0049	3820 227TH AVE NW	1,110.91	111.09	1,222.00
33-34-24-33-0014	23085 IVYWOOD ST NW	1,110.90	111.09	1,221.99
31-34-24-43-0024	4315 230TH AVE NW	1,101.34	110.13	1,211.47
33-34-24-21-0052	2882 235TH AVE	1,091.08	109.11	1,200.19
32-34-24-11-0087	23705 MARIGOLD ST NW	1,088.83	108.88	1,197.71
31-34-24-34-0040	22966 MAKAH ST	1,086.93	108.69	1,195.62

City of St. Francis **Exhibit 1**
Utility Bill Assessments-2025 **County Fund #86054**

Parcel #	Property Address 1	Eligible Amount	10%	Total
06-33-24-11-0099	4148 228TH AVE NW	1,065.37	106.54	1,171.91
33-34-24-31-0036	2868 233RD LN	1,057.58	105.76	1,163.34
33-34-24-12-0102	23571 CROCUS ST NW	1,050.74	105.07	1,155.81
31-34-24-43-0036	4336 230TH AVE NW	1,032.17	103.22	1,135.39
31-34-24-34-0064	4505 230TH LN NW	1,021.17	102.12	1,123.29
33-34-24-32-0015	23109 KERRY ST NW	1,013.97	101.40	1,115.37
31-34-24-34-0065	4493 230TH LN NW	1,002.98	100.30	1,103.28
31-34-24-42-0021	23165 JIVARO ST NW	995.68	99.57	1,095.25
33-34-24-43-0222	2651 230TH CT NW	986.34	98.63	1,084.97
31-34-24-11-0048	23644 DAKOTAH ST NW	986.14	98.61	1,084.75
31-34-24-42-0020	23153 JIVARO ST NW	975.01	97.50	1,072.51
31-34-24-31-0084	23192 NAVAJO ST NW	968.30	96.83	1,065.13
33-34-24-21-0094	23569 EIDELWEISS ST NW	965.58	96.56	1,062.14
32-34-24-23-0008	23390 AMBASSADOR BLVD NW	957.96	95.80	1,053.76
31-34-24-31-0042	4469 232ND CT NW	951.69	95.17	1,046.86
31-34-24-31-0014	4524 231ST AVE NW	926.93	92.69	1,019.62
33-34-24-23-0008	23367 IVYWOOD ST NW	900.90	90.09	990.99
05-33-24-21-0018	22763 RUM RIVER BLVD NW	870.31	87.03	957.34
33-34-24-23-0042	23334 JONQUIL ST	867.88	86.79	954.67
31-34-24-31-0019	23111 NAVAJO ST NW	863.27	86.33	949.60
32-34-24-11-0010	3344 235TH AVE NW	860.00	86.00	946.00
33-34-24-42-0054	23329 ARROWHEAD ST NW	852.68	85.27	937.95
32-34-24-11-0037	3264 235TH LN NW	851.61	85.16	936.77
32-34-24-12-0057	3438 236TH LANE NW	832.77	83.28	916.05
33-34-24-32-0035	23255 KERRY ST NW	821.95	82.20	904.15
33-34-24-21-0093	23549 EIDELWEISS ST NW	807.39	80.74	888.13
33-34-24-43-0077	2732 230TH CT NW	794.18	79.42	873.60
33-34-24-31-0067	23121 EIDELWEISS ST NW	793.89	79.39	873.28
33-34-24-33-0028	23094 IVYWOOD ST NW	792.51	79.25	871.76
33-34-24-42-0071	23141 ARROWHEAD ST NW	788.78	78.88	867.66
05-33-24-23-0018	3812 226TH AVE NW	780.91	78.09	859.00
05-33-24-24-0072	3617 226TH AVE NW	779.54	77.95	857.49
32-34-24-23-0035	23382 YUCCA ST NW	749.76	74.98	824.74
31-34-24-34-0048	4506 230TH LN NW	746.66	74.67	821.33
31-34-24-31-0065	23221 NAVAJO ST NW	722.99	72.30	795.29
31-34-24-41-0098	4096 231ST LN NW	722.05	72.21	794.26
33-34-24-42-0072	23129 ARROWHEAD ST NW	721.60	72.16	793.76
33-34-24-43-0068	2743 230TH CT NW	703.98	70.40	774.38
06-33-24-11-0068	22874 DAKOTAH ST NW	700.56	70.06	770.62
05-33-24-21-0011	3725 RIVER DR	692.46	69.25	761.71

City of St. Francis **Exhibit 1**
Utility Bill Assessments-2025 **County Fund #86054**

Parcel #	Property Address 1	Eligible Amount	10%	Total
32-34-24-21-0036	23588 VINTAGE ST NW	688.09	68.81	756.90
32-34-24-21-0015	3670 235TH LN NW	1,220.83	122.08	1,342.91
31-34-24-42-0043	23199 FOX ST	661.13	66.11	727.24
31-34-24-24-0078	23266 NAVAJO ST NW	638.03	63.80	701.83
32-34-24-34-0066	23020 BUTTERFIELD DR	611.88	61.19	673.07
31-34-24-43-0039	4360 230TH AVE NW	611.86	61.19	673.05
05-33-24-24-0047	3748 226TH AVE NW	559.40	55.94	615.34
33-34-24-31-0022	2984 231ST LN NW	528.43	52.84	581.27
31-34-24-41-0083	23145 ELDORADO ST NW	513.48	51.35	564.83
33-34-24-42-0031	2743 232ND LN	510.50	51.05	561.55
31-34-24-31-0071	4495 232ND LN NW	486.88	48.69	535.57
06-33-24-11-0043	22804 ELDORADO ST NW	480.58	48.06	528.64
32-34-24-12-0026	3458 235TH LN NW	476.76	47.68	524.44
33-34-24-43-0062	2731 230TH CT NW	464.72	46.47	511.19
31-34-24-31-0094	4421 231ST AVE NW	454.07	45.41	499.48
06-33-24-11-0060	22838 DAKOTAH ST NW	448.33	44.83	493.16
31-34-24-42-0048	23255 FOX ST NW	443.22	44.32	487.54
33-34-24-24-0008	2830 234TH AVE NW	441.83	44.18	486.01
31-34-24-14-0030	4000 DEGARDNER CIR NW	439.08	43.91	482.99
32-34-24-31-0046	23135 BUTTERFIELD DR NW	432.98	43.30	476.28
31-34-24-42-0053	23210 FOX ST NW	422.13	42.21	464.34
05-33-24-12-0015	22876 QUAY ST NW	395.18	39.52	434.70
33-34-24-43-0195	2765 230TH LN NW	380.36	38.04	418.40
33-34-24-32-0017	23129 KERRY ST NW	365.08	36.51	401.59
32-34-24-24-0038	23290 VINTAGE ST NW	354.64	35.46	390.10
32-34-24-43-0017	3503 BRIDGE ST NW	351.60	35.16	386.76
06-33-24-11-0061	22844 DAKOTAH ST NW	351.18	35.12	386.30
05-33-24-23-0047	3838 227TH AVE NW	350.90	35.09	385.99
32-34-24-23-0022	23308 YUCCA ST NW	346.67	34.67	381.34
33-34-24-13-0036	23478 ARROWHEAD ST	324.19	32.42	356.61
05-33-24-23-0016	3803 225TH LN NW	324.16	32.42	356.58
33-34-24-23-0029	3060 234TH LN NW	319.65	31.97	351.62
33-34-24-32-0032	23229 KERRY ST NW	310.37	31.04	341.41
31-34-24-31-0074	4535 232ND LN NW	304.71	30.47	335.18
32-34-24-22-0009	23649 AMBASSADOR BLVD NW	299.74	29.97	329.71
33-34-24-43-0213	2625 230TH CT	290.53	29.05	319.58
33-34-24-43-0210	23092 BITTERSWEET ST NW	283.62	28.36	311.98
31-34-24-34-0096	4447 231ST AVE NW	276.35	27.64	303.99
31-34-24-42-0053	23210 FOX ST NW	275.05	27.51	302.56
33-34-24-32-0056	3060 232ND LN NW	256.57	25.66	282.23

Agenda Item # 7B.

City of St. Francis **Exhibit 1**
Utility Bill Assessments-2025 **County Fund #86054**

Parcel #	Property Address 1	Eligible Amount	10%	Total
05-33-24-24-0100	22753 VINTAGE ST NW	243.85	24.39	268.24
33-34-24-23-0048	23295 IVYWOOD ST	212.38	21.24	233.62
31-34-24-43-0009	23023 GUARANI ST NW	207.73	20.77	228.50
32-34-24-24-0016	23323 WOODBINE ST NW	197.78	19.78	217.56
33-34-24-32-0048	23186 KERRY ST NW	196.27	19.63	215.90
31-34-24-34-0078	4462 230TH LN NW	187.62	18.76	206.38
32-34-24-34-0050	3739 BRIDGE ST NW	181.05	18.11	199.16
33-34-24-42-0013	23173 DAHLIA ST	176.79	17.68	194.47
33-34-24-42-0020	2790 232ND LN NW	171.16	17.12	188.28
31-34-24-31-0051	4512 232ND CT NW	169.97	17.00	186.97
31-34-24-31-0085	23180 NAVAJO ST NW	169.57	16.96	186.53
31-34-24-42-0016	23107 JIVARO ST NW	169.50	16.95	186.45
31-34-24-24-0014	23550 DEGARDNER CIR NW	168.20	16.82	185.02
33-34-24-32-0016	23121 KERRY ST NW	163.80	16.38	180.18
05-33-24-24-0087	3763 227TH CT NW	136.91	13.69	150.60
31-34-24-42-0027	23198 JIVARO ST NW	129.09	12.91	142.00
05-33-24-24-0005	3736 225TH LN NW	127.40	12.74	140.14
06-33-24-11-0044	22806 ELDORADO ST NW	122.23	12.22	134.45
33-34-24-13-0036	23478 ARROWHEAD ST	119.76	11.98	131.74
31-34-24-31-0034	4429 231ST CT NW	115.42	11.54	126.96
31-34-24-34-0005	23041 KIOWA ST NW	114.01	11.40	125.41
33-34-24-42-0069	23165 ARROWHEAD ST NW	113.68	11.37	125.05
05-33-24-24-0087	3763 227TH CT NW	112.05	11.21	123.26
05-33-24-21-0003	22903 AMBASSADOR BLVD NW	100.60	10.06	110.66
32-34-24-34-0050	3749 BRIDGE ST	89.55	8.96	98.51
32-34-24-23-0022	23308 YUCCA ST NW	80.87	8.09	88.96
05-33-24-24-0062	22509 TULIP ST NW	76.55	7.66	84.21
06-33-24-11-0086	22857 DAKOTAH ST NW	75.91	7.59	83.50
05-33-24-21-0017	22819 RUM RIVER BLVD NW	72.32	7.23	79.55
32-34-24-23-0019	23327 YUCCA ST NW	65.09	6.51	71.60
31-34-24-34-0059	22969 NAVAJO ST NW	63.37	6.34	69.71
33-34-24-13-0046	2793 234TH LN	62.60	6.26	68.86
31-34-24-34-0061	22939 NAVAJO ST	49.74	4.97	54.71
31-34-24-41-0076	23154 DAKOTAH ST NW	48.79	4.88	53.67
05-33-24-24-0062	22509 TULIP ST NW	45.58	4.56	50.14
31-34-24-11-0036	4120 236TH LN NW	29.18	2.92	32.10
33-34-24-31-0071	23096 EIDELWEISS ST NW	26.78	2.68	29.46

