



City Council

Monday, June 2, 2025

6:30 PM

Elk River City Hall

Regular Meeting & Work Session Agenda

- Regular meeting in Council Chambers
- Work Session meeting in Upper Town Conference Room immediately following regular meeting

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSENT AGENDA

Considered to be routine and noncontroversial and will be approved by one motion. There will be no separate discussion of these items unless there is a request to remove the item from the consent agenda to the regular agenda.

4.1 May 19, 2025, Minutes

4.2 Check Register

4.3 2025-2026 Liquor License Renewals

4.4 Law Enforcement Services Agreement 2025-09

4.5 FT Center Field House Improvements

4.6 Adoption of City Council Goals

4.7 Hire Police Officer

4.8 Hire Human Resources Specialist

5. OPEN FORUM

An opportunity to provide comments and feedback regarding items not on the agenda. Information provided in Open Forum will not be discussed at this meeting; rather, the information will be referred to staff and/or scheduled for discussion at a future meeting.

6. PRESENTATIONS, AWARDS, AND RECOGNITION

7. PUBLIC HEARINGS

An opportunity for the public to express their opinions and raise questions pertaining to the agenda item. All comments become part of the official public record. For this reason, all comments must be made at the podium so they can be heard and recorded. Comments may also be provided in writing. There will not be deliberations, discussions, or answers to questions until the hearing is closed. It is important to be courteous and allow each presenter to comment before adding additional testimony.

8. GENERAL BUSINESS

Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

- 8.1 The Keeping of Chickens on City Lots
- 8.2 Downtown Master Plan
- 8.3 Select Consultant for the Jackson Street Water Tower Historic Park Agreement 2025-10
- 8.4 Appoint Community Event Center Commissioners
- 8.5 Liquor License Renewal: The Confluence LLC dba Edge Bar & Boutique
- 8.6 Pinewood Contract for Deed Amendment, Agreement 2025-11
- 8.7 Discuss Work Session Items
- 9. COUNCIL LIAISON UPDATES
 - 9.1 Council Liaison Updates
- 10. MOTION TO ADJOURN REGULAR MEETING
- 11. WORK SESSION

Work Sessions are less formal meetings to encourage dialog. Official action or votes are not typically taken. At the conclusion of a discussion, a simple consensus provides staff direction for execution of the item. This portion of the agenda is audio recorded but not video recorded or broadcast. Work Sessions are open to the public; however, visitors who wish to provide input must be invited by the presiding officer, assume a seat at the discussion table and provide their full name and address for the official record.

 - 11.1 165th Avenue and Trunk Highway 10 Access Improvements
- 12. MOTION TO ADJOURN

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





**Meeting of the City Council
Held at the Elk River City Hall
Monday, May 19, 2025**

- Members Present:** Mayor John Dietz, Councilmember Jennifer Wagner, Councilmember Cory Grupa, Councilmember J. Brian Calva
- Members Absent:** Councilmember Mike Beyer
- Staff Present:** City Administrator Cal Portner, City Attorney Jared Shepherd, Economic Development Director Brent O'Neil, Senior Planner Chris Leeseberg, Business Services Director/Assistant City Administrator Joe Stremcha, Environmental Services and Projects Specialist Joe Hale, Community Event Center Manager Katie Harstad, Northbound Liquor Store Manager Megan Knopik, and City Clerk Tina Allard
1. **CALL MEETING TO ORDER**
Pursuant to due call and notice thereof, the meeting was called to order at 6:17 p.m.
 2. **PLEDGE OF ALLEGIANCE**
The Pledge of Allegiance was recited.
 3. **CONSIDER AGENDA**
Moved by Councilmember Wagner and seconded by Councilmember Grupa to approve the agenda. Motion Carried 4-0.
 4. **CONSENT AGENDA**
Moved by Councilmember Grupa and seconded by Councilmember Wagner to approve the following consent items as outlined in their respective staff reports. Motion Carried 4-0.
 - 4.1 April 28, 2025 Council Retreat Minutes
 - 4.2 May 5, 2025, Minutes
 - 4.3 Check Register
 - 4.4 Ordinance 25-08 Regarding Membership Requirements of the Elk River Municipal Utilities Commission

4.5 Resolution 25-23 Accepting Donation from Zimmerman Fire Relief Association

4.6 Temporary On-Sale Liquor License: Davis-Darrow-Meyer American Legion Post 112

4.7 Library Shelving

4.8 Resolution 25-24: Final Plat of Vinje Commercial Addition

4.9 Hire Part-time Community Service Officer I

4.10 Hire Custodian

4.11 Resolution 25-25: Yale Court and Line Avenue Realignment Project Parking Restrictions

5. OPEN FORUM

Anthony Pietrzak, 19040 Ulysses Street asked when the City Council would be discussing the allowance of chickens on smaller city lots noting he thought it was supposed to be on tonight's agenda as mentioned at the last meeting. Mayor Dietz stated he has received numerous calls from residents stating they are opposed to chickens but the topic could be brought back for discussion. Councilmember Wagner stated she is open to discuss the topic but she has no interest in changing the ordinance to anything less than two acres. Councilmember Calva stated he is on large acreage and he has chickens that used to be free-range, but they would wander into neighboring yards. He stated if they were allowed, they would have to be confined. Councilmember Grupa stated he is not in favor of changing the ordinance. The Council asked that this item be added to their next meeting agenda.

6. PRESENTATIONS, AWARDS, AND RECOGNITION

6.1 City of Elk River Volunteer of the Month

Mayor Dietz presented the May Volunteer of the Month award to Cory Grupa. He highlighted the following:

- Liaison to the Heritage Preservation and Parks and Recreation Commissions.
- Member of the Gateway Church Board of Directors and Finance Board
- Member of the Gideons
- Member of the Capernaum Young Life Club
- Service on the Economic Development Authority and the City Council

6.2 Utilities Commission Candidate Interviews

The Council interviewed Jill Larson-Vito.

7. PUBLIC HEARINGS

7.1 Conditional Use Permit: AEGIR Brewing Company LLC, 19050 Industrial Blvd. NW

The staff report was presented.

Mayor Dietz opened the public hearing.

Tim Jones, 13284 Islandview Drive, stated that events would be held on weekends when the area businesses are closed, and his parking area would be utilized for the events, with customers parking in the street.

Mayor Dietz closed the public hearing.

Moved by Councilmember Grupa and seconded by Councilmember Wagner to approve, by motion, the amended Conditional Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

1. **The Conditional Use Permit shall not be recorded until the city building official and fire marshal have inspected and approved the building for compliance with all state and local building codes and all applicable conditions of approval have been completed.**
2. **The space labeled “Event Space” may only be used for corn hole/corn bag toss lanes; any other use shall require a special event permit.**
3. **All comments on the Comment Letter dated July 20, 2023, shall be addressed.**
4. **No tap room operations or expanded brewery operations can occur until:**
 1. **The Conditional Use Permit has been recorded.**
 2. **The building has received a Certificate of Occupancy.**
5. **A taproom license shall be obtained from the state and city.**
6. **No more than 20,000 barrels of its own brands of malt liquor may be brewed annually.**
7. **Parking areas shall be used for parking only, except for the 12 special events allowed per year.**
8. **Any outdoor patio area shall be delineated with a permanent fence and shall not be in required parking areas.**
9. **No demolition or construction activities can occur within or on the exterior of the building until the Conditional Use Permit is approved and a building permit has been applied for and issued.**
10. **Conditional Use Permit CU 20-15 shall become void.**

Motion Carried 4-0.

7.2 Interim Use Permit: Residential Occupation, Benjamin Gomez, 14270 201st Ave. NW

The staff report was presented.

Mayor Dietz opened the public hearing. There being no one to speak to this matter, Mayor Dietz closed the public hearing.

Moved by Councilmember Wagner and seconded by Councilmember Calva to approve the Interim Use Permit with the following conditions to satisfy the standards set forth in Section 30-654:

- 1. All openings to the accessory structure shall be closed when the business is in operation.**
- 2. There shall be no outdoor storage of any business products or equipment.**
- 3. The building must meet all commercial building requirements.**
- 4. There shall be no customers/retail sales on site.**
- 5. The IUP will expire upon the sale of the property.**

Motion Carried 4-0.

8. GENERAL BUSINESS

8.1 Transition Organic Recycling Program to Sherburne County

The staff report was presented.

Moved by Councilmember Calva and seconded by Councilmember Wagner to approve of having Sherburne County's organic recycling program operate in place of the city's current program. Motion Carried 4-0.

8.2 Utilities Commission Appointment

Moved by Councilmember Wagner and seconded by Councilmember Grupa to appoint Jill Larson-Vito to the Utilities Commission to a term ending February 28, 2027. Motion Carried 4-0.

8.3 Ordinance 25-09 Multipurpose Facility Advisory Commission Amendment

The staff report was presented.

The council concurred that the employment requirement should be full time.

Moved by Councilmember Wagner and seconded by Councilmember Calva to adopt Ordinance 25-09, regarding membership and duties of the Community Event Center Commission. Motion Carried 4-0.

9. MOTION TO ADJOURN REGULAR MEETING

Moved by Councilmember Wagner and seconded by Councilmember Grupa to adjourn the meeting of City Council. Motion Carried 4-0.

The meeting adjourned at 6:39 p.m.

10. WORK SESSION

10.1 FT Center Field House Improvements

Mr. Stremcha presented this item as outlined in the staff report.

Ms. Harstad outlined what the scheduling responsibilities would be among the staff and how once the updates are made they should be able to book larger events in the space.

10.2 Fire Dept. CIP

The staff report was presented.

Mayor Dietz stated he feels the burn building for Station #1 is not needed, and there should be a discussion with the Council. He further stated residents would not be in favor of a 12% property tax increase.

Mr. Stremcha reviewed proposed legislation around changes to the sales tax laws. Mr. Portner suggested the Council could review their policy on the percentage of general fund balance they want to keep, which may free up some extra funds.

The Council decided to wait until the legislative session was completed before discussing how to pay for the fire station.

10.3 City Council Goals Review

The staff report was presented.

The Council moved the gravel road topic up on the list of goals.

The Council consented to accepting the goals presented with the change noted above and moved the discussion about the mission statement to a future meeting.

11. MOTION TO ADJOURN

Moved by Councilmember Grupa and seconded by Councilmember Calva to adjourn the meeting of City Council. Motion Carried 4-0.

The meeting adjourned at 7:25 p.m.

12. CLOSED MEETING - PID 75-00566-0220

12.1 Statement to be read by the Mayor:

"The City Council will be holding a closed meeting per MN Statute 13D.05, subd. 3(c)(5) to develop or consider offers relating to the possible purchase of real property at:

PID 75-00566-0220

Mayor Dietz read the statement stated above.

12.2 Motion Calling Closed Meeting

Moved by Councilmember Wagner and seconded by Councilmember Calva to open the closed meeting. Motion Carried 4-0.

Members Present: Mayor Dietz, Councilmembers Grupa, Calva, and Wagner

Members Absent: Councilmember Beyer

Staff Present: City Administrator Cal Portner, Assistant City Administrator Joe Stremcha, Economic Development Director Brent O'Neil, Northbound Liquor Store Manager Megan Knopik, and City Clerk Tina Allard

12.3 Hold Closed Meeting

The closed meeting was held.

12.4 Motion to Adjourn Closed Meeting

Moved by Councilmember Wagner and seconded by Councilmember Grupa to adjourn the closed meeting of City Council. Motion Carried 4-0.

Moved by Councilmember Calva and seconded by Councilmember Grupa to adjourn the regular meeting of City Council. Motion carried 4-0.

Minutes prepared by City Clerk Tina Allard.

The meeting adjourned at 7:46 p.m.

13. INFORMATION

13.1 April Financial Reports

John J. Dietz, Mayor

Tina Allard, City Clerk



Request for Action

To
City Council

Item Number
4.2

Meeting Date
June 2, 2025

Prepared By
Amy Stangler, Accounting Clerk

Item Description
Check Register

Reviewed by
Lori Stich
Joe Stremcha
Cal Portner
Tina Allard

Action Requested
Approve, by motion, the check registers for the period ending June 2, 2025.

Background/Discussion
The details for the period ending June 2, 2025, are attached to this request for action.

Total for All Funds	\$1,422,490.93
---------------------	----------------

Financial Impact
N/A

Mission/Policy/Goal
N/A

- Attachments**
1. 4.2 at1 Check Register
 2. 4.2 at2 Check Register & Taxes
 3. 4.2 at3 Check Register-Cr Card

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity

Report Criteria:

Invoice Detail.GL account (3 Characters) = {<>} "920"

Invoice Detail.GL account (3 Characters) = {<>} "910"

Invoice Detail.Created by = {<>} "jdengerud"

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
ASPEN MILLS						
101						
345535	1	RESERVE UNIFORM - FOLKERINGA	Invoice	12/24/2024	331.79	101-4-2160-4217
101						
354279	1	UNIFORMS - FIRKUS	Invoice	05/15/2025	284.20	101-4-2130-4217
101						
354280	1	UNIFORMS - MARTIN	Invoice	05/15/2025	380.37	101-4-2130-4217
101						
354281	1	UNIFORMS - COWLEY	Invoice	05/15/2025	217.80	101-4-2130-4217
Total 10749 ASPEN MILLS:					1,214.16	
CITY OF MONTICELLO						
101						
35632	1	ANIMAL CONTROL CHARGES	Invoice	05/09/2025	416.00	101-4-2150-4409
Total 27050 CITY OF MONTICELLO:					416.00	
DIAMOND MOWERS, LLC						
101						
284548	1	PARTS #80	Invoice	05/20/2025	371.55	101-4-3120-4221
Total 16347 DIAMOND MOWERS, LLC:					371.55	
EVERGREEN RECYCLING LLC						
228						
3705	1	MATTRESS RECYCLING-CLN UP DA	Invoice	04/29/2025	3,985.00	228-4-7000-4409
Total 18213 EVERGREEN RECYCLING LLC:					3,985.00	
M A C I A						
101						
597	1	INVESTIGATIONS & ANALYSIS CONF	Invoice	05/15/2025	375.00	101-4-2130-4331
Total 10956 M A C I A:					375.00	
MEDICINE LAKE TOURS						
101						
5222025	1	JUNE TRIP - PADELFOED RIVERBOA	Invoice	05/23/2025	2,125.00	101-4-5510-4409
Total 13038 MEDICINE LAKE TOURS:					2,125.00	
MN ASSOC. OF GOVT COMMUNI						
101						
2312	1	MAGC MEMBERSHIP RENEWAL FOR	Invoice	05/28/2025	400.00	101-4-1120-4433
Total 14225 MN ASSOC. OF GOVT COMMUNI:					400.00	
M-R SIGN CO., INC						
101						
227779	1	SIGN SUPPLIES	Invoice	05/13/2025	337.60	101-4-3120-4226

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
Total 24442 M-R SIGN CO., INC:					337.60	
PRINCETON RENTAL INC						
101						
1-573167	1	EQUIPMENT RENTAL - SOD CUTTER	Invoice	05/14/2025	154.98	101-4-5110-4415
Total 10469 PRINCETON RENTAL INC:					154.98	
RECYCLE TECHNOLOGIES INC						
228						
255236	1	RECYCLE BULBS & LIGHTS	Invoice	04/30/2025	492.89	228-4-7000-4409
Total 14560 RECYCLE TECHNOLOGIES INC:					492.89	
RYAN COWLEY						
101						
5162025 R C	1	CONF MEAL REIMBURSEMENT - CO	Invoice	05/16/2025	63.00	101-4-2130-4331
Total 15242 RYAN COWLEY:					63.00	
STAR TRIBUNE						
101						
10694366 5-11-25	1	SUBSCRIPTION 5/28 - 8/27/25	Invoice	05/11/2025	97.66	101-4-5510-4433
Total 10866 STAR TRIBUNE:					97.66	
STEP SAVER INC						
211						
184330	1	BULK SALT -- LIBRARY	Invoice	05/21/2025	195.00	211-4-5600-4219
101						
184331	1	BULK SALT -- POLICE DEPARTMENT	Invoice	05/21/2025	121.50	101-4-2190-4219
101						
184332	1	BULK SALT -- FIRE STATION #3	Invoice	05/21/2025	118.50	101-4-2310-4219
Total 13048 STEP SAVER INC:					435.00	
TIFFANY ROSSMEISL						
101						
5202025 T R	1	REIMB CONF MILEAGE/MEALS - RO	Invoice	05/20/2025	245.30	101-4-2150-4331
Total 15268 TIFFANY ROSSMEISL:					245.30	
TYLER TECHNOLOGIES, INC.						
290						
25-509765	1	INCODE SOFTWARE PROJ MGMT - R	Invoice	05/14/2025	250.00	290-4-1350-4409
Total 34992 TYLER TECHNOLOGIES, INC.:					250.00	
WINE MERCHANTS						
603						
7519040	1	WINE	Invoice	05/14/2025	1,076.00	603-4-9111-4253
603						
7519040	2	FREIGHT	Invoice	05/14/2025	16.24	603-4-9111-4332
603						
7520288	1	WINE	Invoice	05/23/2025	904.00	603-4-9111-4253

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
7520288	2	FREIGHT	Invoice	05/23/2025	13.05	603-4-9111-4332
603						
7520289	1	WINE	Invoice	05/23/2025	152.00	603-4-9151-4253
603						
7520289	2	FREIGHT	Invoice	05/23/2025	2.18	603-4-9151-4332
603						
7520290	1	WINE	Invoice	05/23/2025	408.00	603-4-9151-4253
603						
7520290	2	FREIGHT	Invoice	05/23/2025	5.22	603-4-9151-4332
Total 36425 WINE MERCHANTS:					2,576.69	
AID ELECTRIC CORPORATION						
101						
1202313	1	DISCONNECT HEAT PUMP - FIRE ST	Invoice	05/15/2025	182.00	101-4-2310-4401
Total 10373 AID ELECTRIC CORPORATION:					182.00	
ALLINA HEALTH SYSTEM						
101						
CI00063381	1	AED SUPPLIES	Invoice	02/28/2025	175.00	101-4-1600-4219
101						
CI00063382	1	AED SUPPLIES	Invoice	02/28/2025	175.00	101-4-2190-4219
Total 10406 ALLINA HEALTH SYSTEM:					350.00	
AMAZON CAPITAL SERVICES						
602						
163K-QC6M-TRM7	1	SUPPLIES	Invoice	05/05/2025	8.54	602-4-9020-4219
101						
166C-D1GQ-CY4Q	1	PROGRAM SUPPLIES	Invoice	05/21/2025	16.95	101-4-5510-4219
602						
17LD-MCLG-KM7K	1	OFFICE SUPPLIES	Invoice	05/19/2025	92.33	602-4-9010-4201
101						
17LN-X33G-3WJV	1	CONCERT SUPPLIES	Invoice	05/13/2025	9.99	101-4-5220-4219
101						
1K4Y-6VRF-9K6C	1	RIVEFRONT CONCERT SUPPLIES	Invoice	05/14/2025	179.38	101-4-5220-4219
101						
1MFY-MGFJ-QNVD	1	EAP BINDER CLIPS	Invoice	05/19/2025	3.99	101-4-5220-4219
602						
1RXJ-1NFN-VV1J	1	SUPPLIES - GEL FILLED PH ELECTR	Invoice	05/19/2025	458.00	602-4-9020-4219
101						
1WQV-VV7V-TFTL	1	SUPPLIES	Invoice	05/16/2025	174.99	101-4-5110-4219
101						
1YVK-3KJQ-KR7K	1	SQUAD 629 - ORGANIZERS	Invoice	05/15/2025	93.98	101-4-2130-4219
Total 13706 AMAZON CAPITAL SERVICES:					1,038.15	
ARTISAN BEER COMPANY						
603						
3766922	1	BEER	Invoice	05/14/2025	173.80	603-4-9111-4252
603						
3766923	1	THC PRODUCTS	Invoice	05/14/2025	58.95	603-4-9111-4256
603						
3768680	1	BEER	Invoice	05/21/2025	648.00	603-4-9111-4252

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
3768681	1	THC PRODUCTS	Invoice	05/21/2025	248.60	603-4-9111-4256
603						
3768682	1	BEER	Invoice	05/21/2025	161.50	603-4-9151-4252
603						
3768683	1	THC PRODUCTS	Invoice	05/21/2025	248.60	603-4-9151-4256
603						
421912	1	THC PRODUCTS CREDIT	Invoice	05/09/2025	11.44-	603-4-9111-4256
Total 12167 ARTISAN BEER COMPANY:					1,528.01	
ASTLEFORD INTERNATIONAL						
101						
1P131148	1	REFRIGERANT	Invoice	05/19/2025	440.00	101-4-3150-4219
Total 10762 ASTLEFORD INTERNATIONAL:					440.00	
ATLAS STAFFING, INC						
101						
698912	1	TEMP STAFF 5/5/25 - FACILITIES MAI	Invoice	05/11/2025	1,008.00	101-4-1600-4409
101						
698949	1	TEMP STAFF 5/12/25 - FACILITIES MA	Invoice	05/18/2025	806.40	101-4-1600-4409
Total 52380 ATLAS STAFFING, INC:					1,814.40	
ATT LLC						
101						
S28955	1	VB COMP LEAGUE WINNER SHIRTS	Invoice	05/20/2025	144.00	101-4-5220-4219
Total 15332 ATT LLC:					144.00	
B & D PLBG, HTG & AIR CON						
602						
6198241	1	TEST RPZ VALVES	Invoice	04/28/2025	1,400.00	602-4-9020-4404
Total 10950 B & D PLBG, HTG & AIR CON:					1,400.00	
BECKER BIG LAKE YOUTH HOCKEY ASSOC.						
221						
#000054	1	REFUND OF ICE PAYMENT	Invoice	05/19/2025	408.00	221-3-0000-3464
Total 52402 BECKER BIG LAKE YOUTH HOCKEY ASSOC.:					408.00	
BERGANKDV, LTD.						
101						
1259899	1	AUDIT SERVICES	Invoice	05/19/2025	4,000.00	101-4-1310-4301
602						
1259899	2	AUDIT SERVICES	Invoice	05/19/2025	1,200.00	602-4-9010-4301
603						
1259899	3	AUDIT SERVICES	Invoice	05/19/2025	1,000.00	603-4-9112-4301
603						
1259899	4	AUDIT SERVICES	Invoice	05/19/2025	1,000.00	603-4-9152-4301
605						
1259899	5	AUDIT SERVICES	Invoice	05/19/2025	400.00	605-4-9210-4301
607						
1259899	6	AUDIT SERVICES	Invoice	05/19/2025	400.00	607-4-9310-4301

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
Total 14652 BERGANKDV, LTD.:					8,000.00	
BERNICK'S						
603						
10357814	1	POP	Invoice	05/21/2025	204.50	603-4-9111-4255
603						
10357815	1	THC PRODUCTS	Invoice	05/21/2025	261.00	603-4-9111-4256
603						
10357816	1	BEER	Invoice	05/21/2025	2,086.70	603-4-9111-4252
603						
10357817	1	POP/MISC	Invoice	05/21/2025	119.66	603-4-9151-4255
603						
10357818	1	THC PRODUCTS	Invoice	05/21/2025	80.50	603-4-9151-4256
603						
10357819	1	BEER	Invoice	05/21/2025	1,377.65	603-4-9151-4252
221						
172289	1	CONCESSIONS SUPPLIES - LIDS	Invoice	05/19/2025	40.45	221-4-5430-4219
221						
172289	2	POP/COFFEE	Invoice	05/19/2025	333.71	221-4-5430-4259
Total 11950 BERNICK'S:					4,504.17	
BERRY COFFEE COMPANY						
101						
1060713	1	COFFEE	Invoice	05/27/2025	251.81	101-4-5510-4219
101						
1061016	1	COFFEE - PD	Invoice	05/27/2025	416.89	101-4-2190-4219
101						
1061456	1	COFFEE	Invoice	05/27/2025	48.81	101-4-3120-4219
Total 11959 BERRY COFFEE COMPANY:					717.51	
BLAINE LOCK & SAFE, INC						
221						
33256	1	REPLACE LOCK - UPSTAIRS OFFICE	Invoice	05/15/2025	291.50	221-4-5400-4401
Total 12256 BLAINE LOCK & SAFE, INC:					291.50	
BOLTON & MENK, INC						
401						
362430	1	2025 STREET IMPROVEMENTS	Invoice	05/09/2025	6,254.00	401-4-8080-4303
403						
362432	1	LINE AVE CUL-DE-SAC	Invoice	05/09/2025	44,418.68	403-4-8440-4303
225						
362433	1	MEGA LOOP TRAIL IMPROVEMENTS	Invoice	05/09/2025	2,541.00	225-4-8546-4303
406						
362434	1	MEADOWWOODS VILLAGE - SEWER	Invoice	05/09/2025	18,468.50	406-4-8050-4303
403						
362435	1	YALE STREET EXTENSION	Invoice	05/09/2025	3,575.42	403-4-8440-4303
Total 11019 BOLTON & MENK, INC:					75,257.60	
BOND TRUST SERVICES CORPORATION						
343						
95107	1	SALES TAX REV BONDS 2019A	Invoice	04/17/2025	469,043.75	343-4-7000-4611

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
Total 52260 BOND TRUST SERVICES CORPORATION:					469,043.75	
BOURGET IMPORTS LLC						
603						
217399	1	LIQUOR	Invoice	05/14/2025	136.00	603-4-9111-4251
603						
217399	2	WINE	Invoice	05/14/2025	608.00	603-4-9111-4253
603						
217399	3	FREIGHT	Invoice	05/14/2025	27.00	603-4-9111-4332
603						
217606	1	WINE	Invoice	05/21/2025	360.00	603-4-9111-4253
603						
217606	2	FREIGHT	Invoice	05/21/2025	13.50	603-4-9111-4332
Total 14411 BOURGET IMPORTS LLC:					1,144.50	
BREAKTHRU BEVERAGE MINNESOTA						
603						
121456304	1	LIQUOR	Invoice	05/15/2025	1,008.00	603-4-9151-4251
603						
121456304	2	FREIGHT	Invoice	05/15/2025	5.80	603-4-9151-4332
603						
121562314	1	POP/MISC	Invoice	05/22/2025	201.89	603-4-9151-4255
603						
121562314	2	FREIGHT	Invoice	05/22/2025	7.25	603-4-9151-4332
603						
121562315	1	LIQUOR	Invoice	05/22/2025	2,900.54	603-4-9151-4251
603						
121562315	2	FREIGHT	Invoice	05/22/2025	24.04	603-4-9151-4332
603						
413566757	1	LIQUOR CREDIT	Invoice	05/22/2025	612.00-	603-4-9151-4251
603						
413566757	2	FREIGHT CREDIT	Invoice	05/22/2025	2.90-	603-4-9151-4332
603						
413575580	1	LIQUOR CREDIT	Invoice	05/22/2025	288.00-	603-4-9151-4251
603						
413575580	2	FREIGHT CREDIT	Invoice	05/22/2025	2.90-	603-4-9151-4332
603						
413575581	1	LIQUOR CREDIT	Invoice	05/22/2025	144.00-	603-4-9151-4251
603						
413575581	2	FREIGHT CREDIT	Invoice	05/22/2025	1.45-	603-4-9151-4332
Total 8002 BREAKTHRU BEVERAGE MINNESOTA:					3,096.27	
603						
121452263	1	WINE	Invoice	05/15/2025	320.00	603-4-9111-4253
603						
121452263	2	FREIGHT	Invoice	05/15/2025	2.90	603-4-9111-4332
603						
121452264	1	WINE	Invoice	05/15/2025	360.00	603-4-9111-4253
603						
121452264	2	FREIGHT	Invoice	05/15/2025	4.35	603-4-9111-4332
603						
121453198	1	BEER	Invoice	05/15/2025	270.00	603-4-9111-4252
603						
121453199	1	BEER	Invoice	05/15/2025	53.10	603-4-9111-4252

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
121456503	1	LIQUOR	Invoice	05/15/2025	4,792.51	603-4-9111-4251
603						
121456503	2	FREIGHT	Invoice	05/15/2025	92.80	603-4-9111-4332
603						
121562409	1	WINE	Invoice	05/22/2025	768.00	603-4-9111-4253
603						
121562409	2	FREIGHT	Invoice	05/22/2025	8.70	603-4-9111-4332
603						
121562410	1	LIQUOR	Invoice	05/22/2025	4,637.92	603-4-9111-4251
603						
121562410	2	FREIGHT	Invoice	05/22/2025	60.41	603-4-9111-4332
Total 12893 BREAKTHRU BEVERAGE MINNESOTA:					11,370.69	
BRENDA GOULD						
101						
803 LINE	1	REIMB MAILBOX REPAIR - GOULD 80	Invoice	05/16/2025	98.65	101-4-3120-4219
Total 52401 BRENDA GOULD:					98.65	
BRYCE HEGGE						
101						
3022	1	FARMERS MARKET ENTERTAINMEN	Invoice	06/12/2025	150.00	101-4-5230-4409
Total 52344 BRYCE HEGGE:					150.00	
C & L DISTRIBUTING CO						
603						
1839001330	1	BEER CREDIT	Invoice	05/27/2025	21.20-	603-4-9151-4252
603						
1839001331	1	BEER CREDIT	Invoice	05/27/2025	7.41-	603-4-9151-4252
603						
1839001332	1	BEER CREDIT	Invoice	05/27/2025	90.30-	603-4-9151-4252
603						
2106182	1	LIQUOR	Invoice	05/21/2025	40.02	603-4-9151-4251
603						
2106183	1	BEER	Invoice	05/21/2025	7,653.05	603-4-9151-4252
603						
2106185	1	BEER CREDIT	Invoice	05/21/2025	8.44-	603-4-9151-4252
603						
2109058	1	LIQUOR	Invoice	05/27/2025	1,125.00	603-4-9151-4251
603						
2109059	1	BEER	Invoice	05/27/2025	11,385.55	603-4-9151-4252
603						
2109814	1	BEER	Invoice	05/27/2025	2,260.30	603-4-9151-4252
Total 8003 C & L DISTRIBUTING CO:					22,336.57	
603						
1839001313	1	BEER CREDIT	Invoice	05/14/2025	196.70-	603-4-9111-4252
603						
1839001314	1	BEER CREDIT	Invoice	05/14/2025	252.33-	603-4-9111-4252
603						
1839001323	1	BEER CREDIT	Invoice	05/21/2025	357.13-	603-4-9111-4252
603						
1839001329	1	BEER CREDIT	Invoice	05/27/2025	42.00-	603-4-9111-4252

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
1839001329	2	LIQUOR CREDIT	Invoice	05/27/2025	13.96-	603-4-9111-4251
603						
2103353	1	BEER	Invoice	05/14/2025	5,097.65	603-4-9111-4252
603						
2104871	1	BEER	Invoice	05/19/2025	15.90	603-4-9111-4252
603						
2105242	1	BEER	Invoice	05/19/2025	8,737.20	603-4-9111-4252
603						
2107534	1	THC PRODUCTS	Invoice	05/21/2025	539.44	603-4-9111-4256
603						
2107535	1	LIQUOR	Invoice	05/21/2025	387.98	603-4-9111-4251
603						
2107535	2	WINE	Invoice	05/21/2025	670.00	603-4-9111-4253
603						
2107536	1	BEER	Invoice	05/21/2025	9,402.20	603-4-9111-4252
603						
2108879	1	LIQUOR	Invoice	05/27/2025	1,301.40	603-4-9111-4251
603						
2108880	1	BEER	Invoice	05/27/2025	11,603.20	603-4-9111-4252
603						
2109997	1	LIQUOR	Invoice	05/27/2025	1,125.00	603-4-9111-4251
Total 13375 C & L DISTRIBUTING CO:					38,017.85	
CHARTER COMMUNICATIONS						
602						
175341701 MAY 25	1	PHONE LINE & TV CHGS-WW	Invoice	05/14/2025	165.80	602-4-9010-4321
Total 13954 CHARTER COMMUNICATIONS:					165.80	
CINTAS CORPORATION LOC 470						
602						
4230545607	1	UNIFORMS RENTAL/CLEANING	Invoice	05/14/2025	159.82	602-4-9020-4417
603						
4230813659	1	MATS, TOWELS, SCRAPERS, MOPS	Invoice	05/16/2025	47.35	603-4-9152-4404
603						
4230813874	1	MATS, TOWELS, SCRAPERS, MOPS	Invoice	05/16/2025	52.78	603-4-9112-4404
602						
4231216528	1	UNIFORMS RENTAL/CLEANING	Invoice	05/21/2025	151.18	602-4-9020-4417
603						
4231545891	1	MATS, TOWELS, SCRAPERS, MOPS	Invoice	05/23/2025	52.78	603-4-9112-4404
Total 14080 CINTAS CORPORATION LOC 470:					463.91	
CRYSTAL SPRINGS ICE						
603						
1-500379	1	SOFT DRINKS/MISC	Invoice	05/27/2025	216.55	603-4-9151-4255
603						
1-500379	2	FREIGHT	Invoice	05/27/2025	4.00	603-4-9151-4332
603						
1-500380	1	ICE CREDIT	Invoice	05/27/2025	5.65-	603-4-9151-4255
Total 52407 CRYSTAL SPRINGS ICE:					214.90	
CUB FOODS						

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
101						
123610 - 104351123610	1	PROGRAM SUPPLIES	Invoice	05/28/2025	17.23	101-4-5510-4219
Total 15550 CUB FOODS:					17.23	
DACOTAH PAPER CO						
221						
38725	1	HAND SOAP, TOILET PAPER	Invoice	05/15/2025	217.80	221-4-5400-4219
211						
43810	1	TOILET PAPER	Invoice	05/28/2025	145.94	211-4-5600-4219
101						
43813	1	TOILET PAPER/TOWEL ROLLS	Invoice	05/28/2025	1,541.50	101-4-5110-4219
Total 15887 DACOTAH PAPER CO:					1,905.24	
DAHLHEIMER BEVERAGE, LLC						
603						
2470650	1	THC PRODUCTS	Invoice	05/15/2025	88.00	603-4-9151-4256
603						
2470651	1	BEER	Invoice	05/15/2025	150.00	603-4-9151-4252
603						
2470652	1	LIQUOR	Invoice	05/15/2025	540.00	603-4-9151-4251
603						
2470729	1	BEER	Invoice	05/15/2025	7,176.30	603-4-9151-4252
603						
2471238	1	BEER	Invoice	05/19/2025	25.60	603-4-9151-4252
603						
2471239	1	LIQUOR	Invoice	05/19/2025	246.25	603-4-9151-4251
603						
2471240	1	BEER	Invoice	05/19/2025	8,296.30	603-4-9151-4252
603						
2476604	1	BEER	Invoice	05/22/2025	56.00	603-4-9151-4252
603						
2476605	1	THC PRODUCTS	Invoice	05/22/2025	250.00	603-4-9151-4256
603						
2476606	1	BEER	Invoice	05/22/2025	16,903.55	603-4-9151-4252
603						
2478826	1	BEER CREDIT	Invoice	05/22/2025	82.50-	603-4-9151-4252
603						
2479118	1	THC PRODUCTS	Invoice	05/27/2025	129.83	603-4-9151-4256
603						
2479119	1	LIQUOR	Invoice	05/27/2025	722.53	603-4-9151-4251
603						
2479120	1	BEER	Invoice	05/27/2025	1,423.05	603-4-9151-4252
603						
976-00177	1	BEER CREDIT	Invoice	05/27/2025	180.00-	603-4-9151-4252
Total 8005 DAHLHEIMER BEVERAGE, LLC:					35,744.91	
603						
2470730	1	POP/MISC	Invoice	05/15/2025	85.00	603-4-9111-4255
603						
2470730	2	THC PRODUCTS	Invoice	05/15/2025	823.00	603-4-9111-4256
603						
2470731	1	BEER	Invoice	05/15/2025	10,697.17	603-4-9111-4252
603						
2472154	1	BEER	Invoice	05/19/2025	10,905.29	603-4-9111-4252

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
2476541	1	THC PRODUCTS	Invoice	05/22/2025	876.00	603-4-9111-4256
603						
2476542	1	BEER	Invoice	05/22/2025	25,835.87	603-4-9111-4252
603						
2479160	1	THC PRODUCTS	Invoice	05/27/2025	83.00	603-4-9111-4256
603						
2479162	1	BEER	Invoice	05/27/2025	9,984.00	603-4-9111-4252
Total 15900 DAHLHEIMER BEVERAGE, LLC:					59,289.33	
DAKOTA SUPPLY GROUP						
101						
S104709707.001	1	SUPPLIES - ORONO SPLASH PAD	Invoice	05/15/2025	486.92	101-4-5110-4219
Total 13183 DAKOTA SUPPLY GROUP:					486.92	
DEMCO INC						
292						
P0057301 DEP	1	LIBRARY SHELVING-DOWN PYMT	Invoice	05/20/2025	66,331.70	292-4-5600-4530
Total 16275 DEMCO INC:					66,331.70	
E C M PUBLISHERS INC						
101						
1049778	1	LEGAL NOTICE OA 25-07	Invoice	05/24/2025	258.00	101-4-1110-4359
101						
1049779	1	LEGAL NOTICE OA 25-08	Invoice	05/24/2025	129.00	101-4-1110-4359
101						
1049780	1	LEGAL NOTICE OA 25-09	Invoice	05/24/2025	258.00	101-4-1110-4359
Total 17000 E C M PUBLISHERS INC:					645.00	
ELK RIVER MUNICIPAL UTILITIES						
603						
5-14-25 ERMU	1	WATER/ELECTRIC/SEWER/STMWTR	Invoice	05/14/2025	2,044.20	603-4-9152-4389
101						
5-14-25 ERMU	2	WATER/ELECTRIC/SEWER/STMWTR	Invoice	05/14/2025	4,133.48	101-4-1600-4389
211						
5-14-25 ERMU	3	WATER/ELECTRIC/SEWER	Invoice	05/14/2025	2,922.65	211-4-5600-4389
101						
5-14-25 ERMU	4	WATER/ELECTRIC/SEWER	Invoice	05/14/2025	7,337.56	101-4-2190-4389
101						
5-14-25 ERMU	5	WATER/ELECTRIC/SEWER	Invoice	05/14/2025	806.40	101-4-2310-4389
101						
5-14-25 ERMU	6	WATER/SEWER	Invoice	05/14/2025	462.59	101-4-5110-4389
101						
5-14-25 ERMU	7	WATER/ELECTRIC	Invoice	05/14/2025	3,340.82	101-4-5110-4389
602						
5-14-25 ERMU	8	WATER/ELECTRIC	Invoice	05/14/2025	30,663.01	602-4-9020-4389
101						
5-14-25 ERMU	9	ELECTRIC	Invoice	05/14/2025	57.00	101-4-3120-4389
101						
5-14-25 ERMU	10	ELECTRIC	Invoice	05/14/2025	32.53	101-4-3120-4389
602						
5-14-25 ERMU	11	ELECTRIC	Invoice	05/14/2025	4,206.59	602-4-9050-4389