	Total	189,339.49	18,933.95	208,273.44

City of St. Francis **Exhibit 2**

Delinquent Storm Water Invoices-2025 **County Fund #86056**

PID	ADDRESS	AMOUNT	10%	TOTAL
05-33-24-12-0012	22872 POPPY ST NW #1 - #12	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0013	22874 POPPY ST NW #1- #12	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0029	3488 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0031	3468 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0039	3448 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0040	3440 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0044	22816 POPPY ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0046	22792 POPPY STREET NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-12-0057	3491 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-13-0003	22650 POPPY ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-13-0016	22547 TULIP ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-13-0018	22557 TULIP ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-13-0030	22520 POPPY ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-13-0031	22560 POPPY ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-21-0005	22860 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-21-0011	3725 RIVER DR NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-21-0015	22811 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-21-0016	22835 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-21-0017	22819 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-21-0018	22763 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0001	3920 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0002	3908 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0003	3864 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0007	3822 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0008	3814 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0011	3843 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0012	3835 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0016	3803 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0018	3812 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0020	3828 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0021	3836 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0026	22546 ZEA ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0027	22552 ZEA ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0029	3837 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0030	3829 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0031	3821 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0032	3813 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0037	3831 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0041	3770 227TH CT NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0042	3780 227TH CT NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
05-33-24-23-0043	3782 227TH CT NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0044	3781 227TH CT NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0046	3844 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0047	3838 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0048	3830 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0049	3820 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0050	3812 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-23-0051	3802 227TH AVE	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0003	3752 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0004	3744 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0005	3736 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0010	3662 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0011	3654 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0014	3649 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0015	3641 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0016	3633 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0017	3625 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0023	3765 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0025	3749 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0026	3741 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0028	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0030	3709 225TH LN NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0037	3634 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0040	3656 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0041	3700 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0042	3708 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0044	3724 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0047	3748 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0052	3749 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0054	3733 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0056	3717 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0061	22507 TULIP ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0072	3617 226TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0076	3759 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0077	3751 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0078	3745 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0079	3735 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0080	3727 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0081	3715 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0083	3736 227TH CT NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0085	3752 227TH CT NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0086	3758 227TH CT NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0092	3740 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
05-33-24-24-0095	3716 227TH AVE NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0096	22650 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0104	22709 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
05-33-24-24-0106	22645 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0026	4158 228TH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0032	22791 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0033	22787 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0037	22780 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0038	22784 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0041	22796 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0042	22800 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0044	22806 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0047	4157 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0054	4131 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0057	4121 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0061	22844 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0063	22852 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0067	22870 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0068	22874 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0085	22861 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0086	22857 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0087	22853 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0093	4120 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0095	4128 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0096	4132 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0097	4142 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0098	4144 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0099	4148 228TH AVE NW	$ 82.00	$ 8.20	$ 90.20
06-33-24-11-0100	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
06-33-24-13-0006	4140 SAINT FRANCIS BLVD NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-11-0004	24409 DOGWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-11-0005	24325 DOGWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-11-0006	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
25-34-24-12-0003	24350 DOGWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-12-0004	24302 DOGWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-21-0002	410 245TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-21-0003	480 245TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-21-0004	532 245TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-21-0005	550 245TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-32-0015	23920 NORWAY ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-32-0018	23961 PALM ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-33-0002	611 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-24-33-0011	23845 PALM ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
25-34-24-33-0014	633 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-13-0002	5144 241ST CT NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-13-0004	5131 241ST CT NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-24-0002	5362 242ND AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-24-0010	24157 DYSPROSIUM ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-24-0012	5180 241ST CT NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-31-0004	5341 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-31-0009	23940 COBALT ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-31-0014	5214 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-32-0001	5425 240TH LN NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-32-0003	5519 240TH LN NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-32-0004	24050 GERMANIUM ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-32-0005	24028 GERMANIUM ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-32-0009	5521 239TH LN NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-33-0006	5555 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-33-0009	23844 GERMANIUM ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-34-0004	5202 238TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-34-0010	5304 238TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-41-0002	4838 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-41-0003	4874 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-41-0006	23951 UTE ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-41-0011	4871 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-41-0012	4885 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-41-0013	4915 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-42-0004	5190 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-42-0010	5179 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-43-0005	5113 238TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-43-0007	5153 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-43-0008	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
25-34-25-43-0009	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
25-34-25-43-0016	UNASSIGNED SITUS GOV	$ 82.00	$ 8.20	$ 90.20
25-34-25-44-0007	4830 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-44-0012	4953 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-44-0014	23778 ROANOKE ST NW	$ 82.00	$ 8.20	$ 90.20
25-34-25-44-0015	23736 ROANOKE ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-41-0019	833 240TH LN NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-41-0025	23980 PALM ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-41-0027	23936 PALM ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-42-0013	23915 UNITY ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-43-0004	23723 UNITY ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-43-0009	23870 UNITY ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-43-0010	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
26-34-24-43-0011	23766 UNITY ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
26-34-24-43-0012	1039 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-43-0013	23807 UNITY ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-44-0015	829 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-44-0016	867 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-44-0017	23817 SYCAMORE ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-44-0021	23840 PALM ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-44-0022	976 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
26-34-24-44-0024	23791 SYCAMORE ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-11-0009	24407 IODINE ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-12-0002	24332 SEELYE BROOK DR NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-12-0006	24421 NEON ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-12-0008	5846 245TH AVE NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-12-0009	24428 NEON ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-13-0006	24224 NEON ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-23-0006	23946 QUICKSILVER ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-31-0003	6141 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-32-0002	6231 AMBASSADOR BLVD	$ 82.00	$ 8.20	$ 90.20
26-34-25-42-0001	23944 SEELYE BROOK DR NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-42-0003	24057 NEON ST NW	$ 82.00	$ 8.20	$ 90.20
26-34-25-43-0002	5900 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-11-0002	24318 NW HUMMINGBIRD ST. GOV	$ 82.00	$ 8.20	$ 90.20
27-34-24-12-0006	24492 MARTIN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-12-0010	24395 MARTIN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-12-0011	24367 MARTIN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-12-0013	1853 243RD AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-12-0014	1793 243RD AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-13-0002	1944 242ND AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-13-0003	1908 242ND AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-13-0006	1933 242ND AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-14-0003	1731 242ND AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-14-0011	24161 HUMMINGBIRD ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-14-0013	24245 HUMMINGBIRD ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-21-0003	2127 243RD AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-21-0014	2011 243RD AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-22-0002	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-24-22-0003	24443 VERDIN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-23-0003	24278 RAVEN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-23-0005	24212 RAVEN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-23-0010	24123 VERDIN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-24-0004	24109 RAVEN ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-24-0006	2134 243RD AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-24-0008	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-24-24-0014	2046 242ND AVE NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
27-34-24-43-0003	1859 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-43-0004	23725 NIGHTINGALE ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-24-44-0002	1721 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
27-34-25-12-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-25-23-0001	24159 NACRE ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-25-24-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-25-31-0001	6938 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
27-34-25-32-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-25-33-0002	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-25-33-0003	23725 NACRE ST NW	$ 82.00	$ 8.20	$ 90.20
27-34-25-34-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-25-41-0004	6423 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
27-34-25-42-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
27-34-25-43-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
28-34-24-11-0003	2423 244TH AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-11-0004	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
28-34-24-11-0005	2549 244TH AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-12-0004	24360 YUKON ST NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-12-0010	24442 CROCUS ST NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-13-0003	24069 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-13-0007	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
28-34-24-13-0008	2680 243RD AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-24-0004	2945 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-31-0005	2950 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-31-0011	23955 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-33-0002	23813 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-34-0004	2930 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-34-0007	2768 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-42-0002	24069 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-43-0003	2633 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-43-0005	2660 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
28-34-24-44-0003	2595 239TH AVE NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-11-0002	24439 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-11-0013	24477 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0004	24430 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0005	3531 KINGS HWY NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0006	3461 KINGS HWY NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0007	24321 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0008	24333 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0021	24358 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0026	24357 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-12-0027	24381 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-13-0008	24245 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
29-34-24-13-0009	24301 RIVERBANK LN NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-23-0002	24105 SAINT FRANCIS BLVD NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-23-0003	24223 SAINT FRANCIS BLVD NW	$ 82.00	$ 8.20	$ 90.20
29-34-24-42-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
30-34-24-11-0005	24360 SAINT FRANCIS BLVD NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-11-0006	24320 NW ST. FRANCIS BLVD GOV	$ 82.00	$ 8.20	$ 90.20
30-34-24-12-0004	4333 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-12-0007	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
30-34-24-13-0004	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
30-34-24-13-0007	4275 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-14-0009	24250 SAINT FRANCIS BLVD NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-23-0006	4745 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-24-0004	4539 241ST AVE NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-33-0002	23893 NW ROANOAK STREET GOV	$ 82.00	$ 8.20	$ 90.20
30-34-24-33-0004	23821 ROANOKE ST NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-34-0002	4485 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
30-34-24-41-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
30-34-24-42-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
30-34-24-43-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0007	23583 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0009	4128 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0012	4106 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0017	4113 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0018	4103 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0026	23515 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0032	23656 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0036	4120 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0037	4100 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0042	23673 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0045	23675 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0046	23655 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0047	23645 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0048	23644 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0051	23694 DAKOTAH ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-11-0053	23606 SAINT FRANCIS BLVD NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-12-0003	4314 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-14-0015	4040 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-14-0029	4006 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-14-0030	4000 DEGARDNER CIR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-21-0002	4555 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-21-0005	23610 MOHICAN ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-21-0008	4510 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-21-0015	23632 KANABEC ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
31-34-24-21-0016	4485 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-21-0017	4461 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-22-0003	23522 PEDERSON DR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-22-0005	4680 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-23-0004	4721 233RD CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-23-0005	4769 233RD CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-23-0006	4717 234TH CT	$ 82.00	$ 8.20	$ 90.20
31-34-24-23-0009	4628 234TH CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-23-0012	23371 ONEIDA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-23-0013	4700 234TH CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-24-0004	4553 233RD AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-24-0005	4516 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-24-0006	4534 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0006	23122 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0008	4531 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0014	4524 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0017	23135 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0018	23123 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0019	23111 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0022	4471 231ST AVENUE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0029	4440 231ST CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0032	4417 231ST CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0034	4429 231ST CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0035	4437 231ST CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0041	4455 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0044	23257 LIPAN ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0045	23150 LIPAN ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0046	23164 LIPAN ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0049	4488 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0050	4506 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0051	4512 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0054	4515 232ND COURT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0055	4509 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0056	4489 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0060	4536 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0062	4560 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0065	23221 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0067	23191 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0069	23169 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0074	4535 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0077	4573 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0082	23222 NW NAVAJO STREET GOV	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0084	23192 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
31-34-24-31-0085	23180 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0086	23168 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0091	4429 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-31-0094	23273 LIPAN ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0004	4709 232ND AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0005	23190 ONEIDA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0006	23220 ONEIDA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0007	23286 ONEIDA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0008	4724 233RD CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0010	23251 ONEIDA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0011	23171 ONEIDA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-32-0012	4640 232ND AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-33-0005	23008 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0005	23041 KIOWA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0011	22969 NW KIOWA STREET GOV	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0012	4419 229TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0015	4420 229TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0017	4444 229TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0023	22932 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0024	22944 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0027	22980 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0028	22992 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0029	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0030	23030 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0031	23034 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0033	23080 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0036	4531 229TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0040	22966 MAKAH ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0041	22978 NW MAKAH STREET GOV	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0044	23010 MAKAH ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0048	4506 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0050	23081 NW NAVAJO STREET GOV	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0055	23021 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0059	22969 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0061	22939 NAVAJO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0063	4511 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0064	4505 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0065	4493 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0066	4481 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0067	4473 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0069	23040 KIOWA ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0071	4440 231ST CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0072	4446 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
31-34-24-34-0073	4452 231ST CT NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0075	4464 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0077	4474 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0078	4462 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0086	4451 229TH LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0088	22953 MAKAH ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0091	22991 MAKAH ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0094	4421 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0095	4433 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-34-0096	4447 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0005	23099 PEDERSON DR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0007	4188 NW 232RD AVE GOV	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0008	4185 232ND AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0010	4145 232ND AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0018	23100 NW ST FRANCIS BLVD GOV	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0071	4121 232ND AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0083	23145 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0084	23151 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0101	4114 231ST LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0103	4128 231ST LN NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0104	23150 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0106	23138 NW ELDORADO ST. GOV	$ 82.00	$ 8.20	$ 90.20
31-34-24-41-0108	23128 ELDORADO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0008	23117 GUARANI ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0016	23107 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0020	23153 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0021	23165 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0028	23186 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0034	23116 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0035	23108 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0039	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0040	23159 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0043	23199 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0047	23245 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0048	23255 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0049	23162 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0050	23176 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0052	23198 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0053	23210 FOX ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-42-0063	23261 PEDERSON DR NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0012	23108 GUARANI ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0014	23096 GUARANI ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0017	23058 GUARANI ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
31-34-24-43-0019	23040 GUARANI ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0020	23020 GUARANI ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0024	4315 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0028	23067 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0029	23077 JIVARO ST NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0036	4336 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0037	4344 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0038	4356 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0039	4360 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0041	4374 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0043	4390 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0049	4343 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
31-34-24-43-0051	4363 230TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0004	3258 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0006	3282 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0009	3332 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0010	3344 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0011	3358 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0017	3279 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0020	3315 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0022	3339 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0027	3364 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0028	3370 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0036	3256 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0037	3264 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0038	3276 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0039	3290 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0040	3304 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0045	3273 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0046	23540 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0052	3393 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0054	3367 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0056	3396 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0059	3356 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0060	23620 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0061	23612 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0062	23606 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0063	23598 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0068	3350 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0070	3332 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0071	3328 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0082	23656 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0087	23705 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
32-34-24-11-0088	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0089	23653 MARIGOLD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0094	3379 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0098	3376 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0099	3362 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0102	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0104	23624 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0106	23648 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0107	23656 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0108	23680 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0109	23694 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0113	23607 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0114	23611 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0115	23619 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0116	23623 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-11-0117	23633 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0008	3448 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0022	3420 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0025	3452 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0026	3458 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0027	3447 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0030	3427 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0032	3405 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0039	3588 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0042	3555 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0043	3567 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0045	3593 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0046	23600 QUAY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0047	23596 QUAY ST	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0052	3429 236TH LN	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0053	3419 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0057	3438 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0059	3416 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0062	23604 QUAY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0063	3595 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0069	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0070	3517 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0076	23660 QUAY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0101	3459 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0104	3421 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0105	3409 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-12-0108	3444 NW 237TH AVE	$ 82.00	$ 8.20	$ 90.20
32-34-24-13-0005	3586 232ND CT NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
32-34-24-13-0010	3587 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-13-0011	3579 232ND CT NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-14-0003	23400 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0005	23535 UNDERCLIFT CT NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0006	23527 UNDERCLIFT CT NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0009	23514 UNDERCLIFT CT NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0012	23546 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0014	3658 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0015	3670 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0022	23536 VINTAGE CT NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0023	23548 VINTAGE CT NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0026	3605 235TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0036	23588 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0037	23576 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0039	3691 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0041	3694 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0047	3643 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0049	3656 236TH LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0054	23615 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-21-0056	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-22-0009	23647 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-22-0012	23611 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-22-0022	3980 STARK DR NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-22-0031	23539 SAINT FRANCIS BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0008	23390 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0009	23376 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0013	3815 233RD AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0015	23391 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0019	23327 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0020	23311 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0021	3903 233RD AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0028	3924 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0031	3925 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-23-0035	23382 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0002	23347 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0013	23310 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0014	23351 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0016	23323 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0019	23356 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0035	23291 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0038	23290 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0039	23288 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0046	23239 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
32-34-24-24-0047	23257 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0053	23292 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0058	23246 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0063	23290 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0065	23266 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0066	23265 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-24-0067	23263 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0008	23263 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0009	23255 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0015	23109 BUTTERFIELD DR NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0021	23162 BUTTERFIELD DR NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0023	23110 BUTTERFIELD DR NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0028	23284 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0029	23272 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0030	23260 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0032	3712 232ND AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0034	3690 232ND AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0037	23283 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0039	23261 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0046	23135 BUTTERFIELD DR NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0057	23237 VINTAGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-31-0059	23230 UNDERCLIFT ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0001	3814 233RD AVE NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0006	23216 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0028	23257 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0034	23262 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0036	23242 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0037	23238 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0038	23226 YUCCA ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0053	3832 232ND AVE NW UNIT 106	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0060	3831 232ND AVE W APT 102	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0061	3831 232ND AVE W APT 102	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0065	3853 232ND AVE NW UNIT 107	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0074	3854 232ND AVE NW UNIT 103	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0075	3854 232ND AVE NW UNIT 103	$ 82.00	$ 8.20	$ 90.20
32-34-24-32-0083	3854 232ND AVE NW UNIT 103	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0005	22910 WOODBINE ST NE	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0006	22904 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0008	22939 AMBASSADOR BLVD	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0018	22950 WOODBINE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0037	23045 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0040	23048 BUTTERFIELD DR NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0041	3715 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
32-34-24-34-0046	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0047	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0049	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0050	3747 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0053	22945 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0058	22921 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-34-0059	22935 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-43-0007	3480 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-43-0017	3503 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-43-0024	22926 POPPY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-43-0031	22938 POPPY ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-43-0034	22922 SILVEROD ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-44-0006	3296 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-44-0007	3256 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20
32-34-24-44-0011	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
32-34-24-44-0023	22905 POPPY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-12-0036	23581 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-12-0057	23561 NW BITTERSWEET ST. GOV	$ 82.00	$ 8.20	$ 90.20
33-34-24-12-0113	2787 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0010	23371 NW ARROWHEAD ST. GOV	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0012	23387 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0019	23475 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0025	23360 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0028	23386 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0030	23404 NW ARROWHEAD STREET GOV	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0036	23478 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0041	23459 CROCUS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0044	23423 CROCUS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-13-0046	2793 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-14-0007	2572 234TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-14-0008	2567 234TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0002	2971 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0004	23542 HEATHER ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0009	23598 HEATHER ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0014	23658 HEATHER ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0015	23668 HEATHER ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0023	2907 235TH AVE. NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0024	2921 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0025	2929 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0031	23581 HEATHER ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0032	23593 HEATHER ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0037	2934 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0042	23620 FLORA CT NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
33-34-24-21-0048	23611 FLORA CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0049	23625 FLORA CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0050	23633 FLORA CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0051	23641 FLORA CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0052	2882 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0053	2890 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0057	2940 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0064	23640 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0065	23628 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0069	23582 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0072	2883 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0076	2833 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0093	23549 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0094	23569 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0105	23641 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-21-0114	2840 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0002	23507 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0014	23525 RUM RIVER BLVD NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0019	23641 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0020	23651 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0021	23673 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0022	23685 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0023	23697 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0024	23699 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-22-0025	23707 LILY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0003	23431 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0004	23423 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0008	23367 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0012	23321 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0013	23309 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0014	3038 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0016	23366 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0022	23307 JONQUIL ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0023	23323 JONQUIL ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0026	23355 JONQUIL ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0027	23369 JONQUIL ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0030	3050 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0035	3073 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0041	23346 JONQUIL ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0042	23334 JONQUIL ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0045	23302 JONQUIL ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0046	23299 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-23-0047	23297 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
33-34-24-23-0048	23295 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0009	2842 234TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0011	2866 234TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0017	2892 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0019	2875 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0022	2841 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0023	2827 234TH AVENUE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0027	2811 234TH AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0030	23419 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0031	23427 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0033	23453 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-24-0034	2834 234TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0005	23140 GLADIOLA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0006	23152 GLADIOLA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0008	23176 GLADIOLA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0009	23188 GLADIOLA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0014	2954 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0017	23181 GLADIOLA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0018	23169 GLADIOLA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0022	2984 231ST LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0025	2909 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0026	2897 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0028	2873 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0030	2813 232ND LANE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0036	2868 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0038	2814 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0039	2832 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0041	23201 FLORA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0043	23171 FLORA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0045	2843 231ST LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0048	23164 FLORA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0053	23230 FLORA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0066	23127 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0067	23121 EIDELWEISS ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0076	23161 DAHLIA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0080	23168 DAHLIA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0082	2963 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0086	2798 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0088	2828 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0090	2802 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-31-0095	2851 233RD LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0004	23137 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0007	23124 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
33-34-24-32-0015	23109 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0016	23121 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0019	23161 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0025	23162 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0027	23292 IVYWOOD ST	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0028	23278 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0029	23260 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0031	3067 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0032	23229 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0033	23237 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0035	23255 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0039	23270 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0041	23258 KERRY ST	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0042	23246 Kerry Street	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0045	23222 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0046	23210 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0047	23198 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0048	23186 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0049	23154 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0050	23291 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0051	23283 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0053	23259 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0054	3038 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-32-0056	3060 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0005	3073 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0006	22905 LAKE GEORGE BLVD NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0007	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0010	3085 BRIDGE ST	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0014	23085 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0020	3036 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0023	3070 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0028	23094 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0031	23058 IVYWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0033	3061 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0035	3103 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0036	23057 KERRY ST NW	$ 10.00	$ 1.00	$ 11.00
33-34-24-33-0051	3112 BRIDGE ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0053	23090 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0055	23081 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-33-0056	23093 KERRY ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-34-0076	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0010	2757 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0012	2783 231ST LN NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
33-34-24-42-0013	23173 DAHLIA ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0018	2780 231ST LANE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0019	2792 231ST LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0020	2790 232ND LN NW	$ 10.00	$ 1.00	$ 11.00
33-34-24-42-0030	2730 233RD LN	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0031	2743 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0032	2759 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0035	2791 232ND LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0037	23310 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0042	23179 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0045	23221 ARROWHEAD ST	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0048	23255 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0054	23329 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0063	23118 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0069	23165 ARROWHEAD ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-42-0071	23141 NW ARROWHEAD STREET	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0048	2693 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0050	2697 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0051	2709 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0053	2713 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0055	2717 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0056	2719 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0059	2725 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0061	2729 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0062	2731 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0064	2735 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0066	2739 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0067	2741 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0068	2743 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0073	2714 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0075	2728 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0077	2732 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0078	2734 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0157	2754 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0166	23014 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0169	23030 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0187	2766 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0188	2762 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0189	2760 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0195	2765 230TH LN NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0197	23040 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0201	2761 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0209	23080 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
33-34-24-43-0210	23092 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0211	23100 BITTERSWEET ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0213	2625 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0215	2617 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0218	2595 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0220	2659 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0222	2651 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0226	2633 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-24-43-0227	2629 230TH CT NW	$ 82.00	$ 8.20	$ 90.20
33-34-25-11-0003	7382 HILL AND DALE DR NW	$ 82.00	$ 8.20	$ 90.20
33-34-25-11-0004	23640 NACRE ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-25-12-0004	23555 VARIOLITE ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-25-13-0003	23449 VARIOLITE ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-25-24-0005	23430 VARIOLITE ST NW	$ 82.00	$ 8.20	$ 90.20
33-34-25-31-0002	23114 VARIOLITE ST NW	$ 82.00	$ 8.20	$ 90.20
34-34-24-11-0004	UNASSIGNED GOV	$ 82.00	$ 8.20	$ 90.20
34-34-24-21-0003	23604 NIGHTINGALE ST NW	$ 82.00	$ 8.20	$ 90.20
34-34-24-24-0001	23310 NIGHTINGALE ST NW	$ 82.00	$ 8.20	$ 90.20
34-34-24-24-0003	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-24-24-0006	23390 NIGHTINGALE ST NW	$ 82.00	$ 8.20	$ 90.20
34-34-24-31-0005	23224 NIGHTINGALE ST NW	$ 82.00	$ 8.20	$ 90.20
34-34-24-34-0007	2145 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
34-34-24-34-0008	22986 NIGHTINGALE ST NW	$ 82.00	$ 8.20	$ 90.20
34-34-24-34-0010	2077 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
34-34-25-12-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-21-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-22-0002	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-23-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-24-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-34-0003	23003 SPRING HILL RD NW	$ 82.00	$ 8.20	$ 90.20
34-34-25-34-0004	23055 SPRING HILL RD NW	$ 82.00	$ 8.20	$ 90.20
34-34-25-41-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-42-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-43-0003	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
34-34-25-44-0004	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
35-34-24-11-0009	23681 TAMARACK ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-11-0010	802 236TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-11-0012	910 236TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-11-0014	873 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-11-0015	835 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-12-0005	1054 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-12-0006	1116 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-13-0002	23420 TAMARACK ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
35-34-24-14-0004	834 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-14-0005	854 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-14-0011	926 235TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-14-0012	23415 TAMARACK ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-14-0013	23391 TAMARACK ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-21-0002	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
35-34-24-22-0012	1524 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-23-0002	23474 NW DRAKE STREET GOV	$ 82.00	$ 8.20	$ 90.20
35-34-24-23-0004	23384 DRAKE ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-23-0005	23340 DRAKE ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-23-0008	23375 NW DRAKE ST NW GOV	$ 10.00	$ 1.00	$ 11.00
35-34-24-24-0002	1214 237TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-32-0003	23222 DRAKE ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-32-0006	23261 DRAKE ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-32-0008	1463 231ST LN NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-33-0001	1461 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-34-0005	23050 BLUEBIRD ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-41-0003	23155 TAMARACK ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-43-0011	23032 TAMARACK ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-24-44-0005	825 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-11-0001	23545 BRIDGESTONE RD NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-11-0005	23540 BRIDGESTONE RD NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-12-0001	5821 236TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-12-0002	5901 236TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-12-0003	5915 236TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-12-0006	23540 MAGNESIUM ST NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-24-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
35-34-25-32-0001	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
35-34-25-33-0002	6405 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-33-0004	6295 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
35-34-25-33-0005	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
36-34-24-14-0004	23462 UNIVERSITY AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-14-0006	23350 UNIVERSITY AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-14-0007	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
36-34-24-31-0002	421 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-32-0001	633 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-34-0004	445 229TH AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-41-0001	23216 UNIVERSITY AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-41-0002	23260 UNIVERSITY AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-42-0003	331 231ST AVE NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-42-0005	23158 FLINTWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-42-0006	23214 FLINTWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-42-0009	23115 FLINTWOOD ST NW	$ 82.00	$ 8.20	$ 90.20

PID	ADDRESS	AMOUNT	10%	TOTAL
36-34-24-43-0008	23034 GOLDENROD ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-24-43-0015	23066 FLINTWOOD ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-11-0008	23552 SALISH ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-11-0010	23631 SALISH ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-12-0005	5220 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-14-0003	23445 SALISH ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-14-0006	UNASSIGNED SITUS	$ 82.00	$ 8.20	$ 90.20
36-34-25-14-0008	23386 SALISH ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-14-0009	23366 SALISH ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-14-0010	23318 SALISH ST NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-22-0004	5512 AMBASSADOR BLVD NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-31-0004	23157 BRIDGESTONE RD NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-33-0005	22906 BRIDGESTONE RD NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-34-0003	22957 BRIDGESTONE RD NW	$ 82.00	$ 8.20	$ 90.20
36-34-25-41-0003	23283 SALISH ST NW	$ 82.00	$ 8.20	$ 90.20
			$ -	$ -
		$ 74,814.00	$ 7,481.40	$ 82,295.40

City of St. Francis
Delinquent Admin Citations & Escrows-2025

Exhibit 3
County Fund #85056

PID	Parcel Address	Reason	Remaining	10%	Total
31-34-24-11-0053	23606 St. Francis Blvd NW	Code Enforcement	$ 200.00	$ 20.00	$ 220.00
32-34-24-12-0052	3429 236th Lane NW	Code Enforcement	$ 200.00	$ 20.00	$ 220.00
31-34-24-31-0079	23260 Navajo St NW	Code Enforcement	$ 100.00	$ 10.00	$ 110.00
27-34-24-21-0003	2127 243rd St NW	Code Enforcement	$ 300.00	$ 30.00	$ 330.00
32-34-24-12-0052	3429 236th Lane NW	Code Enforcement	$ 100.00	$ 10.00	$ 110.00
32-34-24-11-0064	23590 Marigold St NW	Building Permit Review	$ 86.55	$ 8.66	$ 95.21
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
				$ -	$ -
	Total		**$986.55**	**$98.66**	**$1,085.21**

Novak-Fleck, Inc.
Custom Home Builder

October 2, 2025
RE: 2025 Storm Water Invoices
Included: Copies/Receipts

To the City Council of Saint Francis, Minnesota:

It has come to our attention that not all our storm water invoices have been received. In March 2025, we received two storm water invoices, PIDs: 32-34-24-11-0091 and 32-34-24-11-0090, which we paid. Those were the only two storm water invoices we received. Fast forward to October 2025, and we receive three more storm water invoices, PIDs: 32-34-24-11-0105, 32-34-24-12-0109, and 32-34-24-11-0088 stating that these have an outstanding balance. Mind you, 32-34-24-11-0088 is not even our property; it was sold in July 2024.

I called the city and spoke with Darcy Mulvilhill. I explained the situation and how we (Novak-Fleck, Inc.) have always paid our storm water invoices and every other invoice related to the city of St. Francis on time. It doesn't make sense that we would only pay two invoices and throw the others away. We received an invoice that we shouldn't have; and we have other lots that haven't received a storm water invoice at all; so how do we know that the system is being updated and processed correctly? She informed me that she is incapable of removing the late fees and doesn't care that either the post office lost them, or there was a potential error on St. Francis's part. She hears the same story all the time and will not remove the fee or let me talk to another person about it. We are to pay the late fee or attend a city council meeting and bring it up there. On the invoice it says we can appeal within 30 calendar days from the date of the invoice; so, this is our appeal. We will send in the check for the two outstanding invoices, including the late fee so there isn't a 10% penalty assessed. However, we never received these invoices back in March with the other two that we paid, and I am requesting that Novak-Fleck, Inc. be reimbursed for the late fees paid on both.

If you have any questions or would like to discuss it further, please give me a call at 763-424-4955. I appreciate your attention to this matter.

Sincerely,

Victoria Lanthier
Novak-Fleck, Inc.
Office Manager

City of St. Francis

CITY OF ST. FRANCIS
Financ
3750 E
St. Francis, MN 55070
Phone: (763) 753-2630
Fax: (763) 753-9881

INVOICE

*************AUTO**ALL FOR AADC 553
Novak-Fleck Incorporated
8857 Zealand Ave N
Brooklyn Park MN 55445-1824

S 2875
P 14
T 10

#138661
3.26.25

2025 STORM WATER INVOICE

23645-2025

Parcel ID:	32-34-24-11-0090
Parcel Address:	UNASSIGNED SITUS
Name:	Novak-Fleck Incorporated
Amount Due:	$72.00
Due Date:	June 01, 2025

23645 MARIGOLD ST NW

This is for your 2025 Stormwater Fee.

This bill is due on June 1st, 2025. If not paid by that time a $10.00 late fee will be assessed.

Please note that this bill will be assessed to your property taxes at the end of the year if unpaid.

Payments can be made on-line at https://www.stfrancismn.gov/make-online-payment.

If we can be of any help, please call 763-753-2630 and a city representative will help you.

We thank you for your prompt attention to this matter.

City of St. Francis

CITY OF ST. FRANCIS
Finan
3750 Bridge St NW
St. Francis, MN 55070
Phone: (763) 753-2630
Fax: (763) 753-9881

Agenda Item # 7B.

INVOICE

PAID
#135661
5/23/25

*************AUTO**ALL FOR AADC 553
Novak Fleck Inc
8857 Zealand Ave N
Brooklyn Park MN 55445-1824

S 2874
P 14
T 10

23627-2005

2025 STORM WATER INVOICE

Parcel ID:	32-34-24-11-0091
Parcel Address:	UNASSIGNED SITUS
Name:	Novak Fleck Inc
Amount Due:	$72.00
Due Date:	June 01, 2025

LOT 7, BLOCK 5;
RIVER'S EDGE 5TH

23627 MARIGOLD ST NW

This is for your 2025 Stormwater Fee.

This bill is due on June 1st, 2025. If not paid by that time a $10.00 late fee will be assessed.

Please note that this bill will be assessed to your property taxes at the end of the year if unpaid.

Payments can be made on-line at https://www.stfrancismn.gov/make-online-payment.

If we can be of any help, please call 763-753-2630 and a city representative will help you.

We thank you for your prompt attention to this matter.

City of St. Francis

CITY OF ST. FRANCIS
Finan[illegible]
3750 [illegible]
St. Francis, MN 55070
Phone: (763) 753-2630
Fax: (763) 753-9881

INVOICE

***************AUTO**MIXED AADC 553
Novak-Fleck Incorporated
8857 Zealand Ave N
Brooklyn Park MN 55445-1824

S 1136
P 10
T 7

2025 STORM WATER INVOICE

Parcel ID:	32-34-24-11-0088
Parcel Address:	8857 Zealand Ave N
Name:	Novak-Fleck Incorporated
Amount Due:	$82.00
Due Date:	June 01, 2025

NOT NF,
NATHAN DUFEK
CLOSED 7.22.24

IMPORTANT NOTICE OF BALANCE DUE AND PENDING ASSESSMENT

This notice is to advise you that we have an outstanding bill due on the property you own. The amount due is listed above. This is for your property's 2025 Storm Water Fee.

If payment is not received by October 30, 2025, the past due amount plus a 10% penalty will be sent to the County Auditor and assessed to the Property Taxes for this property. You have the right to appeal to the City Council by submitting a written appeal no later than thirty (30) calendar days from the date of this notice. Please send to the attention of the city clerk. In addition, you may submit a written request to meet with a City representative at any time prior to the matter being placed before the City Council at the November 3, 2025 City Council meeting, if you so choose. The St. Francis City Council meetings are held at City Hall, 3750 Bridge Street NW, St. Francis, MN.

If we do not hear from you by October 30, 2025, this unpaid bill plus a 10% penalty will be sent to Anoka County for tax collection in 2026.

If we can be of any help, please call 763-753-2630 and a city representative will help you.

We thank you for your prompt attention to this matter.

Return this portion with payment to
City of St. Francis Storm Water Fee, 3750 Bridge Street NW, St. Francis MN 55070
OR pay online at https://www.stfrancismn.gov/

Parcel ID:	32-34-24-11-0088
Parcel Address:	8857 Zealand Ave N
Name:	Novak-Fleck Incorporated
Amount Due:	$82.00
Due Date:	June 01, 2025

City of St. Francis

CITY OF ST. FRANCIS
Financ
3750 B
St. Francis, MN 55070
Phone: (763) 753-2630
Fax: (763) 753-9881

INVOICE

****************AUTO**MIXED AADC 553
Novak-Fleck Inc Victoria Lanthier
8857 Zealand Ave N
Brooklyn Park MN 55445-1824

S 1135
P 10
T 7

2025 STORM WATER INVOICE

Parcel ID:	32-34-24-11-0105
Parcel Address:	8857 Zealand Ave N
Name:	Novak-Fleck Inc Victoria Lanthier
Amount Due:	$82.00
Due Date:	June 01, 2025

LOT 4, BLOCK 1, RIVERS EDGE 7TH
23636 Lily St

IMPORTANT NOTICE OF BALANCE DUE AND PENDING ASSESSMENT

This notice is to advise you that we have an outstanding bill due on the property you own. The amount due is listed above. This is for your property's 2025 Storm Water Fee.

If payment is not received by October 30, 2025, the past due amount plus a 10% penalty will be sent to the County Auditor and assessed to the Property Taxes for this property. You have the right to appeal to the City Council by submitting a written appeal no later than thirty (30) calendar days from the date of this notice. Please send to the attention of the city clerk. In addition, you may submit a written request to meet with a City representative at any time prior to the matter being placed before the City Council at the November 3, 2025 City Council meeting, if you so choose. The St. Francis City Council meetings are held at City Hall, 3750 Bridge Street NW, St. Francis, MN.

If we do not hear from you by October 30, 2025, this unpaid bill plus a 10% penalty will be sent to Anoka County for tax collection in 2026.

If we can be of any help, please call 763-753-2630 and a city representative will help you.

We thank you for your prompt attention to this matter.

Return this portion with payment to
City of St. Francis Storm Water Fee, 3750 Bridge Street NW, St. Francis MN 55070
OR pay online at https://www.stfrancismn.gov/

Parcel ID:	32-34-24-11-0105
Parcel Address:	8857 Zealand Ave N
Name:	Novak-Fleck Inc Victoria Lanthier
Amount Due:	$82.00
Due Date:	June 01, 2025

City of St. Francis

CITY OF ST. FRANCIS
Financ[e] Agenda Item # 7B.
3750 Bridge Street NW
St. Francis, MN 55070
Phone: (763) 753-2630
Fax: (763) 753-9881

INVOICE

***************AUTO**MIXED AADC 553
Novak-Fleck Incorporated
8857 Zealand Ave N
Brooklyn Park MN 55445-1824

S 1134
P 10
T 7

2025 STORM WATER INVOICE

Parcel ID: 32-34-24-12-0109
Parcel Address: 8857 Zealand Ave N
Name: Novak-Fleck Incorporated
Amount Due: $82.00
Due Date: June 01, 2025

3432 237TH AVE NW

IMPORTANT NOTICE OF BALANCE DUE AND PENDING ASSESSMENT

This notice is to advise you that we have an outstanding bill due on the property you own. The amount due is listed above. This is for your property's 2025 Storm Water Fee.