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
101						
5-14-25 ERMU	12	ELECTRIC	Invoice	05/14/2025	78.53	101-4-2330-4389
101						
5-14-25 ERMU	13	ELECTRIC	Invoice	05/14/2025	636.84	101-4-5110-4389
101						
5-14-25 ERMU	14	ELECTRIC	Invoice	05/14/2025	64.63	101-4-2190-4389
221						
5-21-25 ERMU	1	WATER/ELECTRIC/SEWER/STMWTR	Invoice	05/21/2025	26,724.62	221-4-5400-4389
101						
5-21-25 ERMU	2	WATER/ELECTRIC/SEWER/STMWTR	Invoice	05/21/2025	3,896.81	101-4-3120-4389
101						
5-21-25 ERMU	3	WATER/ELECTRIC	Invoice	05/21/2025	2,863.48	101-4-5110-4389
602						
5-21-25 ERMU	4	ELECTRIC	Invoice	05/21/2025	1,101.53	602-4-9050-4389
101						
5-21-25 ERMU	5	ELECTRIC	Invoice	05/21/2025	321.87	101-4-2330-4389
101						
5-21-25 ERMU	6	ELECTRIC	Invoice	05/21/2025	64.38	101-4-2190-4389
101						
5-21-25 ERMU	7	ELECTRIC	Invoice	05/21/2025	33.92	101-4-5110-4389
Total 17700 ELK RIVER MUNICIPAL UTILITIES:					91,793.44	
ELK RIVER WINLECTRIC						
101						
412427 01	1	SUPPLIES	Invoice	05/16/2025	85.05	101-4-1600-4219
101						
412434 02	1	SUPPLIES-LED DRIVERS	Invoice	05/22/2025	1,023.68	101-4-3120-4319
Total 17890 ELK RIVER WINLECTRIC:					1,108.73	
EMILY'S PET ENTERPRISES LLC						
101						
8652	1	ENTERTAINMENT IN THE PARK 6/26/	Invoice	01/15/2025	359.00	101-4-5220-4409
Total 52321 EMILY'S PET ENTERPRISES LLC:					359.00	
FACTORY MOTOR PARTS CO						
101						
128-Z18067	1	PARTS #723	Invoice	05/14/2025	134.72	101-4-5110-4221
Total 18408 FACTORY MOTOR PARTS CO:					134.72	
FASTENAL COMPANY						
101						
MNELK142202	1	SUPPLIES - VENDING	Invoice	05/16/2025	70.90	101-4-3120-4219
101						
MNELK142202	2	SUPPLIES - VENDING	Invoice	05/16/2025	38.46	101-4-5110-4219
101						
MNELK142202	3	SUPPLIES - VENDING	Invoice	05/16/2025	30.57	101-4-1600-4219
101						
MNELK142202	4	SUPPLIES - VENDING	Invoice	05/16/2025	7.94	101-4-3150-4219
Total 18453 FASTENAL COMPANY:					147.87	
FIRST STATE TIRE RECYCLING						

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
228						
123924	1	TIRE RECYCLING-CLEAN UP DAY	Invoice	04/26/2025	1,301.75	228-4-7000-4409
Total 12673 FIRST STATE TIRE RECYCLING:					1,301.75	
FLEETPRIDE						
101						
125719604	1	PARTS	Invoice	05/13/2025	74.99	101-4-2320-4221
Total 11711 FLEETPRIDE:					74.99	
FLORENCE HICKMAN						
821						
5222025 THE COVE	1	REFUND GRADING ESCROW THE C	Invoice	05/22/2025	30,000.00	821-2200
Total 52302 FLORENCE HICKMAN:					30,000.00	
FUTURE PLUS BATTERIES						
101						
P82530616	1	BATTERIES	Invoice	05/15/2025	116.55	101-4-3120-4219
Total 11835 FUTURE PLUS BATTERIES:					116.55	
GOODIN COMPANY						
101						
1443397-00	1	SUPPLIES	Invoice	05/19/2025	115.26	101-4-5110-4219
Total 20113 GOODIN COMPANY:					115.26	
GRACE O'KONEK						
101						
5162025-2 G O	1	CONF MEAL REIMBURSEMENT - O'K	Invoice	05/16/2025	63.00	101-4-2130-4331
Total 52400 GRACE O'KONEK:					63.00	
GRANITE CITY JOBBING CO						
603						
456253	1	POP/MISC	Invoice	05/16/2025	1,223.06	603-4-9111-4255
603						
456253	2	FREIGHT	Invoice	05/16/2025	5.00	603-4-9111-4332
603						
456253	3	SUPPLIES	Invoice	05/16/2025	116.26	603-4-9112-4219
603						
456258	1	POP/MISC	Invoice	05/16/2025	404.37	603-4-9151-4255
603						
456258	2	SUPPLIES	Invoice	05/16/2025	39.09	603-4-9152-4219
603						
456258	3	FREIGHT	Invoice	05/16/2025	5.00	603-4-9151-4332
603						
457723	1	POP/MISC	Invoice	05/23/2025	1,235.85	603-4-9111-4255
603						
457723	2	FREIGHT	Invoice	05/23/2025	5.00	603-4-9111-4332
603						
457723	3	SUPPLIES	Invoice	05/23/2025	88.91	603-4-9112-4219
603						
457725	1	POP/MISC	Invoice	05/23/2025	1,195.31	603-4-9151-4255

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
457725	2	SUPPLIES	Invoice	05/23/2025	55.93	603-4-9152-4219
603						
457725	3	FREIGHT	Invoice	05/23/2025	5.00	603-4-9151-4332
Total 10654 GRANITE CITY JOBBING CO:					4,378.78	
GRIMCO, INC						
101						
34057938-01	1	SIGN MATERIALS	Invoice	05/14/2025	112.00	101-4-1120-4226
Total 14770 GRIMCO, INC:					112.00	
HAWKINS, INC.						
602						
7067526	1	CHLORINE & SULFUR DIOXIDE	Invoice	05/15/2025	40.00	602-4-9020-4219
602						
7076168	1	CHLORINE & SULFUR DIOXIDE	Invoice	05/22/2025	1,610.80	602-4-9020-4219
Total 21053 HAWKINS, INC.:					1,650.80	
HEARTLAND BUSINESS SYSTEMS, LLC						
290						
793822-H	1	SECURITY CAMERAS	Invoice	05/13/2025	15,091.99	290-4-1350-4219
290						
794579-H	1	SECURITY CAMERA LABOR INSTALL	Invoice	05/20/2025	2,357.50	290-4-1350-4409
101						
796301-H	1	PD GARAGE CAMERAS	Invoice	05/20/2025	3,242.33	101-4-1350-4219
290						
796303-H	1	SECURITY CAMERAS	Invoice	05/20/2025	2,346.62	290-4-1350-4219
Total 14882 HEARTLAND BUSINESS SYSTEMS, LLC:					23,038.44	
HEIJEU						
211						
2025-10	1	TINY SCHOOL OF ART & DESIGN 7/1	Invoice	04/15/2025	1,380.00	211-4-5600-4409
Total 52354 HEIJEU:					1,380.00	
HOISINGTON KOEGLER GROUP INC						
440						
24-031-8	1	PROF SVCS-RIVERS EDGE RENO	Invoice	05/15/2025	628.24	440-4-5110-4319
Total 21475 HOISINGTON KOEGLER GROUP INC:					628.24	
HOME DEPOT CREDIT SERVICES						
602						
8622737	1	SUPPLIES	Invoice	05/23/2025	59.91	602-4-9020-4219
Total 21600 HOME DEPOT CREDIT SERVICES:					59.91	
HORIZON CHEMICAL LLC						
101						
INV101525	1	SUPPLIES	Invoice	05/08/2025	321.07	101-4-5110-4219
Total 15355 HORIZON CHEMICAL LLC:					321.07	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
INK WIZARDS						
101						
11715	1	STAFF T-SHIRTS	Invoice	05/14/2025	291.60	101-4-5110-4217
Total 22250 INK WIZARDS:					291.60	
INSIGHT BREWING COMPANY, LLC						
603						
24086	1	BEER	Invoice	05/23/2025	169.16	603-4-9151-4252
Total 52377 INSIGHT BREWING COMPANY, LLC:					169.16	
ISTATE TRUCK INC						
101						
C244014204: 01	1	PARTS #U008	Invoice	05/16/2025	165.96	101-4-3150-4221
101						
C244014295: 01	1	PARTS #U0008	Invoice	05/19/2025	137.27	101-4-3150-4221
101						
C244014350: 01	1	PARTS CREDIT #U0008	Invoice	05/20/2025	142.06-	101-4-3150-4221
Total 22000 ISTATE TRUCK INC:					161.17	
JAMES RODRIGUEZ						
101						
5192025 6/12/25	1	RIVERFRONT CONCERT FINAL 06-12	Invoice	05/19/2025	3,500.00	101-4-5220-4409
Total 15313 JAMES RODRIGUEZ:					3,500.00	
JOHN CHALMERS						
602						
5858	1	HYBRID SUNFISH	Invoice	05/23/2025	530.00	602-4-9020-4219
Total 52392 JOHN CHALMERS:					530.00	
JOHN P KERNS						
101						
61225	1	ENTERTAINMENT IN THE PARK 6/12/	Invoice	06/12/2025	350.00	101-4-5220-4409
Total 52322 JOHN P KERNS:					350.00	
JOHNSON BROS LIQUOR						
603						
134413	1	LIQUOR CREDIT	Invoice	05/13/2025	165.20-	603-4-9111-4251
603						
134414	1	WINE CREDIT	Invoice	05/13/2025	253.33-	603-4-9111-4253
603						
134415	1	WINE CREDIT	Invoice	05/13/2025	1,058.98-	603-4-9111-4253
603						
2788666	1	LIQUOR	Invoice	05/14/2025	1,973.65	603-4-9111-4251
603						
2788666	2	FREIGHT	Invoice	05/14/2025	17.40	603-4-9111-4332
603						
2788667	1	LIQUOR	Invoice	05/14/2025	1,021.10	603-4-9111-4251
603						
2788667	2	FREIGHT	Invoice	05/14/2025	20.60	603-4-9111-4332
603						
2788668	1	WINE	Invoice	05/14/2025	1,660.00	603-4-9111-4253

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
2788668	2	FREIGHT	Invoice	05/14/2025	45.68	603-4-9111-4332
603						
2788669	1	POP/MISC	Invoice	05/14/2025	222.00	603-4-9111-4255
603						
2788669	2	FREIGHT	Invoice	05/14/2025	12.18	603-4-9111-4332
603						
2793407	1	LIQUOR	Invoice	05/21/2025	10,641.21	603-4-9111-4251
603						
2793407	2	FREIGHT	Invoice	05/21/2025	122.67	603-4-9111-4332
603						
2793408	1	WINE	Invoice	05/21/2025	3,454.00	603-4-9111-4253
603						
2793408	2	FREIGHT	Invoice	05/21/2025	74.82	603-4-9111-4332
603						
2793409	1	POP/MISC	Invoice	05/21/2025	56.95	603-4-9111-4255
603						
2793409	2	FREIGHT	Invoice	05/21/2025	1.74	603-4-9111-4332
603						
2793410	1	THC PRODUCTS	Invoice	05/21/2025	445.54	603-4-9111-4256
603						
2793411	1	LIQUOR	Invoice	05/21/2025	6,343.28	603-4-9111-4251
603						
2793411	2	FREIGHT	Invoice	05/21/2025	95.70	603-4-9111-4332
603						
2793412	1	WINE	Invoice	05/21/2025	440.00	603-4-9151-4253
603						
2793412	2	FREIGHT	Invoice	05/21/2025	10.44	603-4-9151-4332
603						
2793414	1	THC PRODUCTS	Invoice	05/21/2025	68.52	603-4-9151-4256
603						
2793415	1	LIQUOR	Invoice	05/21/2025	2,117.00	603-4-9151-4251
603						
2793415	2	FREIGHT	Invoice	05/21/2025	26.10	603-4-9151-4332
603						
2793416	1	LIQUOR	Invoice	05/21/2025	2,718.71	603-4-9151-4251
603						
2793416	2	FREIGHT	Invoice	05/21/2025	34.80	603-4-9151-4332
603						
2793417	1	WINE	Invoice	05/21/2025	1,919.91	603-4-9151-4253
603						
2793417	2	FREIGHT	Invoice	05/21/2025	53.94	603-4-9151-4332
Total 22775 JOHNSON BROS LIQUOR:					32,120.43	
KROMER PRO LLC						
101						
582405	1	PARTS FOR PAINTER	Invoice	05/12/2025	83.39	101-4-5110-4221
Total 14417 KROMER PRO LLC:					83.39	
LAKE STATE RECYCLING INC						
228						
77973	1	RECYCLING - CLEAN UP DAY	Invoice	05/27/2025	3,605.68	228-4-7000-4409
Total 13119 LAKE STATE RECYCLING INC:					3,605.68	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
LARRY SWENSON						
225						
5-15-25 SWENSON	1	EASEMENT 75-00122-0310 & FENCE	Invoice	05/28/2025	34,412.48	225-4-8546-4409
Total 52414 LARRY SWENSON:					34,412.48	
M T I DISTRIBUTING INC						
101						
1473716-00	1	PARTS #723	Invoice	05/13/2025	61.00	101-4-5110-4221
101						
1474118-00	1	PARTS #723	Invoice	05/19/2025	74.58	101-4-5110-4221
101						
1474118-01	1	PARTS #723	Invoice	05/19/2025	48.15	101-4-5110-4221
101						
1474343-00	1	PARTS #724	Invoice	05/15/2025	217.57	101-4-5110-4221
101						
1474343-01	1	PARTS #724	Invoice	05/19/2025	62.83	101-4-5110-4221
101						
1474984-00	1	PARTS	Invoice	05/20/2025	85.56	101-4-5110-4221
101						
1474989-00	1	PARTS	Invoice	05/20/2025	2,329.70	101-4-5110-4221
Total 24475 M T I DISTRIBUTING INC:					2,879.39	
MANSFIELD OIL CO						
101						
26534267	1	UNLEADED GASOLINE	Invoice	05/16/2025	18,104.79	101-4-3120-4212
Total 12310 MANSFIELD OIL CO:					18,104.79	
MARCO HOLDINGS LLC						
101						
INV13907732	1	ACE365	Invoice	05/24/2025	6,350.00	101-4-1350-4404
Total 24714 MARCO HOLDINGS LLC:					6,350.00	
MARCO TECHNOLOGIES LLC						
603						
556506665	1	COPIER LEASE/MAINT	Invoice	05/27/2025	212.59	603-4-9112-4404
603						
556506665	2	COPIER LEASE/MAINT	Invoice	05/27/2025	212.59	603-4-9152-4404
602						
556506665	3	COPIER LEASE/MAINT	Invoice	05/27/2025	510.02	602-4-9010-4404
221						
556506665	4	COPIER LEASE/MAINT	Invoice	05/27/2025	658.17	221-4-5400-4415
101						
556506665	5	COPIER LEASE/MAINT	Invoice	05/27/2025	2,114.82	101-4-1350-4404
Total 12332 MARCO TECHNOLOGIES LLC:					3,708.19	
MAVERICK BEVERAGE CO MN LLC						
603						
INV1604953	1	LIQUOR	Invoice	05/15/2025	780.00	603-4-9111-4251
603						
INV1604953	2	WINE	Invoice	05/15/2025	574.00	603-4-9111-4253
603						
INV1604953	3	FREIGHT	Invoice	05/15/2025	21.00	603-4-9111-4332

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
Total 14588 MAVERICK BEVERAGE CO MN LLC:					1,375.00	
MHSRC/RANGE						
101						
337900-11837	1	DRIVING SCHOOL - POST MANDATE	Invoice	05/16/2025	1,575.00	101-4-2120-4331
Total 26394 MHSRC/RANGE:					1,575.00	
MN VALLEY TESTING LAB INC						
602						
1305857	1	WATER TESTING	Invoice	05/16/2025	474.40	602-4-9020-4319
602						
1306734	1	WATER TESTING	Invoice	05/22/2025	474.40	602-4-9020-4319
Total 24500 MN VALLEY TESTING LAB INC:					948.80	
OXYGEN SERVICE CO, INC						
101						
8834833	1	PROPANE - FORK LIFT	Invoice	05/13/2025	220.35	101-4-3120-4221
101						
8834833	2	SUPPLIES	Invoice	05/13/2025	15.90	101-4-3150-4219
Total 28960 OXYGEN SERVICE CO, INC:					236.25	
PAUSTIS WINE COMPANY						
603						
266347	1	FREIGHT	Invoice	05/22/2025	10.00	603-4-9151-4332
603						
266347	2	WINE	Invoice	05/22/2025	385.50	603-4-9151-4253
Total 29251 PAUSTIS WINE COMPANY:					395.50	
PHILLIPS WINE & SPIRITS CO						
603						
6976300	1	LIQUOR	Invoice	05/14/2025	2,804.67	603-4-9111-4251
603						
6976300	2	FREIGHT	Invoice	05/14/2025	52.20	603-4-9111-4332
603						
6976301	1	WINE	Invoice	05/14/2025	955.50	603-4-9111-4253
603						
6976301	2	FREIGHT	Invoice	05/14/2025	31.32	603-4-9111-4332
603						
6976302	1	POP/MISC	Invoice	05/14/2025	292.05	603-4-9111-4255
603						
6976302	2	FREIGHT	Invoice	05/14/2025	7.83	603-4-9111-4332
603						
6976303	1	THC PRODUCTS	Invoice	05/14/2025	63.00	603-4-9111-4256
603						
6977256	1	WINE	Invoice	05/15/2025	67.20	603-4-9111-4253
603						
6977256	2	FREIGHT	Invoice	05/15/2025	6.96	603-4-9111-4332
603						
6977257	1	WINE	Invoice	05/15/2025	134.40	603-4-9151-4253
603						
6977257	2	FREIGHT	Invoice	05/15/2025	13.92	603-4-9151-4332

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
6978229	1	WINE	Invoice	05/16/2025	100.80	603-4-9111-4253
603						
6978229	2	FREIGHT	Invoice	05/16/2025	10.44	603-4-9111-4332
603						
6982117	1	LIQUOR	Invoice	05/23/2025	7,254.40	603-4-9111-4251
603						
6982117	2	FREIGHT	Invoice	05/23/2025	104.40	603-4-9111-4332
603						
6982118	1	WINE	Invoice	05/23/2025	1,032.95	603-4-9111-4253
603						
6982118	2	FREIGHT	Invoice	05/23/2025	29.58	603-4-9111-4332
603						
6982119	1	POP/MISC	Invoice	05/23/2025	103.53	603-4-9111-4255
603						
6982119	2	FREIGHT	Invoice	05/23/2025	3.48	603-4-9111-4332
603						
6982120	1	THC PRODUCTS	Invoice	05/23/2025	441.00	603-4-9111-4256
603						
6982121	1	LIQUOR	Invoice	05/23/2025	2,329.01	603-4-9151-4251
603						
6982121	2	FREIGHT	Invoice	05/23/2025	31.32	603-4-9151-4332
603						
6982122	1	FREIGHT	Invoice	05/23/2025	5.22	603-4-9151-4332
Total 29665 PHILLIPS WINE & SPIRITS CO:					15,875.18	
PUBLIC SAFETY EQUIPMENT L						
410						
10764	1	TZD TRUCK SUPPLIES	Invoice	05/20/2025	2,210.00	410-4-2110-4560
Total 30421 PUBLIC SAFETY EQUIPMENT L:					2,210.00	
QUALITY FLOW SYSTEMS INC						
602						
48919	1	PUMP/SAND FILTER REPLACEMENT	Invoice	05/16/2025	11,963.00	602-4-9020-4560
Total 30500 QUALITY FLOW SYSTEMS INC:					11,963.00	
RAD ACQUISITION HOLDINGS						
101						
INV-20250517C20GEW	1	SUPPLIES	Invoice	05/19/2025	236.00	101-4-5110-4219
Total 15217 RAD ACQUISITION HOLDINGS:					236.00	
RED BULL DISTRIBUTION COM						
603						
5016896506	1	POP/MISC	Invoice	05/21/2025	242.68	603-4-9151-4255
Total 12944 RED BULL DISTRIBUTION COM:					242.68	
SANITATION PRODUCTS INC						
101						
93013	1	PARTS #88	Invoice	05/20/2025	77.31	101-4-3120-4221
Total 52385 SANITATION PRODUCTS INC:					77.31	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
SCHWAB\VOLLHABER\LUBRATT SCV CORP						
101						
249967	1	DAIKIN HEAT PUMP	Invoice	05/19/2025	5,442.00	101-4-2190-4219
Total 31928 SCHWAB\VOLLHABER\LUBRATT SCV CORP:					5,442.00	
SHAMROCK GROUP INC						
603						
122-00304	1	ICE	Invoice	05/19/2025	174.50	603-4-9111-4255
603						
122-00304	2	FREIGHT	Invoice	05/19/2025	4.00	603-4-9111-4332
603						
122-00306	1	FREIGHT	Invoice	05/19/2025	4.00	603-4-9151-4332
603						
122-00306	2	ICE	Invoice	05/19/2025	124.76	603-4-9151-4255
Total 12909 SHAMROCK GROUP INC:					307.26	
SHANNON GILBERTSON						
101						
24794622708	1	PLAQUE-CONCERT SPONSORSHIP	Invoice	05/22/2025	218.00	101-4-5220-4219
Total 14724 SHANNON GILBERTSON:					218.00	
SHERBURNE CO ABSTRACT & TITLE						
225						
SP2025-0153 MAHER	1	MAHER PROPERTY - PID 75-00131-2	Invoice	05/22/2025	72,987.86	225-4-5110-4510
Total 32170 SHERBURNE CO ABSTRACT & TITLE:					72,987.86	
SHERWIN-WILLIAMS						
101						
6368-2	1	SUPPLIES	Invoice	05/15/2025	4.84	101-4-1600-4219
Total 32280 SHERWIN-WILLIAMS:					4.84	
SMALL LOT MN						
603						
MN94893	1	LIQUOR	Invoice	05/14/2025	821.00	603-4-9151-4251
Total 13561 SMALL LOT MN:					821.00	
SOUTHERN GLAZER'S WINE & SPIRITS OF MN						
603						
2624188	1	LIQUOR	Invoice	05/15/2025	1,355.28	603-4-9151-4251
603						
2624188	2	FREIGHT	Invoice	05/15/2025	14.72	603-4-9151-4332
603						
2624189	1	WINE	Invoice	05/15/2025	183.68	603-4-9151-4253
603						
2624189	2	FREIGHT	Invoice	05/15/2025	5.12	603-4-9151-4332
603						
2626894	1	LIQUOR	Invoice	05/22/2025	962.55	603-4-9151-4251
603						
2626894	2	FREIGHT	Invoice	05/22/2025	7.68	603-4-9151-4332
603						
2626895	1	WINE	Invoice	05/22/2025	297.00	603-4-9151-4253

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
603						
2626895	2	FREIGHT	Invoice	05/22/2025	7.25	603-4-9151-4332
Total 8000 SOUTHERN GLAZER'S WINE & SPIRITS OF MN:					2,833.28	
603						
2624185	1	LIQUOR	Invoice	05/15/2025	5,374.46	603-4-9111-4251
603						
2624185	2	FREIGHT	Invoice	05/15/2025	46.87	603-4-9111-4332
603						
2624186	1	WINE	Invoice	05/15/2025	2,080.80	603-4-9111-4253
603						
2624186	2	FREIGHT	Invoice	05/15/2025	32.92	603-4-9111-4332
603						
2624187	1	FREIGHT	Invoice	05/15/2025	2.50	603-4-9111-4332
603						
2626892	1	LIQUOR	Invoice	05/22/2025	3,007.31	603-4-9111-4251
603						
2626892	2	FREIGHT	Invoice	05/22/2025	40.62	603-4-9111-4332
603						
2626893	1	WINE	Invoice	05/22/2025	1,605.64	603-4-9111-4253
603						
2626893	2	FREIGHT	Invoice	05/22/2025	32.08	603-4-9111-4332
603						
9641010	1	LIQUOR CREDIT	Invoice	05/16/2025	26.83-	603-4-9111-4251
603						
9641010	2	FREIGHT CREDIT	Invoice	05/16/2025	.10-	603-4-9111-4332
Total 11314 SOUTHERN GLAZER'S WINE & SPIRITS OF MN:					12,196.27	
SPEEDCUTTERS OUTDOOR MAINT LLC						
211						
28736	1	MOWING & FERTILIZER - LIBRARY	Invoice	05/15/2025	654.56	211-4-5600-4409
101						
28736	2	MOWING & FERTILIZER - RIVERS ED	Invoice	05/15/2025	314.47	101-4-5110-4409
101						
28736	3	MOWING & FERTILIZER - CITY HALL	Invoice	05/15/2025	589.94	101-4-1600-4401
101						
28736	4	MOWING & FERTILIZER - PUBLIC SA	Invoice	05/15/2025	760.88	101-4-2190-4401
101						
28736	5	MOWING & FERTILIZER - FIRE STATI	Invoice	05/15/2025	244.86	101-4-2310-4401
101						
28736	6	MOWING & FERTILIZER - PUBLIC W	Invoice	05/15/2025	1,544.17	101-4-5110-4409
101						
28736	7	MOWING & FERTILIZER - JACKSON	Invoice	05/15/2025	244.86	101-4-1600-4401
101						
28736	8	MOWING & FERTILIZER - FIRE STATI	Invoice	05/15/2025	759.35	101-4-2310-4401
603						
28737	1	MOWING & FERTILIZER - MAY	Invoice	05/15/2025	565.08	603-4-9152-4404
603						
28737	2	MOWING & FERTILIZER - MAY	Invoice	05/15/2025	576.02	603-4-9112-4404
Total 11661 SPEEDCUTTERS OUTDOOR MAINT LLC:					6,254.19	
STARR SORHEIM						
101						
5/19/25 S.S.	1	HOTEL - GSM CONFERENCE/SORHE	Invoice	05/27/2025	582.76	101-4-1120-4331

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
101						
5/19/25 S.S.	2	TRANSPORTATION - GSM CONF/SO	Invoice	05/27/2025	35.20	101-4-1120-4331
Total 52357 STARR SORHEIM:					617.96	
STREICHER'S						
101						
I1763277	1	INITIAL ISSUE - NEW CSO - JOHN SO	Invoice	05/22/2025	1,776.80	101-4-2150-4217
101						
I1763285	1	INITIAL ISSUE - NEW OFFICER - REA	Invoice	05/22/2025	2,145.71	101-4-2120-4217
Total 33300 STREICHER'S:					3,922.51	
STREICHER'S INC						
101						
I1762238	1	UNIFORMS - BALABON	Invoice	05/15/2025	56.98	101-4-2130-4217
Total 52346 STREICHER'S INC:					56.98	
SUMMER LAKES BEVERAGE LLC						
603						
9523	1	POP/MISC	Invoice	05/14/2025	561.00	603-4-9111-4255
Total 14779 SUMMER LAKES BEVERAGE LLC:					561.00	
SUSAN MONTAGUE						
101						
5-27-25 SM	1	INSTRUCTOR FEE - MAY	Invoice	05/27/2025	120.00	101-4-5510-4409
Total 14562 SUSAN MONTAGUE:					120.00	
THE AMERICAN BOTTLING CO						
603						
4847904299	1	POP	Invoice	05/19/2025	217.50	603-4-9111-4255
Total 10415 THE AMERICAN BOTTLING CO:					217.50	
THE UPS STORE #5093						
602						
5-9-25 WW	1	DELIVERY CHGS - WW	Invoice	05/09/2025	13.85	602-4-9010-4322
Total 35549 THE UPS STORE #5093:					13.85	
TIFCO INDUSTRIES INC						
602						
72091448	1	SUPPLIES	Invoice	05/19/2025	592.14	602-4-9020-4219
Total 13394 TIFCO INDUSTRIES INC:					592.14	
TREVOR J. BROWN						
101						
5122025 6/11/25	1	PRESENTATION FEE - 6/11/25	Invoice	05/12/2025	75.00	101-4-5510-4409
Total 52397 TREVOR J. BROWN:					75.00	
TRI-COUNTY LAW ENFORCEMENT						

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
101						
5202025	1	ANNUAL DUES	Invoice	05/12/2025	90.00	101-4-2130-4433
Total 34691 TRI-COUNTY LAW ENFORCEMENT:					90.00	
TWENTY4SEVEN FIRE & SEC CORP						
101						
6808	1	FIRE ALARM MONITORING-FS 1	Invoice	05/21/2025	525.00	101-4-2310-4401
101						
6808	2	FIRE ALARM MONITORING-FS 3	Invoice	05/21/2025	575.00	101-4-2310-4404
Total 14878 TWENTY4SEVEN FIRE & SEC CORP:					1,100.00	
TWIN CITY GARAGE DOOR-GARAGE DOOR STORE						
101						
418772426	1	GARAGE DOOR REPAIR	Invoice	05/16/2025	398.00	101-4-2190-4401
Total 34925 TWIN CITY GARAGE DOOR-GARAGE DOOR STORE:					398.00	
UKG INC.						
101						
101100004794	1	USAGE FEES JUN-AUG	Invoice	05/16/2025	16,559.83	101-4-1220-4404
101						
101100007929	1	USAGE OVERAGE FEES APR 2025	Invoice	05/16/2025	2,763.51	101-4-1220-4404
Total 12920 UKG INC.:					19,323.34	
VIKING COCA-COLA CO						
603						
3670177	1	POP/MISC	Invoice	05/16/2025	499.20	603-4-9151-4255
603						
3684044	1	POP/MISC	Invoice	05/23/2025	1,139.70	603-4-9111-4255
Total 35725 VIKING COCA-COLA CO:					1,638.90	
VINOCOPIA						
603						
373815-IN	1	LIQUOR	Invoice	05/21/2025	275.25	603-4-9151-4251
603						
373815-IN	2	WINE	Invoice	05/21/2025	72.00	603-4-9151-4253
603						
373815-IN	3	FREIGHT	Invoice	05/21/2025	7.50	603-4-9151-4332
603						
373818-IN	1	WINE	Invoice	05/21/2025	352.00	603-4-9111-4253
603						
373818-IN	2	FREIGHT	Invoice	05/21/2025	7.50	603-4-9111-4332
603						
374077-IN	1	WINE	Invoice	05/23/2025	480.00	603-4-9111-4253
Total 35763 VINOCOPIA:					1,194.25	
WASTE MANAGEMENT						
605						
49665-1706-4	1	MAY GARBAGE TIPPING FEES 5/6-5/	Invoice	05/16/2025	24,796.89	605-4-9210-4384
Total 36033 WASTE MANAGEMENT:					24,796.89	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Invoice Amount	GL Account Number
WHITE CAP, LP						
101						
50031382601	1	SUPPLIES	Invoice	05/13/2025	170.09	101-4-3120-4219
Total 15018 WHITE CAP, LP:					170.09	
WINEBOW						
603						
MN00166309	1	LIQUOR	Invoice	05/16/2025	552.00	603-4-9111-4251
603						
MN00166309	2	FREIGHT	Invoice	05/16/2025	14.00	603-4-9111-4332
Total 14002 WINEBOW:					566.00	
ZIEGLER INC						
101						
IN001918294	1	PARTS #318/313	Invoice	05/14/2025	124.96	101-4-3120-4221
Total 36900 ZIEGLER INC:					124.96	
Total :					1,274,968.01	
Grand Totals:					1,274,968.01	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
101-4-1110-4359	645.00	.00	645.00
101-4-1120-4226	112.00	.00	112.00
101-4-1120-4331	617.96	.00	617.96
101-4-1120-4433	400.00	.00	400.00
101-4-1220-4404	19,323.34	.00	19,323.34
101-4-1310-4301	4,000.00	.00	4,000.00
101-4-1350-4219	3,242.33	.00	3,242.33
101-4-1350-4404	8,464.82	.00	8,464.82
101-4-1600-4219	295.46	.00	295.46
101-4-1600-4389	4,133.48	.00	4,133.48
101-4-1600-4401	834.80	.00	834.80
101-4-1600-4409	1,814.40	.00	1,814.40
101-4-2120-4217	2,145.71	.00	2,145.71
101-4-2120-4331	1,575.00	.00	1,575.00
101-4-2130-4217	939.35	.00	939.35
101-4-2130-4219	93.98	.00	93.98
101-4-2130-4331	501.00	.00	501.00
101-4-2130-4433	90.00	.00	90.00
101-4-2150-4217	1,776.80	.00	1,776.80
101-4-2150-4331	245.30	.00	245.30
101-4-2150-4409	416.00	.00	416.00
101-4-2160-4217	331.79	.00	331.79
101-4-2190-4219	6,155.39	.00	6,155.39
101-4-2190-4389	7,466.57	.00	7,466.57
101-4-2190-4401	1,158.88	.00	1,158.88
101-4-2310-4219	118.50	.00	118.50

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
101-4-2310-4389	806.40	.00	806.40
101-4-2310-4401	1,711.21	.00	1,711.21
101-4-2310-4404	575.00	.00	575.00
101-4-2320-4221	74.99	.00	74.99
101-4-2330-4389	400.40	.00	400.40
101-4-3120-4212	18,104.79	.00	18,104.79
101-4-3120-4219	505.00	.00	505.00
101-4-3120-4221	794.17	.00	794.17
101-4-3120-4226	337.60	.00	337.60
101-4-3120-4319	1,023.68	.00	1,023.68
101-4-3120-4389	3,986.34	.00	3,986.34
101-4-3150-4219	463.84	.00	463.84
101-4-3150-4221	303.23	142.06	161.17
101-4-5110-4217	291.60	.00	291.60
101-4-5110-4219	2,914.20	.00	2,914.20
101-4-5110-4221	3,097.50	.00	3,097.50
101-4-5110-4389	7,337.65	.00	7,337.65
101-4-5110-4409	1,858.64	.00	1,858.64
101-4-5110-4415	154.98	.00	154.98
101-4-5220-4219	555.36	.00	555.36
101-4-5220-4409	4,209.00	.00	4,209.00
101-4-5230-4409	150.00	.00	150.00
101-4-5510-4219	285.99	.00	285.99
101-4-5510-4409	2,320.00	.00	2,320.00
101-4-5510-4433	97.66	.00	97.66
211-4-5600-4219	340.94	.00	340.94
211-4-5600-4389	2,922.65	.00	2,922.65
211-4-5600-4409	2,034.56	.00	2,034.56
221-3-0000-3464	408.00	.00	408.00
221-4-5400-4219	217.80	.00	217.80
221-4-5400-4389	26,724.62	.00	26,724.62
221-4-5400-4401	291.50	.00	291.50
221-4-5400-4415	658.17	.00	658.17
221-4-5430-4219	40.45	.00	40.45
221-4-5430-4259	333.71	.00	333.71
225-4-5110-4510	72,987.86	.00	72,987.86
225-4-8546-4303	2,541.00	.00	2,541.00
225-4-8546-4409	34,412.48	.00	34,412.48
228-4-7000-4409	9,385.32	.00	9,385.32
290-4-1350-4219	17,438.61	.00	17,438.61
290-4-1350-4409	2,607.50	.00	2,607.50
292-4-5600-4530	66,331.70	.00	66,331.70
343-4-7000-4611	469,043.75	.00	469,043.75
401-4-8080-4303	6,254.00	.00	6,254.00
403-4-8440-4303	47,994.10	.00	47,994.10
406-4-8050-4303	18,468.50	.00	18,468.50
410-4-2110-4560	2,210.00	.00	2,210.00
440-4-5110-4319	628.24	.00	628.24
602-4-9010-4201	92.33	.00	92.33
602-4-9010-4301	1,200.00	.00	1,200.00
602-4-9010-4321	165.80	.00	165.80
602-4-9010-4322	13.85	.00	13.85
602-4-9010-4404	510.02	.00	510.02
602-4-9020-4219	3,299.39	.00	3,299.39
602-4-9020-4319	948.80	.00	948.80

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
602-4-9020-4389	30,663.01	.00	30,663.01
602-4-9020-4404	1,400.00	.00	1,400.00
602-4-9020-4417	311.00	.00	311.00
602-4-9020-4560	11,963.00	.00	11,963.00
602-4-9050-4389	5,308.12	.00	5,308.12
603-4-9111-4251	52,132.89	205.99-	51,926.90
603-4-9111-4252	95,510.08	848.16-	94,661.92
603-4-9111-4253	17,428.89	1,312.31-	16,116.58
603-4-9111-4255	5,515.64	.00	5,515.64
603-4-9111-4256	3,839.53	11.44-	3,828.09
603-4-9111-4332	1,087.44	.10-	1,087.34
603-4-9112-4219	205.17	.00	205.17
603-4-9112-4301	1,000.00	.00	1,000.00
603-4-9112-4404	894.17	.00	894.17
603-4-9151-4251	17,161.14	1,044.00-	16,117.14
603-4-9151-4252	57,038.01	389.85-	56,648.16
603-4-9151-4253	3,992.49	.00	3,992.49
603-4-9151-4255	3,004.42	5.65-	2,998.77
603-4-9151-4256	865.45	.00	865.45
603-4-9151-4332	290.50	7.25-	283.25
603-4-9152-4219	95.02	.00	95.02
603-4-9152-4301	1,000.00	.00	1,000.00
603-4-9152-4389	2,044.20	.00	2,044.20
603-4-9152-4404	825.02	.00	825.02
605-4-9210-4301	400.00	.00	400.00
605-4-9210-4384	24,796.89	.00	24,796.89
607-4-9310-4301	400.00	.00	400.00
821-2200	30,000.00	.00	30,000.00
Grand Totals:	1,278,934.82	3,966.81-	1,274,968.01

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
00/00	1,278,934.82	3,966.81-	1,274,968.01
Grand Totals:	1,278,934.82	3,966.81-	1,274,968.01

Report Criteria:

Invoice Detail.GL account (3 Characters) = {<>} "920"

Invoice Detail.GL account (3 Characters) = {<>} "910"

Invoice Detail.Created by = {<>} "jdengerud"

Report Criteria:

Report type: Invoice detail

Check.Type = {<>} "Adjustment"

Bank.Bank number = 1

[Report].Invoice GL Account = {<>} "1012040"

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	Bank Number
129908										
05/25	05/22/2025	129908	52399	BECKER & ASSOCIATES	4-18-25 BECK	403-4-8440-4440	.00	12,100.00-	12,100.00- V	1
Total 129908:							.00		12,100.00-	
129942										
05/25	05/22/2025	129942	52398	MICEK REVOCABLE FAMILY TRUST	4-18-25 MICE	403-4-8440-4440	.00	22,800.00-	22,800.00- V	1
Total 129942:							.00		22,800.00-	
129976										
05/25	05/23/2025	129976	10749	ASPEN MILLS	353037	101-4-2120-4219	.00	478.00	478.00	1
Total 129976:							.00		478.00	
129977										
05/25	05/23/2025	129977	12175	BIG LAKE POLICE DEPT	52125 TZD	101-4-2120-4440	.00	398.27	398.27	1
Total 129977:							.00		398.27	
129978										
05/25	05/23/2025	129978	16350	DIAMOND VOGEL	813171563	101-4-3120-4219	.00	247.50	247.50	1
Total 129978:							.00		247.50	
129979										
05/25	05/23/2025	129979	14829	ELK RIVER YOUTH SOFTBALL	85909358	221-3-0000-3475	.00	360.00	360.00	1
Total 129979:							.00		360.00	
129980										
05/25	05/23/2025	129980	52406	ASCEN TEK CORP	3795617	101-4-3150-4212	.00	2,806.60	2,806.60	1
05/25	05/23/2025	129980	52406	ASCEN TEK CORP	3813418	101-4-3150-4212	.00	168.44	168.44	1

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	Bank Number
Total 129980:							.00		2,975.04	
129981										
05/25	05/23/2025	129981	10950	B & D PLBG, HTG & AIR CON	6198250	603-4-9112-4404	.00	200.00	200.00	1
05/25	05/23/2025	129981	10950	B & D PLBG, HTG & AIR CON	6198292	603-4-9152-4404	.00	200.00	200.00	1
Total 129981:							.00		400.00	
129982										
05/25	05/23/2025	129982	52284	C&H PRECISION	INV23156	101-4-2120-4219	.00	213.97	213.97	1
Total 129982:							.00		213.97	
129983										
05/25	05/23/2025	129983	52396	CHAD YESS	5162025 YES	101-4-2320-4331	.00	741.38	741.38	1
Total 129983:							.00		741.38	
129984										
05/25	05/23/2025	129984	14425	COLLINS BROTHERS TOWING	120033	101-4-5230-4409	.00	150.00	150.00	1
Total 129984:							.00		150.00	
129985										
05/25	05/23/2025	129985	14651	COMMISSIONER OF TRANSPORTATIO	P00019476	101-4-3120-4409	.00	654.11	654.11	1
Total 129985:							.00		654.11	
129986										
05/25	05/23/2025	129986	15550	CUB FOODS	117256	603-4-9152-4219	.00	10.78	10.78	1
Total 129986:							.00		10.78	
129987										
05/25	05/23/2025	129987	14948	DOUGLAS GREEN	1125	221-4-5430-4219	.00	236.90	236.90	1
Total 129987:							.00		236.90	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	Bank Number
129988										
05/25	05/23/2025	129988	24716	MARTIN MARIETTA MATERIALS	45725974	101-4-3120-4219	.00	220.00	220.00	1
05/25	05/23/2025	129988	24716	MARTIN MARIETTA MATERIALS	45738269	101-4-3120-4219	.00	220.00	220.00	1
05/25	05/23/2025	129988	24716	MARTIN MARIETTA MATERIALS	45748926	101-4-3120-4219	.00	220.00	220.00	1
Total 129988:							.00		660.00	
129989										
05/25	05/23/2025	129989	52409	MICHAEL MICEK	4-18-25 MICE	403-4-8440-4440	.00	22,800.00	22,800.00	1
Total 129989:							.00		22,800.00	
129990										
05/25	05/23/2025	129990	14183	POMPEII PIZZERIA	05222025	101-3-0000-3211	.00	200.00	200.00	1
Total 129990:							.00		200.00	
129991										
05/25	05/23/2025	129991	52403	SANDY WEIDENBACH	86871041	101-2080	.00	116.75	116.75	1
Total 129991:							.00		116.75	
129992										
05/25	05/23/2025	129992	31890	SCHINDLER ELEVATOR CORP	8106870929	101-4-2190-4401	.00	1,278.45	1,278.45	1
05/25	05/23/2025	129992	31890	SCHINDLER ELEVATOR CORP	8106870930	101-4-1600-4401	.00	639.24	639.24	1
05/25	05/23/2025	129992	31890	SCHINDLER ELEVATOR CORP	8106873878	603-4-9112-4404	.00	581.04	581.04	1
05/25	05/23/2025	129992	31890	SCHINDLER ELEVATOR CORP	9100946112	101-4-2190-4401	.00	51.90	51.90	1
05/25	05/23/2025	129992	31890	SCHINDLER ELEVATOR CORP	9100946113	101-4-1600-4401	.00	25.95	25.95	1
Total 129992:							.00		2,576.58	
129993										
05/25	05/23/2025	129993	32240	SHERBURNE CO SHERIFF'S OFFICE	52125 TZD	101-4-2120-4440	.00	1,853.77	1,853.77	1
Total 129993:							.00		1,853.77	
129994										
05/25	05/23/2025	129994	12551	SYSCO MINNESOTA INC	547908027	221-4-5430-4259	.00	966.86	966.86	1

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	Bank Number
Total 129994:							.00		966.86	
129995										
05/25	05/23/2025	129995	52410	THE CONFLUENCE LLC	05222025	101-3-0000-3211	.00	200.00	200.00	1
Total 129995:							.00		200.00	
129996										
05/25	05/23/2025	129996	13946	T-MOBILE	965639928 05/	603-4-9152-4321	.00	995.84	995.84	1
Total 129996:							.00		995.84	
129997										
05/25	05/23/2025	129997	52408	TWIN LAKES TOWNHOMES ASSOCIAT	5-14-25 BECK	403-4-8440-4440	.00	12,100.00	12,100.00	1
Total 129997:							.00		12,100.00	
1008087										
05/25	05/27/2025	1008087	13759	AERZEN USA CORPORATION	SEPI-25-0012	602-4-9020-4560	.00	35,012.56	35,012.56	1
Total 1008087:							.00		35,012.56	
1008088										
05/25	05/27/2025	1008088	13954	CHARTER COMMUNICATIONS	175341301 MA	603-4-9112-4321	.00	1,455.74	1,455.74	1
Total 1008088:							.00		1,455.74	
1008089										
05/25	05/27/2025	1008089	13666	JOHNSON CONTROLS	41324302	290-4-9220-4409	.00	358.40	358.40	1
Total 1008089:							.00		358.40	
1008090										
05/25	05/27/2025	1008090	29845	PLAISTED COMPANIES INC	91890	101-4-3120-4219	.00	105.39	105.39	1
Total 1008090:							.00		105.39	

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	Bank Number
1008091										
05/25	05/27/2025	1008091	33059	STAPLES BUSINESS ADVANTAGE	7005118465	101-4-6210-4440	.00	299.40	299.40	1
Total 1008091:							.00		299.40	
1008092										
05/25	05/27/2025	1008092	13394	TIFCO INDUSTRIES INC	72047458	602-4-9020-4219	.00	1,540.98	1,540.98	1
Total 1008092:							.00		1,540.98	
1008093										
05/25	05/27/2025	1008093	12920	UKG INC.	300173925	101-4-1220-4404	.00	3,199.18	3,199.18	1
05/25	05/27/2025	1008093	12920	UKG INC.	300189580	101-4-1220-4404	.00	3,134.05	3,134.05	1
Total 1008093:							.00		6,333.23	
Grand Totals:							.00		59,541.45	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
101-2020	.00	19,485.44-	19,485.44-
101-2080	9.25	.00	9.25
101-3-0000-3211	400.00	.00	400.00
101-3-0000-3472	107.50	.00	107.50
101-4-1110-4321	67.24	.00	67.24
101-4-1120-4201	14.97	.00	14.97
101-4-1120-4321	34.63	.00	34.63
101-4-1210-4201	59.88	.00	59.88
101-4-1220-4201	29.94	.00	29.94
101-4-1220-4404	6,333.23	.00	6,333.23
101-4-1310-4201	29.94	.00	29.94
101-4-1350-4321	190.00	.00	190.00
101-4-1500-4201	8.98	.00	8.98
101-4-1510-4201	44.91	.00	44.91
101-4-1600-4321	152.90	.00	152.90

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
101-4-1600-4389	69.99	.00	69.99
101-4-1600-4401	665.19	.00	665.19
101-4-2110-4321	213.33	.00	213.33
101-4-2120-4219	691.97	.00	691.97
101-4-2120-4440	2,252.04	.00	2,252.04
101-4-2190-4389	99.98	.00	99.98
101-4-2190-4401	1,330.35	.00	1,330.35
101-4-2310-4321	378.24	.00	378.24
101-4-2320-4331	741.38	.00	741.38
101-4-2330-4389	41.82	.00	41.82
101-4-2410-4201	44.91	.00	44.91
101-4-2410-4321	57.81	.00	57.81
101-4-2420-4321	44.04	.00	44.04
101-4-2440-4219	5.99	.00	5.99
101-4-3120-4219	1,012.89	.00	1,012.89
101-4-3120-4321	170.01	.00	170.01
101-4-3120-4409	654.11	.00	654.11
101-4-3150-4212	2,975.04	.00	2,975.04
101-4-3150-4321	24.77	.00	24.77
101-4-3300-4201	14.97	.00	14.97
101-4-3300-4321	19.27	.00	19.27
101-4-5110-4321	59.40	.00	59.40
101-4-5110-4389	59.98	.00	59.98
101-4-5210-4219	29.94	.00	29.94
101-4-5210-4321	154.91	.00	154.91
101-4-5230-4409	150.00	.00	150.00
101-4-5510-4321	24.77	.00	24.77
101-4-6210-4440	14.97	.00	14.97
221-2020	.00	1,990.55-	1,990.55-
221-3-0000-3475	360.00	.00	360.00
221-4-5400-4321	426.79	.00	426.79
221-4-5430-4219	236.90	.00	236.90
221-4-5430-4259	966.86	.00	966.86
290-2020	.00	358.40-	358.40-
290-4-9220-4409	358.40	.00	358.40
403-2020	34,900.00	34,900.00-	.00
403-4-8440-4440	34,900.00	34,900.00-	.00
602-2020	.00	36,656.55-	36,656.55-
602-4-9010-4321	103.01	.00	103.01
602-4-9020-4219	1,540.98	.00	1,540.98

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
602-4-9020-4560	35,012.56	.00	35,012.56
603-2020	.00	1,050.51-	1,050.51-
603-4-9112-4321	29.99	.00	29.99
603-4-9112-4404	781.04	.00	781.04
603-4-9152-4219	10.78	.00	10.78
603-4-9152-4321	28.70	.00	28.70
603-4-9152-4404	200.00	.00	200.00
Grand Totals:	129,341.45	129,341.45-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

Check.Type = {<>} "Adjustment"

Bank.Bank number = 1

[Report].Invoice GL Account = {<>} "1012040"

Report Criteria:

Report type: Invoice detail
 Vendor.Vendor number = 26275, 26300
 Check.Type = {<>} "Adjustment"
 Bank.Bank number = 1

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	Bank Number
520202520										
05/25	05/20/2025	520202520	26275	MN DEPT OF REVENUE	APR 25 FUEL	101-4-3120-4212	.00	392.41	392.41	1
Total 520202520:							.00		392.41	
520202521										
05/25	05/20/2025	520202521	26300	MN DEPT. OF REVENUE	APR 25 SALE	603-4-9152-4404	.00	75,300.00	75,300.00	1
Total 520202521:							.00		75,300.00	
Grand Totals:							.00		75,692.41	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
101-2020	.00	1,107.75-	1,107.75-
101-2080	762.35	.00	762.35
101-3-0000-3417	14.56	.00	14.56
101-4-3120-4212	330.84	.00	330.84
221-2020	.00	4,776.55-	4,776.55-
221-2080	4,776.55	.00	4,776.55
602-2020	.00	61.57-	61.57-
602-4-9050-4212	61.57	.00	61.57
603-2020	.00	69,746.54-	69,746.54-
603-2080	69,661.23	.00	69,661.23
603-4-9112-4219	2.72	.00	2.72
603-4-9112-4404	16.74	.00	16.74
603-4-9152-4219	49.11	.00	49.11
603-4-9152-4404	16.74	.00	16.74

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
Grand Totals:	75,692.41	75,692.41-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

Vendor.Vendor number = 26275, 26300

Check.Type = {<>} "Adjustment"

Bank.Bank number = 1

Report Criteria:

Report type: Invoice detail
 Vendor.Vendor number = 35099
 Check.Type = {<>} "Adjustment"
 Bank.Bank number = 1

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice GL Account	Discount Taken	Invoice Amount	Check Amount	Bank Number
507202522										
05/25	05/07/2025	507202522	35099	US BANK	4252025 CITY	221-4-5430-4259	.00	12,289.06	12,289.06	1
Total 507202522:							.00		12,289.06	
Grand Totals:							.00		12,289.06	

Summary by General Ledger Account Number

GL Account	Debit	Credit	Proof
101-2020	779.96	7,818.65-	7,038.69-
101-4-1110-4331	296.21	.00	296.21
101-4-1120-4319	67.45	.00	67.45
101-4-1120-4331	190.00	.00	190.00
101-4-1310-4201	199.00	.00	199.00
101-4-1350-4404	24.00	.00	24.00
101-4-1510-4433	724.00	.00	724.00
101-4-1600-4321	346.54	.00	346.54
101-4-1600-4331	20.00	.00	20.00
101-4-2110-4331	1,466.16	.00	1,466.16
101-4-2120-4331	1,410.98	.00	1,410.98
101-4-2130-4331	.00	779.96-	779.96-
101-4-2150-4331	60.00	.00	60.00
101-4-2310-4359	124.37	.00	124.37
101-4-2410-4331	470.00	.00	470.00
101-4-2410-4404	160.00	.00	160.00
101-4-3150-4219	507.20	.00	507.20
101-4-5110-4219	1,253.09	.00	1,253.09
101-4-5110-4221	72.37	.00	72.37
101-4-5110-4404	75.00	.00	75.00

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
101-4-5510-4331	352.28	.00	352.28
221-2020	12.15	2,952.44-	2,940.29-
221-4-5400-4219	250.07	12.15-	237.92
221-4-5400-4331	105.00	.00	105.00
221-4-5400-4349	97.57	.00	97.57
221-4-5420-4219	38.00	.00	38.00
221-4-5430-4219	2,288.57	.00	2,288.57
221-4-5430-4259	173.23	.00	173.23
228-2020	.00	167.90-	167.90-
228-4-7000-4219	104.55	.00	104.55
228-4-7000-4409	63.35	.00	63.35
290-2020	.00	97.67-	97.67-
290-4-2350-4219	97.67	.00	97.67
602-2020	.00	1,329.16-	1,329.16-
602-4-9020-4219	1,329.16	.00	1,329.16
603-2020	.00	688.15-	688.15-
603-4-9112-4331	57.47	.00	57.47
603-4-9112-4349	318.47	.00	318.47
603-4-9152-4331	57.46	.00	57.46
603-4-9152-4349	254.75	.00	254.75
821-2020	.00	27.20-	27.20-
821-2200	27.20	.00	27.20
Grand Totals:	13,873.28	13,873.28-	.00

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

Vendor.Vendor number = 35099

Check.Type = {<>} "Adjustment"

Bank.Bank number = 1



Request for Action

To
City Council

Item Number
4.3

Meeting Date
June 2, 2025

Prepared By
Jolene Richter, Deputy Clerk

Item Description
2025-2026 Liquor License Renewals

Reviewed by
Cal Portner
Tina Allard

Action Requested

Approve, by motion, the attached list of liquor license renewals for the period of July 1, 2025, through June 30, 2026.

Background/Discussion

Liquor licenses run from July 1 through June 30.

Financial Impact

N/A

Mission/Policy/Goal

Elk River Mission

Attachments

- I. 2025-2026 Liquor License Renewals

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity

2025-2026 LIQUOR LICENSES

Brewer Off-Sale (\$100/year)

- Aegir Brewing Company

Brewer Pub Off-Sale (\$100/year)

- Aegir Brewing Company

Tap Room On-Sale (\$225/year)

- Aegir Brewing Company

3.2 Percent Malt Beverage On-Sale (\$225/year)

- Pompeii Pizzeria

3.2 Percent Off-Sale (\$75/year)

- Cub Foods
- McCoy's Pub
- Speedway #4196
- Speedway #4338
- Speedway #4470
- Wal-Mart Supercenter #3209

On-Sale Liquor (\$5,000/year)

- American Legion
- Applebee's Neighborhood Grill & Bar
- Broadway Bar & Pizza
- Elk River Golf Club
- Furniture and Things Community Event Center
- Hajime Sushi Restaurant
- McCoy's Pub
- Mucho Loco
- Sammy's Perrella's Pizza & Restaurant
- Serrano Brothers Catering
- Sunshine Depot
- Topsy on Main

On-Sale Sunday (\$200/year)

- American Legion
- Applebee's Neighborhood Grill & Bar
- Broadway Bar & Pizza
- Elk River Golf Club
- Furniture and Things Community Event Center
- Hajime Sushi Restaurant
- McCoy's Pub
- Mucho Loco
- Sammy's Perrella's Pizza & Restaurant

- Serrano Brothers Catering
- Sunshine Depot
- Topsy on Main

Wine (\$700/year)

- Pompeii Pizzeria

Strong Beer Permission (no fee)

- Pompeii Pizzeria



Request for Action

To
City Council

Item Number
4.4

Meeting Date
June 2, 2025

Prepared By
Lindsay Brandner, Senior Administrative Assistant

Item Description
Law Enforcement Services Agreement 2025-09

Reviewed by
David Kuhnly
Cal Portner
Tina Allard

Action Requested

Approve, by motion, the Law Enforcement Services Agreement 2025-09 between the City of Elk River and the Elk River Area School District.

Background/Discussion

The city was previously entered into a service agreement with the district to provide law enforcement liaison services. The agreement will expire June 30, 2025, and the district would like to renew the agreement for a two-year period commencing July 1, 2025, and concluding on June 30, 2027.

Financial Impact

The agreement specifies that the district pay the city \$189,885 for the 2025-2026 school year and \$201,279 for the 2026-2027 school year for the services of three (3) officers at the rate of \$63,295 per officer for the 2025-2026 school year and at a rate of \$67,093 per officer for the 2026-2027 school year. The total financial benefit of the city for the period of the agreement is \$391,164.

Mission/Policy/Goal

Elk River Mission Statement

Attachments

- I. 2025 - 2027 ERPD Contract - Final

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity

LAW ENFORCEMENT SERVICES AGREEMENT

THIS AGREEMENT made and entered into by and between the City of Elk River, Sherburne County, State of Minnesota, (hereinafter referred to as the "City") 13065 Orono Parkway, Elk River, Minnesota 55330 and the Independent School District 728, 11500 193rd Ave NW, Minnesota, 55330, (hereinafter referred to as the "District").

WITNESSETH

WHEREAS, both the City and the District desire to enter into this Agreement (hereinafter referred to as "Agreement") for the provision of law enforcement services by the Elk River Police Department (hereinafter referred to as the "Police", to the District; and

WHEREAS, this Agreement is authorized and provided for by Minnesota Statute §471.59.

NOW, THEREFORE, in consideration of the mutual undertaking and agreements hereinafter set forth, the City and the District agree as follows:

1. SERVICES TO BE PROVIDED

The Police will provide general law enforcement services at District facilities as more fully described in Attachment A.

2. TERM OF THE AGREEMENT

The term of this Agreement shall be for the 2025-2026 and 2026-2027 school years, beginning July 1, 2025 and ending June 30, 2027.

3. PAYMENT FOR SERVICES

The District shall pay the City for providing services outlined on Attachment A. The amount of the payment for the 2025-2026 school year shall be \$189,885 (\$63,295 per officer, up to three (3) officers) The amount of the payment for the 2026-2027 school year shall be \$201,279 (\$67,093 per officer, up to three (3) officers).

The District shall make payment to the City upon presentation of an invoice from the City. Payment for services will be made in two equal payments for the periods of July to December and January to June. Payment shall be made within thirty (30) days from receipt of the invoice.

4. CONTRACT ADMINISTRATION

The City designates the City Administrator or his/her designee to represent the City in all matters connected with the Agreement on behalf of the City.

The District designates its Executive Director of Business Services or his/her designee to represent the District in all matters connected with this Agreement on behalf of the District.

The City's designee shall be available at reasonable times upon reasonable notice to confer with the District.

The District, City and the Police shall provide the full cooperation and assistance of its officers, employees, and agents to each other in the performance of this Agreement.

5. RELATIONSHIP OF THE PARTIES

The parties agree that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties or as constituting either party as the agent, representative or employee of the other for any purposes or in any manner whatsoever. The City and the Police shall be independent contractors of the District with respect to all services performed under this Agreement. The parties represent that they will secure all personnel required to execute, administer and perform this Agreement. The District shall provide input into the assignment of Police Officers; however, the City retains the right to make all final hiring decisions.

6. INDEMNIFICATION AND INSURANCE

Each party agrees that it will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of the other party and the results thereof. Each party agrees to indemnify the other in accordance with its responsibility. The City's and the District's liability is governed by Minnesota Statutes, Section 466.

The City and District each warrant that they are able to comply with the foregoing indemnity requirement through an insurance or self-insurance program.

7. SUCCESSORS, SUBCONTRACTING AND ASSIGNMENTS

The parties agree not to assign, subcontract, transfer this Agreement or its services whether in whole or in part without prior written consent of the other party.

8. AMENDMENTS AND MODIFICATIONS

The parties agree and understand that the entire Agreement between the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof. All items referred to in this Agreement are incorporated or attached and are deemed to be part of this Agreement.

Unless provided to the contrary herein, the parties may from time to time make amendments or modifications to this Agreement. Such changes, including any adjustments in the level of service, which are mutually agreed upon by and between the City and the District shall be effective when incorporated in written amendments to this Agreement.

9. NOTICES

Any notice or demand which must be given or made to a party hereto under the terms of this Agreement or any statute or ordinance governing the same shall be in writing, and shall be sent by certified mail or courier addressed as follow:

CITY: City Administrator
City of Elk River
13065 Orono Parkway
Elk River, MN 55330

With a copy to:

Chief of Police
City of Elk River
13077 Orono Parkway
Elk River MN 55330

DISTRICT: Executive Director of Business Services
Elk River Area School District #728
11500 193rd Ave NW
Elk River, MN 55330

10. ACCESS TO EDUCATION RECORDS

School officials shall allow the Police access to educational records in accordance with state and federal law and school board policy 515.

11. GOVERNMENT DATA PRACTICES ACT

The City and District must comply with the Family Educational Rights and Privacy Act ("FERPA") and the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by District in accordance with this agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City in accordance with this agreement.

12. MINNESOTA LAWS GOVERN

The laws of the State of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the parties and performance under this Agreement.

13. REPORTING

The Police will provide statistical reporting on selected data to the School District a minimum of two times per school year (mid-year and end-of-year reports).

14. TRAINING

The SRO shall receive such training as is necessary to permit the SRO to effectively advance the school's educational mission in the context of his or her duties as SRO. Therefore, the Parties agree to jointly deliver and require onboarding training. This training will cover the mandated training requirements in MN State Statute and topics including:

BASIC SRO TRAINING OVERVIEW

- Transitioning from patrol to SRO mindset
- Building effective relationships with school administration and staff
- Best practices in active threat procedures/drills
- Legal considerations for juveniles and schools
- School facility assessments
- Awareness of special education services
- Youth specific topics such as: truancy, runaway, exploitation, social media and more

Note that training delivered by ISD 728 may or may not meet the requirements for Minnesota P.O.S.T. Board continuing education credits.

CITY OF ELK RIVER

Date	Tina Allard, City Clerk
------	-------------------------

Date	John Dietz, Mayor
------	-------------------

INDEPENDENT SCHOOL DISTRICT 728

Date	Kimberly Eisenschenk, Interim Executive Director of Business Services
------	---

Attachment A

1. The police officer(s) will assist in the establishment and coordination of a cooperative community approach among schools, parents, police and other resources in meeting the students and community's needs.
2. Duties:
 - a. A school resource officer's contractual duties with a school district or charter school shall include:
 1. fostering a positive school climate through relationship building and open communication;
 2. protecting students, staff, and visitors to the school grounds from criminal activity;
 3. serving as a liaison from law enforcement to school officials;
 4. providing advice on safety drills;
 5. identifying vulnerabilities in school facilities and safety protocols;
 6. educating and advising students and staff on law enforcement topics; and
 7. enforcement of criminal laws.
 - b. A school district or charter school may contract with a school resource officer's employer for the officer to perform additional duties to those described in paragraph (a).
 - c. A school resource officer must not use force or the authority of their office solely to enforce school rules or policies or participate in the enforcement of discipline for violations of school rules.
 - d. Nothing in this subdivision limits any other duty or responsibility imposed on peace officers; limits the expectation that peace officers will exercise professional judgment and discretion to protect the health, safety, and general welfare of the public when carrying out their duties; or creates a duty for school resource officers to protect students, staff, or others on school grounds that is different from the duty to protect the public as a whole.
3. Uniforms:
 - a. A school resource officer's uniform shall allow for a modified or "softer" uniform on a daily basis, such as (a polo style shirt with embroidered badge and name clearly displayed on the chest. And casual police style pants). However, at certain times, officers may wear a traditional uniform during the school day, when mutually agreed upon by the school principal and officers and/or at events such as sporting events, dances, etc.
4. Notification:
 - a. The school will notify the public that School Resource Officers will be present in the schools.
5. Police officers shall spend approximately fifty-six and one quarter percent (56.25%) of their time annually working directly on school district issues as identified in paragraph 2, items a, b and c. This represents approximately 36 weeks with approximately 4.5 hours of daily availability. Whenever possible, the District would like an officer to be present at Elk River High School between the hours of 7:00 AM-7:30 AM and 2:10 PM- 3:00 PM.

6. The services to be provided under this agreement shall be performed at Meadowvale Elementary, Twin Lakes Elementary, Parker Elementary, Lincoln Elementary, Handke Family Center, Salk Middle, VandenBerge Middle, Elk River High, Ivan Sand Community High School, Elk River Middle School ALC, and the COMPASS Program.
7. In the event that the Police, upon written request of the Executive Director of Business Services of the District, perform other services not herein described or which exceed the agreed upon level of services provided herein, such services shall be billed, in addition to the stated agreement payment, based on the direct and actual costs of services requested by the District.
8. The District shall at its sole expense provide the police officers with office space, furnishings, computer equipment, telephone, utilities and supplies required to perform the agreed upon duties.
9. The rendition of enforcement services provided herein, the selection of officers, performance standards and discipline of police officers and any other personnel matters incidental to the performance of services provided herein shall remain with the City. The District; however, shall provide input of an advisory nature in regards to the selection and evaluation of the officers.
10. Police officers will be required to familiarize themselves with District policies, procedures and the District's mission and core values.
11. Police officers will be present at after school events and activities, including but not limited to Varsity Football, Varsity Hockey, Homecoming, MORP, Prom and Graduation events. These events will be billed to the district quarterly in conjunction with approvals and actual cost of service as outlined in Attachment A, number 5 of this agreement.
12. Police officers will be present at out-of-school time crisis and/lockdown drills without additional compensation beyond that described in section 3 of this agreement, including canine and other routine building searches.

2025-2026 and 2026-2027 Pre-Authorized Events

- Hockey Games:
 - approximately 11-12 games.
 - 1-2 officers per game.
- Football Games:
 - approximately 4 games.
 - 3-4 officers per game.
- Boy's Basketball Games:
 - approximately 13 games
 - 1-2 officers per game
- ERAHS Prom Grand March:
 - 1 officer @ 2 hours
- Ivan Sand Prom:
 - 1 officer @ 3 hours
- ERAHS school dance (MORP)
 - 1 officer @ 3 hours
- Homecoming parade and events (parade and dance etc.):
 - Up to 12 officers @ 2 hours
- ERAHS Graduation (honor guard and security):
 - 6 officers @ 3 hours
- Miscellaneous speaking engagements:
 - 1 officer @ 1 event @ 2 hours
 - Driver's Education Presentations Community Education will contact the Police Department and arrange presentations directly. These events should be billed to Community Education and noted as such on the billing.

All pre-authorized events will be billed based on actual costs, on a quarterly basis. Bills are to be sent to:

Independent School District 728
Attn: Executive Director of Business Services
11500 193rd Ave NW
Elk River, MN 55330



Request for Action

To
City Council

Item Number
4.5

Meeting Date
June 2, 2025

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
FT Center Field House Improvements

Reviewed by
Katie Harstad
Cal Portner
Tina Allard

Action Requested

Approve, by motion, the proposal from Thompson Construction of Princeton Inc. for \$109,665 for a concrete floor installation in the field house as detailed in our request for proposals.

Approve, by motion, the proposal from Becker Arena Products, Inc. for \$127,557 to remove, modify, and reinstall our existing AT740 Sporturf by adding Velcro.

Background/Discussion

The primary source of funding is a result of the American Rescue Plan Act (ARPA) revenue replacement for the FT Center due to the negative impacts of COVID. The city has \$405,000 earmarked for field house improvements. The project is not supplemented with any property or sales tax revenue. Staff sought \$500,000 through the Minnesota Multi-Purpose Community Facility Projects FT25 Grant, but our project was not awarded.

Staff solicited quotes for the following:

Concrete floor 196' x 114' beneath turf:

- Remove 4" of the existing gravel base
- Form and pour 4" of 4500 PSI concrete with fiber mesh,
- Smooth finish
- Place control joints
- Apply sealer.

The turf was newly installed in 2020 and has a life expectancy of roughly 10 years. The turf has had limited use due to COVID and seasonal high utilization since its installation. Sporturf modifications to be completed by Becker Arena Products, Inc. include:

- All existing AT740 Sporturf to be cut at 12' increments and rolled:

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



- Install Velcro strips to existing AT740 Sporturf seams and perimeter (glued application)
- Install Velcro strips to the exterior concrete along the perimeter (glued application)
- Roll out and reinstall turf.

Per our request, all modifications to the existing turf will be completed onsite. An alternative process would've involved shipping the turf to their facility in Georgia, resulting in production delays. Becker Arena Products, Inc. has assured staff that the quality of Velcro installation will not be negatively impacted.

Other Misc. Improvements Include:

- Pickleball netting, fencing, and equipment.
- Event draping for the facility perimeter.
- Entryway remodel.

These miscellaneous improvements are expected to be under \$50,000 and approved by staff in accordance with our Financial Management Policy.

Financial Impact

The budget for the FT Center field house improvements is \$405,000. The concrete floor and turf will be completed for \$237,222. This will negatively impact the FT Center operational budget in 2025 as the revenues were captured in the prior year, resulting in a 2024 budget surplus.

Mission/Policy/Goal

Opportunity to live, work, and play. Meet changing needs - agile.

Attachments

1. Thompson Furniture & Things Est
2. Elk River MN Fieldhouse Turf r3
3. Concrete
4. Turf



REQUEST FOR PROPOSAL

Field House Concrete Floor

Submission Deadline: Thursday, May 29, 2025 8:00am

Community Event Center Manager: Katie Harstad | kharstad@elkrivernm.gov | 763-635-1153

SECTION 1: COMPANY INFORMATION

Company Name: Thompson Construction of Princeton Inc

Business Street Address: 9492 Baptist Church Rd

City, State, ZIP: Princeton MN 55371

Phone Number: 763-389-7981

Email Address: thompsonconcrete@hotmail.com

Website: NA

Primary Contact Name: Matthew Thompson

Title/Role: President

Years in Business: 20

Licensed and Insured? ☒ Yes ☐ No

State License Number: IR654611

Bonded? ☒ Yes ☐ No

SECTION 2: PROJECT INFORMATION

Project Name: Field House Concrete

Project Location: 1000 School St NW, Elk River, MN 55330

Requested Work Month: September of 2025

SECTION 3: SCOPE OF WORK

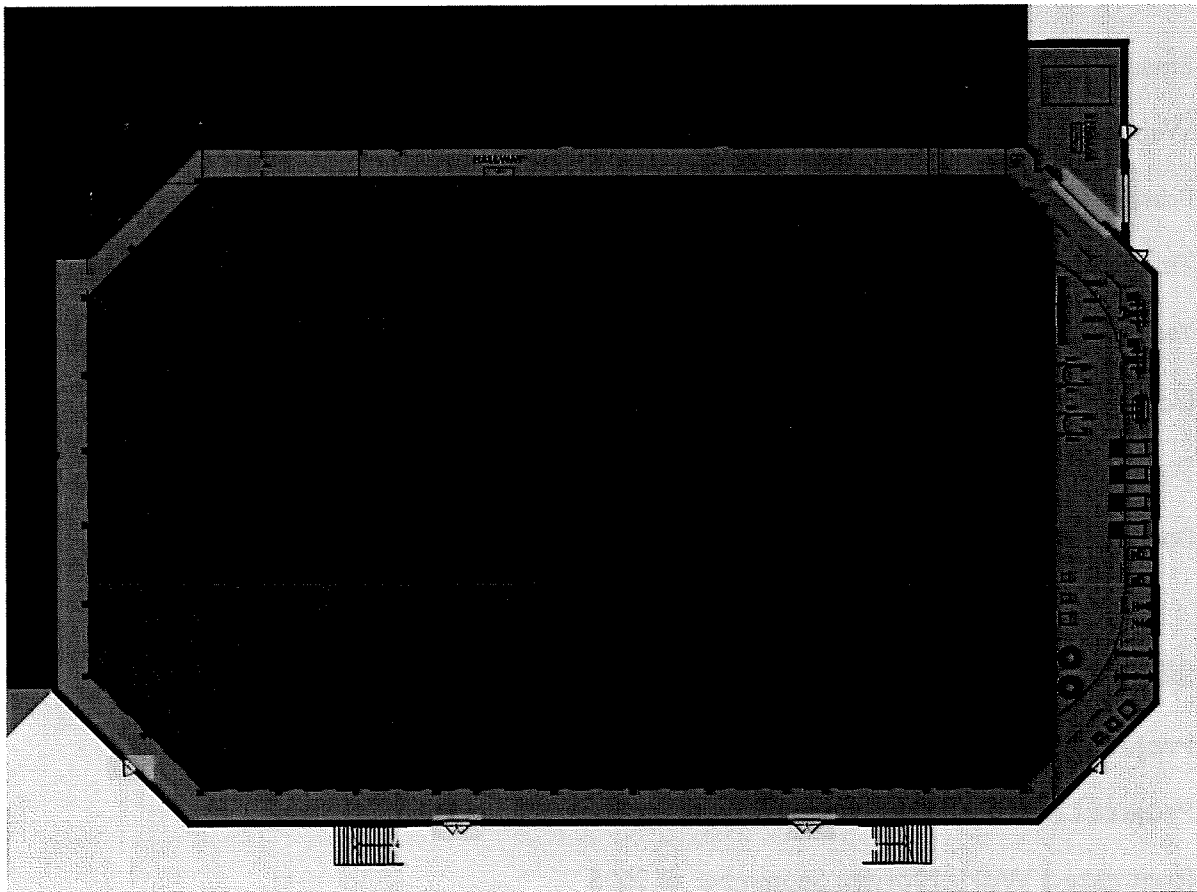
Please confirm that your company can perform the following tasks as outlined below. If any exceptions or modifications are needed, please explain in the notes section.

Concrete Floor Dimensions: 196' 11" x 121' 4"

Required Tasks:

Facility will coordinate the removal and reinstallation of turf overlay with a separate contractor. Entry points and sizes are indicated on the map.

- ☐ Remove 4" of existing class 5 gravel
- ☐ Form and pour 4" thick concrete: 4500 PSI with fiber mesh reinforcement.
- ☐ Provide a smooth finish across the entire surface, appropriate for ease of cleaning, foot and sports traffic, and ease of cleaning with floor cleaning machine and mops.
- ☐ Place control joints as needed for structural integrity.
- ☐ Apply a concrete sealer.



SECTION 4: PROPOSAL DETAILS

Estimated Project Cost (Lump Sum): \$ 109,665.00

Estimated Number of Crew Members on Site: 4 for Gravel Removal, 10-14 for Pour

Estimated Duration of Work (days): 3-4 days

Earliest Possible Start Date (after 9/1/25): 9/2/25

Latest Possible Completion Date (before 9/30/25): 10/1/25

SECTION 5: ADDITIONAL INFORMATION

Please use the space below to provide any notes, clarifications, alternative suggestions, or exceptions to the scope of work:

Please see attached.

SECTION 6: CONTRACT TERMS AND CONDITIONS

Upon Company selection, an Agreement or Contract for Services shall be entered into by the City and the Company. It is expected that the contract will provide for compensation for actual work completed on a not to exceed basis, with the following conditions:

1. Deletions of specific components, such as individual project meetings, will be at the discretion of the City. Payment or reimbursement shall be made based on actual tasks completed on the project plus necessary subcontractor work (as applicable) and out-of-pocket expenses. Billing that exceeds the not to exceed amount will not be compensated unless a contract extension has been approved in advance by the City Council.
2. The City shall retain ownership of all documents, plans, maps, reports and data prepared under this proposal. In addition to being provided hard copies and digital documents throughout the project, the consultant shall supply the City with a fully scanned (Laserfiche) project file upon completion.
3. If, for any reason, the company is unable to fulfill the obligations under the contract in a timely and proper manner, the City reserves the right to terminate the contract by written notice. In

this event, the firm shall be entitled to just and equitable compensation for any satisfactory work completed to that point at the discretion of the City Administrator.

4. The Company shall not assign or transfer any interest in the contract without prior written consent of the City.
5. The Company shall maintain comprehensive general liability insurance in accordance with Section 466.04 of the Minnesota Statutes.
6. The Company shall defend, indemnify and hold harmless the City of Elk River, its officials, employees and agents, from any and all claims, causes of action, lawsuits, damages, losses or expenses, including attorney fees, arising out of or resulting from the Company's (including its officials, agents, subconsultants or employees) performance of the duties required under the contract, provided that any such claim, damages, loss or expense is attributable to bodily injury, sickness, diseases or death or injury to or destruction of property including the loss of use resulting therefrom and is caused in whole or in part by any negligent act or omission or willful misconduct of company.
7. The Company contract shall be governed by the laws of the State of Minnesota.
8. Project summaries shall be submitted with each invoice during the course of the project. Each summary shall detail the amount billed to date, outstanding work items with costs to completion, and timelines. Invoices submitted to the City shall include a detailed breakdown of all chargeable expenses.

SECTION 7: AUTHORIZATION

By submitting this form, the undersigned certifies that the above information is accurate and that their company can complete the outlined scope of work within the specified timeframe.

Authorized Representative Signature: Matthew

Printed Name: Matthew Thompson

Date: 5/29/25



Thompson Construction of Princeton, Inc.
9492 Baptist Church Road
Princeton, MN 55371
763-389-7981 / Fax: 763-389-7984

Estimate

Date	Estimate #
5/29/2025	15878

Katie Harstad

Terms	Rep	Project

Description
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: Furniture and Things Community Event Center Elk River Field House Elk River, MN
PRICE INCLUDES MATERIALS AND LABOR FOR: ** NO ADDENDUM ACKNOWLEDGED ** Hauling Out Four Inches of Class 5 Removing Class 5 From Site Grade and Compact Class 5 4" Slab on Grade, figured with No Vapor Barrier and Fiber Mesh Reinforcement Machined Hard Trowel Finish and Saw Cut Concrete Sealer Concrete Washouts
Alternate ADD \$12,750.00 ****NOT INCLUDED IN BASE BID**** #3 Rebar 2' OC Supply and Install
Alternate ADD \$1,500.00 ****NOT INCLUDED IN BASE BID**** Drilling and Doweling Rebar to Existing Slab if Necessary
EXCLUSIONS Dewatering not included Concrete testing not included Drain tile and waterproofing not included Any winter charges are not included and will be added to bid price Curb and gutter not included Not responsible for permits Bollards to be provided by the general contractor Caulking of control joints not included Caulking of expansion joints not included No lintels included No embeds included Anchor bolts to be provided by general contractor Mechanical, electric and plumbing pads not included Transformer Pads not included Light Pole Bases not included Flag Pole Bases not included Pylon Sign Foundations not included Sign Base Foundation not included Dumpster pad not included Polished, Stained, Stamped or Colored Concrete not included City Walks & Drive Approaches not included Export/Import Fill Material not included Masonry not included
Total



Thompson Construction of Princeton, Inc.
9492 Baptist Church Road
Princeton, MN 55371
763-389-7981 / Fax: 763-389-7984

Estimate

Date	Estimate #
5/29/2025	15878

Katie Harstad

Terms	Rep	Project

Description
Below Grade Insulation not included Trench Drains Furnished and Installed by Others No Site Concrete Included We propose hereby to furnish materials and labor--complete in accordance with the above specifications for the total sum of: One Hundred Nine Thousand Six Hundred Sixty Five Dollars (\$109,665.00) With payments to be made in full upon completion of above specified work. *****THIS QUOTE IS VALID FOR 30 DAYS***** Weather Damage Limitations: Shrinkage (hairline) cracks are common in concrete floors, sidewalks, driveways, patios, etc., and should be expected. Cracks exceeding 3/16" in width are vertical displacement and shall be repaired by filling and troweling special concrete repair products. Concrete is susceptible to surface spalling from road salt or salt applied for de-icing. Salt damage is excluded from any warranty explicit or implied. Occasional surface blemishes from aggregate pops are considered normal wear and tear. Signature Acceptance: By signing and returning this document you hereby authorize Thompson Construction, Inc. to perform the work detailed above; further, you agree to all terms and conditions listed above. Pre-lien notice: Any person or company supplying labor and/or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contribution. Under Minnesota law, you have the right to pay persons who supplied labor and/or materials for this improvement directly and deduct this amount from our contract price, or withhold the amounts due them from us until 120 days after completion of the improvement unless we give you a Lien Waiver signed by persons who supplied labor and/ or material for the improvement and who give you timely notice.

Total \$109,665.00

Quotation #: Elk River Fieldhouse Field House Upgrades
Revision #: 3
Date: May 28, 2025
Proposal Expiration Date: June 28, 2025
Sales Consultant: Dan Mehren

Prepared For:
Katie Harsted
Furniture and Things Event Center
1000 School Street
Elk River MN 55330

Project Location:
Furniture and Things Event Center
1000 School Street
Elk River MN 55330

Thank you for considering Becker Arena Products, Inc., we appreciate the opportunity...