If payment is not received by October 30, 2025, the past due amount plus a 10% penalty will be sent to the County Auditor and assessed to the Property Taxes for this property. You have the right to appeal to the City Council by submitting a written appeal no later than thirty (30) calendar days from the date of this notice. Please send to the attention of the city clerk. In addition, you may submit a written request to meet with a City representative at any time prior to the matter being placed before the City Council at the November 3, 2025 City Council meeting, if you so choose. The St. Francis City Council meetings are held at City Hall, 3750 Bridge Street NW, St. Francis, MN.

If we do not hear from you by October 30, 2025, this unpaid bill plus a 10% penalty will be sent to Anoka County for tax collection in 2026.

If we can be of any help, please call 763-753-2630 and a city representative will help you.

We thank you for your prompt attention to this matter.

Return this portion with payment to
City of St. Francis Storm Water Fee, 3750 Bridge Street NW, St. Francis MN 55070
OR pay online at https://www.stfrancismn.gov/

Parcel ID: 32-34-24-12-0109
Parcel Address: 8857 Zealand Ave N
Name: Novak-Fleck Incorporated
Amount Due: $82.00
Due Date: June 01, 2025

CITY COUNCIL AGENDA REPORT

TO: Kate Thunstrom, City Administrator

FROM: Jenni Wida, City Clerk

SUBJECT: Ordinance Amendment to Chapter 2 of the City Code – Second Reading

DATE: October 20, 2025

OVERVIEW:

This is the second reading of Ordinance 350 where staff was asked to make an amendment to the city code to remove the “address” portion from the following line from our city code, section 2-2-3 subd B. 5-14, Council procedure at regular meetings, states that:

“persons speaking shall give their name, address, and state their business or identify on behalf of whom they are speaking.”

During the process it was found that the layout of the agenda did not match our current agenda and this was also updated to match the current proceedings of Council meetings.

ACTION TO BE CONSIDERED:

Approve the first reading of Ordinance 350 amending Chapter 2 section 2-2-3 subdivision B.5-14 of the city code

BUDGET IMPLICATION:

None

Attachments:

- Ordinance 350 amending Chapter 2 section 2-2-3 subdivision B.5 of the city code
- Exhibit A

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

ORDINANCE 350

AN ORDINANCE AMENDING SECTION 2-2-3 OF THE CITY CODE REGARDING COUNCIL PROCEDURE AT REGULAR MEETINGS

THE CITY OF ST. FRANCIS ORDAINS:

Section 1. Code Amended. That all previously adopted versions of this section are deleted and Section 2-2-3, Second Series shall hereby be added to read as established in Exhibit A.

Section 2. Effective Date. This Ordinance shall take effect thirty days after publication or as noted in the amendment.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS THIS 3rd DAY OF NOVEMBER, 2025.

APPROVED:

____
Mark Vogel
Mayor of St. Francis

ATTEST:

____
Jennifer Wida
City Clerk

2-2-3. Council procedure at regular meetings.

A. This Council procedure at regular meetings will apply to the extent that the Council does not provide for a different procedure by resolution. The City Council is authorized to establish different procedure by resolution.

B. The City Administrator or designee shall prepare the following items: (1) an agenda for the forthcoming meeting; (2) a compiled list of all claimants who have filed verified accounts claiming payment for goods or services rendered the City since the last regular meeting of the Council, such list to be called the "Claim Report" and bearing headings "Claimant" and "Amount"; (3) a copy of all minutes to be considered; and, (4) copies of such other proposals, communications, or other documents as the City Administrator or designee deems necessary or proper for advance consideration by the Council. The City Clerk shall forthwith cause to be mailed or delivered to each member of the Council copies of all said documents. Roberts' Rule of Order (Newly Revised) shall govern all Council meetings as to procedural matters not set forth in the Charter or City Code. At the appointed time for the regular meeting of the City Council, the meeting shall be called to order by the Mayor and in the Mayor's absence, by the Mayor Pro Tempore. If a quorum is present, the City Council shall then proceed with the business in the following order:

1. Call to Order/Pledge of Allegiance.
2. Roll Call.
3. Approval of ~~Adopt~~ Agenda.
4. Consent Agenda, including but not limited to Approval of Minutes; Reports from Boards and Commissions; Payment of Claims; and Approval for payment of Clams and Appropriations. (All items falling under "Consent Agenda" are considered to be routine and non-controversial by the Council and will be approved by one motion. There will not be separate discussion of these items unless a member of the council or a citizen so requests, in which case the items will be removed from the Consent Agenda. Items removed from Consent Agenda approval will be taken up as the next order of business.
5. Meeting Open to the Public ~~Meeting Opened Persons Requesting to Appear Before Council.~~ Persons who wish to appear before the Council must submit a written request to the City Clerk prior to the commencement of the meeting, which lists their name and address, and states their business (or identifies on behalf of whom they wish to speak). Persons requesting to appear before the Council will be recognized during the meeting in the order in which they submitted the written request. The presiding officer may advise any person appearing as to the amount of time allowed prior to his speaking, or later limit such time. Persons speaking shall give their name~~, address,~~ and state their business for identify on behalf of whom they are speaking.
6. Special Business ~~Petitions, Requests, Applications.~~
7. Public Hearing ~~Ordinances and Resolutions.~~
8. Old Business ~~Reports of Staff Members.~~
9. New Business ~~Reports of Council members~~.
10. Meeting Open to the Public ~~Report from Mayor.~~ Persons who wish to appear before the Council must submit a written request to the City Clerk prior to the commencement of the meeting, which lists their name and address, and states their business (or identifies on behalf of whom they wish to speak). Persons requesting to appear before the Council will be recognized during the meeting in the order in which they submitted the written request. The presiding officer may advise any person appearing as to the amount of time allowed prior to his speaking, or later limit such time. Persons speaking shall give their name and state their business for identify on behalf of whom they are speaking.

11. Reports ~~Old Business.~~
12. Council Member Reports ~~New Business.~~
13. Upcoming Events ~~Adjournment~~
14. Adjournment.

C. Matters inappropriate for consideration at a meeting, or not in the order specified, shall not be considered except (1) with the unanimous consent of the members of the Council, or (2) scheduled public hearings or bid lettings at the time stated in the notice. All claims for payment must be filed at or before 12:00 p.m. on the Wednesday preceding the regular Council meeting at which it is to be considered.

D. Varying Order. The order of business may be varied by the Mayor, but all public hearings shall be held at the time specified in the notice of the hearing.

(Ord. 68, SS, 2-4-2002; Ord. 139, SS, 8-17-2009; Ord. 229, SS, 6-19-2017)

CITY OF ST. FRANCIS
ST. FRANCIS
ANOKA COUNTY

RESOLUTION 2025-52

A RESOLUTION AUTHORIZING THE SUMMARY PUBLICATION OF ORDINANCE 350, SECOND SERIES AMENDING CHAPTER 2 SECTION 2-2-3 SUBDIVISION B.5 OF THE CITY CODE - 2nd READING

WHEREAS, as authorized by Minnesota Statutes, Section 412.191, subd.4, the City Council has determined that publication of the title and summary of Ordinance 350, Second Series, will clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, a printed copy of the Ordinance is available for inspection during regular office hours in the office of the City Clerk and a digital copy of the Ordinance is available for inspection on the City's website.

NOW THEREFORE, BE IT RESOLVED that the following summary of Ordinance 344 Second Series is approved for publication:

CITY OF ST. FRANCIS, MINNESOTA
ORDINANCE 350, SECOND SERIES

Section 1. Ordinance 350, as adopted, amends the City Zoning Code as follows:

1. Amending city code to remove address from *"persons speaking shall give their name, address, and state their business or identify on behalf of whom they are speaking."*
2. Update agenda layout

Section 2. This Ordinance shall take effect and be enforced from and after its passage and publication according to law.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS THIS 3rd DAY OF NOVEMBER, 2025.

APPROVED:

____
Mark Vogel, Mayor

Attest:

____
Jenni Wida, City Clerk

City of St. Francis

CITY COUNCIL AGENDA REPORT

TO: Kate Thunstrom, City Administrator

FROM: Craig Jochum, City Engineer

SUBJECT: 2025 Street Reconstruction Project Adopting Assessment

DATE: November 3, 2025

OVERVIEW:

The assessment hearing for the 2025 Street Reconstruction Project was held on November 3, 2025. Resolution 2025-53 adopts the assessment roll as presented. The assessment roll is also attached.

ACTION TO BE CONSIDERED:

Consideration to adopt Resolution 2025-53 Resolution Adopting Assessment.

BUDGET IMPLICATION:

The feasibility report, approved by City Council on January 21, 2025, provides detail on the proposed assessments and funding sources for this project. This project is proposed to be financed by Municipal State Aid funds, Water Funds, Stormwater Utility Funds and Assessments. The total estimated project cost is $1,546,000.

The assessments are based on the City's current assessment policy for the Front Footage Method. The assessments are based on assessing 40% of the watermain lateral costs, 40% of the storm sewer improvement costs, and 100 % of the water service costs. Any assessment not paid in full when initially due will be certified to Anoka County for collection over a fifteen (15) year period. The proposed interest rate for those assessments that are not prepaid is 4.6 %.

Attachments:

- Resolution 2025-53 Adopting Assessment
- Proposed Assessment Roll

Agenda Item # 9A.

FINAL ASSESSMENT ROLL - 2025 STREET RECONSTRUCTION PROJECT - CITY OF ST. FRANCIS

PID	PROPERTY ADDRESS	OWNER/TAXPAYER	OWNER ADDRESS	FRONT FOOTAGE ON WOODBINE STREET	FRONT FOOTAGE ON 229TH LANE	TOTAL FRONT FOOTAGE	ASSESSED FRONTAGE (FEET)	PROPERTY TYPE	WATERMAIN LATERAL ASSESSMENT OWNER (40%)	WATERMAIN LATERAL ASSESSMENT CITY (60%)	WATER SERVICE ASSESSMENT	STORM SEWER ASSESSMENT OWNER (40%)	STORM SEWER ASSESSMENT CITY (60%)	FINAL ASSESSMENT
WOODBINE STREET: RUM RIVER BLVD TO BRIDGE STREET														
32-34-24-34-0074	3750 BRIDGE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	225	0	225	225	M	$10,220	$15,329		$3,422	$5,133	$13,642
32-34-24-34-0018	22950 WOODBINE ST NW	PETER YOVETICH	22950 WOODBINE ST NW ST FRANCIS, MN 55070	128	0	128	128	R	$5,814	$8,721	$3,102	$1,947	$2,920	$10,863
32-34-24-34-0017	22940 WOODBINE ST NW	PAUL PIERCE & MARY PIERCE IN CARE OF: PIERCE HOTEL, MOTEL AND APARTMENTS PAUL PIERCE & MARY PIERCE IN CARE OF: PAUL LOUIS, TRUSTEE	1500 S FERRY RD ANOKA, MN 55303	70	165	235	85	R	$3,179	$4,769	$3,102	$1,293	$1,939	$7,574
32-34-24-34-0004	22920 WOODBINE ST NW	RAYMOND E & DAWN C STEINKE	BOX 635 ST FRANCIS, MN 55070	132	165	297	147	R	$5,995	$8,993	$6,203	$2,236	$3,353	$14,434
32-34-24-34-0005	22910 WOODBINE ST NW	BRETT JAMES CAREY ELISE KINSEY CAREY	22910 WOODBINE ST NW ST FRANCIS, MN 55070	66	0	66	66	R	$2,998	$4,497	$3,102	$1,004	$1,506	$7,104
32-34-24-34-0006	22904 WOODBINE ST NW	IMMO SPID USA LLC IN CARE OF: MICHIGAN ENTITY SERVICES CYNTHIA A HILLYARD	2836 W. JEFFERSON STE 110 TRENTON, MI 48183 22904 WOODBINE STREET NW ST. FRANCIS, MN 55070	66	0	66	66	R	$2,998	$4,497	$3,102	$1,004	$1,506	$7,104
05-33-24-21-0004	22866 WOODBINE ST NW	JENNIFER HAGERMAN	PO BOX 674 ST FRANCIS, MN 55070	72	0	72	72	R	$3,270	$4,905		$1,095	$1,642	$4,365
32-34-24-34-0025	22961 WOODBINE ST NW	CITY OF ST FRANCIS	3750 BRIDGE ST NW ST FRANCIS, MN 55070	106	0	106	106	M	$4,815	$7,222		$1,612	$2,418	$6,427
32-34-24-34-0070	3726 BRIDGE ST NW	ST FRANCIS PROPERTIES LLC	3726 BRIDGE ST NW PO BOX 457 ST FRANCIS, MN 55070	116	0	116	116	C	$5,269	$7,903	$7,230	$1,764	$2,646	$14,263
229TH LANE NW: AMBASSADOR BLVD NW TO RUM RIVER BLVD NW														
32-34-24-34-0019	UNASSIGNED	PAUL & MARY PIERCE	1500 S FERRY RD ANOKA, MN 55303	0	60	60	60	R				$912	$1,369	$912
32-34-24-34-0072	3709 229TH LANE NW	ABILITY INVESTMENTS I LLC	14018 PIERCE ST NE HAM LAKE, MN 55304	201	165	366	216	R	$9,129	$13,694	$7,230	$3,285	$4,927	$16,615

Agenda Item # 9A.