Benefits of Choosing to Partner with Becker Arena Products

- A stable and reliable company since 1988
- A staff with in-depth knowledge of the industry and products
- Quality products that last
- Experienced and professional installers
- Excellent customer service
- Worry Free Projects – Guaranteed

Per your request, please see the below revised pricing and information to both modify or replace the turf in the field house. All material FOB Destination. All modifications to the existing turf to be completed onsite. Turf to remain onsite either in arena or storage container/trailer outside arena.

Turf Modifications

Becker Arena Products will furnish turf materials and labor to upgrade the existing multi-purpose field house. Scope to include:

- All existing AT740 Sporturf to be cut at 12' increments and rolled up.
- Install Velcro strips to existing AT740 Sporturf seams and perimeter (glued application)
- Install Velcro strips to exterior concrete along perimeter (glued application)
- Roll out and re-install turf.

COMPLETE INSTALLATION:

An approved Becker Arena Products Inc.® installation team will install the above-described turf modifications. Daily clean up and maintenance of the site included. **Installation is based on non-union/non-prevailing wage rates.**

Total BASE Price (material, freight, installation)

Accept _____ \$ 127,557.00

Breakdown:	Turf Materials	\$ 11,134.00
	Turf Labor	\$ 116,423.00

EXCLUSIONS:

- Tariffs. All tariffs, determined on day of importation, will be added to final invoice.
- Concrete inserts for net posts
- Court/concrete coloring or striping
- Performance or payment bonding
- Permits. Will be added to total if applicable
- Testing of any kind
- Taxes. Will be added if applicable

The site must be accessible to a tractor-trailer and industrial forklift and driveways to the rink slab/surface must support all necessary equipment. Power outlets with no less than a 30amp breaker must be within 50' of the rink slab/surface or a portable generator with a minimum of 5KW power rating. The surface will be broomed clean and work area will be free of all materials and debris. A dumpster (minimum size of 10 yards) and/or an area for trash must be available within 100' of the rink slab/surface so the installers can remove their debris.

When job is completed or nearing completion, the purchaser must be available for a final walk-through to inspect the rink with a Becker Arena Products Inc.® installation supervisor. This will be the purchaser's chance to formulate a final punch list of items left unfinished or needing to be changed. All items not listed on the punch list will not be considered a punch list item, and unless covered by Becker Arena Products Inc.® warranty, will be replaced at the purchaser's expense. Delays or extra work and expenses caused by the site not being ready will be charged to the purchaser.

Please Note: Taxes are the responsibility of the purchaser. Prices do not include special insurance requirements, bonding, or applicable permits and/or license fees. Prices subject to site visit and/or receipt of final construction drawings and specifications. If sales tax is applicable, it will be added to the proposal totals and noted on a Contract Summary Sheet that will be sent back with your executed contract.

Material Price Escalation & De-Escalation Clause (Due to the volatility of all components of the above dasher board system)

- In the event that the price of any of the material(s) used in the Becker Arena Products, Inc. production of the above product increase or decrease by 3% or greater from the price used for that material(s) at the time the quote was signed, then the price for the material(s) in the contract between Becker Arena Products, Inc. and the purchaser shall be increased or decreased to reflect the additional or reduced cost to obtain that material or materials. Purchaser agrees that Becker Arena Products, Inc. shall be entitled to an adjustment to the contract price to reflect and price increases of material(s) that occur because of Becker Arena Products, Inc. incurring additional costs when ordering materials.

All payment terms are based on credit approval.

Our Standard Payment terms are:

45% with placement of signed quotation or purchase order
45% two weeks prior to shipping
10% due 10 days after installation

The above payment amounts will be filled in based on total contract price and any applicable sales tax and sent back on the Contract Summary Sheet with your executed contract.

We are looking forward to the opportunity of working with you on your project and if we can be of further assistance please do not hesitate to call.

This proposal is subject to Becker Arena Products, Inc. Standard Terms and Conditions and Limited Warranty and may be withdrawn without penalty at any time before contract execution. If accepted, please sign, and return this copy to Becker Arena Products. When approved and signed by one of our officers a fully executed copy will be forwarded for your records. This proposal

is subject to change, withdrawal, or cancellation until accepted by you. If Becker Arena Products, Inc. have not received your acceptance within 60 days from the date hereof, this proposal shall automatically expire. Becker Arena Products, Inc. retains a security interest in all products covered in this agreement until all payment terms have been met. In addition, the purchaser agrees to sign any additional documents for Becker Arena Products, Inc. to perfect its security interest in the products.

Proposal/Contract # **Elk River Fieldhouse Field House Upgrades R3** is accepted with initialed options:

Purchaser Signature

Title

Print Name

Today's Date

Becker Arena Products, Inc.

VP of Sales and Operations
Title

Jeff Brosz
Print Name

Today's Date

BECKER ARENA PRODUCTS INC. STANDARD TERMS AND CONDITIONS OF SALE - EFFECTIVE JANUARY 2021

1. Definitions. In these terms "Seller" means the seller of the Goods as defined herein; "Buyer" means the entity purchasing the Goods, including any successors thereof; "Goods" means the goods, products and materials manufactured, imported, supplied and/or delivered for or by Seller to Buyer, as such were approved by Seller in reply to Buyer's order and accordingly listed in the Approval of Order; "Approval of Order", in respect of any Buyer's order, means the instrument issued by Seller, bearing the same reference number of such order and specifying, *among any other terms*, the items of Goods, including their respective price and quantity, which shall be supplied to Buyer upon such order; "Contract" means the contract for the supply of Goods which have been ordered by Buyer and specified in Seller's Approval of Order, which contract is concluded based on these Terms and Conditions of Sale unless otherwise specified in the Approval of Order.

2. Payment. Payment for Goods shall be due on or prior to the delivery date of Goods and no discount may be taken. Payments received after the due date thereof shall bear a service charge from their due date, at the maximum lawful interest rate applicable, and if none – at the annual rate of 5% above the base rate from time to time of the central bank of the place of Buyer's incorporation. All payments shall be made to Seller's designated bank account in the same currency and for the same amounts as specified in the Approval of Order.

3. Prices, Duties and Taxes. Prices specified in the Approval of Order are net, excluding packaging, and shall be deemed Ex-works (Incoterms 2000 as amended). Prices are based, inter alia, on production costs for supplies, labor, deliveries, duties, and services current on the order date. In the event of material increase in any such costs, Seller reserves the right either to adjust the prices for Goods accordingly, or to cancel any certain part of the sales relating to undelivered Goods. Duties, taxes, fees, levies and other compulsory payments applicable to the sale of Goods any time, as well as freight, express, insurance and delivery charges, shall all be borne and paid in full by Buyer, unless otherwise expressly stipulated.

4. Delivery. Delivery dates noted on the Approval of Order are estimates only, and are not guaranteed, and are all subject to adjustment as determined by the Seller acting reasonably. The acceptance of shipment by a common carrier or by any licensed public truckman shall constitute proper delivery. Risk associated with the Goods shall pass to Buyer on delivery or with the passing of title in the Goods, whichever occurs first; provided however, that where delivery is delayed due to circumstances caused by or within the responsibility of Buyer, risk of loss shall pass to Buyer upon Seller's notification that Goods are ready for dispatch.

5. Retention of Title. Title shall pass to Buyer only upon full payment by Buyer for the Goods and following payment of any other outstanding debt by Buyer to Seller. Buyer shall, at Seller's request, take any measures necessary under applicable law to protect Seller's title in the Goods, and lawfully notify Buyer's present or potential creditors of Seller's title on and interest in the Goods. Buyer acknowledges that so long as title has not been transferred in the Goods, it holds the Goods as bailee and fiduciary agent for the Seller and shall safely and securely store and keep the Goods separate and in good condition, clearly showing the Seller's ownership of the Goods and shall respectively record the Seller's ownership of the Goods in its books. Notwithstanding the above, Buyer may use Goods for its own use, or sell Goods, as fiduciary agent for the Seller, to a third party in the normal course of business by bona fide sale at market value, whereby proceeds of such usage or sale of Goods, as the case may be, shall, to the extent of the amount being owed by Buyer to Seller at the time of receipt of such proceeds, be held by Buyer on trust for Seller and specifically ascertained, until payment in full for all payable debts by Buyer to Seller.

6. Warranty.

a) If applicable, Seller warrants that Goods as set out in the warranty applicable thereto given by Seller to Buyer, subject always to the terms and conditions thereof, and subject to use, storage, and application thereof in accordance with and based on Seller's standard tolerances, instructions of use and recommendations. b) Unless otherwise restricted by mandatory applicable law, THE WARRANTY SET FORTH HEREIN IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY AND ALL WARRANTIES OF MERCHANTABILITY, QUALITY AND FITNESS FOR USE AND FOR PURPOSE, ANY ADVICE AND RECOMMENDATION AND ANY OBLIGATIONS OR LIABILITIES WHICH MAY BE IMPUTED TO SELLER, ANY AND ALL OF WHICH ARE HEREBY EXPRESSLY DISCLAIMED, DENIED AND EXCLUDED. BUYER EXPRESSLY AGREES THAT NO WARRANTY THAT IS NOT SPECIFICALLY STATED IN THIS AGREEMENT WILL BE CLAIMED OR OTHERWISE ADHERED TO BY BUYER AND/OR BY ANYONE ACTING ON BUYER'S BEHALF AND/OR BY ANYONE DERIVING THE LEGALITY OF ITS CLAIM FROM BUYER, NOR THAT WILL ANY SUCH WARRANTY BE VALID. SELLER NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT, ANY OTHER LIABILITY IN CONNECTION WITH THE SALE, USE OR HANDLING OF ANY AND ALL GOODS SPECIFIED OR CONTEMPLATED BY THIS CONTRACT. NO WARRANTY IS MADE WITH RESPECT TO ANY OF THESE GOODS WHICH HAVE BEEN SUBJECT TO ACCIDENT, NEGLIGENCE, ALTERATION, IMPROPER CARE, IMPROPER STORAGE, IMPROPER MAINTENANCE, ABUSE OR MISUSE.

7. Claims and Liability.

a) Unless Seller shall within 30 days after delivery of the Goods, receive from Buyer written notice of any matter or thing by reason whereof it is alleged that Goods are not in accordance with the Contract, Goods delivered shall be deemed to have been supplied, delivered and accepted in all respects in full conformity with the Contract and Buyer shall be entitled neither to reject the same nor to raise any claim for damages or for other remedy in respect of any alleged negligence and/or breach of warranty and/or any condition. b) In any claim, brought subject to the conditions above, Buyer must prove to the satisfaction of Seller that it followed Seller's instructions for use, care, storage, maintenance, handling, and application of the Goods. c) Unless otherwise specifically restricted by mandatory applicable law, Seller's liability under any claim and in connection with any possible allegation, whether based on negligence, contract, or any other cause of action, shall, if the Seller shall be liable hereunder, be limited to either (i) the replacement of the Goods or the supply of equivalent goods; (ii) the repair, or payment of the cost of repair, of the Goods; or (iii) credit in an amount equal to the purchase price specified in Seller's pertinent invoice, or in an amount of equivalent goods, all at Seller's sole option. Buyer acknowledges that the remedy available to him as specified herein, is in lieu of any remedies that may be otherwise available to him, now or in the future, whether in law or in equity, relating to any loss or damage, whether directly or indirectly, arising from the purchase and/or the use of Goods, including without limitation, any actual or contingent damages, loss of production, loss of profit, loss of use, loss of contracts or any other consequential or indirect loss whatsoever, whether pecuniary or non-pecuniary, and it is acknowledged and agreed by Buyer that in no circumstances shall Seller be liable for any such damages. Should any limitation on Seller's liability hereunder be held ineffective under applicable law, than Seller's liability shall in any event be limited to the minimum amount of damages to which Seller may limit its liability, where such is greater than the purchase price as specified in Seller's pertinent invoice. Additionally, any action against Seller must be commenced within one year after the cause of action accrues. d) Buyer, for himself and for any other party which may claim either under or through Buyer, or independently of Buyer, including Buyer's employees, directors, officers, representatives and personnel, shall indemnify and hold Seller harmless, from and against any claim or liability for damages in any way relating to the supply or use of the Goods, including claims for negligence and including but not limited to, any claim in connection with the design, manufacture, use, care, storage, delivery, application or maintenance of any Goods sold hereunder, whether alleged to have been committed by Seller or by any other person whatsoever. Buyer's undertaking as specified in this subsection shall extend and inure to the benefit of Seller and of Seller's successors at any time, as well as to Seller's personnel, representatives, managers, directors, and officers. Nothing contained herein shall take effect to exclude or limit liability where liability may not be excluded or limited under applicable law, including, without limitation, for death, personal injury, and fraudulent misrepresentations. e) Any and all warranties, undertakings, guarantees, or assurances provided herein by Seller, are specifically limited to Buyer herein, and not imputed by Seller, whether directly or indirectly, expressly, or impliedly, to any other person or entity, including any subsequent buyer or user, bailee, licensee, assignee, employee and agent of Buyer.

8. Default. Upon failure of Buyer to pay any amounts due to Seller, or in the event of any breach or anticipated breach by Buyer of any Contract with Seller, or if Buyer shall either (i) become insolvent, (ii) call a meeting of its creditors, or (iii) make any assignment for the benefit of creditors, or if (iv) a bankruptcy, insolvency, reorganization, receivership or reorganization proceeding shall be commenced by or against Buyer, then, in each such occasion, Seller may, at its sole discretion, opt

to (1) cancel this and any other Contract with Buyer (without waiving any of Seller's rights to pursue any remedy against Buyer); (2) claim return of any Goods in the possession of Buyer, the title of which has not passed to Buyer, and enter Buyer's premises (or the premises of any associated company or agent where such Goods are located), without liability for trespass or any alleged damage, to retake possession of such Goods; (3) defer any shipment hereunder; (4) declare forthwith due and payable all outstanding bills of Buyer under this or any Contract; and/or (5) sell all or part of the undelivered Goods, without notice at public and/or on private sale, while Buyer shall be responsible for all costs and expenses of such sale and be liable to Seller for any shortfall in the discharge of the amounts due to Seller.

9. Independent Delivery. Each delivery of Goods shall (without prejudice to Seller's rights under clause 8 hereinabove) be considered a separate contract and the failure of any delivery shall not vitiate any contract as to deliveries of other Goods and payment therefore.

10. Cancellation. Orders manufactured in whole or in part, pursuant to Buyer's specifications, may not be cancelled except with Seller's prior written consent, on terms which will compensate Seller for any resulting losses.

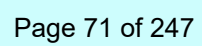
11. No-Assignment. No rights or obligations of Buyer arising out of this Contract may be assigned without the express prior written consent of Seller.

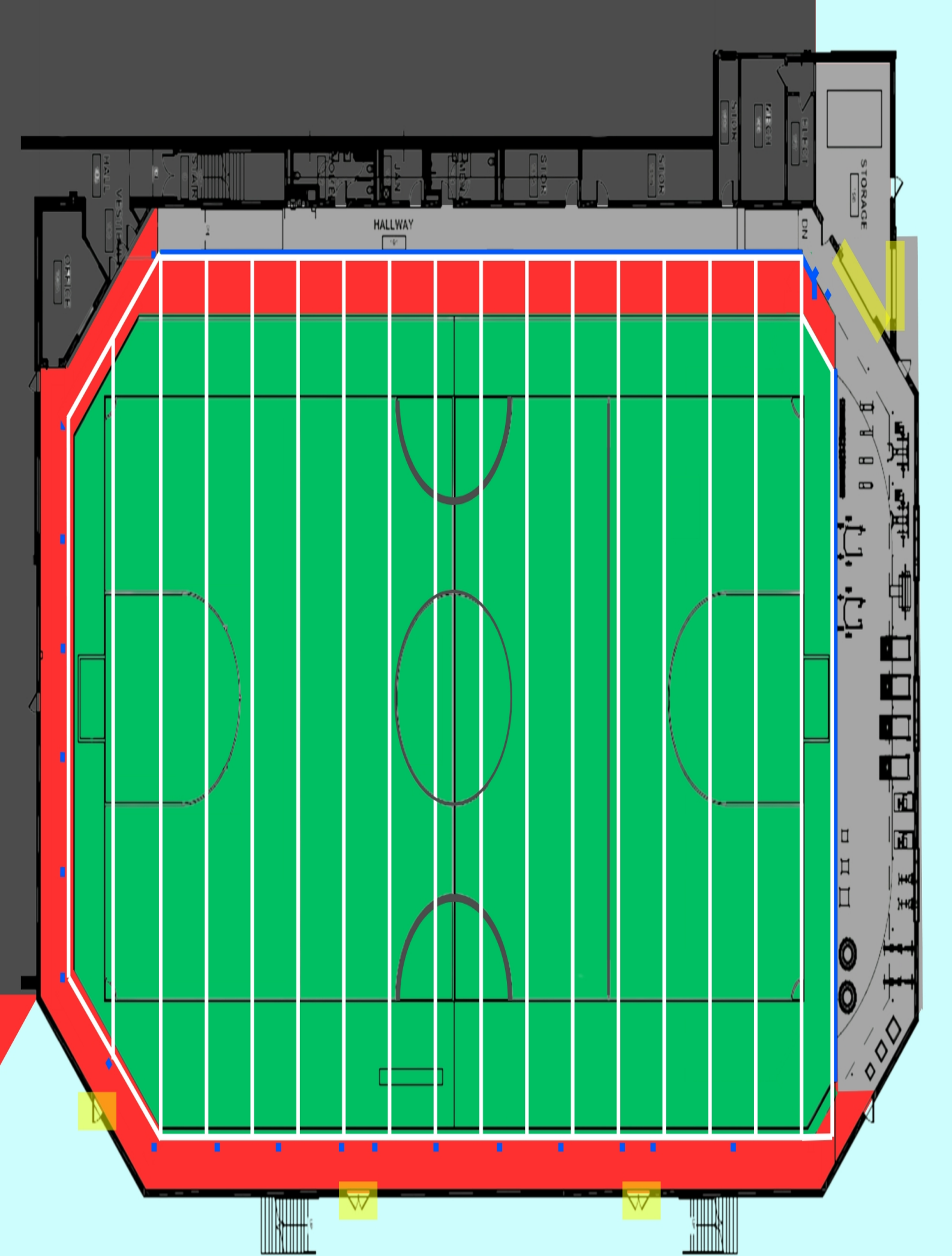
12. Force Majeure. Should Seller be prevented from effecting deliveries of the Goods or any of them by reason of either an act of god, insurrection, riot, war hostilities, terror attacks, warlike operations, piracy, arrests, restraints or detentions by any competent authority, strikes or combinations or lock-out of workmen, fire, floods, droughts, earthquakes, permanent or temporary delay or inability to obtain labor, material or services through Seller's usual and regular sources, or any other circumstances (whether of a nature similar to those specified, or not) beyond the absolute control of the Seller, then, in each such cases, the obligation of the Seller to effect deliveries hereunder shall be suspended until after such prevention shall cease to continue. Should any deliveries under this Contract be suspended under this clause for more than 90 days – either party may withdraw from this Contract and be relieved from any liability; provided however, that Buyer shall nevertheless accept delivery and pay for such Goods once the Seller is able to deliver in accordance with the period(s) of shipment named in this Contract. Seller shall not be liable for, and be relieved from, any loss or damages of any kind resulting from the causes mentioned hereinabove.

13. Advice. Any provisions specified or implied by herein or elsewhere notwithstanding, any advice, recommendation, information, assistance or service provided by Seller in relation to the Goods or in respect of their use or application is given in good faith, shall be deemed accepted by Buyer without imputation of any liability to Seller, and it shall be the responsibility of Buyer to confirm the accuracy and reliability of the same in light of the use of which Buyer makes or intends to make of the Goods.

14. Entire Agreement. This Contract merges the entire terms and conditions for sale of the Goods. In the event of any conflict between the terms herein and any provisions included in the Approval of Order, the latter shall govern and prevail. Subject to the foregoing, nothing specified in, or referred to by, any other document, record or instrument whatsoever, which relates to and/or which otherwise subsists in connection with the sale of Goods herein, whether expressly or impliedly, including any written order, request or other standard or specific terms of any entity, shall or may be interpreted to attribute to Seller and/or to Seller's affiliates or representatives (i) any liability, obligation, commitment and/or undertaking, and/or (ii) any waiver in connection with or of any right, whether contractual, proprietary, in-person am and/or equitable, including but not limited to, any and all intellectual property rights in connection with the Goods, which are and shall always remain in the Seller's exclusive and complete ownership under all circumstances whatsoever, notwithstanding any sale of Goods hereunder and whether the Goods shall be standard Goods or manufactured to a specific order. No modification or waiver of any provision hereof shall become valid and effective except upon a written instrument duly signed beforehand by Seller. No waiver by either party of any default of the other party shall be deemed a waiver of any subsequent or other default. If any provision of this Contract becomes or is declared by a court of competent jurisdiction to be illegal, unenforceable, or void, the balance of this Contract shall continue in full force and effect without the provision.

15. Law and Arbitration. This Contract shall be governed by and construed in accordance with the laws of the state of Seller's incorporation. Any dispute arising out of or in connection with this Contract shall, if so, determined by the Seller, be finally settled by arbitration in accordance with the Rules of Conciliation and Arbitration of the International Chamber of Commerce ("ICC"), as shall be in effect from time to time, and if so determined, the balance of this Section shall apply. The arbitration shall be held at such location in the state of Seller's incorporation as shall be determined by Seller, in its sole discretion. The arbitrator shall be mutually appointed by Seller and Buyer within 21 (twenty-one) days following a written demand for arbitration by either of the parties. Failing to reach an agreement regarding the nomination of an arbitrator, the head of the relevant ICC national committee (located in the Seller's country of incorporation; and absent such local committee in that specific country – the ICC UK Committee (www.iccuk.net)) shall appoint an arbitrator at the request of any of the parties, a copy of which request for the appointment of an arbitrator shall be provided by the requesting party to the other party. Awards may be enforced in accordance with the 1958 New York Convention and judgment may be entered upon any award in any court having jurisdiction over the parties and/or their assets. The arbitrator's fees shall be paid by both parties in equal parts unless otherwise determined by the arbitrator. This provision shall survive any termination of any of the terms and conditions herein and shall be deemed to constitute an independent arbitration agreement between Buyer and Seller for all purposes and intents.







Request for Action

To
City Council

Item Number
4.6

Meeting Date
June 2, 2025

Prepared By
Cal Portner, City Administrator

Item Description
Adoption of City Council Goals

Reviewed by
Cal Portner
Tina Allard

Action Requested
Adopt, by motion, City Council Goals.

Background/Discussion

Each year since 2017, the City Council and the city leadership team meet in a day-long retreat to discuss pertinent topics and review and strategically plan short, medium, and long-term goals.

The 2025 retreat was held on Monday, April 28. The goals were further refined on May 19.

The Council also discussed amending the City Mission Statement and Vision Statement, which will be further discussed in a future work session.

The importance of goal-setting lies in planning for capital improvements, accounting for potential issues on the horizon, and providing direction for future budgeting.

Financial Impact
N/A

Mission/Policy/Goal
City of Elk River Mission and Vision

Attachments
I. 2026 Goals Final

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Current Adopted Goals

Approved June 2025

Short-term (2025-26)

- Commercial Development
- Budget and sinking fund for building repair.
 - Transition of PW Facility bond to general levy (ongoing)
- Craft a Cost Participation Policy for Trail and Street Improvement Projects
- Fire Station #1 Construction
- Cannabound fully staffed and operational
- Northbound Liquor Construction

Mid-term (2030)

- Acquire business park land.
 - Assist developers with private acquisition as needed.
- Commercial development
 - CRT Zoning District
 - Hotel/Hospitality Growth
- Oak Knoll/Hale's Field improvement - collaboration with ISD #728
- Parks and Rec app – directions, ads, amenities, park features
- Communitywide Strategic Planning Implementation (downtown district)
- Implementation of Athletic Field Framework Plan
- Implementation of new Housing Study recommendations (workforce housing)
- Electronic Billboard Planning and Development
- Implement Police Attrition Plan
- Gravel Road Paving Plan

Long-term (2035)

- Urban Service Area expansion
- C/I development
- Trail connections
- Pedestrian Trail Connection downtown over the railroad and TH10.
- More retail development in western Elk River
- Riverwalk from Orono Park to City of Ramsey
- Highway 10 safety and mobility improvements, 165th Ave to Jarvis St.
- TH169 and 225th Avenue Safety Improvements
- Implementation of Downtown Small Area Study recommendations
- County Fairgrounds Development
- CRT Zoning review/update
- Implement Athletic Field Framework Plan
- Consider Wapiti Campground acquisition if available



Request for Action

To
City Council

Item Number
4.7

Meeting Date
June 2, 2025

Prepared By
Lauren Whipper, Human Resources Manager

Item Description
Hire Police Officer

Reviewed by
David Kuhnly
Cal Portner
Tina Allard

Action Requested

Approve, by motion, the hiring of Joseph Reak to the position of Police Officer effective June 3, 2025.

Background/Discussion

Joe Reak has been working for the city since 2021, first as a reserve officer and then as a part-time community service officer. Mr. Reak completed law enforcement school and passed his Minnesota POST Board exam last week. This makes him eligible to work as a police officer. We interviewed Mr. Reak in February in anticipation of this event. Mr. Reak's hiring will fill a position left vacant last December.

Mr. Reak will start at pay step 2 of the LELS Local 231 contract. All pay and benefits will be consistent with city policy and the union contract.

Financial Impact

This is a budgeted position.

Mission/Policy/Goal

The Elk River Mission.

Attachments

None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





Request for Action

To
City Council

Item Number
4.8

Meeting Date
June 2, 2025

Prepared By
Lauren Wipper, Human Resources Manager

Item Description
Hire Human Resources Specialist

Reviewed by
Cal Portner
Tina Allard

Action Requested

Approve, by motion, the hiring of Michael Eichten to the position of Human Resources Specialist effective June 4, 2025.

Background/Discussion

Human Resources Specialist Karen Keast is retiring on June 18. We went to market to fill this position, received 83 applications, and interviewed six candidates. Following second interviews and background and reference checks, we recommend Michael Eichten for the position.

Mr. Eichten has worked for Spee Dee Delivery Service for most of his career. In 2002, he became the Human Resources Manager for the Minnesota, North Dakota, and South Dakota region. In 2018, he became the Human Resources Director, reporting directly to the Board of Directors. After a short stint as the Director of Operations, Mr. Eichten decided to retire from the transportation industry and seek employment doing the things he likes most; working directly with employees.

Mr. Eichten will start at step 2 of pay grade 3N. All other pay and benefits will be consistent with city policy.

Financial Impact

This is a budgeted position.

Mission/Policy/Goal

The Elk River Mission.

Attachments

None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Request for Action

To
City Council

Item Number
8.1

Meeting Date
June 2, 2025

Prepared By
Chris Leeseberg, Senior Planner

Item Description
The Keeping of Chickens on City Lots

Reviewed by
Zack Carlton
Cal Portner
Tina Allard

Action Requested

Provide direction to staff on whether to proceed with an ordinance amendment to reduce the minimum lot size required for keeping chickens.

Background/Discussion

The Council directed staff to review the chicken standards of our neighboring communities. Staff contacted 10 neighboring communities regarding their standards, and the results are included in the attached table.

In 2017, the city drafted an ordinance to expand opportunities for the keeping of chickens on residential parcels, and in 2021, after receiving requests to allow chickens on lots less than 2 ½ acres in size, the Planning Commission and the City Council again reviewed the ordinance. At that time, the number of chickens allowed under the proposed ordinance reviewed was as follows:

<u>Lot Size in acres</u>	<u>Chickens (roosters may be allowed with a CUP)</u>
1 < 2 ½	6
2 ½ < 5	12
5 and larger	Follow ag animal regulations - Section 30-803 (e)

The Planning Commission recommended denial of the request by a 5-2 vote, and the City Council also denied the request by a 4-1 vote.

Reasons in favor:

- Homeowner associations or covenants that already prevent residents from keeping agricultural animals.

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



- Numerous neighborhoods are not going to be impacted by this amendment because of parameters in place to prevent this type of activity.

Reasons against:

- Anyone who wants to keep chickens would not move into the city to keep them.
- This type of farm animal is best on a lot larger than 2.5 acres to avoid negatively impacting neighbors.
- Chickens will attract other animals into the neighborhood, especially in smaller areas.
- 1 acre is too small, but 1.5 to 2 acres may be enough space.
- The urban setting is not appropriate.
- When drafted in 2017, the Planning Commission spent months reviewing and studying this ordinance and felt it was still adequate.
- Concerns regarding continued scope creep on smaller lots.

If staff are directed to update the ordinance, a public hearing will be scheduled at both the Planning Commission and City Council, with tentative Council action scheduled for July 21, 2025.

Financial Impact

None

Mission/Policy/Goal

Ethical, efficient, and responsible.

Work with citizens to achieve goals.

Attachments

1. Chickens Neighboring Communities
2. Minutes from 1-19-2021
3. Submitted Petition
4. Petition for Chickens

Chickens Neighboring Communities

	Lot Size	#of
Big Lake	N/A	6
Zimmerman	N/A	6
Otsego	N/A	10/acre
Rogers*	1	100/acre
Ramsey	N/A	25/acre
Anoka	N/A	4
Monticello**	N/A	6
Plymouth	N/A	6
Princeton	N/A	4
St. Michael	4	50/acre

*Likely that the city will be going towards allowing chickens on all single family lots soon. Likely capped at 3 hens.

**Written consent of the property owners adjoining the applicant's real estate. The written consent shall be required on the first and initial application and as often thereafter as the Animal Control Officer deems necessary.

7.2 Ordinance Amendment: Allow Keeping of Chickens on Residential Lots Greater than One Acre

Mr. Leeseberg presented the staff report.



Mayor Dietz opened the public hearing. There being no one to speak to this issue, Mayor Dietz closed the public hearing.

Councilmember Christianson stated more urban cities have adopted an ordinance allowing chickens on a small parcel and he would be in favor of allowing chickens on the 1-acre lot size.

Mayor Dietz asked how many requests there have been over the past three years for chickens on smaller lots.

Mr. Leeseberg estimated half a dozen.

Councilmember Westgaard is surprised by the Planning Commission decision and has no strong opinion either way.

Eric Johnson was in attendance representing the Planning Commission. He stated he, personally, was in favor of allowing chickens on smaller lots but stated the commission considered factors such as noise, bi-products, and increase in predators and recommended denial as a whole.

Councilmember Christianson stated there are nuisance ordinances to help combat noise and smell and there is a process in place to mitigate those concerns.

Councilmember Wagner is concerned about future neighbor disputes involving animals. She appreciates the amount of research the Planning Commission did in 2017 and respects their decision.

Councilmember Beyer reviewed the history of the chicken ordinance over the past few years. He cited personal experience with neighborhood chickens getting out and having to be recaptured and thinks it may entice more predators to the area.

Mayor Dietz supports the Planning Commission decision.

Moved by Councilmember Wagner and seconded by Councilmember Beyer to deny the proposed ordinance amendment. Motion carried 4-1. Christianson opposed.

Name	City	State	Postal Code	Country	Signed On
Mandy P				United Stat	4/28/2025
Kailey Moo	Cambridge	MN	55008	United Stat	4/28/2025
Allison Ball	Anoka	MN	55303	United Stat	4/28/2025
Pilar Lara	Milaca	MN	56353	United Stat	4/28/2025
Valerie Mc	Minneapolis	MN	55448	United Stat	4/28/2025
Alicia Delar	Big Lake	MN	55309	United Stat	4/28/2025
Jennifer Kr	Minneapolis	MN	55449	United Stat	4/28/2025
Rosinda M	Minneapolis	MN	55418	United Stat	4/28/2025
Kyla Morris	Minneapolis	MN	55413	United Stat	4/28/2025
Shannon P	Elk River	MN	55330	United Stat	4/28/2025
Markie Frey	Isanti	MN	55040	United Stat	4/28/2025
Corinne Br	Elk River	MN	55330	United Stat	4/28/2025
Courtney V	Anoka	MN	55303	United Stat	4/28/2025
Raeya McR	Saint Mich	MN	55376	United Stat	4/28/2025
Kelsey McA	Minneapolis	MN	55051	United Stat	4/28/2025
Amy Olson	Hopkins	MN	55343	United Stat	4/28/2025
Rebecca O'	Minneapolis	MN	55024	United Stat	4/28/2025
Chris Holth	Blaine	MN	55449	United Stat	4/28/2025
Shana Mille	Cambridge	MN	55008	United Stat	4/28/2025
Derek Tahe	Elk river	MN	553ep	United Stat	4/28/2025
Megan For	Cambridge	MN	55008	United Stat	4/28/2025
Natalie Bar	Minneapolis	MN	55404	United Stat	4/28/2025
Kendra Parl	Chicago	IL	60605	United Stat	4/28/2025
Nyssa Viea	Elk River	MN	55330	United Stat	4/28/2025
Guy Woodr	Elk River	MN	55330	United Stat	4/28/2025
Rosemary F	Zimmerman	MN	55398	United Stat	4/28/2025
Sarah Jaco	Andover	MN	55304	United Stat	4/28/2025
Alicia Weck	North Bran	MN	55398	United Stat	4/28/2025
Michaela V	Saint Mich	MN	55376	United Stat	4/28/2025
Jess Erickso	Elk river	MN	55330	United Stat	4/28/2025
Jillian Fische	Minneapolis	MN	55423	United Stat	4/28/2025
Julie Nelsor	Albertville	MN	55301	United Stat	4/28/2025
Sarah Koesi	Saint Paul	MN	55104	United Stat	4/28/2025
Sara Camp	Minneapolis	MN	55406	United Stat	4/28/2025
Kelly Wilson	Minneapolis	MN	55405	United Stat	4/28/2025
Ebba Almq	Malmö		212 16	Sweden	4/28/2025
Alexa Kilian	Elk River	MN	55330	United Stat	4/28/2025
Chrissy Bier	Anoka	MN	55303	United Stat	4/28/2025
Maggie You	Elk River	MN	55330	United Stat	4/28/2025
Hailea Crap	Elk River	MN	55330	United Stat	4/28/2025
Anthony Pi	Elk River	MN	55330	United Stat	4/28/2025
Brooke Coll	Elk River	MN	55330	United Stat	4/28/2025
Jen DeCarli	Minneapolis	MN	55423	United Stat	4/28/2025
Justine Top	Elk River	MN	55330	United Stat	4/28/2025
Kissel, Brea	Saint Mich	MN	55376	United Stat	4/28/2025
Vicky Sand	Big Lake	MN	55309	United Stat	4/28/2025

Kimberly Ly Prior lake	MN	55372 United Stat 4/28/2025
Brooke Bloi Elk River	MN	55330 United Stat 4/28/2025
Taylor Sanc Elk river	MN	55330 United Stat 4/28/2025
Danielle DuMinneapolis	MN	55430 United Stat 4/28/2025
Hans Curtis Elk River	MN	55330 United Stat 4/28/2025
Cathy Dolat Elk River	MN	55330 United Stat 4/28/2025
Jenna Orcu Saint Paul	MN	55113 United Stat 4/28/2025
Mystra Johi Eden Prairie	MN	55347 United Stat 4/28/2025
Lera Nunn Lakeville	MN	55044 United Stat 4/28/2025
Madison Ar Elk River	MN	55330 United Stat 4/28/2025
Stacy Georg Elk River	MN	55330 United Stat 4/28/2025
Kelly Cicho Burns ville	MN	55337 United Stat 4/28/2025
Amber Curt Elk River	MN	55330 United Stat 4/28/2025
Nickolas Gu Minneapolis	MN	55428 United Stat 4/28/2025
Dani Ensmi Elk River	MN	55330 United Stat 4/28/2025
Amy Hogan Blaine	MN	55434 United Stat 4/28/2025
Iggy Doane Elk river	MN	55330 United Stat 4/28/2025
Breeanna D Minneapolis	MN	55418 United Stat 4/28/2025
Mikayla Sie Elk River	MN	55330 United Stat 4/28/2025
Jen Suehler Minneapolis	MN	55418 United Stat 4/28/2025
Saturn Jaco Andover	MN	55304 United Stat 4/28/2025
Tonya Henc Elk River	MN	55330 United Stat 4/28/2025
David Halb Elk River	MN	55330 United Stat 4/28/2025
Meg B Thornton	CO	80229 United Stat 4/28/2025
Jacki Fette Victoria	MN	55386 United Stat 4/29/2025
Katie Lillo Elk River	MN	55330 United Stat 4/29/2025
Michelle Te Elk River	MN	55330 United Stat 4/29/2025
Tatyana Vla Waconia	MN	55387 United Stat 4/29/2025
Sena de Lec Riverside	CA	92503 United Stat 4/29/2025
Brianna Per Elk River	MN	55330 United Stat 4/29/2025
Sadee Ball Elk River	MN	55330 United Stat 4/29/2025
Jessica Heri Elk River	MN	55330 United Stat 4/29/2025
Ashley Bror Minneapolis	MN	55421 United Stat 4/29/2025
Cierra Com Elk River	MN	55330 United Stat 4/29/2025
Dawn Spinl Big Lake	MN	55309 United Stat 4/29/2025
Jennifer Ga Minneapolis	MN	55413 United Stat 4/29/2025
Kate Burgo Elk River	MN	55330 United Stat 4/29/2025
Courtney V Buffalo	MN	55313 United Stat 4/30/2025
Rebecca Be Elk river	MN	55330 United Stat 4/30/2025
Natalie Noc Saint Paul	MN	55107 United Stat 4/30/2025
Justin Jense Minneapolis	MN	55429 United Stat 4/30/2025
Juli Stenmo Minneapolis	MN	55437 United Stat 4/30/2025
ROBIN HIN Minneapolis	MN	55433 United Stat 4/30/2025
Sara Severs Saint Franci	MN	55070 United Stat 5/1/2025
Tracy McC Albertville	MN	55301 United Stat 5/2/2025
Mari Mullen Minneapolis	MN	55408 United Stat 5/2/2025
Dawn Doll Elk River	MN	55330 United Stat 5/2/2025

Benjamin G Elk River	MN	55330 United Stat	5/3/2025
Cassie Vagl Elk River	MN	55330 United Stat	5/3/2025
Jack WilcoxNorth Bran	MN	55056 United Stat	5/3/2025
Ann McArd Elk River	MN	55330 United Stat	5/4/2025
Tyler Rausc Elk River	MN	55330 United Stat	5/4/2025
Cole Lebou Minneapolis	MN	55429 United Stat	5/5/2025
Michael Fre Cambridge	MN	55008 United Stat	5/5/2025
Adrianna Fi Isanti	MN	55040 United Stat	5/5/2025
Kristina Dal Champlin	MN	55316 United Stat	5/5/2025
Holly PenoyMinneapolis	MN	55408 United Stat	5/5/2025
Nicole Fred Isanti	MN	55040 United Stat	5/5/2025
Cami GuimSaint Mich	MN	55376 United Stat	5/5/2025
Cammi Sch Rogers	MN	55374 United Stat	5/5/2025
Katrina Joh Minneapolis	MN	55429 United Stat	5/5/2025
Joaquin MaMinneapolis	MN	55433 United Stat	5/5/2025
Sofia MajorMinneapolis	MN	55433 United Stat	5/5/2025
Nina Rentz Minneapolis	MN	55478 United Stat	5/5/2025
paul brott saint lcloud	MN	56304 United Stat	5/5/2025
Amy Kainz ELK RIVER	MN	55358 United Stat	5/5/2025
Tess Bertie Saint Paul	MN	55114 United Stat	5/5/2025
Lizbeth HerMinneapolis	MN	55412 United Stat	5/5/2025
Naomi ConjMaple Grov	MN	55369 United Stat	5/6/2025
Stephanie S Elk River	MN	55330 United Stat	5/6/2025
Jake S Elk River	MN	55330 United Stat	5/6/2025
Tonya HencMinneapolis	MN	55407 United Stat	5/6/2025
Bre Clark Elk River	MN	55330 United Stat	5/6/2025
Neda Muns Saint Paul	MN	55105 United Stat	5/6/2025
Tammy Bur Elk River	MN	55330 United Stat	5/6/2025
Jessica St . Saint Mich	MN	55376 United Stat	5/6/2025
Laurie Aust Minneapolis	MN	55426 United Stat	5/6/2025
Ashleigh Ru Elk River	MN	55330 United Stat	5/6/2025
Zaccariah S Minneapolis	MN	55407 United Stat	5/6/2025
Janell Thiel Elk River	MN	55330 United Stat	5/6/2025
Heidi Blaski Elk River	MN	55330 United Stat	5/6/2025
Chelsea Kal Elk River	MN	55330 United Stat	5/6/2025
Jenny Erick Elk River	MN	55330 United Stat	5/6/2025
Veronika G Elk River	MN	55330 United Stat	5/6/2025
Gabrielle C Elk River	MN	55330 United Stat	5/6/2025
Blake Coler Elk River	MN	55330 United Stat	5/6/2025
Nichole Dav Elk River	MN	55330 United Stat	5/6/2025
Erin Lang Minneapolis	MN	55406 United Stat	5/6/2025
Celeste Mc Atlanta	GA	30301 United Stat	5/6/2025
Jessica Hael Elk River	MN	55330 United Stat	5/6/2025
Jacqui estr Big Lake	MN	55309 United Stat	5/6/2025
Tiffany Knu Elk River	MN	55330 United Stat	5/6/2025
Sydney Sull Elk River	MN	55330 United Stat	5/6/2025
Katelyn Noi Elk River	MN	55330 United Stat	5/6/2025