City of St. Francis
2025 Utility Improvements
Fund #86057

Name	Parcel #	Address	Amount			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	Total
CITY OF ST FRANCIS	32-34-24-34-0074	3750 BRIDGE ST NW	$ 13,642.00	(1,279.01)	Principal	$ 651.48	$ 681.45	$ 712.79	$ 745.58	$ 779.88	$ 815.75	$ 853.28	$ 892.53	$ 933.58	$ 976.53	$ 1,021.45	$ 1,068.44	$ 1,117.58	$ 1,168.99	$ 1,222.77	$ 13,642.08
					Interest	$ 627.53	$ 597.56	$ 566.22	$ 533.43	$ 499.13	$ 463.26	$ 425.73	$ 386.48	$ 345.43	$ 302.48	$ 257.56	$ 210.57	$ 161.43	$ 110.02	$ 56.24	$ 5,543.07
					2025 Interest	$ 99.72															$ 99.72
						$ 1,378.73	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 1,279.01	$ 19,284.87
PETER YOVETICH	32-34-24-34-0018	22950 WOODBINE ST NW	$ 10,863.00	(1,018.46)	Principal	$ 518.76	$ 542.62	$ 567.59	$ 593.69	$ 621.00	$ 649.57	$ 679.45	$ 710.71	$ 743.40	$ 777.59	$ 813.36	$ 850.78	$ 889.91	$ 930.85	$ 973.67	$ 10,862.95
					Interest	$ 499.70	$ 475.84	$ 450.87	$ 424.77	$ 397.46	$ 368.89	$ 339.01	$ 307.75	$ 275.06	$ 240.87	$ 205.10	$ 167.68	$ 128.55	$ 87.61	$ 44.79	$ 4,413.95
					2025 Interest	$ 79.40															$ 79.40
						$ 1,097.86	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 1,018.46	$ 15,356.30
PAUL PIERCE & MARY PIERCE	32-34-24-34-0017	22940 WOODBINE ST NW	$ 7,574.00	(710.10)	Principal	$ 361.70	$ 378.33	$ 395.74	$ 413.94	$ 432.98	$ 452.90	$ 473.73	$ 495.52	$ 518.32	$ 542.16	$ 567.10	$ 593.19	$ 620.47	$ 649.02	$ 678.87	$ 7,573.97
					Interest	$ 348.40	$ 331.77	$ 314.36	$ 296.16	$ 277.12	$ 257.20	$ 236.37	$ 214.58	$ 191.78	$ 167.94	$ 143.00	$ 116.91	$ 89.63	$ 61.08	$ 31.23	$ 3,077.53
					2025 Interest	$ 55.36															$ 55.36
						$ 765.46	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 710.10	$ 10,706.86
RAYMOND E & DAWN C STEINKE	32-34-24-34-0004	22920 WOODBINE ST NW	$ 14,434.00	(1,353.26)	Principal	$ 689.30	$ 721.00	$ 754.17	$ 788.86	$ 825.15	$ 863.11	$ 902.81	$ 944.34	$ 987.78	$ 1,033.22	$ 1,080.74	$ 1,130.46	$ 1,182.46	$ 1,236.85	$ 1,293.75	$ 14,434.00
					Interest	$ 663.96	$ 632.26	$ 599.09	$ 564.40	$ 528.11	$ 490.15	$ 450.45	$ 408.92	$ 365.48	$ 320.04	$ 272.52	$ 222.80	$ 170.80	$ 116.41	$ 59.51	$ 5,864.90
					2025 Interest	$ 105.51															$ 105.51
						$ 1,458.77	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 1,353.26	$ 20,404.41
BRETT JAMES CAREY	32-34-24-34-0005	22910 WOODBINE ST NW	$ 7,104.00	(666.04)	Principal	$ 339.26	$ 354.86	$ 371.19	$ 388.26	$ 406.12	$ 424.80	$ 444.34	$ 464.78	$ 486.16	$ 508.53	$ 531.92	$ 556.39	$ 581.98	$ 608.75	$ 636.75	$ 7,104.09
ELISE KINSEY CAREY					Interest	$ 326.78	$ 311.18	$ 294.85	$ 277.78	$ 259.92	$ 241.24	$ 221.70	$ 201.26	$ 179.88	$ 157.51	$ 134.12	$ 109.65	$ 84.06	$ 57.29	$ 29.29	$ 2,886.51
					2025 Interest	$ 51.93															$ 51.93
						$ 717.97	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 10,042.53
IMMO SPID USA LLC	32-34-24-34-0006	22904 WOODBINE ST NW	$ 7,104.00	(666.04)	Principal	$ 339.26	$ 354.86	$ 371.19	$ 388.26	$ 406.12	$ 424.80	$ 444.34	$ 464.78	$ 486.16	$ 508.53	$ 531.92	$ 556.39	$ 581.98	$ 608.75	$ 636.75	$ 7,104.09
IN CARE OF: MICHIGAN ENTITY					Interest	$ 326.78	$ 311.18	$ 294.85	$ 277.78	$ 259.92	$ 241.24	$ 221.70	$ 201.26	$ 179.88	$ 157.51	$ 134.12	$ 109.65	$ 84.06	$ 57.29	$ 29.29	$ 2,886.51
SERVICES					2025 Interest	$ 51.93															$ 51.93
						$ 717.97	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 666.04	$ 10,042.53
JENNIFER HAGERMAN	05-33-24-21-0004	22866 WOODBINE ST NW	$ 4,365.00	(409.24)	Principal	$ 208.45	$ 218.04	$ 228.07	$ 238.56	$ 249.53	$ 261.01	$ 273.02	$ 285.58	$ 298.71	$ 312.45	$ 326.83	$ 341.86	$ 357.59	$ 374.04	$ 391.24	$ 4,364.98
					Interest	$ 200.79	$ 191.20	$ 181.17	$ 170.68	$ 159.71	$ 148.23	$ 136.22	$ 123.66	$ 110.53	$ 96.79	$ 82.41	$ 67.38	$ 51.65	$ 35.20	$ 18.00	$ 1,773.62
					2025 Interest	$ 31.91															$ 31.91
						$ 441.15	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 409.24	$ 6,170.51
CITY OF ST FRANCIS	32-34-24-34-0025	22961 WOODBINE ST NW	$ 6,427.00	(602.56)	Principal	$ 306.92	$ 321.04	$ 335.80	$ 351.25	$ 367.41	$ 384.31	$ 401.99	$ 420.48	$ 439.82	$ 460.05	$ 481.22	$ 503.35	$ 526.51	$ 550.72	$ 576.06	$ 6,426.93
					Interest	$ 295.64	$ 281.52	$ 266.76	$ 251.31	$ 235.15	$ 218.25	$ 200.57	$ 182.08	$ 162.74	$ 142.51	$ 121.34	$ 99.21	$ 76.05	$ 51.84	$ 26.50	$ 2,611.47
					2025 Interest	$ 46.98															$ 46.98
						$ 649.54	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 602.56	$ 9,085.38
ST FRANCIS PROPERTIES LLC	32-34-24-34-0070	3726 BRIDGE ST NW	$ 14,263.00	(1,337.23)	Principal	$ 681.13	$ 712.46	$ 745.24	$ 779.52	$ 815.38	$ 852.88	$ 892.12	$ 933.15	$ 976.08	$ 1,020.98	$ 1,067.94	$ 1,117.07	$ 1,168.45	$ 1,222.20	$ 1,278.42	$ 14,263.02
					Interest	$ 656.10	$ 624.77	$ 591.99	$ 557.71	$ 521.85	$ 484.35	$ 445.11	$ 404.08	$ 361.15	$ 316.25	$ 269.29	$ 220.16	$ 168.78	$ 115.03	$ 58.81	$ 5,795.43
					2025 Interest	$ 104.26															$ 104.26
						$ 1,441.49	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 1,337.23	$ 20,162.71
PAUL & MARY PIERCE	32-34-24-34-0019	UNASSIGNED	$ 912.00	(85.50)	Principal	$ 43.55	$ 45.55	$ 47.65	$ 49.84	$ 52.13	$ 54.53	$ 57.04	$ 59.66	$ 62.41	$ 65.28	$ 68.28	$ 71.42	$ 74.71	$ 78.14	$ 81.74	$ 911.93
					Interest	$ 41.95	$ 39.95	$ 37.85	$ 35.66	$ 33.37	$ 30.97	$ 28.46	$ 25.84	$ 23.09	$ 20.22	$ 17.22	$ 14.08	$ 10.79	$ 7.36	$ 3.76	$ 370.57
					2025 Interest	$ 6.67															$ 6.67
						$ 92.17	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 85.50	$ 1,289.17
ABILITY INVESTMENTS I LLC	32-34-24-34-0072	3709 229TH LANE NW	$ 16,615.00	(1,557.74)	Principal	$ 793.45	$ 829.95	$ 868.13	$ 908.06	$ 949.83	$ 993.52	$ 1,039.23	$ 1,087.03	$ 1,137.03	$ 1,189.34	$ 1,244.05	$ 1,301.27	$ 1,361.13	$ 1,423.74	$ 1,489.23	$ 16,614.99
					Interest	$ 764.29	$ 727.79	$ 689.61	$ 649.68	$ 607.91	$ 564.22	$ 518.51	$ 470.71	$ 420.71	$ 368.40	$ 313.69	$ 256.47	$ 196.61	$ 134.00	$ 68.51	$ 6,751.11
					2025 Interest	$ 121.45															$ 121.45
						$ 1,679.19	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 1,557.74	$ 23,487.55
				0.00	Principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
					Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
					2025 Interest	$ -															$ -
						$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				0.00	Principal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
					Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
					2020 Interest	$ -															$ -
						$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
			$ 103,303.00		Total Principal	$ 4,933.26	$ 5,160.16	$ 5,397.56	$ 5,645.82	$ 5,905.53	$ 6,177.18	$ 6,461.35	$ 6,758.56	$ 7,069.45	$ 7,394.66	$ 7,734.81	$ 8,090.62	$ 8,462.77	$ 8,852.05	$ 9,259.25	$ 103,303.03
					Interest	$ 4,751.92	$ 4,525.02	$ 4,287.62	$ 4,039.36	$ 3,779.65	$ 3,508.00	$ 3,223.83	$ 2,926.62	$ 2,615.73	$ 2,290.52	$ 1,950.37	$ 1,594.56	$ 1,222.41	$ 833.13	$ 425.93	$ 41,974.67
						$ 755.10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 755.10
						$ 10,440.28	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 9,685.18	$ 146,032.80

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

RESOLUTION NO. 2025-53

A RESOLUTION ADOPTING ASSESSMENTS FOR THE 2025 STREET RECONSTRUCTION PROJECT

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessments for the improvements for the 2025 Street Reconstruction Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ST. FRANCIS, MINNESOTA:

1. Such proposed assessments, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included in hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessment shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2026 shall bear interest at the rate of 4.6 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2025. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

3. The owner of any property so assessed may, at any time prior to certifications of the assessment to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and the owner may, at any time thereafter, pay to the city clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.

4. The clerk shall forthwith transmit a certified duplicate of this assessment to the county auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS THIS 3RD DAY OF NOVEMBER, 2025.

APPROVED:

ATTEST:

____
Mark Vogel, Mayor

____
Jennifer Wida, City Clerk

City of St. Francis

CITY COUNCIL AGENDA REPORT

TO: St. Francis City Council

FROM: Beth Richmond, Planner

SUBJECT: Dalton River Villas Final Plat

DATE: November 3, 2025

OVERVIEW:

Mike Pomerleau of Meadow Creek Construction has submitted an application for the review of the final plat for the Dalton River Villas subdivision. This development includes the creation of 19 single-unit residential lots between Ambassador Blvd NW and the Rum River.

The preliminary plat for this subdivision was approved on October 6, 2025. Planning and Engineering staff have reviewed the final plat and find the documents to be complete and substantially conforming to the approved preliminary plat. A developer's agreement for the project will be prepared for Council's review and approval in the near future.

ACTION TO BE CONSIDERED:

Council is requested to review and act on the final plat application request for the Dalton River Villas subdivision. Staff recommends approval of the final plat request.

Suggested Motions:

1. Move to adopt Resolution 2025-54 approving the final plat of the Dalton River Villas subdivision with conditions and findings of fact as presented by Staff.

ATTACHMENTS:

- Draft Resolution 2025-54
- Applicant Submittals

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

RESOLUTION 2025-54

A RESOLUTION APPROVING THE FINAL PLAT FOR THE DALTON RIVER VILLAS SUBDIVISION

WHEREAS, the applicant, Mike Pomerleau on behalf of Meadow Creek Construction, has requested final plat approval for the Dalton River Villas subdivision; and

WHEREAS, the property is legally described in Attachment A; and

WHEREAS, the preliminary plat was approved by the City Council on October 6, 2025 via Resolution 2025-48; and

WHEREAS, the final plat is in substantial conformance with the approved preliminary plat; and

WHEREAS, the City Council of the City of St. Francis on November 3, 2025, considered the final plat and related documentation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of St. Francis hereby approves the final plat and associated documents for the Dalton River Villas subdivision based on the following findings of fact:

1. The proposed final plat is consistent with the City's 2040 Comprehensive Plan and conforms to the City Code with conditions.
2. The proposed final plat substantially conforms to the preliminary plat for the Dalton River Villas subdivision which was approved by Resolution 2025-48.

BE IT FURTHER RESOLVED that the approval of the final plat for the Dalton River Villas subdivision shall be subject to the following conditions:

1. Approvals granted by the City Council for this project are conditioned upon the MnDNR's certification of the project as specified in City Code Section 10-53-10.
2. The applicant shall provide a current title commitment for the property.
3. Right of access for Lots 1, 2, and 11 shall be dedicated to Anoka County as specified in the County's comment letter dated September 4, 2025.
4. The applicant shall address all comments from the City Engineer's memo dated October 29, 2025 to the Engineer's satisfaction.
5. Permanent signage is required per Code Section 10-84-04 to mark the river buffer area along the Rum River.
6. Land lying within the area identified in City Code Section 10-53-08A shall be custom graded and not clear cut in order to preserve trees of significance to the greatest extent possible.

7. The applicant shall revise the landscaping plan to reflect the custom graded areas identified in Condition 6. The plan shall be signed by a landscape architect or other qualified professional.
8. The applicant shall execute and submit a Development Agreement with terms acceptable to the City Attorney.
9. All necessary permits as may be applicable must be obtained before activity begins and/or before building permits are issued for individual lots.
10. The applicant shall be responsible for all costs associated with the final plat application.
11. All fees and financial obligations shall be received by the City prior to the releasing of the final plat for recording.
12. The applicant shall record the final plat with the County Recorder following the procedure specified in City Code section 11-36-05.

Approved and adopted by the City Council of the City of St. Francis on the 3rd day of November, 2025.

____
Mark Vogel, Mayor

____
Attest: Jennifer Wida, City Clerk

____
Dated

Attachment A

Legal Description

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING

That part of the above described property lying within the following described parcel:

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Northwest Quarter, distant 891 feet South of the Northwest corner of said Northwest Quarter; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West fine of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Document Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying easterly of the following described line:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1357.99 feet to the intersection of said north line with the easterly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 153.07 feet along said easterly right of way line on a non-tangential curve concave to the west, having a radius of 1195.92 feet, a central angle of 07 degrees 20 minutes 01 second and a chord bearing of North 10 degrees 16 minutes 17 seconds West; thence continuing along said westerly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 656.46 feet to the north line of the above described property and said line there terminating.

Final Plat
Review No. 1

ENGINEERING REVIEW
for City of St. Francis
by
Hakanson Anderson

Submitted to:	**City of St. Francis**
cc:	**Kate Thunstrom, City Administrator** **Jodie Steffes, Community Development Director** **Paul Carpenter, Public Works Director** **Beth Richmond, City Planner** **Craig Jochum, City Engineer** **Eric Johnson, Developer's Engineer** **Mike Pomerleau, Developer**
Reviewed by:	**Shane Nelson, Assistant City Engineer**
Date:	**October 29, 2025**
Proposed Project:	**Dalton River Villas**
Street Location:	**Vintage Street NW and 237th Ave NW**
Applicant:	**Meadow Creek Construction**
Owners of Record:	**Hukee Trustee Byron E**
Jurisdictional Agencies: (but not limited to)	**City of St. Francis, MPCA, Anoka County**
Permits Required: (but not limited to)	**City Approval, NPDES Construction Permit, Sanitary Sewer Extension Permit, MDH Water Extension**

INFORMATION AVAILABLE

Preliminary Plat of Dalton River Villas, dated 8/21/202, prepared by Sathre-Bergquist, Inc.

Dalton River Villas Construction Plans, dated 10/13/2025, prepared by Sathre-Bergquist, Inc.

Stormwater Management Plan for Dalton River Villas, dated 10/1/2025, prepared by AE2S.

STREETS

1. The Applicant is proposing to extend Woodbine Street NW to the north, terminating in a permanent cul-de-sac. Staff has reviewed the proposed layout and is supportive of the permanent cul-de-sac due to the proximity of the Rum River and Ambassador Blvd NW. Sixteen of the proposed lots will receive access from the proposed Woodbine Street NW extension.

2. Three lots are proposed to receive access from Ambassador Blvd NW (Co Rd 28). The proposed access is subject to the review and approval of the Anoka County Highway Department.

3. Please revise the casting for all catchbasins located within the curb to Neenah R-3250-1 or approved equal. Please replace Standard Plates 405, 406, 410, 703 and 705 with current Standard Plates sent by email on 10/23/2025.

SEWER AND WATER UTILITIES

1. The City's standard detail for a Drop Sanitary Sewer Manhole requires a monolithic structure. Please revise the plans to depict removal and replacement of the existing manhole with a monolithic drop manhole, or alternatively, re-design the location of the drop to MH 1.

2. Please depict the vertical locations of the sanitary sewer and watermain in all storm sewer crossings to identify any potential conflicts.

3. The water services for Lots 1, 2, and 11, Block 1 depict directionally drilling under Ambassador Blvd, which is an Anoka County highway. Please obtain a permit for the installation from ACHD and provide a copy of the approved permit to the City for our records.

4. The sanitary sewer services installation for Lots 1, 2, and 11, Block 1 will require work within the Ambassador Blvd right-of-way, which is an Anoka County

highway. Please obtain a permit for the installation from ACHD and provide a copy of the approved permit to the City for our records.

5. The plans do not depict the guy wires near the sewer service connection for Lot 1, Block 1. Please depict the guy wires on the plans and evaluate for conflicts.

GRADING, STORMWATER AND EROSION CONTROL

1. The Typical Pond/Filtration Basin Detail depicts a 6” Perforated Draintile, however, the draintile is not shown in the plan view. Please clarify.

2. The rain garden located on Lot 11 does not receive runoff from public infrastructure and therefore shall be privately maintained. The rain garden, once constructed, will be a private pond and the property owner will be responsible for the long-term operation and maintenance. In accordance with City ordinances, the Applicant must enter into a Stormwater Maintenance Agreement with the City to ensure the long-term operation and maintenance. (Section 10-93.5.H)

3. Please revise the Landscape Plan to depict an appropriate native seed mixture and/or planting plan in infiltration bench. (bare sand is not desired)

4. Please label the allowable lowest opening elevations for Lots 1-7, Block 1 based on the proposed grading, emergency overflows, and 1.5 feet of freeboard.

5. Please depict all final drainage and utility easements on the final plans.

6. Please label the invert elevation of the apron west of OCS C3.

7. We recommend removal of the existing driveway approach from Ambassador Blvd located adjacent to the rear yard of Lot 9, Block 1 and grading to extend the 918 south approximately 200 feet. Grading within Anoka County right-of-way is subject to Anoka County Highway Department review and approval.

8. Please submit storm sewer calculations (rational method) which confirm that the storm sewer is sized for a 10-year event.

9. Final Grading Plan shall conform to section 10-53-08 of the City Code.

EROSION CONTROL / SWPPP

1. Please clearly label the Rum River as a special water on the map of waters within one mile of the site.

2. This project is adjacent to and discharges to the Rum River, which is a special water, therefore the additional best management practices found in items 23.9,

23.10, and 23.11 of the NPDES Construction Permit must be incorporated into the SWPPP.

3. Item 23.10 of the NPDES Construction Permit as referenced above states "permittees must include an undisturbed buffer zone of not less than 100 linear feet from a special water (not including tributaries) and must maintain this buffer zone at all times, both during construction and as a permanent feature post construction, except where a water crossing or other encroachment is necessary to complete the project…." Please clearly document in the SWPPP if the 100' buffer cannot be maintained.

4. Section 10-84-04 of the City Code requires a River Buffer Plan for the Rum River.
   a. Please specifically address / add narratives in the SWPPP for all items listed in section 10-84-04.C "Minimum Requirements of the River, Stream or Public Water Plan" of the City Code.

5. Section 10-83-04 of the City Code requires a Wetland Management Plan.
   a. Please specifically address / add narratives in the SWPPP for all items listed in section 10-83-03.C "Minimum Requirements of Wetland Management Plan" of the City Code.

6. The number of acres, pre-construction impervious surface, and post-construction impervious surface are listed as "XX". Please revise.

FINAL PLAT

1. The storm sewer located within Lot 7, Block 1 and Lot 8, Block 1 shall be located within a drainage and utility easement. Please revise.

2. The cross lot rear drainage across Lot 10, Block 1 shall be within a drainage and utility easement. Please revise.

3. There are a total of 19 lots depicted on the Final Plat. Please review the numbering for Lot 24, Block 1 and revise.

OTHER

1. This project will disturb more than 1 acre of land and the Applicant is advised that a NPDES CSW Permit shall be obtained from the MPCA.

2. A Geotechnical Report prepared by a licensed Geotechnical Engineer is necessary. At least three soil borings shall be provided within the street alignment, to a depth which extends below the sanitary sewer. Additionally,

double ring infiltrometer tests and/or soil borings shall be provided at the proposed infiltration areas. (11-35-04)

3. Project Specifications shall be submitted for review and approval with the final plat application. The specifications shall include Sewer / Water Utility – Trace Wire Specifications as published by the Minnesota Rural Water Association.

4. A detailed plan (spot grades and slopes) for the proposed pedestrian ramp in the permanent cul-de-sac shall be submitted. Please add truncated domes as required by ADA, including references to appropriate Standard Plans or include project specific details.

5. The preliminary plat and final Construction Plans do not depict any wetlands located on the site. Please submit a certified statement from an certified Wetland Delineator stating that no wetlands are present on the site.

SUMMARY AND/OR RECOMMENDATION

We recommend approval of the Final Plat subject to the Applicant addressing the comments herein.

DALTON RIVER VILLAS

CITY OF SAINT FRANCIS
COUNTY OF ANOKA
SEC.32, TWP.34, RGE.24

KNOW ALL PERSONS BY THESE PRESENTS: That Meadow Creek Construction LLC, a Minnesota limited liability company, owner of the following described property:

That part of the following described property:

Commencing at the northwest corner of the Northwest Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 00 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST.FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING

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ALSO EXCEPTING

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING

That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Document Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.

Lying easterly of the following described line:

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Has caused the same to be surveyed and platted as DALTON RIVER VILLAS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Meadow Creek Construction LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ________ day of ______________________, 20___.

Signed: Meadow Creek Construction LLC

____
Signer, Title

STATE OF MINNESOTA
COUNTY OF ______________________

This instrument was acknowledged before me this __________ day of ______________________, 20___ by Signer, Title of Meadow Creek Construction LLC, a Minnesota limited liability company, on behalf of the company.

______________________________(Signature) ______________________________
Notary Public, ____________ County, Minnesota — Notary Printed Name

My Commission Expires: ________________________

SURVEYORS CERTIFICATE

I Daniel L. Schmidt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ______ day of ______________________, 20___.

____
Daniel L. Schmidt, Licensed Land Surveyor
Minnesota License No. 26147

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this ______day of ______________________, 20___ by Daniel L. Schmidt.

______________________________(Signature) ______________________________
Notary Public, Hennepin County, Minnesota — Notary Printed Name

My Commission Expires:________________________

CITY COUNCIL, CITY OF SAINT FRANCIS, MINNESOTA

This plat of DALTON RIVER VILLAS was approved and accepted by the City Council of the City of Saint Francis, Minnesota at a regular meeting held this ________ day of ________________, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Saint Francis, Minnesota

By:______________________________, Mayor By:______________________________, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ______day of ______________________, 20___.

By:______________________
David M. Zieglmeier
Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____________ day of ______________________________, 20___.

____
Property Tax Administrator

By ______________________________, Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
COUNTY OF ANOKA, STATE OF MINNESOTA

I hereby certify that this plat of DALTON RIVER VILLAS was filed in the office of the County Recorder/Registrar of Titles for public record on this________ day of ______________, 20___, at ________o'clock _____.M. and was duly recorded as Document Number ________________.

____
County Recorder/Registrar of Titles

By:______________________________, Deputy

SATHRE-BERGQUIST, INC.

DALTON RIVER VILLAS

CITY OF SAINT FRANCIS
COUNTY OF ANOKA
SEC.32, TWP.34, RGE.24

The basis for the bearing system is the north line of the south 593.4 feet of the Northwest Quarter of Section 32, Township 34, Range 24 and is assumed to bear North 89 degrees 48 minutes 15 seconds East

BENCHMARK: Elevations are based on the Top Nut of Hydrant at Lot 1 Block 1, RUM RIVER TERRACE which has an elevation of 927.17 feet (NAVD 88)

100 Year Base Flood Elevation is 899 feet (NAVD 88) per Flood Insurance Rate Map Community Panel No. 27003C0065E

- ○ Denotes a 1/2 inch by 14 inch iron pipe monument set and marked by License No. 26147 in accordance with Minnesota State Statute 505.021, Subd. 10.
- ● Denotes a 1/2 inch pipe monument found and marked by License No. 16091, unless shown otherwise.
- ◉ Denotes a Found Anoka County Cast-Iron-Monument

SATHRE-BERGQUIST, INC.

INSET

DALTON RIVER VILLAS

CITY OF SAINT FRANCIS
COUNTY OF ANOKA
SEC.32, TWP.34, RGE.24

NORTH

50 25 0 25 50 100
SCALE IN FEET

The basis for the bearing system is the north line of the south 593.4 feet of the Northwest Quarter of Section 32, Township 34, Range 24 and is assumed to bear North 89 degrees 48 minutes 15 seconds East

○ Denotes a 1/2 inch by 14 inch iron pipe monument set and marked by License No. 26147 in accordance with Minnesota State Statute 505.021, Subd. 10.

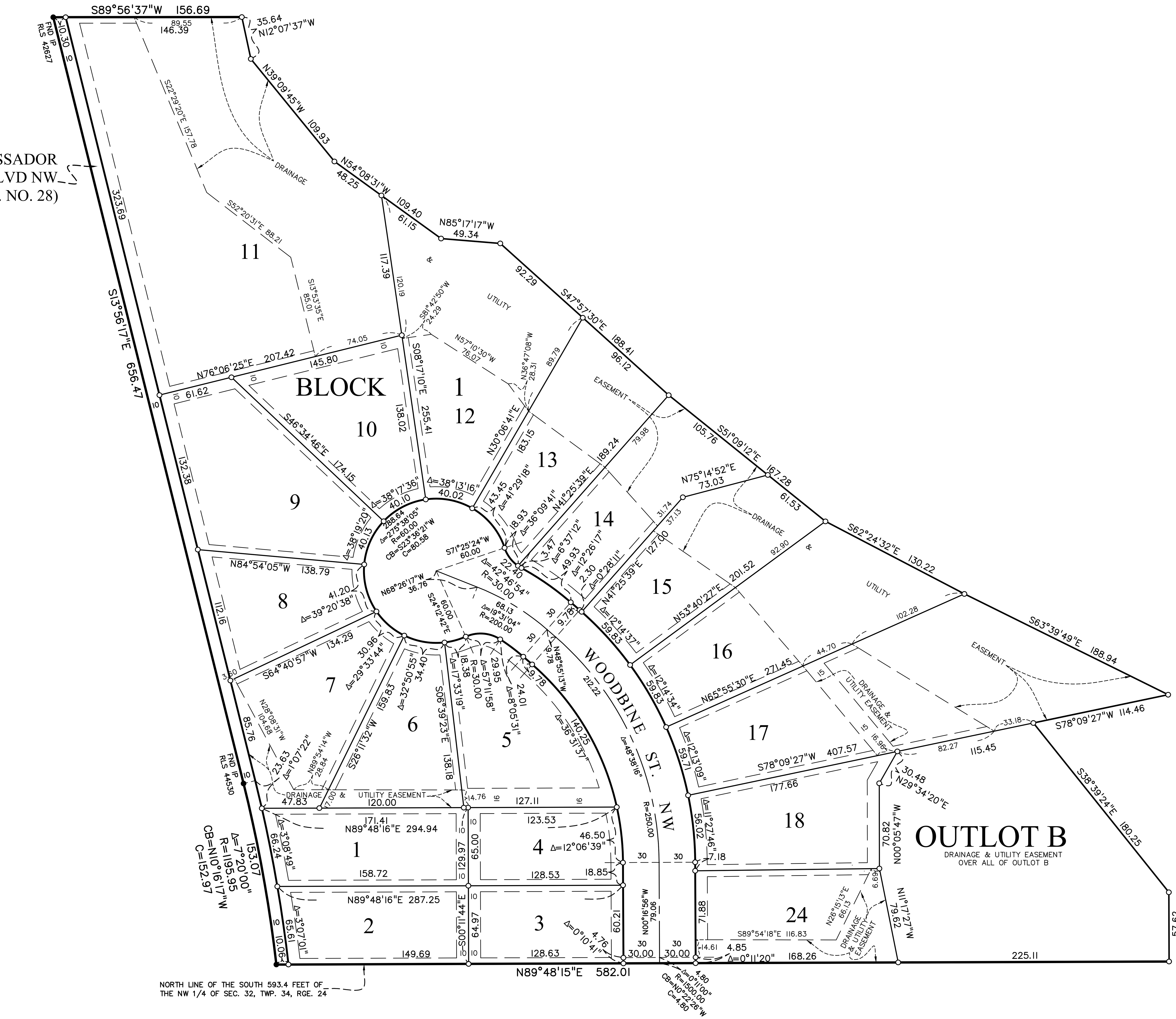
● Denotes a 1/2 inch pipe monument found and marked by License No. 16091, unless shown otherwise.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5
5
10
10
NOT TO SCALE

Being 5 feet in width and adjoining side lot lines and being 10 feet in width and adjoining public ways, unless otherwise indicated on this plat.

AMBASSADOR BLVD NW (C.S.A.H. NO. 28)



NORTH LINE OF THE SOUTH 593.4 FEET OF THE NW 1/4 OF SEC. 32, TWP. 34, RGE. 24

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.

City of St. Francis

CITY COUNCIL AGENDA REPORT

TO: Mayor and Council

FROM: Kate Thunstrom, City Administrator

SUBJECT: Ordinance Amendment – Chapter 2-9-1 Fee Schedule, First Reading

DATE: November 3, 2025

OVERVIEW:

Fee Schedule changes for the 2026 calendar year are as follows:

- Fire District – to identify the district liaisons will be compensated from the District and not from the City.
- Fingerprints – add a fee for service
- Liquor Compliance violations – add compliance fee's
- Building Permit – several updates were made for clarification and housekeeping
- Community Development Fees – Update of escrows that are utilized to pay for city consulting teams. City fee corrections to ensure fees charged are justified.
- Ball Park Use – add damage deposit
- Warming House- add damage deposit and key return fees
- Community Center – remove fee structure as Cree street building no longer available.
- Utility Fees' – correct spelling errors and add clarification
- Sewer Rates – update rate schedule
- Stormwater – remove annual fee structure
- Water Rates – update rate schedule.

TIMELINE:

1st Reading: November 3, 2025

2nd Reading: November 17, 2025

30-day public Comment: November 21, 2025

Effective: December 22, 2025

ACTION TO BE CONSIDERED:

Council to review and approve the first reading of the Ordinance amendment to 2-9-1 Fee Schedule as presented.

Attachments:

- Ordinance Amendment 351 to Chapter 2, Section 9 Fee Schedule – Red Line Version

CITY OF ST. FRANCIS
ST. FRANCIS, MN
ANOKA COUNTY

ORDINANCE 351

AN ORDINANCE AMENDING SECTION 2-9-1 OF THE CITY CODE REGARDING THE FEE SCHEDULE

THE CITY OF ST. FRANCIS ORDAINS:

Section 1. Code Amended. That all previously adopted versions of the fee schedule are deleted and Section 2-9-1, Second Series shall hereby be added to read as established in Exhibit A.

Section 2. Effective Date. This Ordinance shall take effect thirty days after publication or as noted in the amendment.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ST. FRANCIS THIS 3rd DAY OF NOVEMBER, 2025.

APPROVED:

____
Mark Vogel
Mayor of St. Francis

ATTEST:

____
Jennifer Wida
City Clerk

2-9-1. Fee schedule.