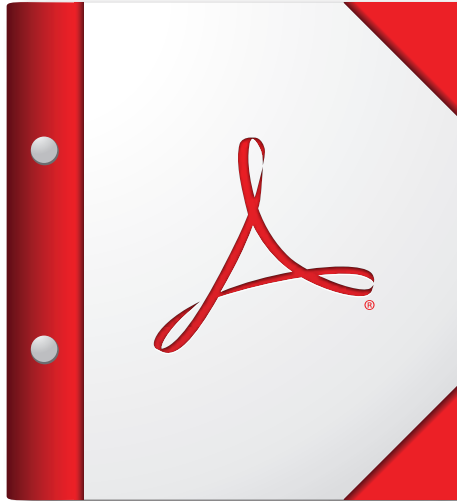
Mary Junes Elk River	MN	55330 United Stat	5/6/2025
Mark Hilles Minneapolis	MN	55422 United Stat	5/6/2025
Meggan Be Minneapolis	MN	55422 United Stat	5/6/2025
Jenny halse Elk River	MN	55330 United Stat	5/6/2025
Shauna Mu Elk River	MN	55330 United Stat	5/6/2025
Martin Due Minneapolis	MN	55433 United Stat	5/6/2025
Angie Olsor Elk River	MN	55330 United Stat	5/6/2025
Jessica Lock Elk River	MN	55330 United Stat	5/6/2025
Carolyn Lar Elk River	MN	55330 United Stat	5/6/2025
Sarah Kette Elk River	MN	55330 United Stat	5/6/2025
Raine Hent Minneapolis	MN	55411 United Stat	5/6/2025
Sarah Russ Elk River	MN	55330 United Stat	5/6/2025
Joel Gagne Elk River	MN	55330 United Stat	5/6/2025
Melissa Fra Minneapolis	MN	55406 United Stat	5/6/2025
Theodore K Monticello	MN	55362 United Stat	5/6/2025
Kayla Zeho Minneapolis	MN	55408 United Stat	5/6/2025
Devin Russ Saint Paul	MN	55104 United Stat	5/6/2025
Amy Schmi Elk River	MN	55330 United Stat	5/6/2025
Jamie Reid Elk River	MN	55330 United Stat	5/6/2025
Crystal Dah Saint Mich	MN	55330 United Stat	5/6/2025
Jacob Nels Minneapolis	MN	55406 United Stat	5/6/2025
Amanda Ne Elk River	MN	55330 United Stat	5/6/2025
Lacey Kom Elk River	MN	55330 United Stat	5/6/2025
Mark Seub Minneapolis	MN	55410 United Stat	5/6/2025
Don Walen Minneapolis	MN	55407 United Stat	5/6/2025
Chris Ander Elk river	MN	55330 United Stat	5/6/2025
Laura Hofiu Elk River	MN	55330 United Stat	5/6/2025
Matt Melle Minneapolis	MN	55411 United Stat	5/6/2025
Heather Op Elk River	MN	55330 United Stat	5/6/2025
JaNaye Eric Elk River	MN	55330 United Stat	5/6/2025
Lynn Zurnie Elk River	MN	55330 United Stat	5/6/2025
Abbey Hau Saint Mich	MN	55376 United Stat	5/6/2025
Sadie Olsor Holmen	WI	54636 United Stat	5/6/2025
Amelia Ols Minneapolis	MN	55478 United Stat	5/6/2025
Tom Ramac Minneapolis	MN	55429 United Stat	5/6/2025
Erin Weeks Elk River	MN	55330 United Stat	5/6/2025
Angela Stol Elk River	MN	55330 United Stat	5/6/2025
Kristine Car Ramsey	MN	55303 United Stat	5/6/2025
Adrian Cam Sartell	MN	56377 United Stat	5/6/2025
Anna Cirlan Elk River	MN	55330 United Stat	5/6/2025
Christine Ec Minneapolis	MN	55406 United Stat	5/6/2025
Jessica Han Elk river	MN	55330 United Stat	5/6/2025
Ben Stenso Saint Cloud	MN	56303 United Stat	5/6/2025
Stacey Mitc Elk River	MN	55330 United Stat	5/6/2025
Michael Sc Plymouth	MN	55446 United Stat	5/6/2025
Julia Donov Providence RI		2904 United Stat	5/6/2025
Cake Thom Saint Josep	MN	56374 United Stat	5/6/2025

Catie Lee	Elk River	MN	55330	United Stat	5/6/2025
Leslie Wein	Minneapolis	MN	55404	United Stat	5/6/2025
Brianne Ch	Elk River	MN	55330	United Stat	5/6/2025
Eddie John	Minneapolis	MN	55403	United Stat	5/6/2025
Shadrack N	Elk River	MN	55330	United Stat	5/6/2025
Jessica Dol	Sartell	MN	56377	United Stat	5/6/2025
Amanda Pl	Elk River	MN	55330	United Stat	5/7/2025
McKena Dy	Elk River	MN	55330	United Stat	5/7/2025
Jana Nelsor	Elk River	MN	55330	United Stat	5/7/2025
Lisa Carpen	Minneapolis	MN	55478	United Stat	5/7/2025
David Franc	Monticello	MN	55330	United Stat	5/7/2025
Julie Wilsor	Albertville	MN	55301	United Stat	5/7/2025
Evelina Gal	Ramsey	MN	55303	United Stat	5/7/2025
Pa Vang	Elk River	MN	55330	United Stat	5/7/2025
Brooke Fra	Minneapolis	MN	55443	United Stat	5/7/2025
Brian Richa	Elk River	MN	55330	United Stat	5/7/2025
Chris Wojci	Elk River	MN	55330	United Stat	5/7/2025
Colin Ander	Elk River	MN	55330	United Stat	5/7/2025
Susanna Re	E	MN	55309	United Stat	5/7/2025
Tracey Sch	Isanti	MN	55040	United Stat	5/7/2025
Victoria Fisl	Elk River	MN	55330	United Stat	5/7/2025
Mikayla Thi	Big Lake	MN	55330	United Stat	5/7/2025
Selina Insel	Elk River	MN	55330	United Stat	5/7/2025
Leah Herbs	Elk River	MN	55330	United Stat	5/7/2025
Alex McAr	Elk River	MN	55330	United Stat	5/7/2025
Sarah Hend	Minneapolis	MN	55406	United Stat	5/7/2025
Jessica Gre	Elk River	MN	55330	United Stat	5/7/2025
Anna Zahle	Elk River	MN	55330	United Stat	5/7/2025
Zachary Gu	Elk River	MN	55330	United Stat	5/8/2025
Jake Hosch	Elk River	MN	55330	United Stat	5/8/2025
Rainier Vill	Elk River	MN	55330	United Stat	5/8/2025
Dylan Witt	Zimmerman	MN	55398	United Stat	5/8/2025
Nikki Kurtz	Elk River	MN	55330	United Stat	5/8/2025
Patricia Nie	Coon Rapid	MN	55448	United Stat	5/8/2025
Rebekah Ju	Elk River	MN	55330	United Stat	5/8/2025
Callie Lage	Elk River	MN	55330	United Stat	5/8/2025
Raul Villarr	Elk River	MN	55330	United Stat	5/8/2025
Ethan Antc	Minneapolis	MN	55401	United Stat	5/8/2025
Weston Ha	Shakopee	MN	55379	United Stat	5/8/2025
Madalyn d	Plymouth	MN	55447	United Stat	5/8/2025
Perrie Elfer	Minneapolis	MN	55404	United Stat	5/8/2025
Beverly Lin	Minneapolis	MN	55401	United Stat	5/9/2025
Jennifer Ha	Osseo	MN	55311	United Stat	5/9/2025
Alan Ness	Sauk Rapid	MN	56379	United Stat	5/9/2025
Amy Dahlh	Zimmerman	MN	55398	United Stat	5/9/2025
Matt Fount	Burnsville	MN	55337	United Stat	5/9/2025
Beth Fristr	Minneapolis	MN	55441	United Stat	5/9/2025

Yvonne MoMinneapolis MN	55440 United Stat 5/10/2025
Saibeth Bar Roseville MN	55113 United Stat 5/10/2025
Brooke Len Elk River MN	55330 United Stat 5/10/2025
Matt Willia Minneapolis MN	55423 United Stat 5/10/2025
Andrea Ove Elk River MN	55330 United Stat 5/11/2025
JaLene RosiMaple Grov MN	55369 United Stat 5/11/2025
Elsie Johnsc Elk River MN	55330 United Stat 5/11/2025
Mike SavellMinneapolis MN	55401 United Stat 5/11/2025
Sarah spry Stevens Poi WI	54481 United Stat 5/12/2025
Brandon Svoboda	United Stat 5/12/2025
Sarah Hack Cambridge MN	55008 United Stat 5/12/2025
Iris JacksonMinneapolis MN	55421 United Stat 5/12/2025
Kathleen G Big Lake MN	55309 United Stat 5/12/2025
Cheryl NELMinneapolis MN	55428 United Stat 5/12/2025
Yanetsy AlcShepherds KY	40165 United Stat 5/13/2025
Leah Fergu: Elk River MN	55330 United Stat 5/13/2025
Kathryn Yocum	United Stat 5/13/2025
Suzie FenncMinneapolis MN	55428 United Stat 5/13/2025
Kasey Erick Big Lake MN	55309 United Stat 5/13/2025
Bob Nylin Rogers MN	55343 United Stat 5/13/2025
Matthew F Elk River MN	55330 United Stat 5/13/2025
Barbara LafMinneapolis MN	55428 United Stat 5/13/2025
Lakisha Jon Minneapolis MN	55429 United Stat 5/13/2025
Mark Schuc Glencoe MN	55336 United Stat 5/14/2025
Ava Gillson Coon Rapid MN	55433 United Stat 5/14/2025
terrence wi Ruthven IA	51358 United Stat 5/14/2025
Alicia Halve Elk River MN	55330 United Stat 5/14/2025
Erin Manth Elk River MN	55330 United Stat 5/14/2025
Tim Manth Minneapolis MN	55406 United Stat 5/14/2025
Caspian Ra Burns ville MN	55306 United Stat 5/15/2025
Russhell Jo Morrow GA	30260 United Stat 5/15/2025
Cathy Erick St. Michael MN	55376 United Stat 5/15/2025
Paullo Barb Saint Cloud MN	56301 United Stat 5/15/2025
Madeline B Andover MN	55304 United Stat 5/15/2025
Eli DeRusha Savage MN	55378 United Stat 5/15/2025
Ana Lukyan Prior Lake MN	55372 United Stat 5/15/2025
Kya Sanner Olathe KS	66061 United Stat 5/15/2025
Tessa Tollei Saint Paul MN	55110 United Stat 5/15/2025
Lucille Sum Minneapolis MN	55408 United Stat 5/15/2025
Justin Titus Apple Valle MN	55124 United Stat 5/15/2025
Olivya Clou Elk River MN	55330 United Stat 5/16/2025
Nik Ikonon Saint Paul MN	55113 United Stat 5/16/2025
Leah Shnits Columbia SC	29210 United Stat 5/16/2025
Afnan Ahm Prior Lake MN	55372 United Stat 5/16/2025
Michelle Kr Woodbury MN	55125 United Stat 5/16/2025
Ayu Negaw Bronx	10454 United Stat 5/16/2025
Maison Ra Saint Paul MN	55105 United Stat 5/16/2025

Geovani Pa Blaine	MN	55434	United Stat	5/16/2025
Gabrielle M Saint Paul	MN	55114	United Stat	5/16/2025
Alyson Patt Fargo	ND	58103	United Stat	5/16/2025
Buddha Ibr:Minneapoli	MN	55422	United Stat	5/16/2025
Ryan Baka	Minneapoli MN	55411	United Stat	5/17/2025
Madeline T Bloomingtc	MN	55438	United Stat	5/17/2025
Solomon Fz Andover	MN	55304	United Stat	5/17/2025
Pryor Leonz Monticello	MN	55362	United Stat	5/17/2025
Elizabeth V Saint Paul	MN	55128	United Stat	5/17/2025
Peyton Cat: Hastings	MN	55033	United Stat	5/18/2025
Aida Hamr Milaca	MN	56353	United Stat	5/18/2025
Averi Mark: Farmington	MN	55024	United Stat	5/18/2025
Anon Ymou Saint Cloud	MN	56303	United Stat	5/18/2025
Charly Porv Minneapoli	MN	55414	United Stat	5/18/2025
Katia Rubin Golden Vall	MN	55416	United Stat	5/18/2025
Becca D Lakeville	MN	55044	United Stat	5/19/2025
Sonja Barth Elk River	MN	55330	United Stat	5/19/2025
Rhonda Jeu Rice	MN	56367	United Stat	5/19/2025
K4YD3N Da Saint Paul	MN	55113	United Stat	5/19/2025
nicolas Bari Minneapoli	MN	55423	United Stat	5/19/2025
KAILEE TRA Plymouth	MN	55447	United Stat	5/19/2025
Hannah Lar Saint Paul	MN	55101	United Stat	5/19/2025
Socrates Dc Minneapoli	MN	55443	United Stat	5/20/2025
imari jones brooklyn p:	MN	55428	United Stat	5/20/2025
Evelyn Ver: Plymouth	MN	55446	United Stat	5/20/2025
Ananya Sin: Maple Grov	MN	55369	United Stat	5/20/2025
Quinn Schn Elmhurst	IL	60126	United Stat	5/20/2025
Grayson ca Flower Mo:	TX	75028	United Stat	5/20/2025
Leah Vodni Prior Lake	MN	55372	United Stat	5/20/2025
Carley Plan Little Falls	MN	56345	United Stat	5/20/2025
Remy Leno: Sauk Rapid:	MN	56379	United Stat	5/21/2025
Nancy Zimr Hamel	MN	55340	United Stat	5/21/2025
Cassandra I Villard	MN	56385	United Stat	5/21/2025
Yawriv Gillum			United Stat	5/21/2025
Christina Rc Carrollton	GA	30116	United Stat	5/22/2025
Winnie Kop Solon	IA	52333	United Stat	5/22/2025
christopher Minneapoli	MN	55407	United Stat	5/22/2025
Brynne Cloi Cottage Gro	MN	55016	United Stat	5/22/2025
Viktoriia Kh Burnsville	MN	55337	United Stat	5/23/2025
Henry Bell Victoria	MN	55386	United Stat	5/23/2025
Lori Clelanc Big Lake	MN	55309	United Stat	5/23/2025
Keith Camp Minneapoli	MN	55432	United Stat	5/23/2025
Sam Richar: Saint Paul	MN	55110	United Stat	5/24/2025
Owen How: Minneapoli	MN	55430	United Stat	5/24/2025
raymond z: New York	NY	10118	United Stat	5/24/2025
Miss Jessica			United Stat	5/25/2025
Diana Balcc Elk River	MN	55330	United Stat	5/25/2025

Addison GuMinneapolis MN	55407 United Stat 5/25/2025
Emma Pete Glencoe MN	55336 United Stat 5/26/2025
Luther Sath Elko MN	55020 United Stat 5/26/2025
Hunter Rnfj Elk River MN	55330 United Stat 5/26/2025
Amanda Joi Elk River MN	55330 United Stat 5/26/2025
April Abbot Lakeville MN	55044 United Stat 5/27/2025
Nina Rentz Princeton MN	55371 United Stat 5/27/2025
William KinMinneapolis MN	55440 United Stat 5/27/2025
Amy Morris Burlington IA	52601 United Stat 5/27/2025
Laural M Saint Paul MN	55125 United Stat 5/27/2025
Genavive KMinneapolis MN	55478 United Stat 5/28/2025
Sandra Kan Hopkins MN	55343 United Stat 5/28/2025
Trudie AndMinneapolis MN	55432 United Stat 5/28/2025
Benjamin B Elk River MN	55330 United Stat 5/28/2025
Michael McMinneapolis MN	55455 United Stat 5/28/2025
Maryna IerEden Prairie MN	55346 United Stat 5/29/2025
Allison Rein Big Lake MN	55309 United Stat 5/29/2025
Ataya Grad Minneapolis MN	55421 United Stat 5/29/2025
Grace PortMerrifield MN	56465 United Stat 5/29/2025
Michelle Pa Saint Paul MN	55108 United Stat 5/29/2025
Peter Cosgr Foley MN	56329 United Stat 5/29/2025
Kristian BerMinneapolis MN	55330 United Stat 5/31/2025



**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



Request for Action

To
City Council

Item Number
8.2

Meeting Date
June 2, 2025

Prepared By
Zack Carlton, Community Development Director

Item Description
Downtown Master Plan

Reviewed by
Cal Portner
Tina Allard

Action Requested
Adopt, by motion, the 2024 Downtown Master Plan.

Background/Discussion

A steering committee representing the council, multiple commissions, and the downtown business community has been working with Bolton and Menk to prepare a long-range vision for Elk River's downtown area. The plan identifies redevelopment opportunities on both public and privately owned parcels and recommends a series of action steps to guide the city towards this shared vision.

Plan highlights include development recommendations for key sites within the core downtown area - the King Avenue parking lot, the Elk River Lutheran Church site, and the block that includes Dare's Funeral Home. Redevelopment of these sites would largely be driven by property owners, and the plan is the tool the city has to guide the vision for the future of those properties.

Additionally, substantial changes to Main Street and Jackson Ave within the core downtown area, including transitioning to parallel parking on both sides of the street and widening the sidewalks to improve the pedestrian areas in downtown. Changes include wider sidewalks, larger planters with trees and vegetation, and benches. This will result in the loss of 19 on-street parking stalls, which has been a concern of the steering committee. However, the plan also recommends partnering with downtown businesses to enter into shared parking agreements for the use of those lots during off-peak hours and considering time limits for the street parking to facilitate increased turnover.

Looking beyond the core downtown, the plan identified the area along Railroad Drive between Jackson and Gates Avenue as a larger redevelopment site referred to as Uptown. Much of this area is envisioned as a higher-density residential area with commercial uses to complement the additional growth.

Public Feedback

A video summarizing and outlining the goals and recommendations of the Downtown Master Plan was posted to the city's Facebook page in advance of a public open house on April 22, 2025. The Facebook comments are included as an attachment. Concerns about tax increases and parking considerations dominate the comments, with many residents expressing concerns about affordability, specific to property taxes.

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



The public open house had a good turnout, with residents showing up to ask a large variety of questions. Affordability, parking, and taxes were again top areas of concern. Additional comments from the open house included the timing of the plan, implementation steps, and density of the uptown area.

In response to these concerns, the plan has been updated to remove the three- to four-story apartment buildings along Gates Ave, and additional considerations for downtown parking, as noted earlier, have been included.

Finally, regarding costs and property tax implications. Nothing in this plan obligates the city to spend tax dollars purchasing and redeveloping private property. What the plan does is provide a general vision for the city to evaluate proposed redevelopment opportunities as they are presented to the city. Most of these will be private developers who have already had conversations with landowners regarding the sale of their properties. The plans' recommendations for improvements to public assets, parking lots, and streets will be reviewed by the council in greater detail when those projects have been included in a city budget.

Financial Impact

The total cost of the plan was \$102,400 and was included in the CIP.

Mission/Policy/Goal

Responsibly grow.

Support the growth and development of the community.

Attachments

1. Elk River Downtown Plan
2. Downtown Plan Facebook Comments from April 2025



DOWNTOWN MASTER PLAN

Elk River, Minnesota

Draft Report as of May 28, 2025

Prepared for:
City of Elk River

Prepared by:
Bolton & Menk
Leland Consulting

TABLE OF CONTENTS

Introduction & Executive Summary 3

Analysis 5

Plan Process 16

Recommendations 23

Implementation 38

ACKNOWLEDGEMENTS

Steering Committee
Allison McDowell (Downtown Business Representative)
Deana McLean (Downtown Business Representative)
Jennifer Wagner (City Council Representative)
Lance Lindberg (Heritage Preservation Commission Representative)
Lynn Caswell (Housing and Redevelopment Authority Representative)
Perry Beise (Planning Commission Representative)
Jill Larson-Vito (Elk River Resident)

City Staff
Zack Carlton (Community Development Director)
Chris Leeseberg (Senior Planner)
Brent O’Neil (Economic Development Director)
Josh Mollan (Economic Development Specialist)

City Leadership
John J. Dietz - Mayor
Cory Grupa - Ward 1
J. Brian Calva - Ward 2
Mike Beyer - Ward 3
Jennifer Wagner - Ward 4



1 INTRODUCTION

THE PURPOSE OF THIS DOWNTOWN PLAN

The purpose of this Plan is to create a vision and series of action steps for the Downtown Area of Elk River — a vision that responds to the needs of today, and prepares for the desires of the future.

Downtown is of particular importance to the community because it is the psychological center of the community. Comprised of small and medium sized properties, it is in many ways a place of opposites - a place of pride and community gatherings; a core separated from the rest of the city; a beautiful river that lacks a strong presence; major regional visibility offered by infrastructure that bisects the area; a community that takes pride in both its downtown, and country identities.

“Elk River’s attractive and well-programmed downtown will be a destination for residents as well as tourists interested in enjoying a night out for shopping, dining, and entertainment.

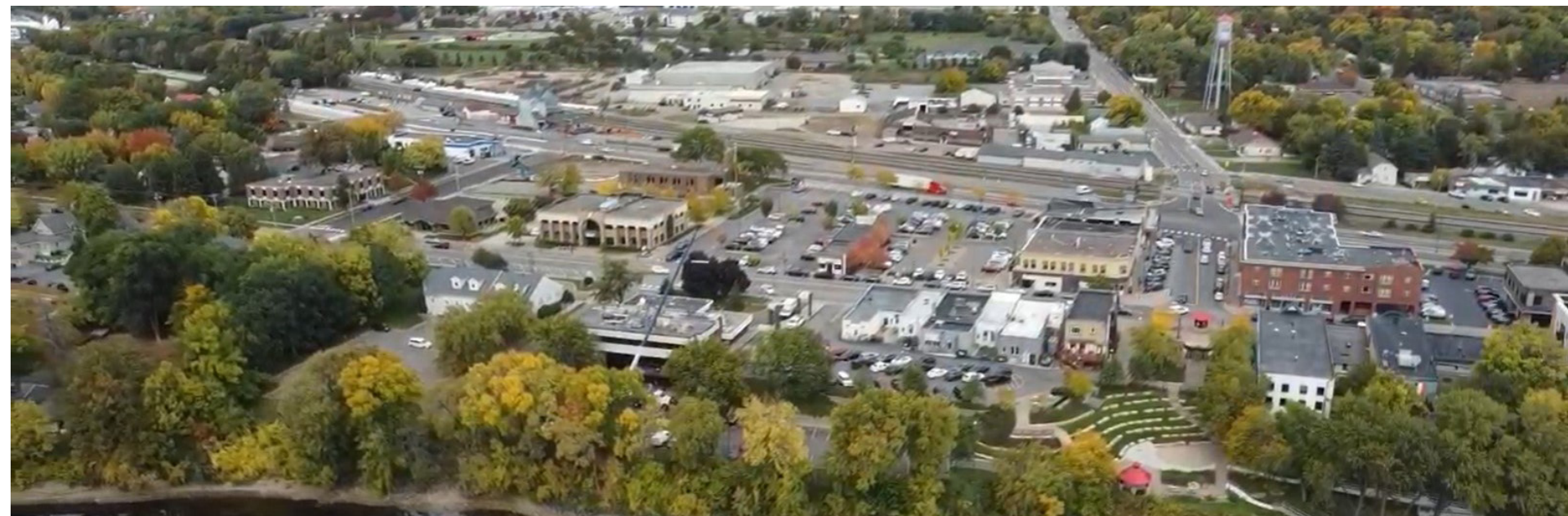
The downtown will leverage its waterfront to anchor events and draw thousands to the area.

Pedestrian connections throughout the downtown will be enhanced, encouraging visitors to park once and explore on foot.”

-Elk River 2040 Comprehensive Plan

It is also of particular importance because downtown Elk River, like many smaller downtown, sits at an inflection point in its history. As it wrestles with a post-COVID economic identity, downtown is seeking to become more than just a place to work and shop - but also one in which people can live, gather, celebrate, and play.

With nearly all of the private land in the area developed, or encumbered by highways and rail, Downtown Elk River must creatively pursue strategies of redevelopment, creative connectivity, and people-oriented public spaces. The purpose of this Downtown Plan therefore is to provide clear, attainable guidance to align private and public investments towards goals of a more connected, inviting, vibrant destination for residents and visitors.



ELK RIVER THROUGH THE YEARS

A Trading Hub

Like many present day river cities, Elk River originated as a hub for fishing and trading. The earliest human activity saw the Ojibwa and Dakota people using the land for hunting, fishing, and traveling along the Mississippi. Early European settlers eventually set up trade posts along the Mississippi and Elk River, and the Red River Trail, leveraging the confluence of each for travel and commerce. Over time, trading turned to farming, which eventually gave way to industry. Rail arrived in Elk River in the 1870's, and with it came a shift of the economic center of the city to "Lower Town", the current historic downtown area.

Shortly after World War II, regional and state-wide paved roadways were introduced to the city. Highway 10, originally called the Jefferson Highway, was constructed in its current location along the northern edge of the downtown core. A few years later, Highway 169 was introduced. Even in its early days the highway saw major weekend backups extending miles out of town.

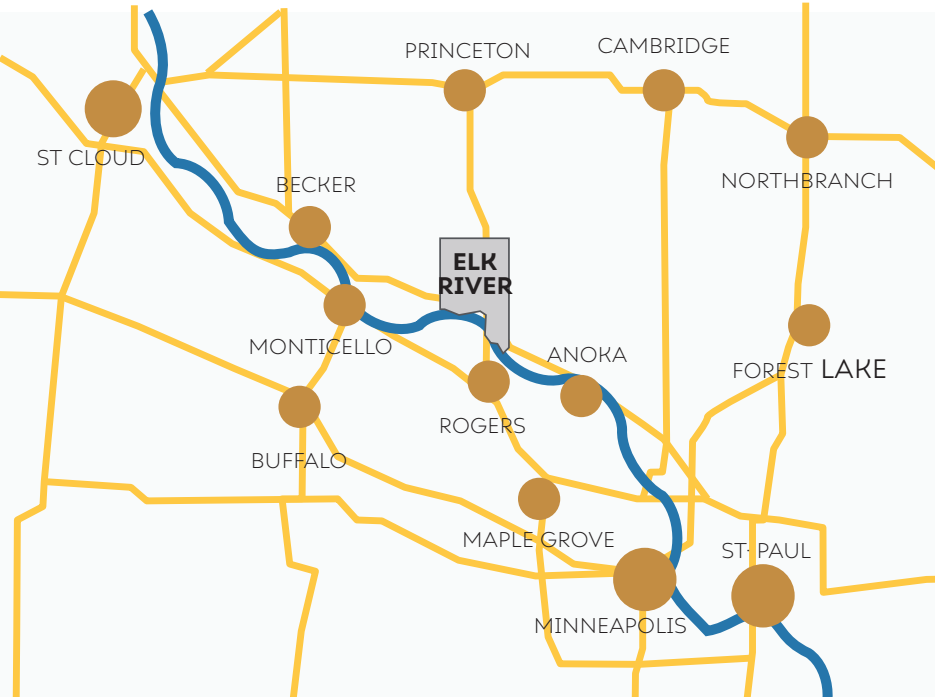
ENERGY CITY

Even before Elk River was established as a city in 1974, energy production played a major role in the regional economy. The first rural nuclear power station went online in the area in 1960, and subsequent energy innovations and sector growth help the city achieve the unofficial title of "energy city" in the late 1990's.

CITY AND COUNTRY FLOW TOGETHER

Elk River continues to embrace the converging of city and country within its borders. With near proximity to both St. Cloud and the Minneapolis/St. Paul Metro, Elk River is never more than a short journey away from city amenities. It also offers plenty of wide open country land for those seeking respite from city-living. With something for everyone, and anchored by the Mississippi and Elk Rivers, the city truly reflects the moniker of "Where City and Country Flow Together".

The Region



Elk River is just outside the official Twin Cities Metropolitan Region, however it relies on surrounding communities for much of its daily retail and dining needs. Located 30 miles from Downtown Minneapolis, Elk River is on the northern edge of the regions developed areas. Because of this, the City has adopted a tagline of "where the city and country flow together. Both of the city's major highways, Hwy 10 and Hwy 169, provide direct access from Minneapolis and St. Paul, north to regional centers of commerce and recreation in greater Minnesota.



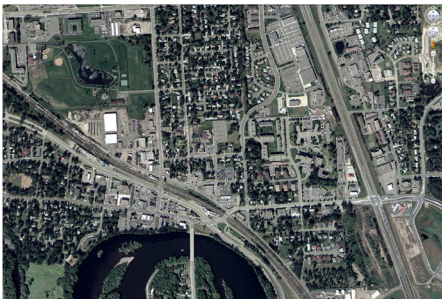
1943



1957



1991



2004



2004

DOWNTOWN ELK RIVER

Heart of the City

Downtown has been the economic and cultural heart of the city, ever since the first trains rolled into town in the 1870’s. Today, the downtown core area - the area on Main Street west of Highway 10 - is a series of walkable blocks with main street commercial buildings and apartment housing. This commercial heart quickly transitions to a single family neighborhood to the west.

North of the core, is a mix of industrial and small commercial, eventually transitioning to a small residential neighborhood. To the east of the core then is a small commercial corridor along Main Street, connecting Highway’s 10 and 169.

Downtown faces a series of infrastructure and natural challenges. Bounded by Highway 169 to the east, the downtown is bisected by Highway 10 and the rail line, right through its core. The difficulties each presents in terms of connectivity and development, cannot be overstated. Further, the Mississippi bounds the area to the south. While there are immense opportunities to better connect to the river, today, the downtown only minimally addresses the river.

Despite these challenges, there are numerous opportunities for the city to guide transformational redevelopment, promote enhanced multimodal connectivity, and provide destination public space experiences.



Scale of Opportunity

The scale of the downtown area is comparable to several other downtowns in surrounding communities. Additionally, its a size in which its core area is all within an approximately 10-minute walk - a standard measure for a comfortable walking distance.



Downtown Anoka



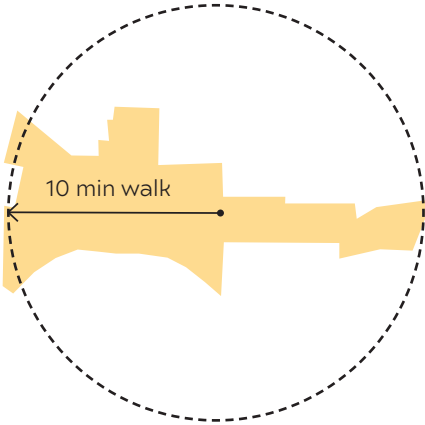
Downtown Monticello



Downtown Elk River



Downtown St. Cloud



DOWNTOWN ELK RIVER

Past and Current Plans

Zoning Code

Details allowable land uses, and site and building design guidance for Downtown, and immediately surrounding areas.

Downtown Traffic and Parking Study (2021)

Analyzed traffic and parking conditions within Downtown; Evaluated the pros and cons of transitioning Jackson Avenue to a one-way.

Highway 10 Corridor Study

The corridor study identifies a series of safety, access, and operational challenges for the Highway.

2040 Comprehensive Plan: Riverfront Planning

Outlines future guidance for Rivers Edge Park, and an ADA accessible seasonal dock to the River; Recommends additional connections to the river front.

Elk River Parks and Recreation Master Plan (2015)

Provides facility and programming improvement recommendations for downtown area trails, river access, and area parks.

Sherburne County Park, Trail, and Active Living Plan

Identifies conditions and needs for improved trail connectivity with Downtown and the Great Northern Trail and Mississippi River Trail; Downtown is within Sherburne County’s Priority network corridor for improvements

2040 Comprehensive Plan Guidance

To guide city economic development actions, and promote cohesive developable areas, the city’s 2040 Comprehensive Plan ascribed a series of character areas to the downtown. Guidance, including area-specific city policies and strategies, seek to promote job creation, enhance delivery of goods and services, and raise quality of life in each area.



Downtown Mixed Use



Uptown Mixed Use



Neighborhood commercial



Highway 169 commercial

Key Takeaways

- Much of the historic development pattern of downtown remains, though is constrained by natural features and regional infrastructure.
- Existing land use and character area guidance is as in alignment with desired uses in downtown, but may benefit from some additional refinement.
- Only about 1/3 of available parking downtown is utilized on an average day, however available parking isn’t necessarily perceived as convenient or “near” destinations.
- Converting Jackson Avenue to a one-way street was determined to be more detrimental to downtown than beneficial.
- Continued expansion of public space and access to the river is critical to maximizing downtown’s potential
- New trail connections can connect downtown with the Great Northern Trail, Lion John Weicht Park, Bailey Point Nature Preserve, and other regional destinations

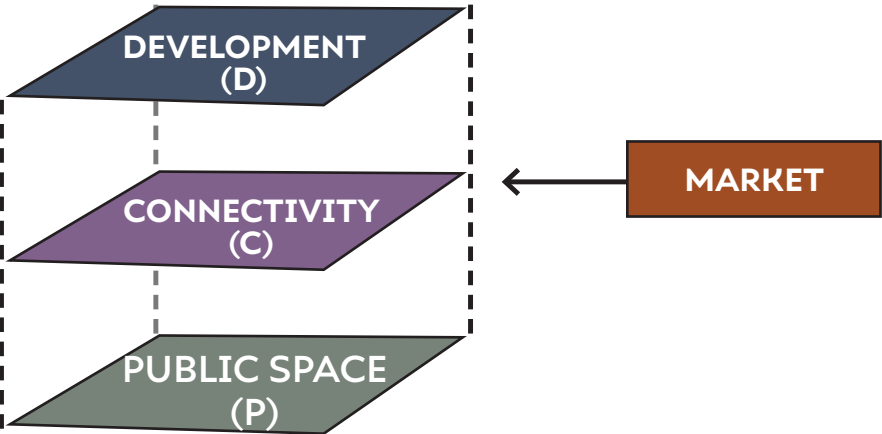


2 ANALYSIS

SYSTEMS OF ANALYSIS

The analysis of Downtown Elk River includes a review of Public Space, Connectivity, and Development. Understanding issues and opportunities through this holistic lens allows for targeted improvements, while recognizing their interrelated role each plays towards creating strong places.

The Plan is also supported by a market analysis. Findings from the market analysis further refined the analysis to identify and explore area recommendations.