ADMINISTRATIVE FEES

ADMINISTRATIVE PENALTIES	
1st Offense	$100
2nd Offense	$200
3rd Offense	$500
4th Offense	$1,000
5th Offense and beyond	$2,000
Administrative Hearing Fee	$750

ANIMAL FEES	
Administrative Fee	$50/Day
Pick up Service Fee - 8 a.m. to 6 p.m. - 6 p.m. to 8 a.m.	 $60/Hour $80/Hour
Boarding Fee	$25/Day
Dog License	$10/1-2 Year Vaccinations $15/3 Year Vaccinations
Potentially Dangerous Dog Registration	$250/Year
Dangerous Dog Registrations	$500/Year
Kennel - Homebased - Commercial	 $70/Year $90/Year
Chickens	$120/One time

AMUSEMENT AND RECREATION	
Amusement Machine	$15/Location + $15/Machine
Dance and/or Special Events - Annual - Per Event	 $100/Year $ 25/Event

BUSINESS AND SERVICE LICENSES	
Investigation Fee	$75
Adult Entertainment Use	$4,000/Year
Bed and Breakfast Use	$100/Year
Sauna/Massage Parlors	$2,000/Year
Fireworks - Retail/Tent - Pyrotechnic Display	 $50/Occurrence $50/Occurrence
Pawnbroker	$1,000/Year + $1.25 per Transaction
Refuse Hauler	$200/Year + $50/Truck
Massage Therapist	$200/Year
Towing/Impound	$150/Year

Finger Printing	$15.00 per card
Transient Merchant/Peddler - Week - Month - 60 Days - Farmers Market - Season - Farmers Market - Day	 $50 $150 $300 $120 $20
Excavations/Mining - Active Area Fee - Inactive Area Fee - Restoration Credit	 $50/Acre $25/Acre $25/Acre

COUNCIL/COMMISSION PAY	
City Council Per Diems Per Day - Special Council Meetings - Council Retreats/Work Sessions - Economic Development Authority Negotiations (EDA) - League of MN Cities Functions - Labor Negotiations - Employee Interviews - Mayor Only: º School/County Liaison º MN Mayors Association º Speaking Engagements and other Civic Org. º Closing Property Acquisition º Fire District ~~Study Group~~	$35 for four hours or less; $70 for more than four hours Prior Approval Required Prior Approval Required Prior Approval Required Mayor may appoint Council members to fulfill his obligations and approve attendance. Fire District will compensate members directly
Planning Commission - Chairman - Member	 $25/Meeting Paid Annually $20/Meeting Paid Annually
Park Commission - Chairman - Member	 $25/Meeting Paid Annually $20/Meeting Paid Annually
Economic Development Authority	$20/Meeting Paid Annually
Upper Rum River Watershed—Resident Appointed by Council	$20/Meeting Paid Annually

DOCUMENT SERVICES	
Accident, Police, and Fire Reports	$.25/Page; Over 100 Pages TBD
Fingerprints	$15.00 / fingerprint card
Copies - Paper/Copied - Thumb Drive - videos or photos - Body worn & squad cam -redaction - Colored Copies of Photos	 $.25/page $40.00 per drive $40.00 minimum per video plus additional redaction fees and staff time. $3/Page

- Certificate of Survey (non-homeowner)	$2/each
- City Council Agenda & Minutes (mailed)	
º Resident	$25/Year or $5/weekly
º Non-Resident	$25/Year + Postage or $10/weekly + Postage
- Planning/Park Commission Agenda & Minutes (mailed)	
º Resident	$12/Year
º Non-Resident	$12/Year + Postage

GENERAL AND MISCELLANEOUS	
Election Filing Fee	$5
Mileage reimbursement for Personal	Current IRS Rate
Notary	$2/Document for non-residents
Public Nuisance Violation Administration Fee (assessable)	$75/Occurrence
Certify Delinquent Invoices (except utilities)	10% of Delinquency
Certify Delinquent Utility Bills	10% of Delinquency
Fire Department Charges	See Ordinance 138
Fire Department - Burn Permit	$10.00
Returned Checks	$50/Check
Golf Cart Permit	$15/Annual
Snowmobile Permit	$15/Annual
Special Assessment Administrative Fee	$100
Special Assessment Search	$20/Each

LIQUOR AND TOBACCO LICENSE , CBD AND TCH REGISTRATION	
Liquor License	
- 3.2% Malt—Off Sale	$50/Year
- 3.2% Malt—Off Sale—Special Event	$25/Event
- 3.2% Malt—On Sale	$200/Year
- Club License	$200/Year
- Wine License	$200/Year
- Intoxicating Liquor—On Sale	$4,000/Year
- Intoxicating Liquor—Sunday Sales	$200/Year
- Investigation Fee:	
º Single Application	$200
º Partnership	$300
º Corporation	$400
Liquor Compliance Violations	
1st Violation	$750.00
2nd Violation	$1,500.00
3rd Violation	$3,000.00
4th Violation	Suspension or revocation
Tobacco License	$150/Year
Tobacco Product Shop License	$500/Year
Penalties:	1st Offense: $300.00

	2nd Offense: $600.00 3rd Offense: $1,000.00
CBD and THC Registration Registration Violation Annual Renewal	 $500.00 or 50% of state, whichever is less $2000.00 $1000.00 or 50% of state, whichever is less

BUILDING FEES

Adopted valuation schedule for Building Permit fees. Fees for Building Permits include: 1) the fees as set forth in the fee schedule and 2) the surcharge required by Minnesota Statute 326b.148 or as amended.

BUILDING PERMIT BY EVALUATION	
$1 to $500	$29.50
$501 to $2,000	$28 for the first $500 plus $3.70 for each additional $100 or fraction thereof, to and including $2,000.
$2,001 to $25,000	$83.50 for the first $2,000 plus $16.55 for each additional $1,000 or fraction thereof, to and including $25,000.
$25,001 to $50,000	$464.15 for the first $25,000 plus $12 for each additional $1,000 or fraction thereof, to and including $50,000.
$50,001 to $100,000	$764.15 for the first $50,000 plus $8.45 for each additional $1,000 or fraction thereof, to and including $100,000.
$100,001 to $500,000	$1,186.65 for the first $100,000 plus $6.75 for each additional $1,000 or fraction thereof, to and including $500,000.
$500,001 to $1,000,000	$3,886.65 for the first $500,000 plus $5.50 for each additional $1,000 or fraction thereof, to and including $1,000,000.
$1,000,001 and up	$6,636.65 for the first $1,000,000 plus $4.50 for each additional $1,000 or fraction thereof.
Plan Review fee of 65% of the building permit fee for valuation-based building permits & all commercial permits. (Except as per MN Rules 1300.0160, Subp. 5 for similar plans after first submittal, a 25% plan review fee may be paid-residential valuation-based building permits only.)	

BUILDING PERMIT—SET FEE	FEE	ESCROW/STATE FEE
Admin Zoning Fee for Expired and Cancelled Permits	$50	
~~Accessory Structures 200 sq. ft. and less~~	~~$50 zoning permit~~	
Accessory ~~Structure~~ Buildings over 200 sq. ft	By valuation	State Surcharge
Basement Finishes Permit	$140	State Surcharge
Building Demolition	$110	$500
Building Demolition—Commercial	By Valuation	$1,000

Building Relocation Permit	$110	Performance Security Required
Contractor Verification Fee	$10	
Dock Permit	$50	$250
Driveway Permit—New & Replacement - Under 75' Length - Over 75' Length - Over 600' Length - Parking Pad or Driveway Extension	 $50 $100 $350 $50	 $250 $500 $2,000
Fence—Residential Only ~~- 6' and under~~ Under 7 feet in hight	 $50 Zoning Permit	
Fireplace	$120	State Surcharge
Fuel Tank Removal	$120	
Engineer's Review of Building Permit	$154	
HVAC—Heating Installations	$120	State Surcharge
HVAC—Air Conditioning	$120	State Surcharge
Inspections—~~After Hours~~outside of regular business hours	$~~70~~ 63.25/Hour, minimum 2 hours	
Investigation Fee	Not to exceed permit fee	
Irrigation—Connected to City	$75 back flow preventer	State Surcharge
Manufactured Home Setup	$100	State Surcharge
Micro-Unit Inspection, per MN Rule 327.30	$100	
On-Site Septic - Type I—IV - Type V - Operating Permit - Soil Verification - Septic System Pumping Verification	 $275 By cost incurred $125/Year $120 $20	
Parking Lot—Commercial	$120	$1,000 escrow + State Surcharge
~~Plan/Zone Review of Building Permit~~	~~$195~~	
Plumbing	$120	State Surcharge
Pools exceeding 5,000 gallon and 24" in depth	By Valuation	State Surcharge
Re-Inspection ~~Fee~~ or Inspection for work which no fee indicated	~~Not to exceed $75/Trip~~ $63.25	
Retaining Wall Over Four Feet	By Valuation	State Surcharge
Roofing—Residential Single-Unit Detached	$120	State Surcharge
Roofing—Residential attached townhomes, twinhomes, and multifamily	By Valuation	State Surcharge
Siding—Residential Only	$95	State Surcharge
Signs	~~$120~~ By Valuation	State Surcharge
Solar—Residential/Commercial	$120	State Surcharge
Water Softener Permit—Residential Only	$75	State Surcharge
Water Heater—Residential Only	$75	State Surcharge
Windows/Doors	$120	State Surcharge
Commercial Buildings (Plumbing, Mechanical, Fire Alarm, etc.)	By Valuation	State Surcharge

• All commercial permits and anything not listed above will be based on valuation + plan review + State Surcharge.

• Permits over 180 days of inactivity are null and void with no refund.

• Permit extension not to exceed ½ permit fee and Building Inspector makes determination.

• No refund on plan review fees; maximum refund is 75% of total fee for permit fees; no refund for State Surcharge.

• STATE SURCHARGE collected in accordance with MN Statutes 326B.148.

NEW CONSTRUCTION/REMODEL ESCROW DEPOSITS	
Admin Escrow Fee/Non-Refundable	$250/per property
3" Topsoil	$1,000
Culvert	$1,500
Curb Box and Meter	$1,500
Driveway	$3,000
Erosion Control	$300—$500
Final Grading	$500—$1,500
Litter/Debris Clean-Up	$300—$500
Retaining Wall	$30.00 per sq. ft.
Sidewalk	$12.00 per sq. ft.
Sod/Seed	$3,500
Steps	$12.00 per sq. ft.
Swimming Pool Fence	$1,500
Street Cleaning	$250
Trees	$750

COMMUNITY DEVELOPMENT FEES

LAND AND PROPERTY USE	FEE	ESCROW/STATE FEE
Administrative Subdivision	$350	$2,000
Annexation	$250	$~~2,000~~ 3,000
Appeal	$200	$1,000
Comprehensive Plan Amendment	~~$450~~ $350	$~~2,000~~ 3,000
Conditional Use Permit	$350	$~~2,000~~ 2,500
Environmental Review /EAW	$350	$50,000
Excavation/Fill Permit (Admin)	~~$100~~ $250	$~~250~~ $500
Excavation/Fill Permit (IUP)	$350	$~~2,000~~ 2,500
Home Occupation (IUP)	$350	$~~2,000~~ 2,500
Interim Use Permit	$350	$~~2,000~~ 2,500
Minor Subdivision	$350	$~~2,000~~ 2,500
Ordinance Amendment	$350	$~~2,000~~ 2 500
Planned Unit Development	$350	$2,000
Rental Housing Licensing - Single Family or First Unit - Each Additional Unit - Late Fee Due 1/16 - Late Fee Due 3/16	 $50 $15/Each $50 $150	

- Conversion Fee - Re-Inspection Fee	$100 $25/Each Unit	
Sign Permit Zoning Review (Admin)	$75	
Sign Permit Zoning Review (Full)	$250	$350
~~Sign Permit Zoning Review (Temporary)~~	~~$25~~	
~~Sign Permit—Commercial~~	~~By Valuation~~	~~State Surcharge~~
Rezoning	$350	$~~2,000~~ 2,500
Site and Building Plan Review (Admin)	~~$100~~ $200	$~~250~~ $500
Site and Building Plan Review (Full)	$350	$~~2,000~~ 2,500
Street/Utility Easement Vacation	$350	$1,000
Subdivision - Sketch/Concept Plan - Preliminary Plat (Rural) - Preliminary Plat (Urban) - Final Plat	 $300 ~~$400~~ $350 ~~$400~~ $350 $350	 $500 $400 + $125/Lot $425 + $175/Lot $650
Temporary Habitat Permit	$500	$5,000
Temporary Outdoor Sales Permit/License	$50	
Wetland - Replacement Plan Review without Plat - Replacement Plan and Excavation - Delineation	 $350 $350 $350	 $~~650~~ 1000 $~~650~~ 1000 $~~1,000~~ $2,000
Vacant Building Registration Fee - First Year - Second Year Renewal - Third Year Renewal - Fourth Year Renewal - Fifth Year Renewal and Beyond - Vacant Building Administration Fee	 $125 $250 $350 $500 $700 $100	
Variance Application	$350	$~~2,000~~ 2,500
Park Dedication	2,500/Lot	
TIF Application/Business Subsidy	$350	$3,000

• Applicants are responsible for all costs incurred by City for consultant fees.

PUBLIC WORKS FEES

PARK AND FIELD	Resident	Non-Resident
Concession Stand	$50/Event	$100/Event
Ball Park Use— • Non-profit Organization • Outside Organization • One Game Fee • Damage Deposit	 $150 - Annual Fee $100/Night for Season $40/Game $50 – Refundable	 $200/Night for Season $80/Game $75 - Refundable
~~Damage Deposit~~	~~$50—Refundable~~	~~$75—Refundable~~
Key Replacement	$50/Each	$50/Each
Football Field	$40/Each	$50/Each
Football Youth Program	$60/Week per team	
Woodbury Gazebo Rental	$80/Event	$130/Event

Rink Rental for Reserved Time	$30/Hour for afterhours rental	$80/Hour for afterhours rental
Restroom	$30/Event	$60/Event
Picnic Shelter	$30/Event	$60/Event
Soccer Youth Program	$60/Week per team	
Soccer Field	$40/Each	$50/Each
Warming House • Damage Deposit • Late Key Return ▪ if not returned within 2 business days of event	$80/Event $150 $25	$130/Event $150 $25

~~COMMUNITY CENTER - 23340 Cree Street~~	
~~Resident~~	~~$50/Event~~
~~Non-Resident~~	~~$100/Event~~
~~Damage Deposit~~	~~$150~~
~~Late Key Return~~	~~$25 if not returned within 2 business days of event~~

EQUIPMENT AND STAFF USE	
One Ton Truck with Plow	$55/Hour
Belos with Attachment	$55/Hour
Crane Truck	$60/Hour
Electric Generator	$60/Hour
Grader	$90/Hour
Zero Turn Mower	$50/Hour
Pick Up Truck	$40/Hour
Tandem Axle Truck	$90/Hour
Tandem Axle Truck with Plow	$110/Hour
Tool Cat/Skid Steer w/Attachments	$80/Hour
Tractor with Loader or Attachments	$60/Hour
Pay Loader - Hourly equipment rates DO NOT include the cost of the operator or cost of fuel and gas.	$90/Hour
Staff Time	Two Times Step 8 of Their Pay Grade

STREET AND ROADS	
Road Right-of-Way—Registration	$35 + $2,000 Escrow
Road Right-of-Way—Permit Application	$150 + Consultant Fees
Street Opening	$50 + bond or Deposit and Consultant Fees

Agenda Item # 9C.

Small Cell/Pole Attachment	$500 per unit 1-5 $100 per unit 6+

UTILITY FEES	
Access Charge - Sewer Equivalent Connection - Water Equivalent Connection	 $4,284/Each $3,060/Each
~~Truck~~ Trunk Line Charge - Water ~~Truck~~ Trunk Line Availability - Sanitary Sewer ~~Truck~~ Trunk Line Availability	 $2,956/Net developable acres $4,150/Net developable acres
Tapping and Connection Permits - Tapping and Water Connection - Tapping and Sewer Connection - Water Connection - Sewer Connection	 $125 $125 $50 $50
Water Meter Deposit Equipment - ¾" - 1" and Larger	 $465.15 Cost + 10%
Water Shutoff/Disconnect 7:00 a.m.—3:00 p.m., Water Reconnect 7:00 a.m.—3:00 p.m.	 $35 $35 The Disconnect and Reconnect fee for water shall be waived if a resident leaves for at least two consecutive months during the time from October to March.
Meter Repair (not removal or installation)	Time and Materials/$50 minimum
Curb Stop - Locate º Summer º Winter - Driveway Cover - Repair - Box	 $25 minimum $50 minimum Cost Time and Materials with $50 minimum Cost
Hydrant and Gate Valve Repair	Time and Materials with $50 minimum
Hydrant Meter Deposit	$800
Non-Response to Tagging Notice	$250/Month until resolved
Unmetered Use of City Water	$200/per occurrence
Wells and Well based Irrigations	$20

SEWER RATES	
Monthly Base Fee	~~$21.66~~ $22.74
Charge per 1,000 Gallons Used	~~$8.49~~ $8.91 equivalent conn
Sewer Users Only	Sewer Base Rate + 6,000 Gallons @ Water Rate

• Winter residential sewer rates (November through April billings) are based on actual water consumption used for the month billed.

• Summer residential sewer rate (May through October billings) are based on the average of water consumption used for January, February, and March billings. If the winter water usage average is 3,000 gallons or less, the consumption billed will be the actual usage up to a maximum of 3,000 gallons. Any average usage greater than the 3,000 gallons will be billed the actual usage up to the minimum average calculated.

• Note: Consumption amounts are not billed greater than actual usage.

STORMWATER	
~~Stormwater Rate~~	~~$6.00/Month per Parcel ($72/Year)~~ ~~$10.00 Late fee, applied July 1st~~
Grading/ESC Escrow	$2,000 per gross acre or $750 per SF or Twin family home. Whichever is greater.

WATER RATES	
Monthly Base Fee - MN State Test Fee	~~$16.04~~ $20.05 ~~$0.81~~ $1.21
Charge per 1,000 Gallons Used per Equivalent Connection - 0—14,999 - 15,000—29,999 - 30,000—44,999 - 45,000+	 ~~$4.97~~ $6.21 equivalent conn ~~$5.21~~ $6.51 equivalent conn ~~$6.10~~ $7.63 equivalent conn ~~$7.18~~ $8.98 equivalent conn
Bulk Water - System Access Charge - Charge per 1,000 Gallons Used	 $50 ~~$6.84~~ $8.98

(Ord. 196, SS, 7-21-2014, eff. 8-24-2014; Ord. 201, SS, 6-05-2015, eff. 7-06-2015; Ord. 226, SS, 12-05-2016, eff. 1-09-2017; Ord. 230, SS, 9-5-2017; Ord. 235, SS, 12-4-2017; Ord. 241, § 1, 7-2-2018; Ord. 244, SS, 12-17-2018, eff. 1-16-2019; Ord. 248, SS, § 1(Exh. A), 5-20-2019; Ord. 256, SS, § 1(Exh. A), 12-2-2019; Ord. 267, SS, § 1(Exh. A), 12-7-2020, eff. 1-11-2021; Ord. 286, SS, 12-20-2021; Ord. 302, SS, § 1(Exh. A), 12-5-2022; Ord. 311, SS, § 1(Exh. A), 4-3-2023; Ord. 324, SS, § 1(Exh. A), 11-20-2023)

Public Works 3rd Quarterly Report – 2025

City of St. Francis
Public Works Department

3rd Quarterly Report - 2025

Before

After

The playground at Rum River Woods as been updated with new equipment and woodchips for safety instead of pee rock. Staff was able to help save money by removing the old equipment and pee rock before the install. Staff has since received a few compliments from residents in the area.

Stormwater -
- 8 Plan Reviews
- 4 New Construction, 4 Accessory Buildings
- Storm drain clean out in Rivers Edge, the Bluffs
- Rain Garden - 1hr/week

6 - ROW Permits

241st Ave one of our gravel roads had a culvert that had failed causing a sink hole in the middle of the road. This culvert was estimated to be about 45-50 years old.

Staff has already spread roughly 15 ton of patch with our new patching trailer. We have spent a total of $1230 dollars on hot patch. For cold patch we would have spent $8835 for the same amount that's at total savings of $7605.

82
Stormwater Hours

72.9
Miles of Trail Mowing

636.02
Acres of Mowing

27
Events in Parks

126 Hrs
Building Maintenance

115 Hrs
Equipment Repair

147 Hrs
Equipment Maintenance

12.7
Miles of Road Graded

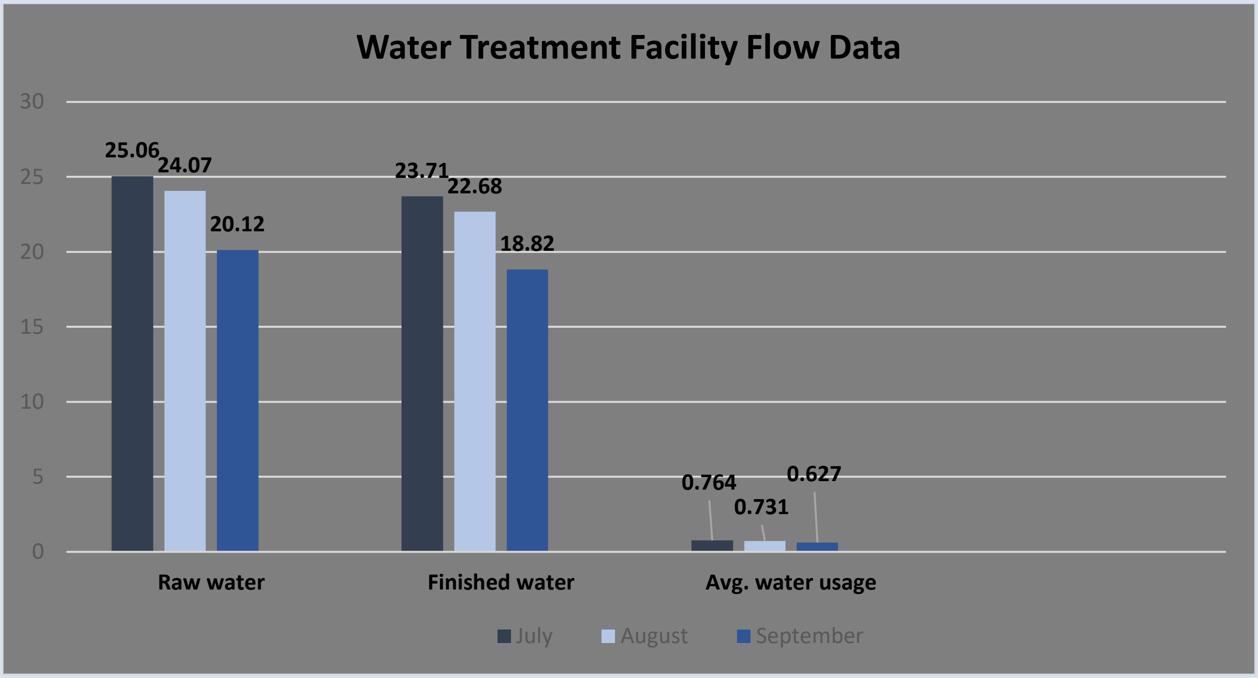
11
Call Ins

Water and Wastewater 3rd Quarter Report

Summer-Fall 2025

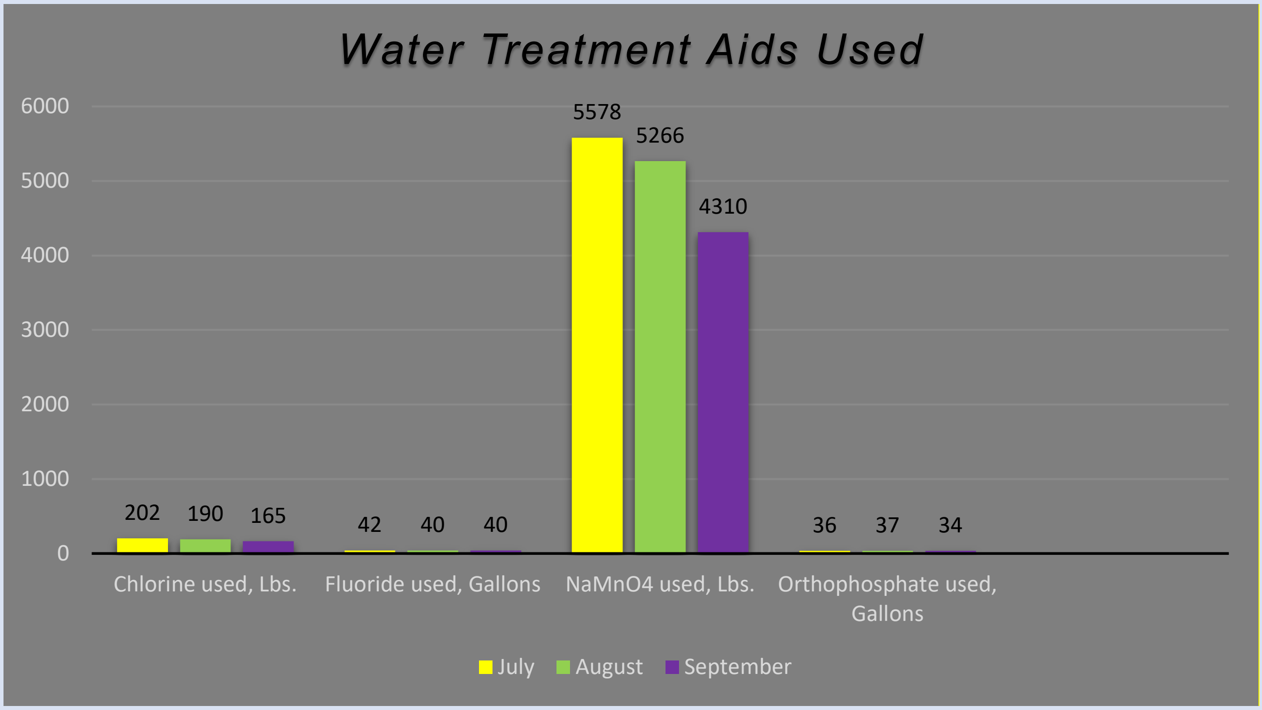
To: City Council

Water Treatment Facility Report: Below is a graph showing 3rd quarter flow data.



TASK	DESCRIPTION	QUANTITY	UNITS
Inspect Facility Daily	Facility Inspection	63	Inspections
Operational Hours	Hours spent at facility	126	Hours
Calculate Influent and Effluent	Calculate gallons pumped for both influent and effluent.	Daily	Calculations
Calculate Chemicals	Calculate treatment chemicals used daily.	Daily	Calculations
Chemical Adjustment	Adjust chemicals based on lab testing results.	As Needed	Chemical Adjustments

Daily Labs	Perform lab on chlorine, fluoride, orthophosphate, iron and manganese.	325	Labs
Well House	Inspect daily, take readings, drawdowns, and pump runtimes.	91	Inspections
Bacteria Samples	Take set of monthly MDH bacteria samples.	20	Samples Per Set



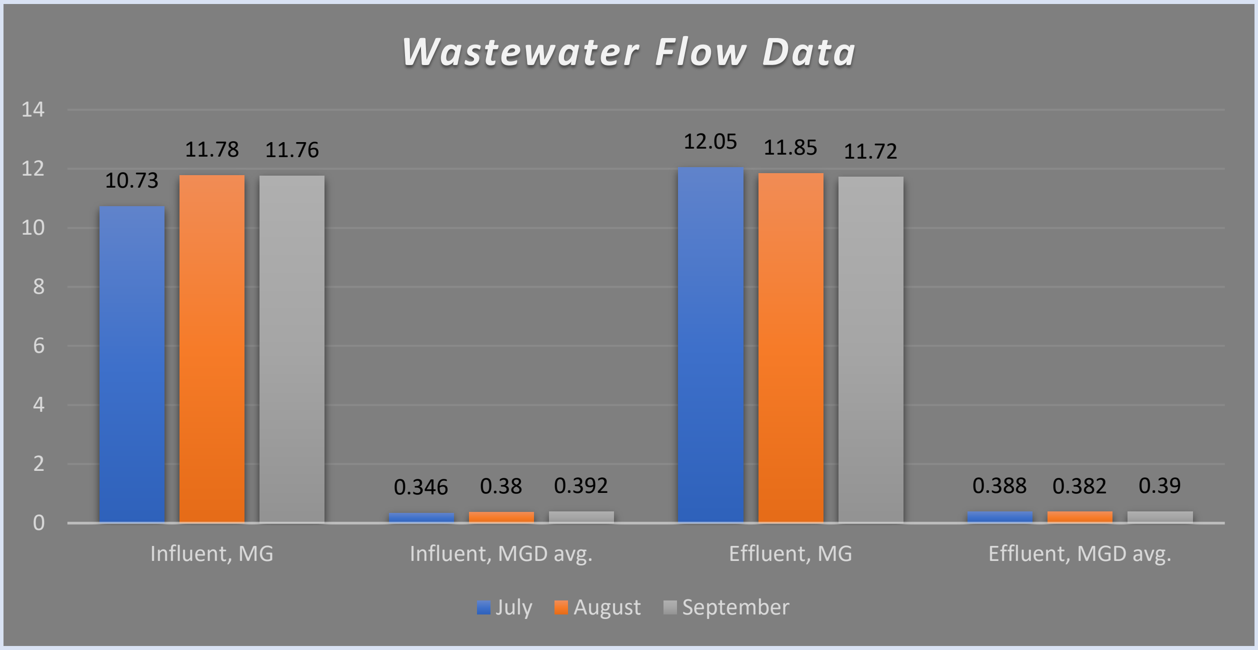
NaMnO4 or Sodium permanganate is used to remove manganese and radium in raw water. Chlorine, fluoride and Orthophosphate are added to the finished water when leaving the facility.

Water Treatment Facility, Lab Results

	Average Chlorine	.71	Mg/l
	Average Raw Iron	1.01	Mg/l
	Average Raw Manganese	.082	Mg/l
	Average Fluoride	.69	Mg/l
	Iron Removal	99	**%**
	Manganese Removal	87	**%**

Water Treatment Facility Pumping Summary: Our water usage is up about 6% compared to the same time last year. The good news is that we have accounted for 96% of water used so far this year. Any value above 90% is acceptable.

Wastewater Treatment Facility Report: Below is a graph showing our daily flow for 3rd quarter of 2025.



Task	Description	Quantity	Units
Monthly Sampling	Perform required monthly sampling: 8 Influent 29 Constituents); 8 Effluent (50 Constituents: Monitoring wells (25)	230	Constituents
Operational Hours	Hours spent at facility.	496	Hours
Inspect Operations Building	Daily inspection of building.	62	Inspections
Inspect Pre-treatment Building	Daily inspection of building.	62	Inspections
Inspect Tertiary Building	Daily inspection of building.	62	Inspections
D.O Readings	Take Required D.O Readings.	90	D.O Readings
pH Readings	Take Required pH Readings.	90	pH Readings
Inspections	Inspect 8 lift stations daily and calculate pump runtimes.	496	Lift Station Inspections
Daily Lab	Process Control Test	216	Tests

Facility Report: Wastewater Treatment Facility, Lab Results

	Influent TSS	231	Mg/l
Limit: (15 mg/l)	Effluent TSS	0	Mg/l
Limit: (85 %)	**TSS % Removal**	**100**	**% Removal**
	Influent CBOD	225	Mg/l
Limit: (15 mg/l)	Effluent CBOD	0	Mg/l
Limit: (85 %)	**CBOD % Removal**	**100**	**% Removal**
	Influent Phosphorus	5.9	Mg/l
Limit: (1 mg/l)	Effluent Phosphorus	0	Mg/l
	Phosphorus % Removal	**100**	**% Removal**
	Influent Ammonia Nitrogen	26.4	Mg/l
Limit: (Seasonal) 1.4 mg/l	Effluent Ammonia Nitrogen	0	Mg/l
	Ammonia Nitrogen % Removal	**100**	**% Removal**

Summary: The wastewater treatment facility met all MPCA assigned limits this quarter.

Locates	Process Locate Requests	84	Utility Locate Requests
Water/Sewer Connections	Inspect Water and Sewer	6	Inspections
Water Miscellaneous	Work orders: Meter inspections.	0	Work Orders

Summer was very busy for water and wastewater staff. Here are some of the projects that we worked on.

Completed Projects:

Wellhouse HVAC: The new AC units were installed and have been working great!

Water Treatment Facility: The new security cameras were installed and are operating.

Wastewater Treatment Facility: Staff completed draining and cleaning of the Aearation basins.

Wastewater Treatment Facility: Staff completed draining and cleaning of The clarifiers.

Wastewater Treatment Facility: Staff repaired a faulty auger mechanism on our fine screen.

Wastewater Treatment Facility: Fergus Power pump completed processing over 350 tons of biosolids.

Wastewater Treatment Facility: Staff submitted our NPDES permit renewal in August. This is required every five-years, 180 day prior to expiration of exsisting permit. This process can be fairly lengthy and can take some time.

Mercury Minimization Plan: We were required to complete a MMP per our NPDES permit. This work was done in conjunction with SEH. This plan primarily looks to identify sources of mercury in the wastewater and reduce it.

Sanitary Collection System: Empire pipe completed jetting over 20,000 linear feet of sewer main. No deficiencies to report.

Continuing Education Class: Staff attended a three day training for wastewater in July.

Flat Roof Inspections: Mcdowell inspected all flat roofs for deficiencies. The water treatment facility roof is coming to the end of its useful life.

Generators: Kodiak power was here and performed annual service on all eight of our generators. Some minor repairs were performed. The voltage regulator failed on public works generator.

Woodbine Reconstruction: Staff assisted with and cordinated watermain shut downs for this project.

Ambassador Lift Station: Staff repaired a faulty mag meter. The two anodes inside the meter that calculate flow were obstructed and needed to be cleaned.

Thank you,

Parish Barten