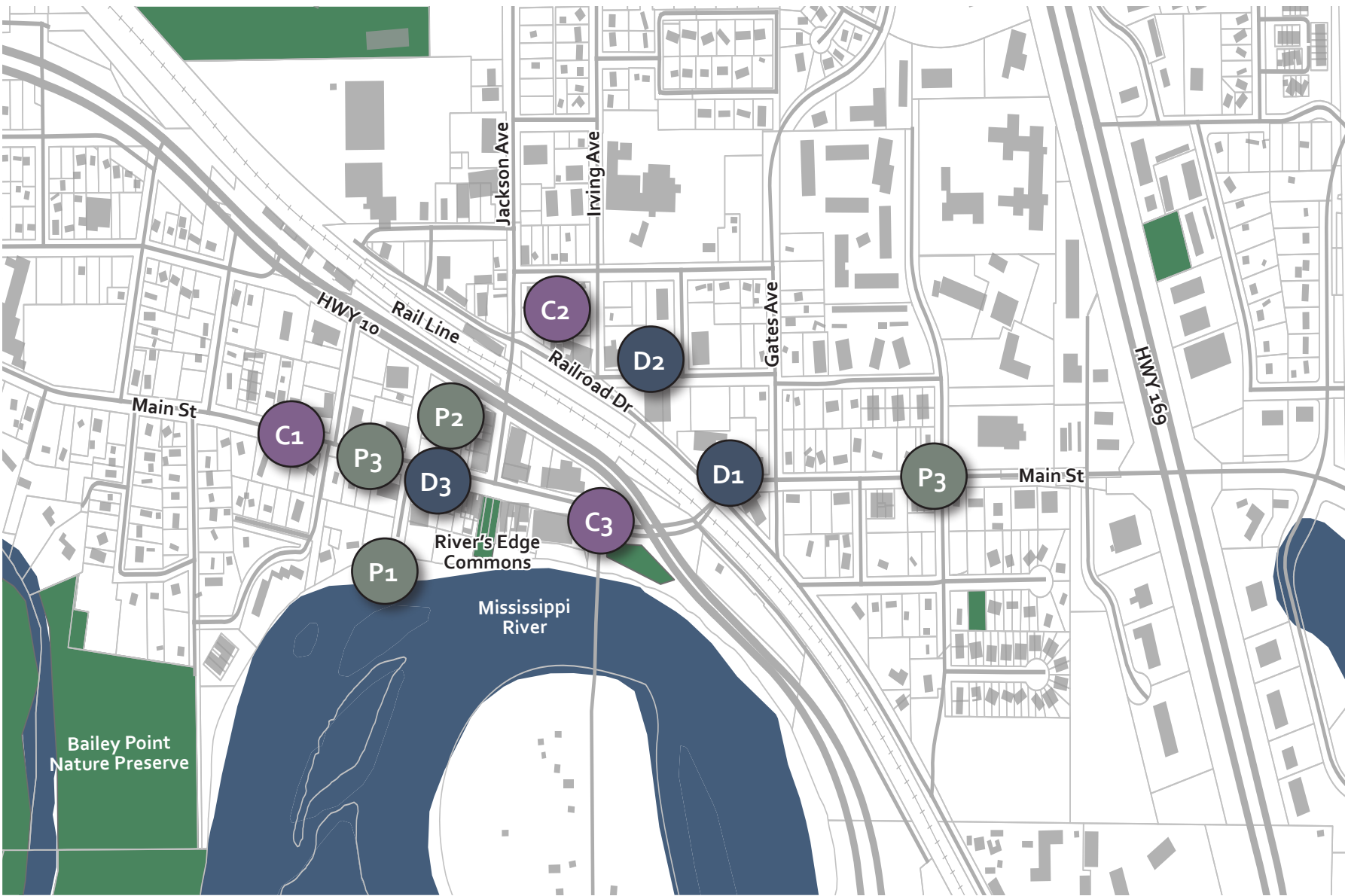


KEY FINDINGS

- D1 - Defined Development Character Areas
- D2 - Railroad Dr Redevelopment Opportunities
- D3 - Parking Lot Site, Church Site, Funeral Home Site

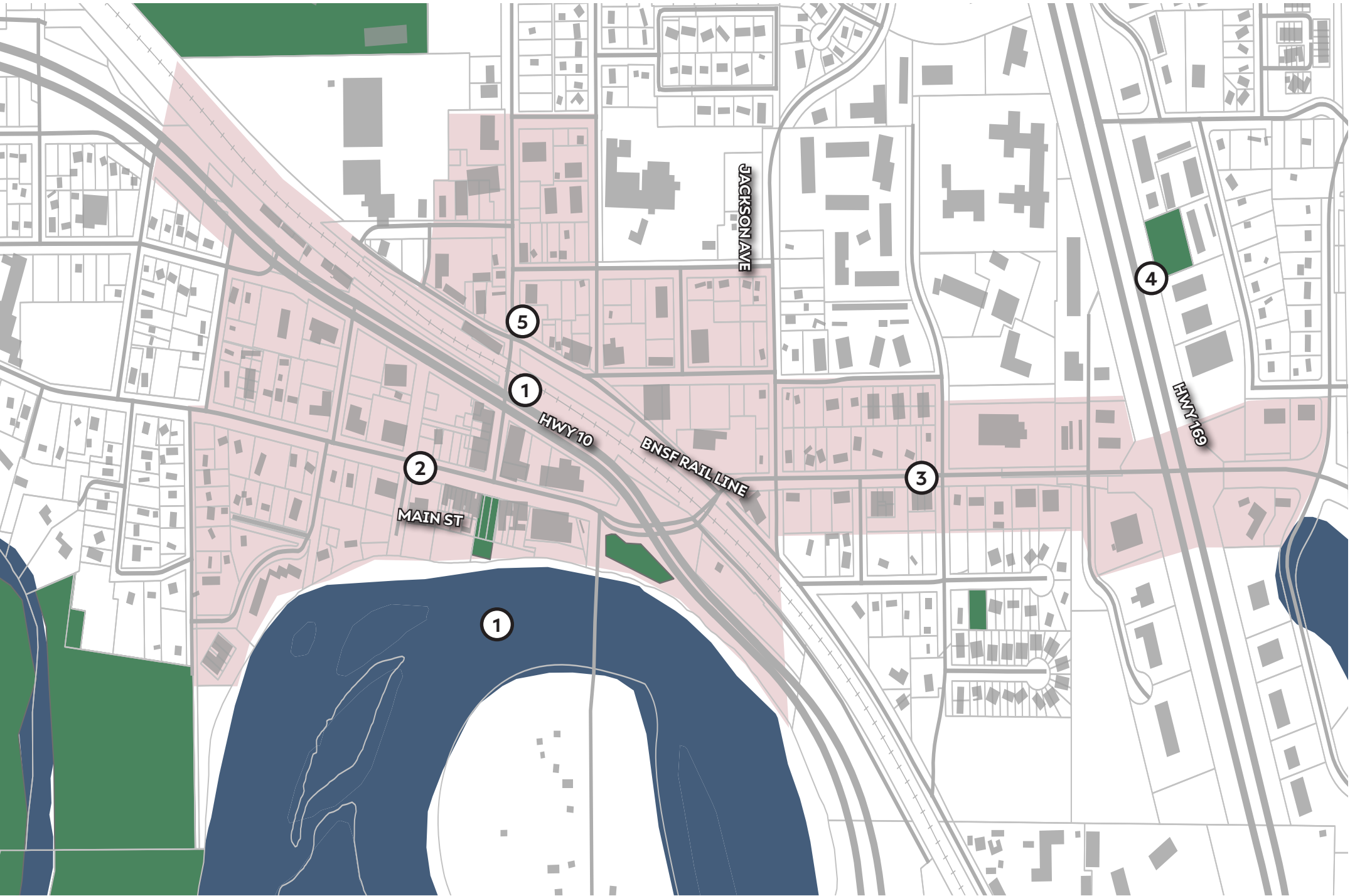
- C1 - Main St Design, Crossings of Hwy 10 & BNSF Rail Line
- C2 - Multitodal Connectivity
- C3 - Main St / Parrish Ave Intersection

- P1 - Leverage the River
- P2 - More and more frequent events
- P3 - Enhanced Main St pedestrian experience



DEVELOPMENT

Existing Conditions



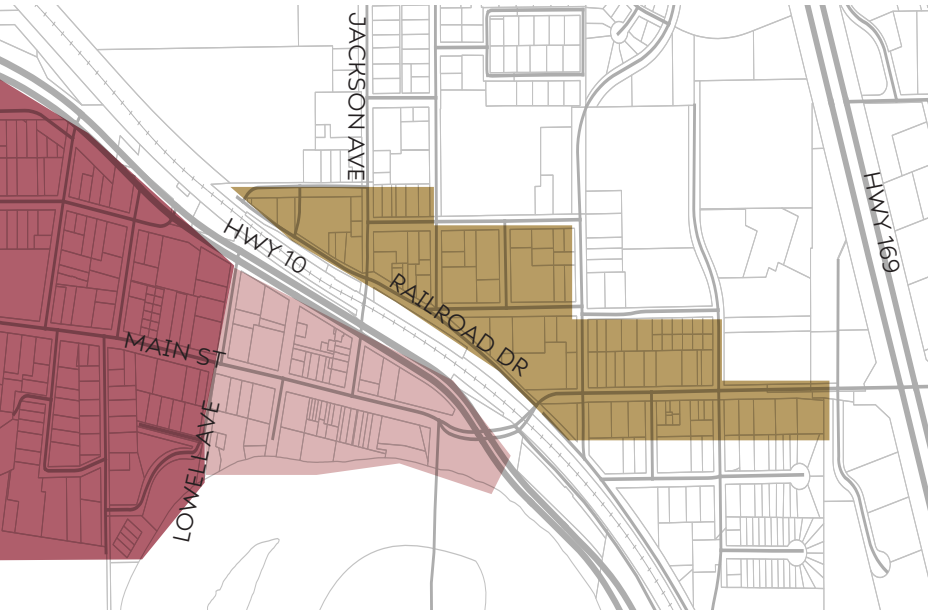
KEY FINDINGS

- ① Downtown is wedged between the Mississippi River, Highway 10, and the BNSF rail.
- ② The City grew up along the river, therefore the older building stock extends west from Downtown.
- ③ As Main Street extends east towards Hwy 169 it lacks a consistent development pattern.
- ④ Most of the City’s commercial development is along HWY 169 and not Hwy 10.
- ⑤ Though the rail line predates most of the city’s development, the block pattern on the north side of the rail line appears to have been disrupted by the rail alignment.

 Study Area

DEVELOPMENT

Key Findings



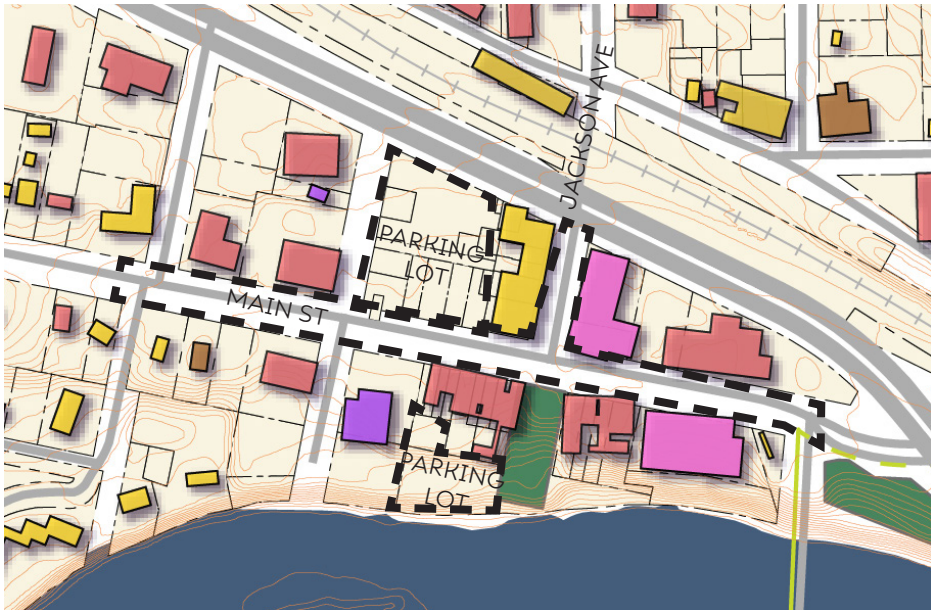
Development Districts Character Areas

- Though the rail line and Highway 10 disrupt the physical fabric of the community, they create the opportunity to clearly define different character areas in the downtown area.
- Main Street, between Lowell Avenue and Highway 10 is generally considered the core of downtown - consisting of mercantile, commercial, and mixed use buildings. The area is a center of the community - a place where a mix of uses come together.
- West of Lowell, the character changes to urban neighborhood - where housing is the dominant land use. The width of Main Street remains relatively wide, which is inconsistent with the residential character astride it.
- Uptown, the area north of Railroad Drive, has never evolved into a place with a consistent character. The uses are not related to each other and the street grid and block pattern have abrupt edges along the rail line.



Railroad Drive Opportunities

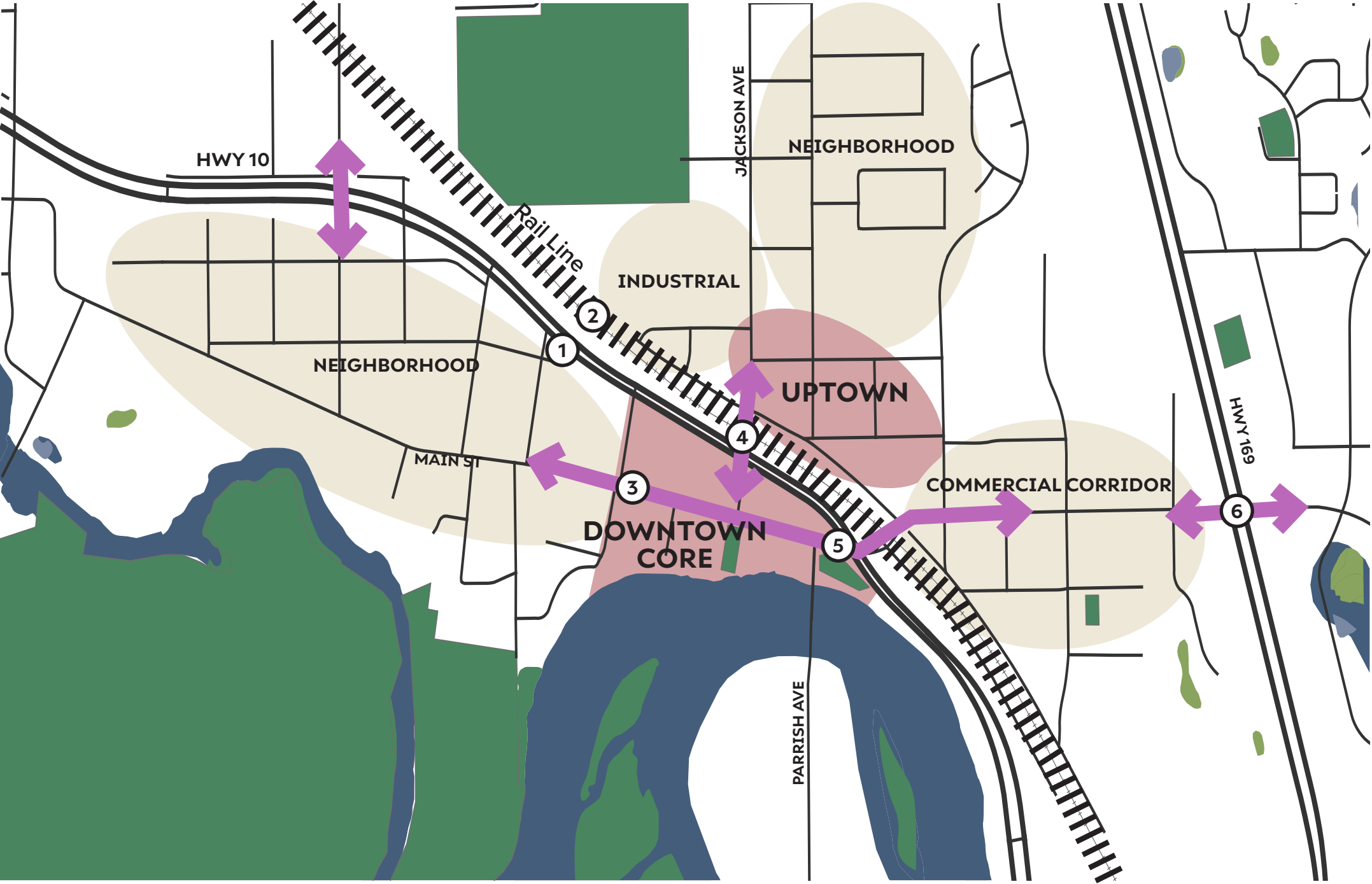
- The Main Street portion of downtown is relatively well built out, therefore there are only a few opportunities for redevelopment. Railroad Drive, on the other hand, presents significant opportunities for redevelopment.
- The properties are underperforming, in that land values exceed the building values - suggesting they are susceptible to change in the near term.
- Given the inability to add housing into the immediate Downtown, the Railroad Drive properties are well positioned for multi-family housing.



Key Downtown Sites

- The City owns several key properties Downtown - including the public parking lot, riverfront properties as well as the street ROW. The City should use these properties to advance the goals of the Master Plan
- The church and funeral home are legal non-conforming uses in the Downtown. They are permitted to operate however they are limited in their ability to expand in that location.

CONNECTIVITY

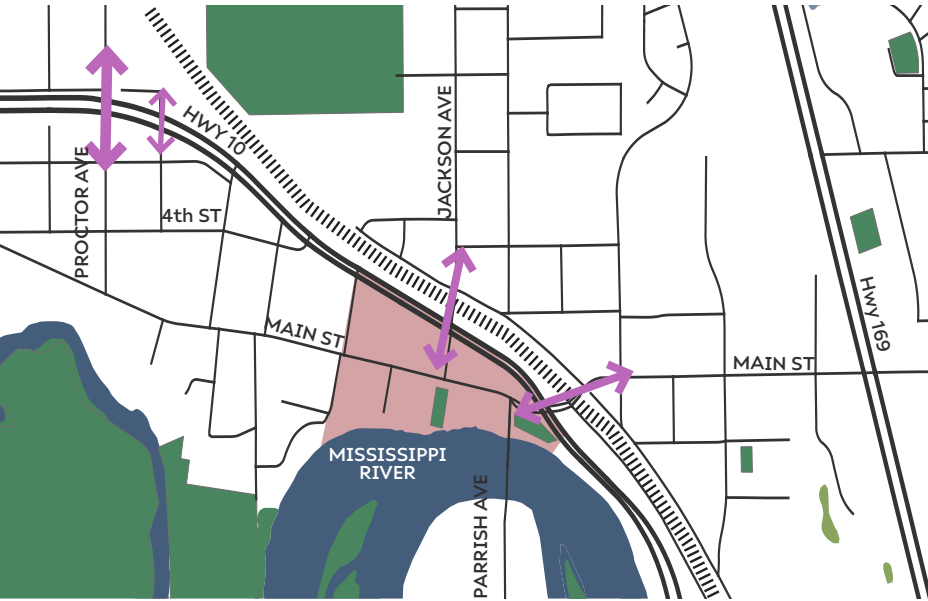


KEY FINDINGS

- ① Hwy 10 bisects the study area, but also offers visibility and regional access
- ② The rail line bisects the center of the downtown area, and is a major barrier
- ③ Main Street is the primary east/west connector in downtown, and the anchor to the local network
- ④ Jackson Ave is the only north/south connection over Hwy 10 and rail line
- ⑤ The Main St/Parrish Ave/Hwy 10/Rail Line intersections are very difficult to navigate by car, foot, and bike
- ⑥ Improvements to Hwy 169 should alleviate area traffic, while offering another means of getting to downtown

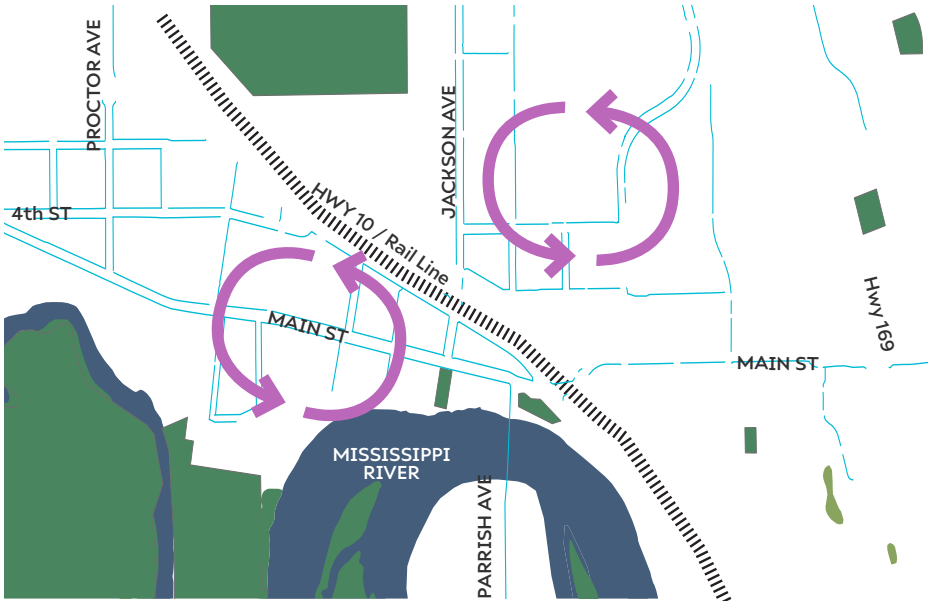
CONNECTIVITY

Key Findings



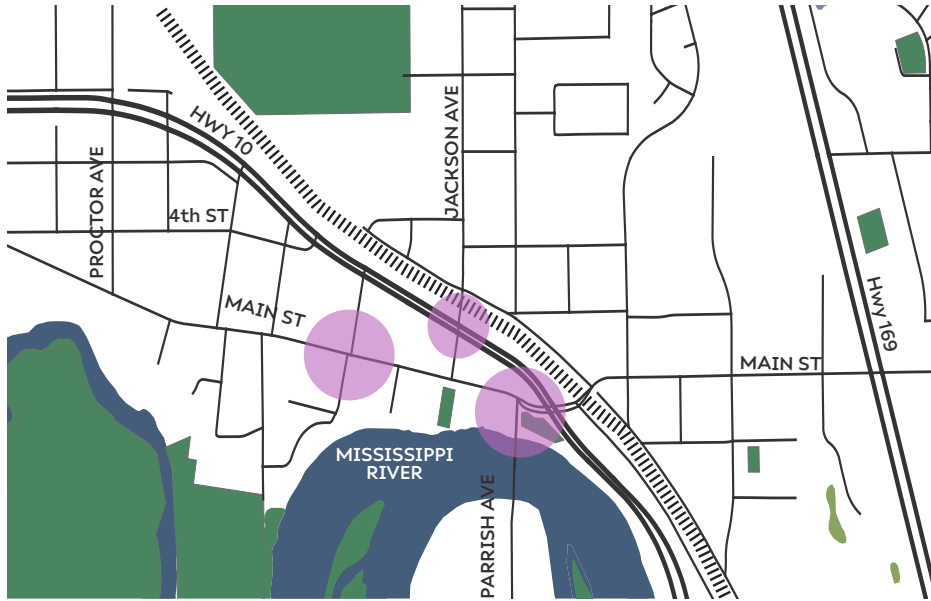
A Disconnected Downtown

- The Downtown Core area is severely isolated due to Highway 10 and the rail line to the north, and the Mississippi River to the south. Getting into and out of the area requires “funneling” onto Jackson Ave, Main St east, and Parrish Ave - all of which have difficult crossings.
- Crossing Highway 10 and the rail line is difficult, uncomfortable if walking or biking and limited in location - the only places to cross within downtown are along Main St or Jackson St. The presence of both make circulation around the area very difficult, particularly during events, trains, or summer weekend traffic.
- The generous roadway widths, angled parking, and modest streetscape along Main Street, don’t promote an attractive retail and pedestrian experience. Reconsidering the roadway design towards one with more space for pedestrians, could better balance the many competing needs within the downtown core.



More Places for Walking and Biking

- Walking within the downtown is generally concentrated within two, circular networks - one north of Highway 10 and one south. While the sidewalk systems is relatively well built in each, pedestrian connections between downtown and uptown are poor.
- There are currently no designated areas to bike into and around the downtown area, and wide vehicle lanes within downtown dissuades people from biking. Connecting downtown to area trails, particularly the Great Northern Trail, could bring another user group into downtown while promoting bike tourism.



Vehicle Spot Improvements

- Vehicle circulation into and within downtown is often very uncomfortable. This is especially true during large events, the many times per day that trains pass, and during summer weekend traffic.
- Spot improvements at the Main Street / Parrish Avenue intersection could help with better circulation at the already location, while offering places to loop back into downtown.
- Similarly, Lowell Avenue at the west end of downtown could be redesigned to offer a loop back opportunity into downtown.
- Spot improvements at Jackson Avenue and Highway 10 crossing could help with vehicle access and safer pedestrian crossings.

PUBLIC SPACE



KEY FINDINGS

- ① Main Street and Jackson Avenue are major public space amenities, but primarily serve vehicles
- ② The city-owned parking lot is a major event space for activities like the farmers market
- ③ Rivers Edge Commons is the premier public space downtown, but its programming is limited to concerts and performances
- ④ The riverfront has the potential to be a major downtown amenity and public space, but is largely disconnected from downtown.
- ⑤ Surrounding public space destinations like Bailey Point Nature Preserve are not well connected to downtown for people walking and biking

PUBLIC SPACE

Key Findings



Leverage the River

- The river is one of downtown’s strongest assets, yet it is only experienced via River’s Edge Commons and seasonal dock. Enhancing public space along the river and providing additional access and views, is a priority of this plan.
- Improvements along the river and connective public space, could better connect people to each other, the natural environment, and offering new recreational and event opportunities.



More and More Frequent Events

- The community expressed a strong desire for more downtown events, particularly for families. Such events bring the community together to celebrate and socialize downtown.
- The provision of public events will need to balance available city resources, and consider space and facility needs for these activities. If aligned with supportive public spaces downtown, additional events could bolster the role of downtown in civic life, while reconnecting people to downtown as a identity of the city.



Main Street and Jackson Avenue are the Key

- Main Street is the only east-west through downtown. It is also the primary connector and public space within downtown.
- Rethinking the design of Main Street and Jackson Avenue in the downtown core, would offer more space for pedestrian activity, eating and shopping, and events, all while improving multimodal connectivity in downtown.

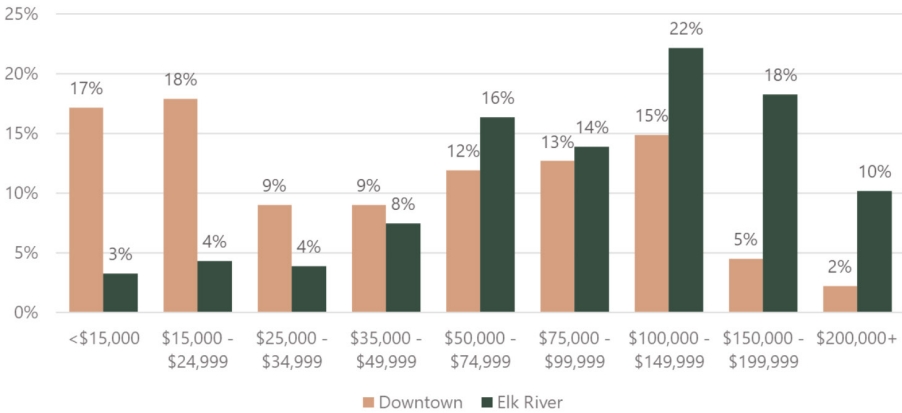
MARKET SUMMARY

Demographics

	Downtown	Elk River	Sherburne County	Twin Cities Metro Area	Minnesota
Population	262	27,393	102,251	3,790,663	5,826,205
Population Growth, 2010-2024	0.4%	19.2%	15.5%	13.7%	9.8%
Avg. Ann Growth Rate	0.03%	1.4%	1.1%	1.0%	0.7%
Number of Households	134	9,725	36,136	1,479,626	2,309,848
Avg. HH Size	1.84	2.70	2.76	2.52	2.46
Housing Units	145	10,097	37,912	1,557,248	2,556,750
% Renter	55%	20%	16%	30%	27%
Median Household Income	\$43,414	\$100,945	\$101,911	\$96,864	\$86,801
Median Per Capita Income	\$30,479	\$42,879	\$43,615	\$50,717	\$46,714
Median Age	42.7	38.2	37.6	38.1	39

- 262 people live in the Downtown study area, making up just under one percent of the total population of 27,393. Between 2010 and 2024, population growth in Elk River outpaced county- and region-wide growth. The median per capita and household incomes are lower in Downtown than region wide due to the high concentration of affordable housing in Downtown Elk River.

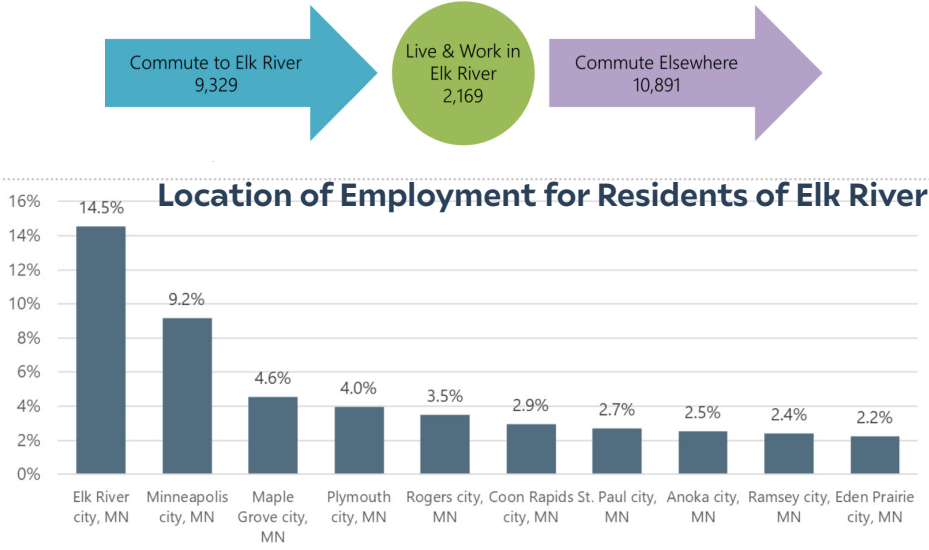
Income Distribution in Downtown and Elk River



- There is a higher concentration of lower-income households in the Downtown study area, largely due to the fact that nearly a third of multifamily housing units in this area are regulated affordable housing. Along with Jackson Place, the 23-unit Elk River Senior Apartments are affordable. However, the high concentration of upper-income households citywide suggests that there could be an opportunity to add higher-end housing and retail to Downtown.

Employment and Commuting

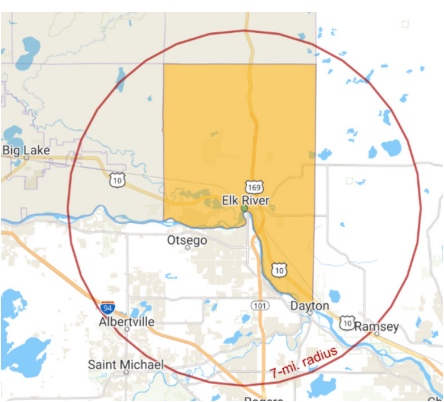
- Retail trade, manufacturing, health care and social assistance, and educational services dominate the Elk River employment sector.
- Between 2012 and 2021, construction, manufacturing, accommodation and food services, and retail trade saw the biggest job gains among employment sectors.
- Over that period, the city gained 722 new jobs, a 6.7% increase in overall employment. Manufacturing and retail are the biggest employment sectors in Elk River, employing over 1,800 workers each and accounting for nearly two thirds of total employment citywide.
- Manufacturing sector employment in Elk River grew by 45% between 2012 and 2021 while retail grew by 23% percent.



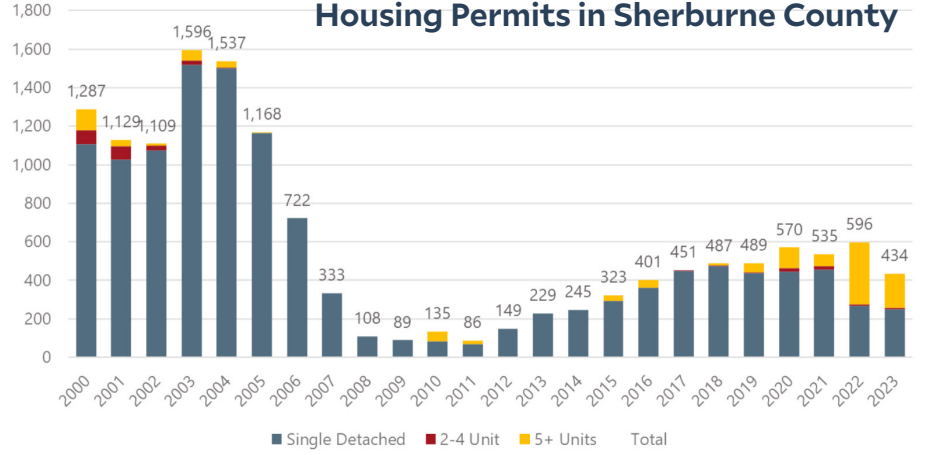
- Elk River has a total of 11,498 jobs, 81% of which are filled by workers from outside of the city limits (including unincorporated areas). Nearly 11,000 workers who live in Elk River commute to other communities for work. Just 2,169 (17 percent) of workers who live in Elk River work within city limits.
- Among workers who live in Elk River, 14.5% work in the city and nine percent work in Minneapolis, while 52% of Elk River workers commute to other locations, including unincorporated areas.

Local Market Conditions

- Residents of Elk River and neighboring cities typically cross municipal boundaries to meet their daily needs. To understand the overall market dynamics in Elk River, the Plan analyzed a seven-mile radius from Downtown Elk River, which includes parts of Sherburne, Anoka, and Wright counties. Within this area, there are 8.3 million square feet of industrial space across 255 properties, with an additional nine proposed properties expected to add two million square feet of industrial space to the market. Multifamily



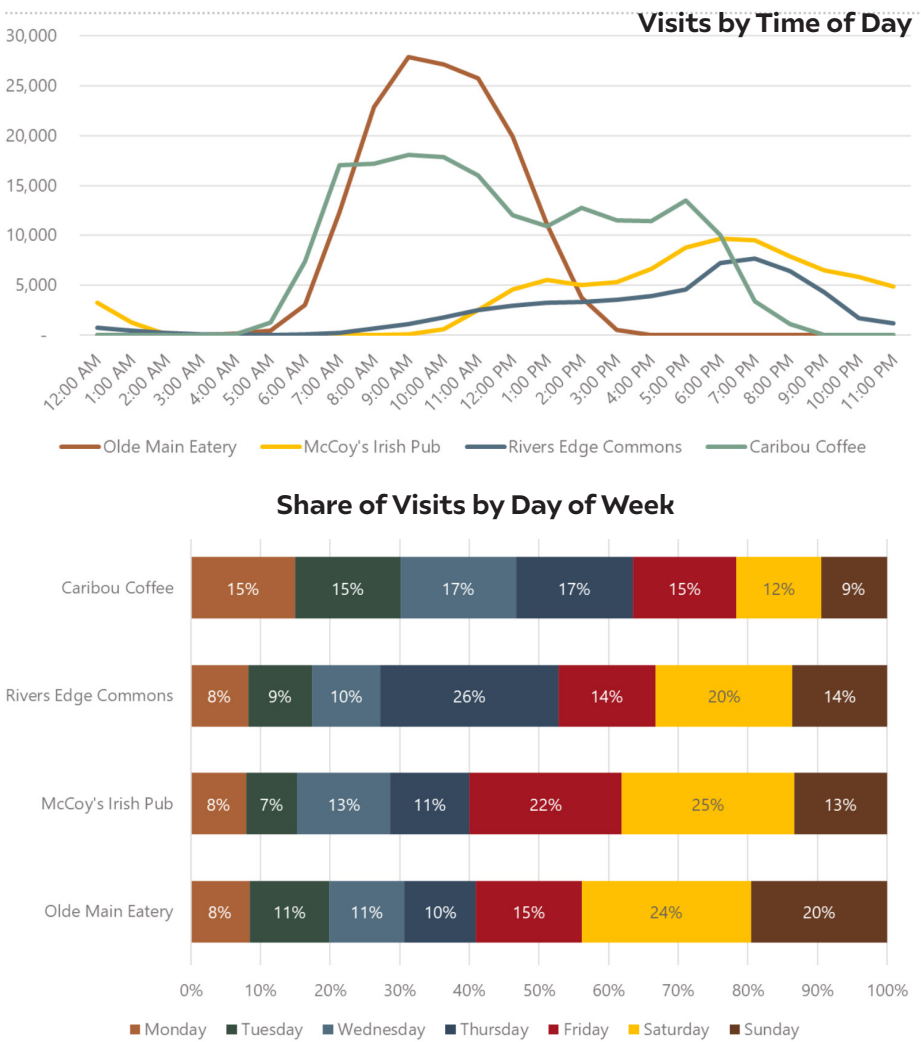
and retail are also among the most common use types by square feet, though there are more office properties than multifamily in this area. The relatively small office spaces support nonprofit offices, service providers like insurance agents, and mental health care providers.



- Permitting has not returned to pre-Great Recession levels. While between 2000 and 2006, Sherburne County permitted an average of over 1,200 units per year, between 2017 and 2023 the county permitted an average of around 500 units per year. In 2022, 596 units were permitted, over half of which were in structures with five or more units. It does not appear that the COVID-19 pandemic has had a significant negative impact on permitting.

MARKET SUMMARY

Visitor Dynamics



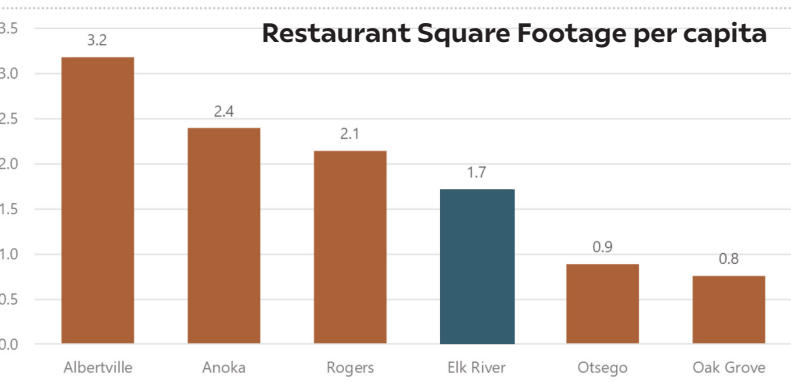
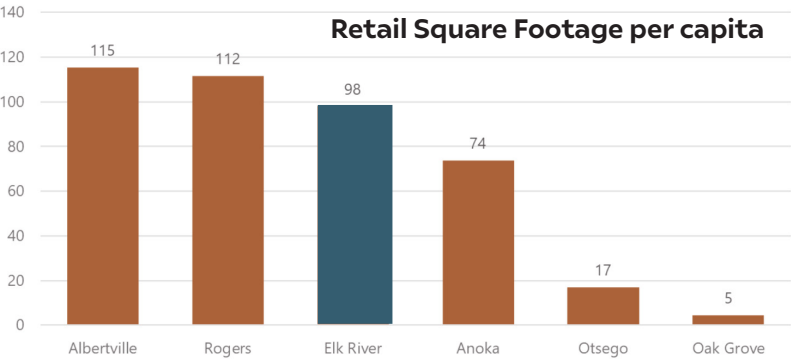
- Visits to Olde Main Eatery peak between 9 and 11 AM, while peak hours at Caribou Coffee are longer, lasting generally between 7 AM and 5 PM. Most visits to the Rivers Edge Commons and McCoy's Irish Pub are in the evening hours.
- Visits to Olde Main Eatery and McCoy's Irish Pub are concentrated on weekends, while Caribou Coffee attracts more weekday traffic. This is likely due to the fact that Caribou Coffee caters to drive-through customers on their way to work. Over a quarter of visits to Rivers Edge Commons are on Thursdays, when summer programming brings residents to the waterfront for concerts and festivals.

Retail Gap Analysis

Supply and demand for Selected Retail Categories within a Five Minute Drive of Downtown Elk River

	5-Minute Drive		
	Demand	Supply	Unmet Demand
Full-Service Restaurants	\$5,020,535	\$2,279,045	\$2,741,490
Beer, Wine, & Liquor Stores	\$1,249,762		\$1,249,762
Sporting Goods, Hobby, & Musical Instrument Stores	\$1,020,322		\$1,020,322
Other Miscellaneous Store Retailers	\$866,695		\$866,695
Furniture Stores	\$847,627		\$847,627
Home Furnishings Stores	\$746,922		\$746,922
Bars/Drinking Places (Alcoholic Beverages)	\$738,332		\$738,332
Limited-Service Eating Places	\$3,624,942	\$3,266,433	\$358,509
Office Supplies, Stationery, & Gift Stores	\$311,033		\$311,033
Shoe Stores	\$308,173		\$308,173
Electronics & Appliance Stores	\$1,466,148	\$1,271,890	\$194,258
Used Merchandise Stores	\$207,068	\$372,488	(\$165,420)
Jewelry, Luggage, & Leather Goods Stores	\$267,834	\$545,829	(\$277,995)
Florists And Miscellaneous Store Retailers	\$134,906	\$1,044,984	(\$910,078)
Book, Periodical, & Music Stores	\$163,044	\$1,645,774	(\$1,482,730)
Clothing Stores	\$1,689,441	\$3,305,221	(\$1,615,780)
Health & Personal Care Stores	\$4,360,267	\$8,473,176	(\$4,112,909)
Other General Merchandise Stores	\$6,715,224	\$11,155,648	(\$4,440,424)
Grocery Stores	\$8,949,073	\$27,873,802	(\$18,924,729)

- The category with the highest unmet demand within a five-minute drive of Downtown Elk River is full-service restaurants. This aligns with information provided by shareholders, who specifically stated the need for family dining as well as dining options open late enough for visitors to summer programming at the river. There is also an unmet demand for full-service and limited-service restaurants within a 20-minute drive of Downtown.



- Although Elk River has a high concentration of retail and service sector employment, it does not have the same concentration of eating and drinking establishments as peer cities. In Albertville, there are three eating and drinking establishments for every thousand residents, while in Elk River there are fewer than two.

KEY TAKEAWAYS

The Center of The City.

The role of Downtown is not necessarily to be the City’s economic engine or a competitor to big-box anchored shopping centers, but rather to be a point of pride for the community and an amenity for residents, employees, and businesses. A healthy and thriving downtown communicates that the community is valued and helps to attract residents and businesses.

A Strong Foundation

Elk River is a small but growing city with an active Downtown and supportive business community. From an occupancy and placemaking perspective, Elk River’s Downtown is relatively healthy, especially for a town of its size.

Creative Opportunities

Post-COVID work-from-home trends in the office sector are causing problems for central downtown office and retail vitality. Those same trends, however, present an opportunity for outlying and suburban communities that combine high quality of residential life with a well-rounded offering of amenities and services. Downtowns like Elk River’s stand to benefit from the increased daytime “body count” to support walkable retail, dining, and small office spaces, especially with complementary residential options.

Leverage Continued Growth

Elk River is growing rapidly, with an average growth rate of 1.4 percent annually between 2010 and 2024. Although residential permitting is below pre-Great Recession levels, this level of growth will continue to fuel a need for housing, requiring a combination of single-family homes and apartments. Downtown could be a key location for new apartments, but more everyday amenities will likely be needed to support Downtown residents. This could include small-format grocery or convenience stores, pharmacies, health clinics, and other necessities.

Introduce More Uses

Downtowns are constantly improving and changing to meet resident needs. Adding more housing and mixed-use development proximate to Downtown and improving the connection between Downtown and the riverfront would help draw more visitors and support local businesses.

Events and Business Hour Alignment

Most visits to Downtown Elk River are evenings during the weekends, as well as Thursday nights in the summer when there is programming, including the Farmers’ Market and concerts at the riverfront. However, many of the stores, restaurants, and offices Downtown are not open into the evening hours. While there are limited spaces currently available for new family-friendly dining and entertainment, there could be an opportunity for the City to allow temporary or mobile vendors, like food carts.

Leverage the River for Unique Amenities

Downtown currently lacks a suitable site to build a competitive hotel. However, if riverfront properties currently occupied by the church and funeral home could be assembled at some point in the future, a boutique hotel as part of a mixed-use development could fill a high value niche in a market with little variety in current supply.



3 PLAN PROCESS

THE PROCESS

Project Goals

The Downtown Elk River Master Plan establishes a refined vision and set of implementation steps for Downtown and the immediately surrounding area. This vision builds on the City’s 2040 Comprehensive Plan, while reflecting a deeper analysis of downtown’s issues and opportunities.

The Plan is guided by a set of Goals to promote a place that is unique to Elk River—one that affirms the historic center of economic and social activity that Downtown played for the City, while affirming a need to continue evolving into a modern center.

It is envisioned that much of the existing fabric of Downtown will generally remain in place - the current roadway network, the types of land uses allowed, and the majority of the area’s public spaces. However, a series of targeted interventions are suggested that build on this foundation towards a more robust destination and year-round place of social and economic activity.

A Market-Supported Vision

The future vision of downtown should be aspirational, while supported by current and anticipated market realities. Implementation steps should balance city resources with long-term returns on public investments.

A Public Realm That Supports Businesses and Events

Downtown’s public realm is the lifeblood of gathering and activity. Improvements to the Public Realm must continue to support current downtown events and businesses, who rely on the public realm for their success. In turn, improving these spaces must set the stage for strong events and business growth.

Balance Evolution with Predictability

Continued business success in downtown will require a level of predictability in the pace and scale of change. Future improvements downtown should be communicated proactively and regularly with downtown business owners. In doing so, local businesses can become active partners and champions of change.

A Place People Can Comfortably Get To, And Get Around

Getting to downtown is critical considering the constraints of adjacent roadways, rail, and the river. Equally as important are clear ways to move around downtown once you’ve arrived. Downtown must therefore provide comfortable means of driving, walking, and biking to and around downtown for it to continue being successful.

Appropriately-Scaled Development

The scale of future development in and around downtown must complement existing development, offer transitions in height and scale, and support the city’s long-range vision.

Events and Businesses that Bring People Downtown

The busiest days in downtown are driven by events. The continuation and growth of downtown events should be paired with destination businesses that encourage people to visit the area more often, and extend their stay while downtown.

ENGAGEMENT AND STEERING COMMITTEE

Project engagement was conducted using a two-phased approach. This provided for initial, broad input gathering from the public in Phase 1, followed by a feedback loop in Phase 2 to confirm findings and share recommendations.

PHASE 1

- Project Website with project details and information
- Online public preference survey (362 respondents, see Appendix A for results summary)
- Downtown Farmers Market pop-up
- Elk RiverFest pop-up
- Street decals about the project throughout downtown

PHASE 2

- A project overview video that summarized key plan elements
- Public Open House at City Hall that presented key recommendations and outcomes of the plan.

The project was guided by a steering committee comprised of city staff, downtown business owners, and local stakeholders. The steering committee met monthly to review public feedback, evaluate opportunities, craft recommendations, and establish an implementation plan.

WHAT WE HEARD

- The public deeply values downtown, particularly its businesses and events.
- Free or low-cost activities downtown draw the most people, particularly where there are things to do for young families and kids - something that is missing elsewhere in the city.
- Downtown should continue to attract more businesses, more places to gather, and better views and access to the River.
- Parking, or at least the perception of available parking, is a concern for the public.
- Within downtown itself, people did not want to see more housing, particularly if it comes at the expense of more stores and restaurants.



Downtown plan engagement at the Farmers Market (left), and Elk Riverfest (right).



Street decals about the project downtown



April 2025 public open house

CONCEPT EVALUATION

Development

Downtown

The steering committee explored and evaluated redevelopment concepts on two, key sites in downtown - the city-owned parking lot north of Main St, and the Elk River Lutheran Church property, should redevelopment ever occur on the site. The church is expected to continue being a valuable member of downtown, and as such, this plan does not anticipate a specific timeline for that property.

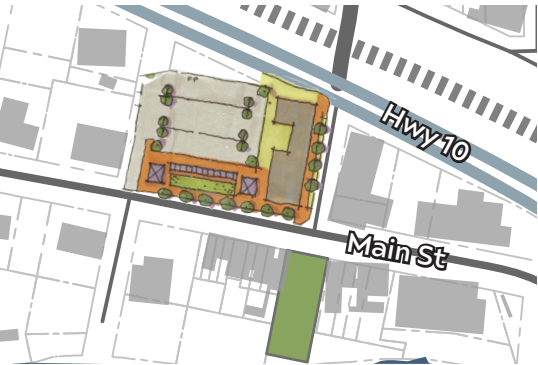
Concepts explored on each site included:

- What an appropriate balance of development, public space, and parking may be on the city-owned parking lot.
- The amount and type of new public space that should occur along Main Street, what public improvements should be done to the Riverfront, and how might these spaces relate to each other.
- How much development can be along Main St and what uses should it include.
- Near and medium-term frontage or public realm improvement opportunities for the Church property, even while they remain at that site.

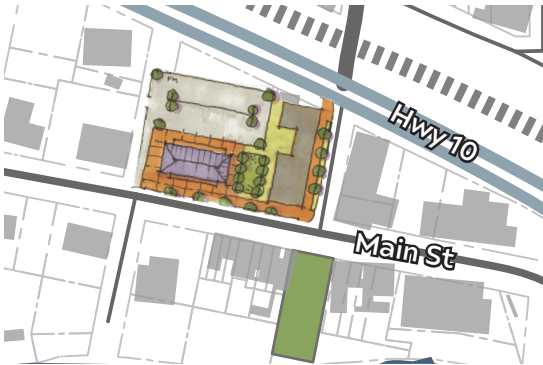
Downtown Development Guidance

- Any development on the city-owned parking lot should prioritize active ground floor uses along Main Street, and continue the character of downtown.
- A small green or public space on the parking lot site was desired, as a compliment to Rivers Edge Commons, and to continue hosting the Farmers Market
- Development on the city-owned parking lot must balance available parking throughout downtown.
- Any future development south of Main Street should ideally have a presence on Main Street, without turning its back to the river.
- The riverfront experience should be improved, but must be mindful of access and program needs of the Rivers Edge Commons, the visibility of new amenities to promote use and safety, and have clear physical and visual site lines to Main Street.

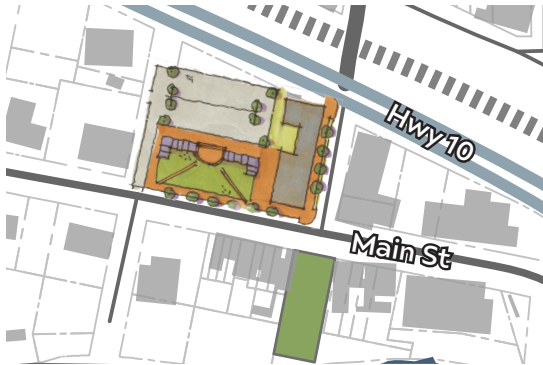
DOWNTOWN DEVELOPMENT CONCEPTS | City-Owned Parking Lot Development and Public Space



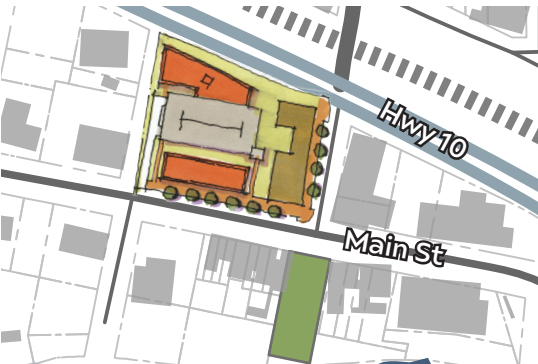
“Front Porch”: Small green space with parking area



“Marketplace”: year-round space for Farmers Market, pop-up events



“Town Green”: Larger outdoor space for events and gathering



“Double Liner”: A central parking ramp with adjacent development

DOWNTOWN DEVELOPMENT CONCEPTS | Riverfront Development and Public Space



“Riverfront Concessions”: Modest development with a destination riverfront



“Welcoming to the River”: Large development oriented to the river, with modest park space

CONCEPT EVALUATION

Development

Uptown

The steering committee also explored and evaluated a series of redevelopment blocks north of Highway 10 and the BNSF rail line - termed “Uptown” during the planning process. Recognizing the comparatively larger area of potential redevelopment sites, this area was looked at holistically as compared to the site-specific approach to Downtown.

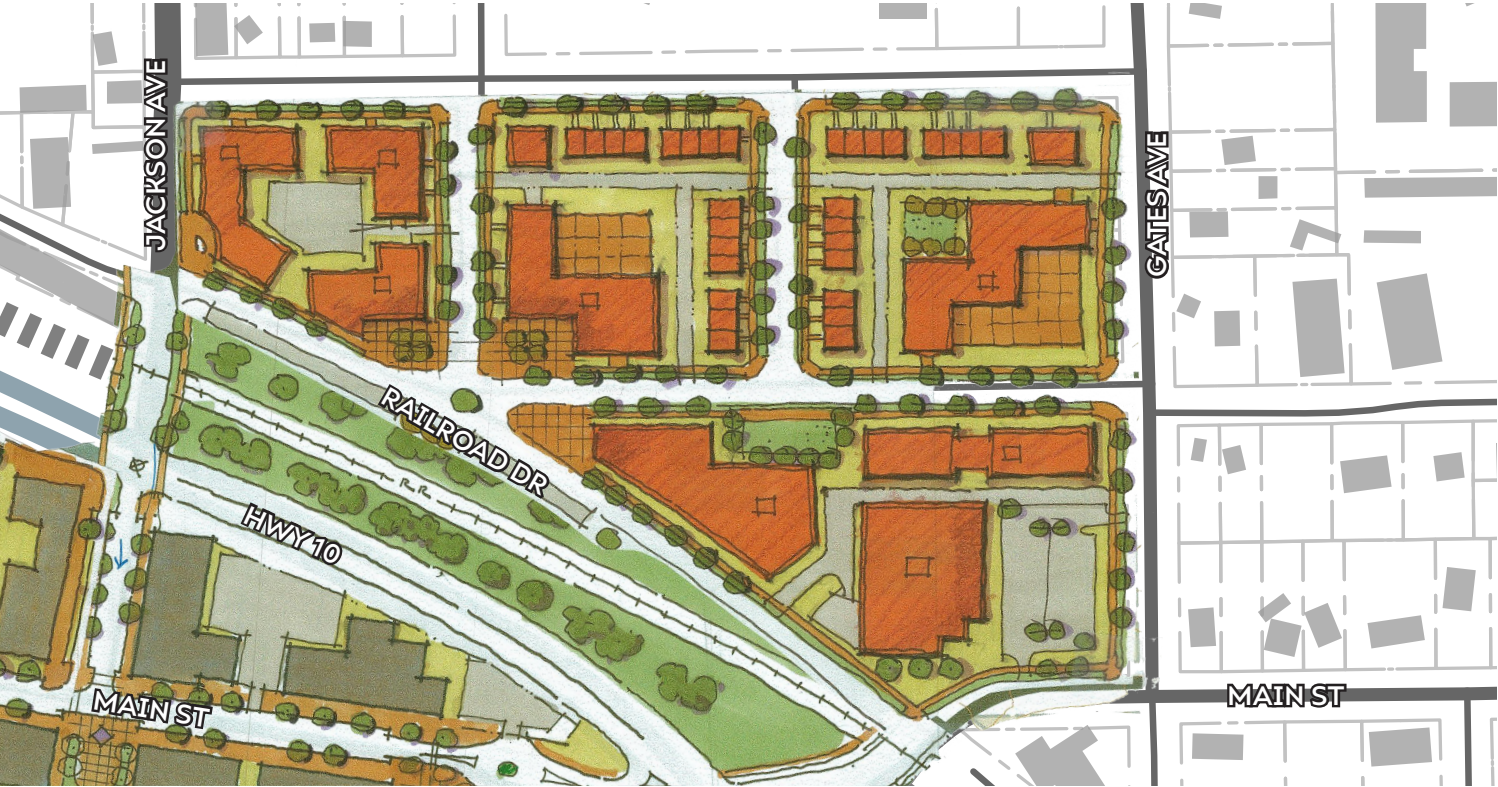
In Uptown, the development concept explored:

- What an appropriate balance of residential and commercial uses should be, and where each should be located
- The types, intensity, and general arrangement of residential uses throughout Uptown
- The viability of a grocery or convenience store, and a centralized small commercial “node” at the railroad drive roundabout.

Uptown Development Guidance

- Redevelopment in Uptown should be primarily residential, and allow for a diversity of housing types, scales, ownership, and price points.
- Denser development should be located along Railroad drive, and at major intersections.
- As feasible, a small or medium grocery or convenience store was seen as a good fit for the Uptown area.
- Closing Railroad Drive at Main Street could promote safer circulation at the rail road crossing area, but would require shifting access to Gates Ave.

UPTOWN DEVELOPMENT CONCEPT



Mix of housing types, price points, and ownership, with modest targeted commercial uses.

CONCEPT EVALUATION

CONNECTIVITY

Rebalancing Street Design

The steering committee considered rethinking streets, and the balance of how the public right of way is utilized for vehicles, people, business activities, and public realm enhancements.

For Main Street and Jackson Avenue downtown this included:

- What an appropriate balance of streets, parking, and space for pedestrians may be.
- How to promote more space for pedestrian and economic activity, like outdoor places to walk, eat, shop, and gather.
- For Jackson Avenue, how to improve business access along the block, which is currently ramped on the east-side of the street, with a contiguous railing.

For Main Street east of Highway 10 this included:

- With a limited available right of way, what improvements might be viable, particularly those that improve and create pedestrian space on the north side of the street and a more welcoming environment into the downtown study area.

Connectivity Guidance

- Within Downtown, the usage of the ROW should be rebalanced towards serving pedestrians, events, and street-level economic activity.
- On Main Street and Jackson Avenue there should be more trees and places to sit, while providing space for outdoor dining and selling of goods.
- On Jackson Avenue, improvements should seek out opportunities to allow for mid-block access along the western ramp.
- Main Street “east” should bury utilities, add more space for people to walk, and change the lighting to a more visually attractive style.

MAIN STREET DOWNTOWN CONCEPT (80’ Right of Way)



Very large space for cars (60’), limited sidewalk space (10’ each side)



Parallel parking on both sides, allowing 30’ to be reallocated to sidewalks

JACKSON AVE CONCEPT (80’ Right of Way)

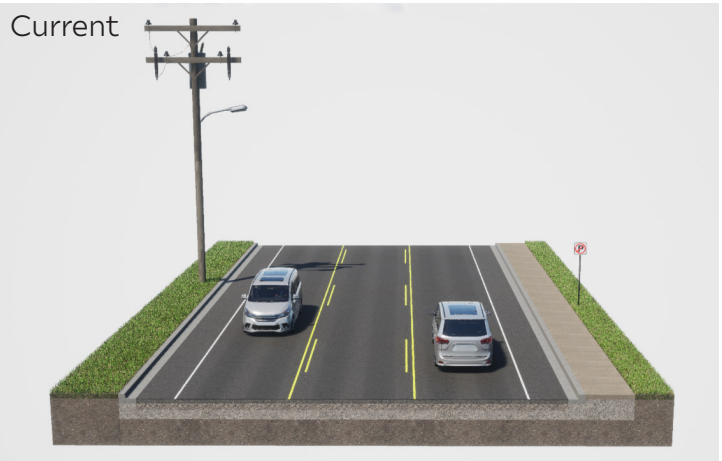


Very large space for cars (56’), limited sidewalk space (12’ each side)



Parallel parking on both sides, allowing 16’ to be reallocated to sidewalks

MAIN STREET EAST (65’ Right of Way)



Appropriate space for cars, with a single sidewalk and utilitarian utility poles and lighting



Reduce travel and turn lane widths, allowing 8’ to be reallocated for another sidewalk and boulevard trees

CONCEPT EVALUATION

Public Space

More Places to Gather and Play

Public space improvements were considered along Main Street, within the city-owned parking lot, and the Riverfront. These spaces were recognized for their continued importance of hosting events, attracting people downtown, and supporting a strong sense of place to support downtown businesses.

Public space considerations explored:

- The size, location, and design of any new public space in the city-owned parking lot
- Opportunities for improving the Riverfront’s access, visibility, and design, including trails, event space, natural areas, and navigating grade down to the river.
- The relation of future public spaces downtown to Rivers Edge Commons.
- How sidewalks and the street could better support area businesses and events.
- The recognition that new public spaces in Uptown will likely come about through partnership with private developers.

Public Space Guidance

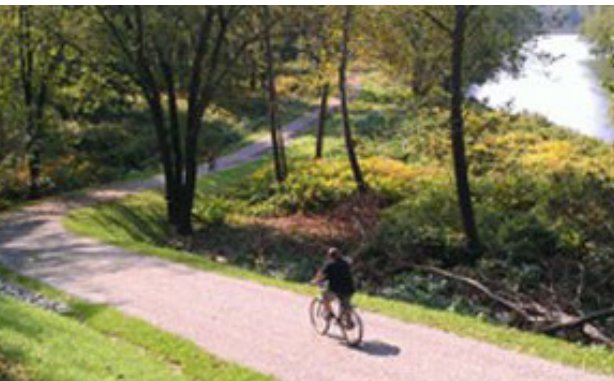
- The Farmers Market should continue to be hosted either in the city parking lot, or along Main Street. While a modest host structures could be of benefit, public space design and programming flexibility is important.
- Any new public space on Main Street in the city-owned parking lot should be modestly sized, while accomodating new development and public parking.
- While the riverfront could host some additional programming, most of this activity should remain along Main Street and Rivers Edge Commons.
- Any gazebo, bathrooms, or other structures along the riverfront should be designed with clear site lines to Main Street to promote use and safety.
- New public spaces in Uptown will be opportunity-driven, and in partnership with future private development.

MAIN STREET PUBLIC SPACE



Exploration of a large public green space (above), smaller covered market (top right), and covered streetscape features (bottom right)

RIVERFRONT IMPROVEMENTS

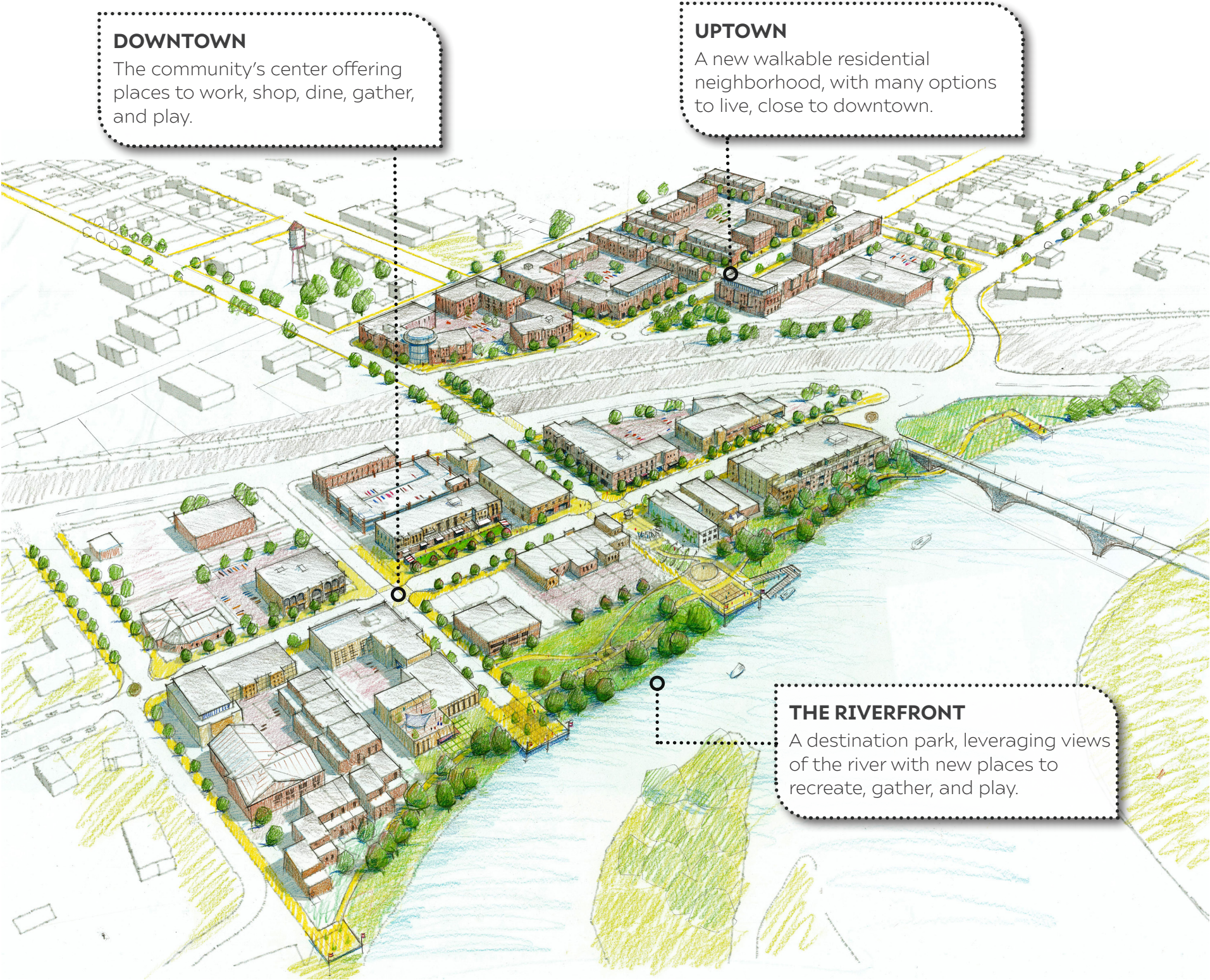


Riverfront improvements like trails (left), development-driven trails (middle), or pop-up vendor space (right)



4 RECOMMENDATIONS

THE PLAN



DOWNTOWN

Downtown Elk River has a strong foundation in which to build on. In leveraging its many assets - the business community, Rivers Edge Commons, year-round activities, and highway visibility - downtown will further assert itself as the destination center of the city.

Improvements to the street and sidewalk will provide a public realm that both compliments downtown businesses, while creating flexible space for events to naturally expand into. Targeted and strategic redevelopment will expand existing street activity, while offering more places to work and live. Similarly, as improvements to the river are incrementally accomplished, new development will be drawn to the views and access of the river. Elsewhere, events and activities will continue to grow, offering families, residents, and visitors more things to do together throughout the year.

Access into and around downtown will be enhanced by carefully implemented improvements along Main Street and Jackson Avenue. Strategically located gateway projects will provide people “loop backs” through downtown, addressing the challenges of a linear downtown, hemmed in by the highway and river.



Downtown will continue to evolve into the center of the city’s identity, offering year-round activities, commerce, and connections with friends and neighbors.

DOWNTOWN

City-Owned Block

The City owns a 2 acre site in the middle of downtown. The site currently hosts a 160 space surface lot, and a small 4,000 sq ft turf green space.

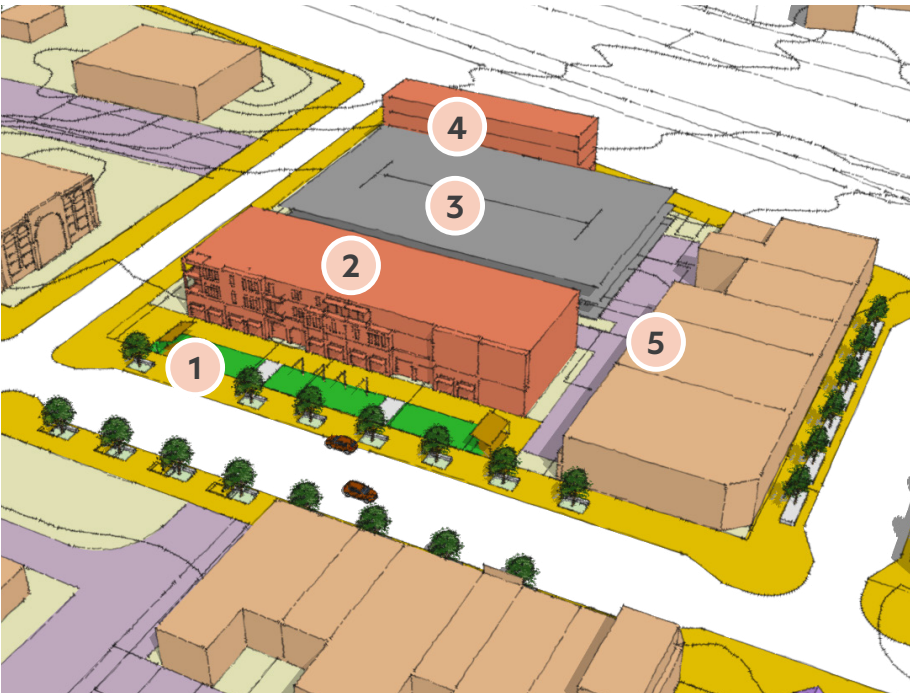
Future development of the site must balance the creation of an active retail frontage along main street, the provision of a publicly-accessible public space, and preservation of at least a portion of the site for public parking. An east/west oriented parcel (PID 75-00405-0240) in the center of the site could provide a convenient delineation between the development and parking areas, while maintaining vehicle access to existing development on the west side of Jackson Ave.

As the city prepares for a future development RFP, it should remain flexible on the exact development and public space arrangement. Some options shown here illustrate how development and public space programming could be arranged.

Key Outcomes

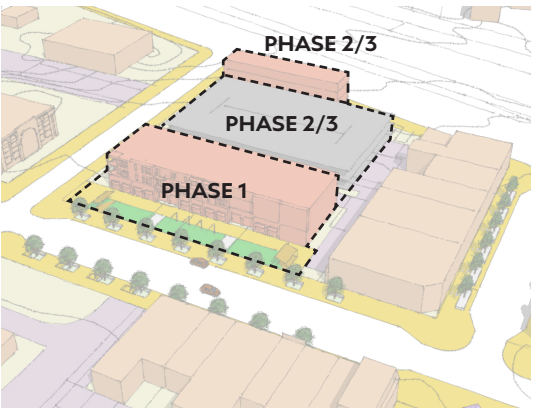
- New publicly accessible park along Main St, that can accommodate the farmers market and other events
- Active ground floor with direct access onto Main Street
- Pedestrian-scale design and frontage along Main Street
- Above-floor office or residential uses
- Maintain ability for future structured, shared parking ramp
- Explore the viability of a linear development along Highway 10
- A publicly-accessible restroom for the public space

DEVELOPMENT VISION



SITE PHASING

The initial development may not be able to deliver structured public parking or linear development, so the city should anticipate multi-phased site improvements. Development on Main Street should ensure feasibility of future site improvements.



POTENTIAL DEVELOPMENT OUTCOMES

- 8,000-12,000 sq ft ground floor retail space
- 20-25 new housing units or 16,000 - 24,000 sq ft new office space
- 6,000 - 10,000 sq ft public space to gather
- 80-160 parking spaces (pending future structured parking)

- | | |
|---|---|
| 1 Publicly-accessible green space along Main Street | 4 Space for future "linear" development |
| 2 Mixed-use building, with active ground floor and office or residential above ground | 5 Maintain access to existing building, with rear alley |
| 3 Surface, or future structured parking | |

DEVELOPMENT ALTERNATIVES

The city should maintain an openness to working with a private developer on a feasible development plan that meets city goals. Recognizing this, other development alternatives were explored that could also meet the needs and expectations of the community.



DOWNTOWN

Elk River Lutheran Church Site

Elk River Lutheran Church is a strong downtown partner, and is an amenity for the community. The City and downtown stakeholders should continue to partner with the church towards opportunities for continued local partnerships

If the church ever desires to relocate, the site could play an important role in the continued evolution of downtown business and public space improvements.

A mixed use project that offers commercial uses along main street, residential, office, or event uses in the rest of the building, and extends park space along the River, could be a unique site that leverages both the River and Main Street.

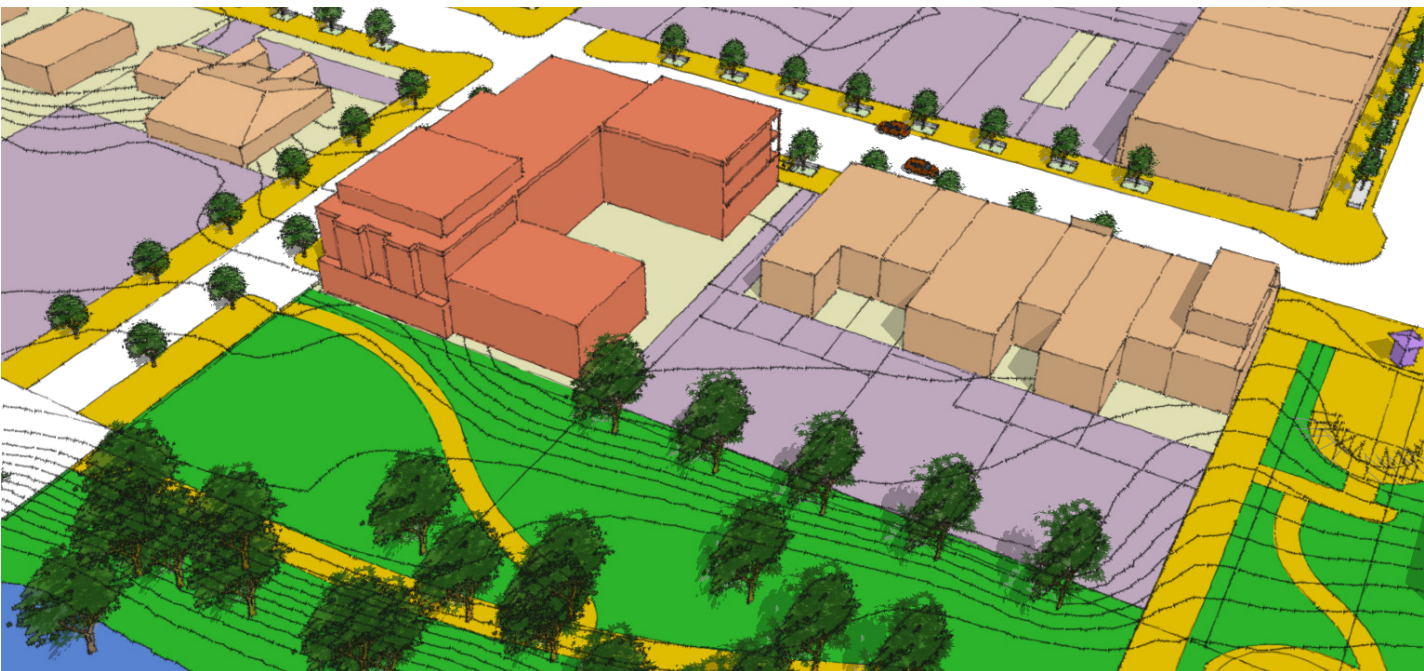
Key Outcomes

- Establish a shared parking agreement on the back surface lot, for public use
- Coordinate on planned frontage and site improvements along Main Street, to reduce vehicle access points onto Main Street, create places to sit, and provide vegetation or a small greenspace
- Continue to work with the church as a strong partner and amenity within downtown

Existing



Potential Future Redevelopment



Key Outcomes

- Active ground floor with direct access onto Main Street
- Pedestrian-scale design and frontage along Main Street
- Above-floor office or residential
- Underground or podium parking, to reduce parking footprint
- Convert the lower surface parking lot to extended green riverfront park space

DOWNTOWN

King to Lowell

On the southwest edge of downtown, the “King to Lowell” block offers long-term, opportunity-driven redevelopment potential to extend the active frontage of downtown while further activating the river.

The block is anchored by a funeral home that sits on the east half of the block. If it were to relocate in the future, that site could become a significant redevelopment opportunity in that the property spans Main Street to the River.

A redevelopment could include a large mixed use project with active street frontage, or a modest boutique hotel. Adding a hotel downtown would further establish downtown as a destination.

Elsewhere on the block, larger commercial or residential development should line Main Street, whereas town homes or small apartment housing could line the riverfront to the south. Redevelopment of the block should include extending the riverfront park west to at least Lowell Ave / Angel St.

Structured or interior surface parking would likely be required, but could service the needs of the entire block if designed well.



- 1 Mixed-use buildings along Main St and Lowell Ave, with active ground floor on Main St, and office or residential above ground
- 2 Boutique hotel with views to the River
- 3 Expanded public park
- 4 Housing fronting the riverfront park

Key Outcomes

- Medium-to-high density housing, with active ground floor uses along Main Street, along the northern half of the block.
- Townhomes or similar owner-occupied housing along the southwest quadrant of the block, leveraging views of the river.
- A modest or boutique hotel along King Avenue NW, connecting Main Street to the Riverfront, leveraging views and access of the river.
- As development along the riverfront occurs, portions of land along the river is transitioned to public riverfront park space, with trails connecting Rivers Edge Commons to Bailey Point Nature Preserve



Modest townhomes, tri-plexes, or similar scale housing could be located along the riverfront



Stillwater's Hotel Crosby. Credit: Ironmark Building Co.

DOWNTOWN

Main Street and Jackson Avenue Redesign

The city is planning to reconstruct Main Street and Jackson Avenue in the coming years, presenting an opportunity to rethink the layout and function of the street.

The design “balance” of the street today has about 75% of the right of way used for vehicles - traveling, delivering, or parking. The redesign of Main Street and Jackson Ave should instead move each towards a 50/50 balance, in which the right of way supports vehicles and pedestrian activity in equal balance.

The subsequent increase in available sidewalk space between buildings and the street, would allow for twice as much room to walk, roll, dine, shop, and gather, than currently exists today.

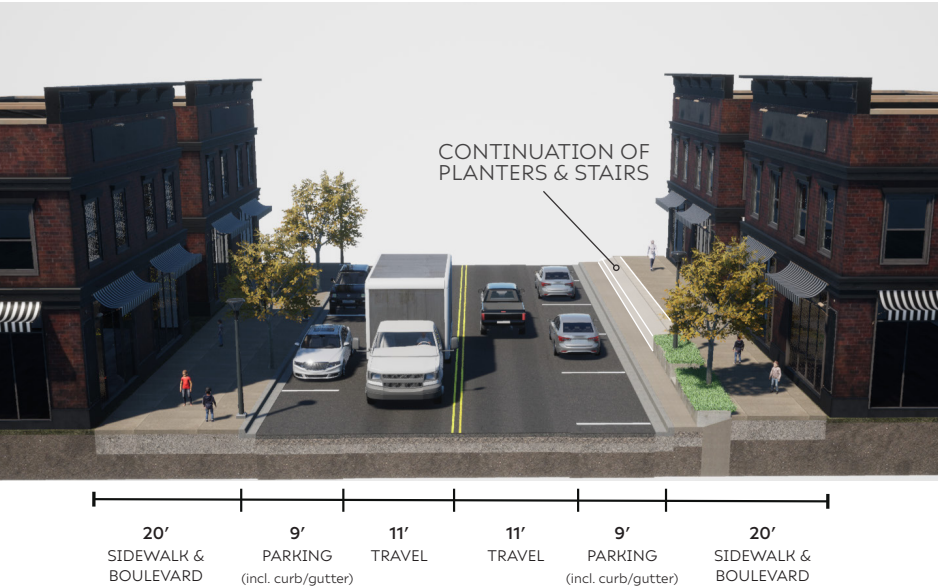
To do this, the plan envisions all angled parking is shifted to parallel parking, and the two travel lanes are reduced to 11 feet. The space “gained” from these changes is enough to double the sidewalk space on both sides of the street, including a new boulevard space with seating and planters for trees.



To account for the reduction of on-street parking, the city should pursue and secure parking agreements with surrounding private commercial properties, and Elk River Lutheran church. Such agreements could more than offset the anticipated change of on-street parking.

This transition in street design has the potential to establish Main Street as a destination street in the city in which daily activities happens.

Jackson Ave Redesign



Main Street Redesign

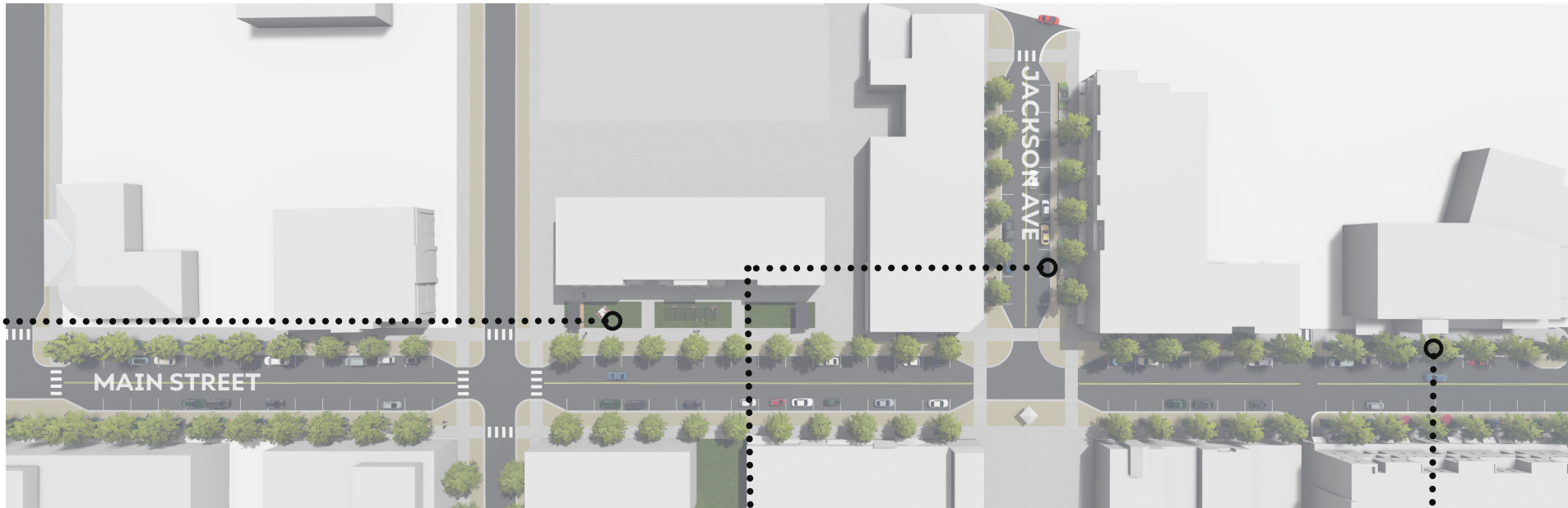


DOWNTOWN

Main Street and Jackson Avenue Redesign

Key Outcomes

- Main Street and Jackson Avenue are destination streets that balance vehicles and pedestrians, and better serve downtown activities.
- Leveraging a new public space with the King Lot development, events in downtown utilize the expanded sidewalk and boulevard space, while possibly extending into Main Street for larger events.
- Construction occurs through a phased approach, that incrementally closes and constructs streets and sidewalks, and balances project cost, time, and property access.



Flexible Event Space

The additional sidewalk and boulevard space on the north side of Main Street will compliment a future public space at the King Lot development. Events in this public space could spill out onto the sidewalk and boulevard - possibly even the street itself - offering flexible event space that can grow and contract with an event's needs.



New Access to Jackson Ave Shops

By shifting Jackson Avenue's angled parking to parallel, and tightening up travel lanes, a redesigned street will add on-street parking while also increasing the sidewalk space on the east side of the street. In doing so, the current ramped edge could include a landing, periodic stairs to create new points of access to shops, and seating space that "overlooks" the street.



Casual Gathering

The redesign of Main Street would allow for casual outdoor gathering, dining, and even shopping - something downtown lacks today. The new boulevard spaces could act as an extension of businesses, offering additional seating space, areas to advertise and sell goods, or simply to leverage the seating and trees for an attractive "front porch".

DOWNTOWN

Entrances and Gateways

As a narrow, linear downtown wedged between Highway 10 and the Mississippi River, Downtown Elk River lacks routes to “loop back” around to get to a destination. This east end of downtown particularly struggles with this, as missing a destination means having to navigate the Parrish Ave/Hwy 10/Rail Line intersections.

As part of the reconstruction of Main Street, there are opportunities to establish both simple and innovate “loops” at either end of downtown, while also establishing clear gateways.

At Main Street and Lowell Avenue, a mini roundabout would offer this circulation, create a modest welcome feature to downtown, and realign the intersection. To the east, a more complex intersection may warrant an interim solution, while more significant opportunities are explored (see pg X). A U-turn loop back feature could be added just before the parrish intersection, allowing vehicle U-turns while preserving access from Parrish Avenue and into the Bank of Elk River. Within this feature could be a modest art of signage feature, welcoming in visitors. While untraditional, the city of Columbia Heights recently implemented a similar feature.



U-Turn loop back design in Columbia Heights

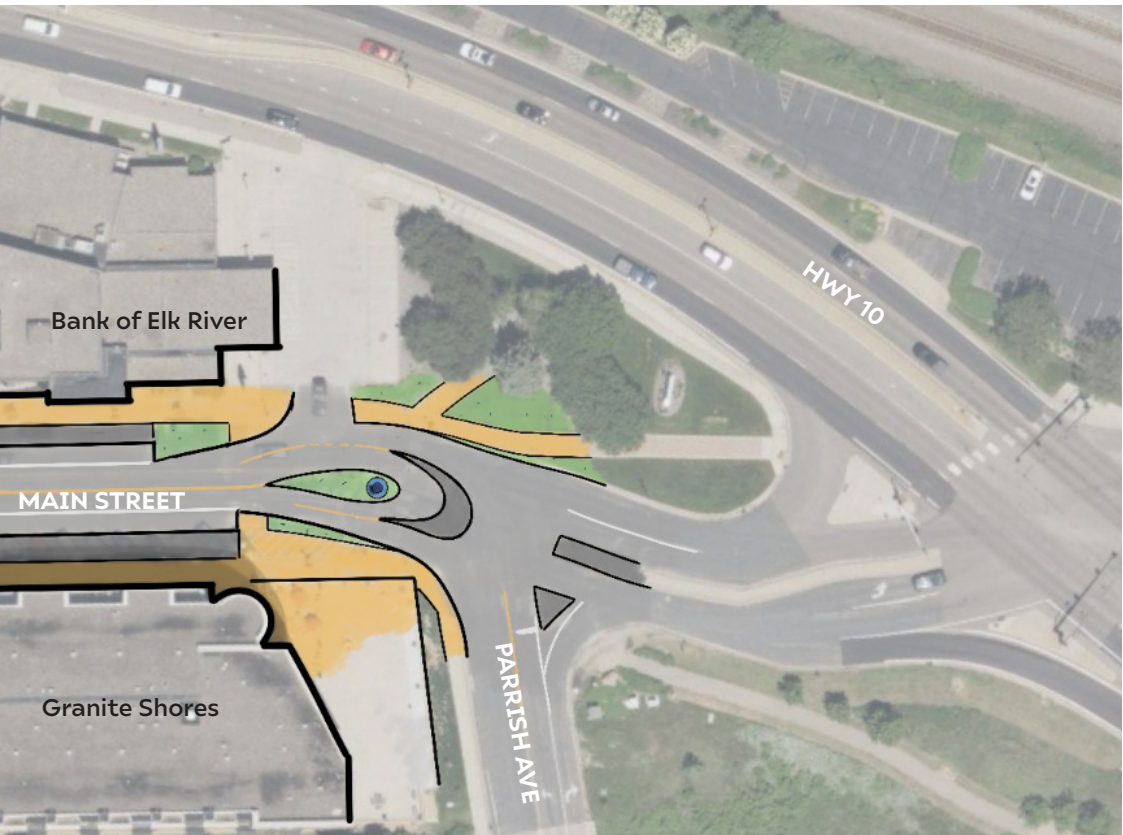
Key Outcomes

- Conduct a design and operation feasibility study for the Main St/Parrish Ave intersection U-Turn design, as part of the Main Street reconstruction project.
- Reconstruct both intersections as part of the Main Street reconstruction project, implementing public art, signage, or other gateway features.

Main St & Lowell Ave Mini Roundabout



Main St & Parrish Ave Interim Design



DOWNTOWN

Downtown, Highway 10, and the Rail Road

The east entrance into downtown is a complex convergence of road, rail, and river. The area is very difficult to cross east-west, particular during rush hour or when there is one of the dozens of trains that pass through the area on a given day.

Improvements to the East Entrance will require significant, and long-term coordination between the City, MnDOT, and BNSF (the rail line owner). Highway 10 is still in a state of good maintenance, and likely won't be due for reconstruction for many years. The City should therefore use this time to plan for and develop design improvements that enhance the entry experience into downtown, while ensuring MnDOT and BNSF needs are continued to be met.

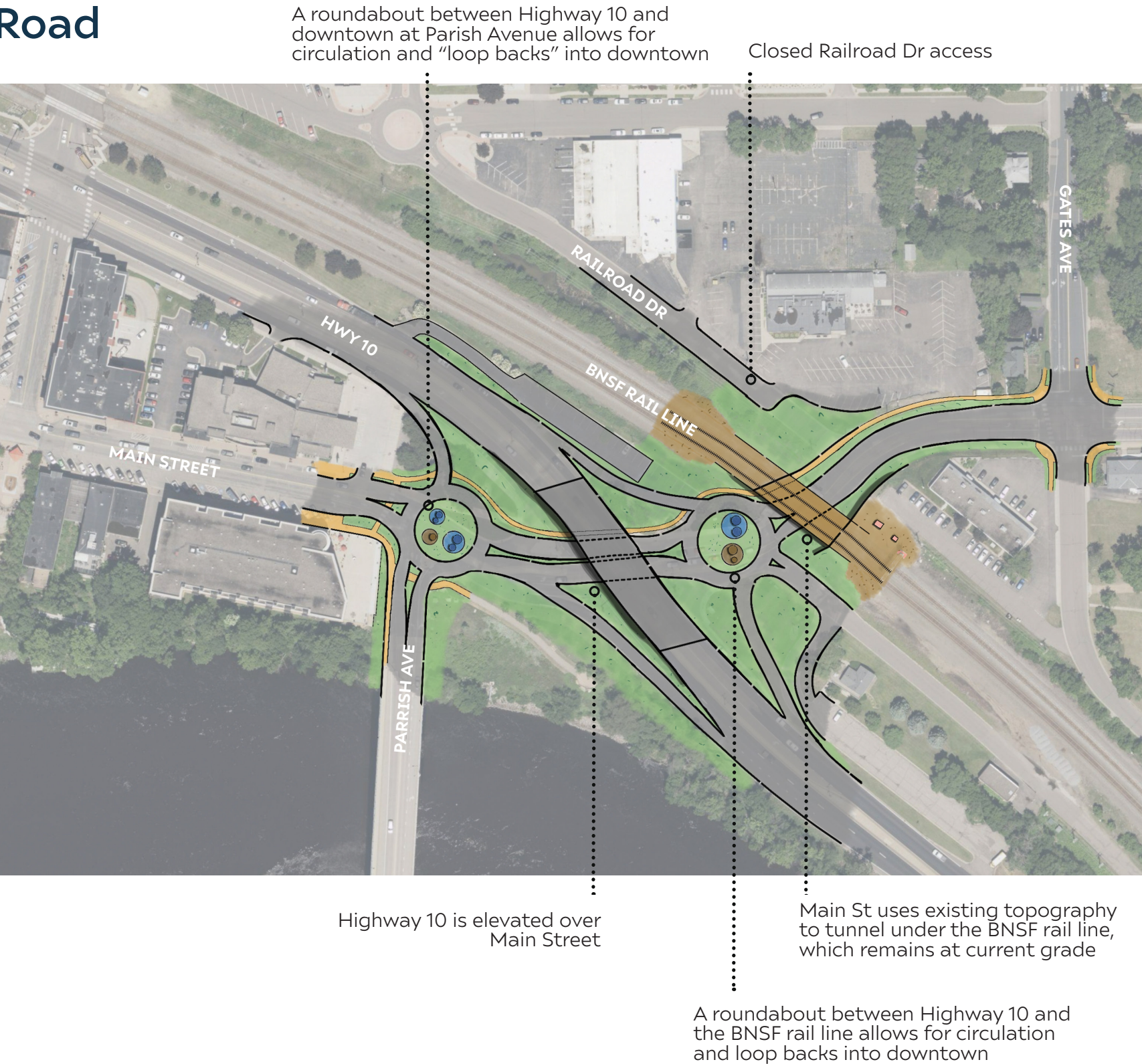
One solution could be to separate Highway 10 and Main Street - an approach called "grade separation". In this scenario, Highway 10 would be elevated over Main Street, while adding a pair of roundabouts to Main Street to allow for easy on/off access from Highway 10, and the ability to "loop" back into downtown. The BNSF rail line would remain in its location, and Main Street would use the grade change to tunnel underneath the rail line, before coming back to grade at the Gates Ave intersection. This would require closing the Railroad Dr access to Main Street.

Roundabouts aren't necessarily the preferred route for pedestrians, however east-west pedestrian safety would be significantly approved as people would no longer need to cross Highway 10 or the rail line. Comfortable sidewalks, pedestrian scale lighting, and even the inclusion of art of other features could make it an attractive pedestrian route.

While this is just one concept, the City should continue to coordinate with MnDOT and BNSF, while progressing additional feasibility studies for the area.

Key Outcomes

- Conduct a design and operations feasibility study, to determine the viability, and alternative layouts, for the interchange area.
- Initiate conversations with MnDOT and BNSF, to raise awareness of design opportunities and challenges.
- As feasibility assessments occur, continue working with MnDOT and BNSF on design, funding, and timeline coordination.



THE RIVERFRONT

The riverfront holds the potential to be an even more significant amenity for downtown, and a stronger part of its identity. Downtown has made several improvements to leverage the water to draw people and activity to downtown, yet could benefit greatly from even more investment. Establishing a signature public riverfront edge could become a defining feature within downtown, and offer a unique amenity in which to draw more activity, people, and private development interest.

Such a space should be a gathering spaces for families, employees on a lunch break, friends meeting for coffee, or shoppers looking for a brief respite. The naturalized edge offers year-round views of the water, while providing flexible programming space that compliments commercial and event activity within the redesigned Main Street and Jackson Avenue.

Expanding publicly-accessible space along the riverfront will be a multi-year, multi-phase approach, with strong partnerships and collaboration with current and future property owners. While the city can take some initial steps today, property owners and other stakeholders will be necessary partners to build this amenity.

Downtown's public riverfront will be a local and regional draw, while offering a unique place to rest, play, and gather that supports Downtown.



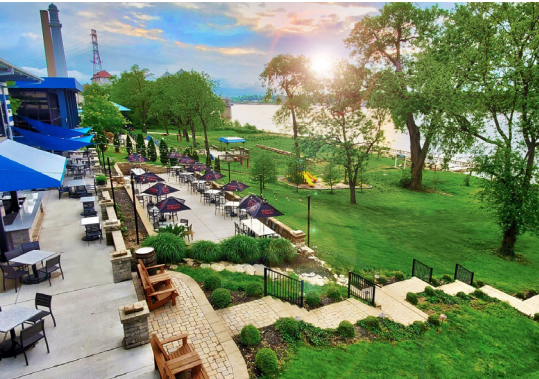
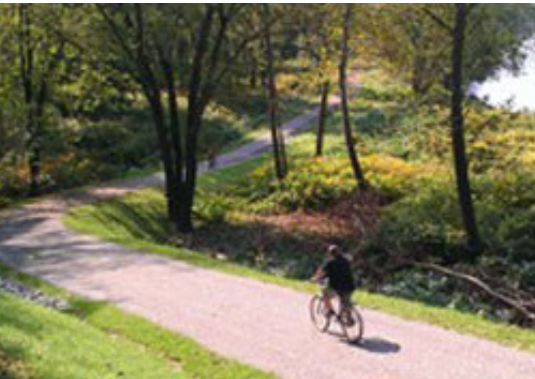
THE RIVERFRONT

Today, the Riverfront plays a limited role within Downtown’s daily life, as many buildings back up to the river, and few provide direct visibility and access

Changing this will require significant adaptations to existing buildings, or more practically, changing the expectations of future development along the river. As such, any future development facing the river should ensure strong visibility of the water, and whenever possible, direct access to future public space.

Within this public space, the city and should implement trails connecting Rivers Edge Commons to Bailey Point, while exploring future feasibility of a suspended or elevated trail between Rivers Edge Commons and the Parrish Bridge (in response to bluff and grade). Supportive elements and programming should accompany this trail, including pedestrian scale lighting, plenty of seating, public art, and strategy places to pause and enjoy nature. The south terminus of King Avenue in particular could be such as place, offering an overlook at the rivers edge, and a modest plaza space for events.

Future improvements should ensure continued drop off access for performers at the Rivers Edge Commons, which could be facilitated with a larger trail from King Avenue. Likewise, any future structures, restroom facilities, or similar programmable space should have clear visibility and sightlines, while ensuring maintenace staff have clear and easy access.



Key Outcomes

- Transition the city-owned parking lot to a riverfront park area, with wide trail access to allow for access to the amphitheater
- Generous trails that connect riverfront park to Bailey Point nature preserve to the west
- “Punch out” spaces such as docks or overlooks that people can look out over the river, particularly at the end of King St
- Small pad spaces for park activation, such as coffee carts or book mobiles
- Places to sit, rest, and play, with clear wayfinding and signage

UPTOWN

Within and around Downtown, the strongest opportunity for new and more places to live is within “Uptown” - the four blocks within Jackson Avenue, 4th Street, Railroad Drive, and Gates Avenue.

While Downtown will continue to offer a mix of places to shop, work, play, and live, Uptown will be defined as a residential neighborhood with a mix of housing options. Larger apartments could be located along Jackson Avenue and Railroad Drive, whereas smaller town homes, apartments, or even compact single-family homes, are found in the interior and Gates Avenue.

As opportunity-driven commercial uses emerges, they will be located along a small activity “node” at the Railroad Drive, Irving Avenue, and 3rd Street intersection. Likewise, a small or modest grocer could be located in the southeast corner along Main Street, leveraging the proximity of Uptown and Downtown, along with visibility from Highway 10’s more than 30,000 daily travelers.

Along Main Street “East”, an enhanced entry experience is provided with an additional sidewalk, improved streetscape, and signage the clearly orients travelers to downtown.



Uptown will be a new, walkable residential neighborhood, offering more housing choices in close proximity to downtown.

UPTOWN

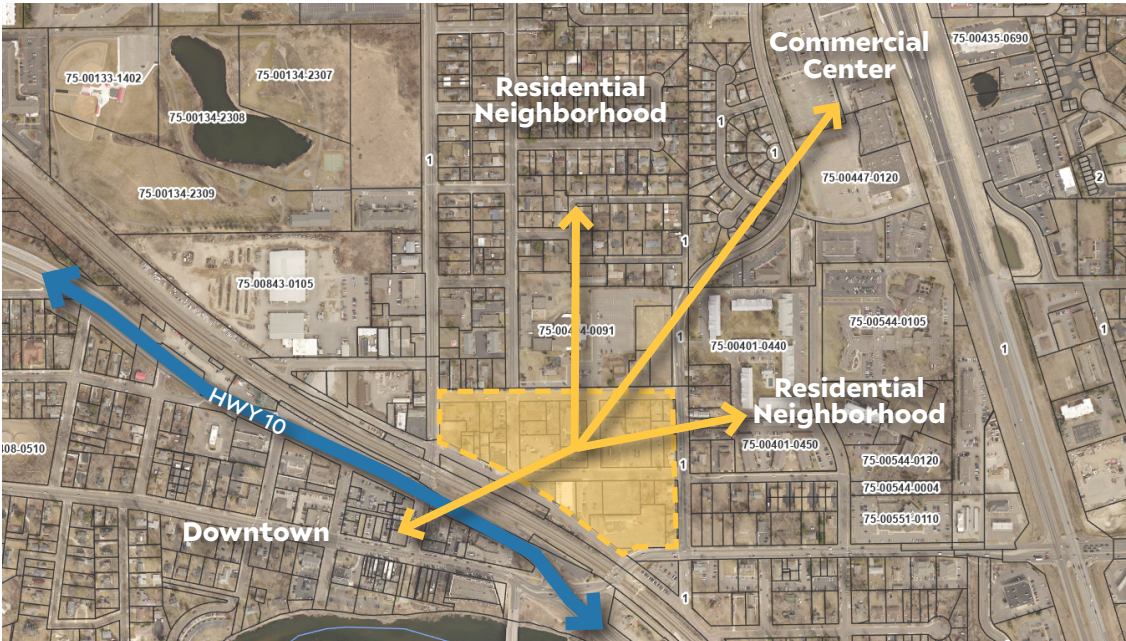
A New Neighborhood



- 1 A variety of housing types and options
- 2 Commercial uses oriented around the Railroad Dr intersection
- 3 Removed Railroad Drive access to Main Street
- 3 A small, modest grocer

Key Outcomes

- A mix of housing types, styles, ownership, and price points, to provide a broad range of housing opportunities for the uptown area.
- A walkable, pedestrian scaled area, that leverages the existing street network and grid.
- Opportunity-driven commercial uses are oriented around the Railroad Drive/Irving Avenue/3rd St intersection, creating a small activity node within the neighborhood..
- A new modest grocery store in the southern area of Uptown, serving residents in Uptown, Downtown, the surrounding neighborhoods, and travelers along Highway 10. Railroad Drive access to Main Street should be closed off at this location.



Uptown is strategically located to support downtown and surrounding commercial areas, while complementing surrounding residential neighborhoods. Additionally, future commercial uses in Uptown, such as a grocer, would benefit from the visibility and access to Highway 10.

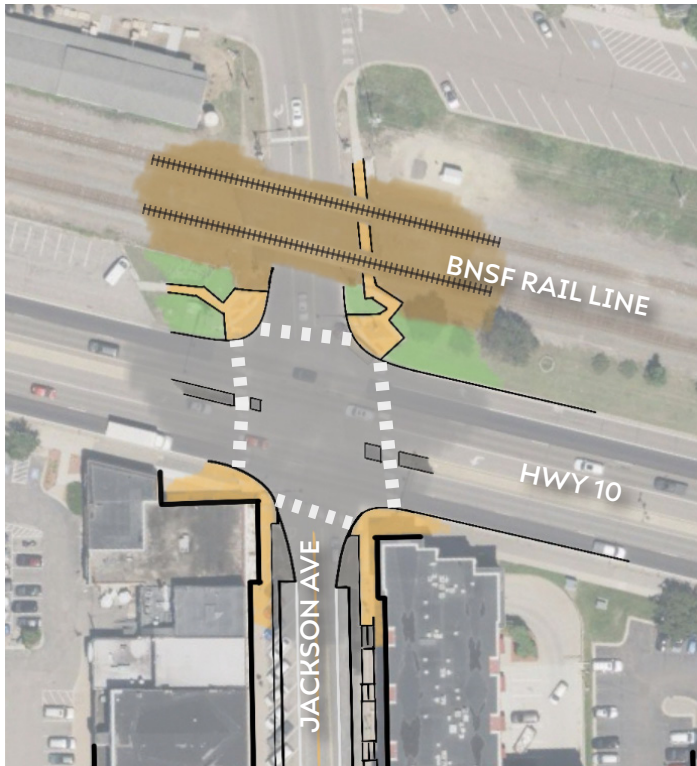
UPTOWN

Jackson Street Crossing & Main Street East

Jackson Avenue Crossing

Improving the Jackson Avenue crossing at Highway 10 will offer better pedestrian safety and stronger connectivity between Downtown and Uptown.

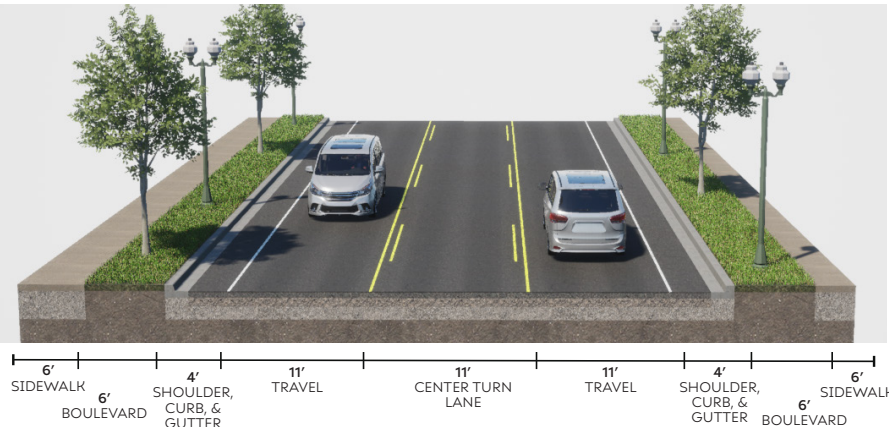
Solutions could include a longer and dedicated pedestrian crossing signal timing, pedestrian refuges within Highway 10 at the center medians, and tightening up the curbs at each intersection. Adding a marked cross walk across Jackson Avenue on the north side, will also help pedestrian visibility.



Main Street East

Main Street East would benefit from minor design improvements. The existing street layout should remain, but should add a new sidewalk along the north side of the street. This would require reducing the current shoulders, and reconstructing and reversing the sidewalk and boulevard on the south side of the street. Additionally, the city should bury the existing utility poles, add new lighting, and add features like banners, trees, signage, and art.

Other improvements could come by working with current and future property owners to consolidate property access onto side streets, where possible. Minimizing driveways and vehicle access onto the street would benefit both vehicles and pedestrian by keeping vehicle access to intersections. This would require working with existing and future property owners to redirect access to side streets, or potentially establish new access points. Shared access and/or parking agreements may also be needed for some properties.



Consolidated Access



Key Outcomes

- As the street pavement becomes due for repair or replacement, design the street with sidewalks on both sides, buried utilities, and more aesthetically attractive lighting.
- Work with current and future owners on mutually beneficial opportunities to consolidate access, facilitating access agreements or new access points, as needed, to promote safety along Main Street East.



5 IMPLEMENTATION

IMPLEMENTING THE PLAN

Clarity and Prioritization

To equip the City and its partners with the long-term guidance to realize the plan’s vision, the following implementation plan outlines both action steps necessary for downtown broadly, and those specific to five opportunity area projects.

Downtown Vision Implementation Steps

Implementation action steps are provided for the entire downtown, and are organized around Connectivity, Development, and Parks & Open Space.



IMPLEMENTING THE PLAN

Development



DEVELOPMENT		
Action	Timing	Lead (L) / Support (S)
1. Develop the City Owned Lot Solicit and pursue development of the city-owned parking lot along Main Street	Priority	(L) Community Development (S) Engineering, Public Works
2. Continue supporting existing businesses Continue to support existing businesses by establishing programs such as: • Façade improvement program • Business improvement grants • Business spotlight program	Ongoing	(L) Community Development (S) Engineering, Public Works
3. Prepare for private redevelopment • Proactively rezone Uptown to allow for denser residential and commercial mixed use • Establish general development partnership processes and outcomes expectations, for redevelopment within Downtown and Uptown • Case-by-case evaluation of city site acquisition, preparation, and sale	Ongoing	(L) Community Development (S) Engineering, Public Works, Private Property Owners, Private Developers
4. Market & advertise downtown In partnership with DEBA and area Chambers, continue to market and champion downtown for business, activities, and investment	Ongoing	(L) Community Development, DEBA (S) Elk River Area Commerce
5. Attract Specialty Users Begin attracting uses downtown such as a grocer and boutique hotel (see appendix 2)	Priority / Ongoing	(L) _____ (S) DEBA

Opportunity Area Project Implementation Steps

Implementation action steps specific to each Catalytic Project are also provided, and are structured as single-page project sheets for ease of use.



1. City owned lot
2. King to Lowell
3. Riverfront
4. Main & Jackson
5. Uptown



OPPORTUNITY AREA

City-Owned Lot



PRIORITY	
Complete a site survey and environmental review of the city-owned property	Develop preliminary infrastructure designs and details for public infrastructure into and around the site. These plans should clearly delineate pedestrian crossing locations and the redesign Main St.
Complete preliminary site environmental reviews to understand site conditions and identify anticipated remediation needs	Using the Downtown Master Plan, establish clear development outcomes that the City and area stakeholders expect from a future development on the site.

PRIORITY	
Solicit a developer for the riverfront property redevelopment process, site through a competitive RFP process. The developer should expect to partner with the City on the project.	Establish necessary agreements during the development negotiation process, for shared access and use of the remaining parking area on the site

NEAR-TERM	
As needed, partner with the developer on financial subsidies or other strategic partnership needs, as identified during development negotiations.	Complete all required design approvals, site rezoning, project permitting, and begin construction

KEY COMPONENTS

- New publicly accessible park along Main St, that can accommodate the farmers market and other events
- Active ground floor with direct access onto Main Street
- Pedestrian-scale design and frontage along Main Street
- Above-floor office or residential uses
- Maintain ability for future structured, shared parking ramp
- Explore the viability of a linear development along Highway 10

Lead Implementer City Community Development, City Public Works

Partners Private Developer

Timeline Planning and design should begin over next 1-5 years, implementation beginning by 2027

Funding Source(s) Private development

Priority: 0-2 Years
Near-Term: 2-5 Years
Mid-Term: 5-10 Years
Long-Term: 10+ Years
Ongoing: Periodically / Opportunity-Driven

IMPLEMENTING THE PLAN

Development

Priority= 0 -2 Years
Near Term= 2-5 Years
Med. Term= 5-10 Years
Long-Term= 10+ Years
Ongoing= Periodically / Opportunity-Driven



DEVELOPMENT		
Action	Timing	Lead (L) / Support (S)
1. Develop the City Owned Lot Solicit and pursue development of the city-owned parking lot along Main Street	Priority	(L) Community Development, HRA, EDA (S) Engineering, Public Works
2. Continue Supporting Existing Businesses Continue to support existing businesses by establishing programs such as: - Façade improvement program - Business improvement grants - Business spotlight program	Ongoing	(L) Community Development, HRA, EDA (S) Engineering, Public Works
3. Prepare for private redevelopment - Proactively rezone Uptown to allow for denser residential and commercial mixed use - Establish general development partnership processes and outcomes expectations, for redevelopment within Downtown and Uptown - Case-by-case evaluation of city site acquisition, preparation, and sale	Ongoing	(L) Community Development, HRA, EDA (S) Engineering, Public Works, Private Property Owners, Private Developers
4. Market & Advertise Downtown In partnership with DERBA and area Chambers, continue to market and champion downtown for businesses, activities, and investment	Ongoing	L: Community Development, DERBA (S) Elk River Area Chamber of Commerce
5. Attract Specialty Users Begin attracting uses downtown such as a grocer and boutique hotel (see Appendix B)	Priority / Ongoing	(L) Community Development, HRA, EDA (S) DERBA

IMPLEMENTING THE PLAN

Connectivity

Priority= 0 -2 Years
 Near Term= 2-5 Years
 Med. Term= 5-10 Years
 Long-Term= 10+ Years
 Ongoing= Periodically / Opportunity-Driven



CONNECTIVITY		
Action	Timing	Lead (L) / Support (S)
1. Reconstruct Main St & Jackson Ave Reconstruct Main Street and Jackson Avenue with wider, more comfortable space for people, events, and business activity	Priority	(L) Engineering, Public Works (S) Community Development
2. Improve Main St East Walkability Reconstruct Main Street East with a new sidewalk on the north side and work with property owners to consolidate access	Med. Term	(L) Engineering, Public Works (S) Community Development
3. Provide New Riverfront Trails Construct new trails along the riverfront, connecting Downtown to Bailey Point Nature Preserve	Ongoing	(L) Engineering, Parks & Rec (S) Public Works, Community Development
4. Continue Exploring Crossing Opportunities Continue to explore intersection and crossing improvement opportunities along the Main St / Hwy 10 / Rail Line intersection	Ongoing	(L) Engineering (S) MnDOT, BNSF, Sherburne County
5. Implement Strategic Parking Agreements Work with Elk River Lutheran Church to establish a parking agreement for public use of their parking lot.	Priority	(L) Community Development, Elk River Lutheran Church

IMPLEMENTING THE PLAN

Public & Open Space

Priority= 0 -2 Years
 Near Term= 2-5 Years
 Med. Term= 5-10 Years
 Long-Term= 10+ Years
 Ongoing= Periodically / Opportunity-Driven



PUBLIC & OPEN SPACE		
Action	Timing	Lead (L) / Support (S)
1. Create a New Public Park In partnership with new development, establish a modest new public space along Main Street in the city-owned parking lot	Priority	(L) Community Development, Parks (S) Engineering, Public Works
2. Enhance Downtown Streetscape Provide high-quality streetscape and public realm amenities along Main Street & Jackson Avenue, as part of the reconstruction project	Priority	(L) Engineering, Public Works
3. Enhance Main Street East Provide enhanced streetscape and signage amenities along Main Street East, as part the reconstruction project	Ongoing	(L) Engineering, Public Works (S) Community Development
4. Host More & More Frequent Events Host more events throughout the year – both along Main Street and the River	Near Term	(L) Parks & Rec (S) DERBA
5. Expand the Riverfront Extend public riverfront park area along the River, as redevelopment occurs	Ongoing	(L) Parks & Rec, Engineering, Community Development (S) Public Works, Property Owners

OPPORTUNITY AREA

City-Owned Lot

Priority= 0 -2 Years
 Near Term= 2-5 Years
 Med. Term= 5-10 Years
 Long-Term= 10+ Years
 Ongoing= Periodically / Opportunity-Driven



Lead Implementer	City Community Development, City Public Works, HRA, EDA
Partners	Private Developer
Timeline	Planning and design should begin over next 1-5 years; Implementation beginning by 2027
Funding Source(s)	Private development

KEY COMPONENTS

- New publicly accessible park along Main St, that can accommodate the farmers market and other events
- Active ground floor with direct access onto Main Street
- Pedestrian-scale design and frontage along Main Street
- Above-floor office or residential uses
- Maintain ability for future structured, shared parking ramp
- Explore the viability of a linear development along Highway 10

PRIORITY

Complete a site survey and environmental review of the city-owned property.

Develop preliminary infrastructure designs and details for public infrastructure into and around the site.

These plans should clearly delineate pedestrian crossing locations and the redesign Main St.

Complete preliminary site environmental reviews to understand site conditions, and identify anticipated remediation needs

Using the Downtown Plan, establish clear development outcomes that the City and area stakeholders expect from a future development on the site.

PRIORITY

Solicit a developer for the city-owned property redevelopment site through a competitive RFP process.

The developer should expect to partner with the City on the project.

Establish necessary agreements during the development negotiation process, for shared access and use of the remaining parking area on the site

NEAR-TERM

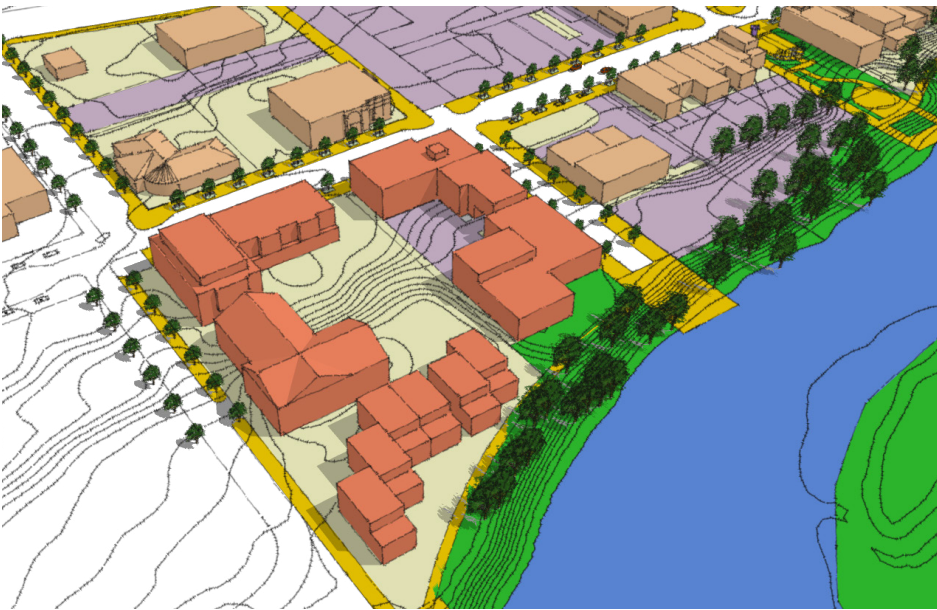
As needed, partner with the developer on financial subsidies or other strategic partnership needs, as identified during development negotiations.

Complete all required design approvals, site rezoning, project permitting, and begin construction

OPPORTUNITY AREA

King to Lowell

Priority= 0 -2 Years
Near Term= 2-5 Years
Med. Term= 5-10 Years
Long-Term= 10+ Years
Ongoing= Periodically / Opportunity-Driven



Lead Implementer	City Community Development, City Public Works
Partners	Private Developer, HRA, EDA
Timeline	Planning and design should begin over next 1-5 years; Implementation beginning by 2027

KEY COMPONENTS

- New mixed use and single unit residential development
- Active ground floor with direct access onto Main Street
- Pedestrian-scale design and frontage along Main Street
- Above-floor office or residential uses
- Attract a hotel to east side of the block
- Negotiated new public park extension along the riverfront

ONGOING

Continue outreach and communication with current site owners, to track with and evaluate redevelopment opportunities, and timing.

Consider on a case-by-case basis the mutual benefits of city acquisition of sites, to facilitate assembling redevelopment sites.

Begin networking with and positioning downtown for a hotel by building key relationships and attending industry events.

NEAR TERM

Prepare for future park extension on the south end of the block by preparing a conceptual park site plan, to use in owner and developer discussions.

NEAR TERM

Develop preliminary infrastructure designs and details for public infrastructure into and around the site.

These plans should clearly delineate pedestrian crossing locations and the redesign Main St.

Hotel Attraction

Attracting a hotel in this area could be somewhat challenging for Elk River, as it is not yet a tourism destination, and few small boutique hotels have been built in the area in recent years. However, as the City implements improvements that address connectivity challenges and emphasize Downtown’s connection to the river, the prospects for a new hotel development will improve. Strategies the City should consider to attract hotel development include:

- Identification of key sites, preferably along the river, that are suitable for hotel development and zoned appropriately to allow for an urban, boutique-style hotel. This can include sites suitable for both ground-up development and adaptive reuse.
- Increasing visits to Downtown Elk River through branding, high-quality placemaking, and events that draw visitors from throughout the region and provide a reason to stay overnight.
- Financial incentives such as tax abatements, infrastructure improvements, and/or shared planning costs.
- Building and maintaining relationships with developers and key property owners to identify potential opportunities for partnerships.

OPPORTUNITY AREA

Riverfront

Priority= 0 -2 Years
 Near Term= 2-5 Years
 Med. Term= 5-10 Years
 Long-Term= 10+ Years
 Ongoing= Periodically / Opportunity-Driven



Lead Implementer	City Community Development, City Public Works, City Parks
Partners	Private property owners
Timeline	Near-Term / Ongoing

NEAR-TERM

- Prepare for future park extension on the south end of the block by preparing a conceptual park site plan, to use in owner and developer discussions.
- Transition the south end of King Ave to a park space, in preparation for future park expansions and improvements.

MED-TERM

- Transition the lower city-owned parking lot to park space, expanding Rivers Common Edge park and implementing initial trail and programming features.

ONGOING

- Continue coordinating with property owners on future opportunities to continue expanding park land and programming features.
- As completed, install trails along Angel Ave to Bailey Point Nature Preserve

Improvement Phasing

Realizing the vision for the Riverfront will require strategic phasing, and strong partnerships with current and future property owners. The plan recommends making improvements within city-owned property first, while seeking out opportunity-driven improvements for privately held property.

KEY COMPONENTS

- Convert the lower city parking lot to park
- Incrementally transition properties along the riverfront, starting with the lower city-owned parking lot, and King Ave terminus
- Extend trails west as park land is extended, eventually connecting to Bailey Point Nature Preserve.
- Add elements into the park like seating, lighting, gazebos, docks over the water, and space for pop-up programming



OPPORTUNITY AREA

Main Street & Jackson Avenue

Priority= 0 -2 Years
Near Term= 2-5 Years
Med. Term= 5-10 Years
Long-Term= 10+ Years
Ongoing= Periodically / Opportunity-Driven



Lead Implementer	City Community Development, City Public Works, Construction Contractor
Partners	DERBA, Private Property Owners
Timeline	Planning and design should begin over next 1-5 years; Implementation beginning by 2027

KEY COMPONENTS

- Reconstruct Main St and Jackson Ave as envisioned by the Downtown Plan.
- Prior to construction bidding, develop a desired construction phasing plan with DERBA that incrementally closes and reconstructs each street, and identify support programs during construction.
- During construction, ensure clear and regular communication with area property and business owners.

PRIORITY

Initiate conversations with surrounding non-residential property owners, and secure public parking agreements for private surface lots, during off-hours.

Progress Main St and Jackson Ave into detailed design, cost estimating, and funding.

Work with DERBA to establish a construction phasing plan, identifying key performance outcomes and property/business owner support programs.

As part of project bidding, request options for phased construction scenarios, to weigh options and mitigate access issues.

During construction, ensure weekly contractor and business owner progress meetings, and the installation of clear signage that accurately directs to business access.

Ongoing

Construction Phasing

To balance construction cost, time, and business access, the reconstruction project should utilize a phased construction plan, such as block-by-block phasing. The final phasing plan should be developed in partnership with DERBA to promote project transparency and business readiness.



Example Approach to Project Phasing

- Phase 1
- Phase 2
- Phase 3

Property and Business Support

During project bid preparation, develop a list of support options for area property and business owners. These could include:

- Weekly progress report meetings
- Contractor inventives for time and preserving clear access
- Bi-weekly window and facade cleaning, using local cleaning business(es)
- Artistic access and wayfinding signage, using local artists
- Hosted events during construction to promote activities downtown

OPPORTUNITY AREA

Uptown

Priority= 0 -2 Years
 Near Term= 2-5 Years
 Med. Term= 5-10 Years
 Long-Term= 10+ Years
 Ongoing= Periodically / Opportunity-Driven



Lead Implementer	City Community Development, Private Property Owners
Partners	Public Works, HRA, EDA
Timeline	Opportunity driven as current owners decide to willingly sell and/or redevelop

KEY COMPONENTS

- Redevelopment of existing blocks that brings a greater variety of housing options, and commercial uses at the Railroad Dr intersection
- A new small or medium grocer located along Main St East
- Improvements to Main St East to enhance mobility, safety, and area aesthetics.
- Improvements to the Jackson Ave / Hwy 10 intersection to enhance pedestrian crossing safety.

PRIORITY

Rezone properties are needed to support desired redevelopment outcomes, and prepare clear expectations for future developers.

Begin networking with and positioning uptown for a grocer. by building key relationships and attending industry events.

ONGOING

Consider on a case-by-case basis the benefits of city acquisition of sites, to facilitate assembling redevelopment sites.

Continue outreach and communication with current site owners, to track with and evaluate redevelopment opportunities, and timing.

ONGOING

Design, fund, and reconstruct the identified portions of Main Street East, adding an additional sidewalk and enhanced streetscape features

Partner with MnDOT to design, fund, and reconstruction the Jackson Ave/Hwy 10 intersection, with pedestrian crossing improvements.

Grocer Attraction

Attracting a grocery store to the Uptown neighborhood will be challenging, especially because there are only few small-format grocery chains operating in the US. The most likely type of grocery store to locate in this area may be a cooperative. Strategies that cities can use to attract grocery stores include:

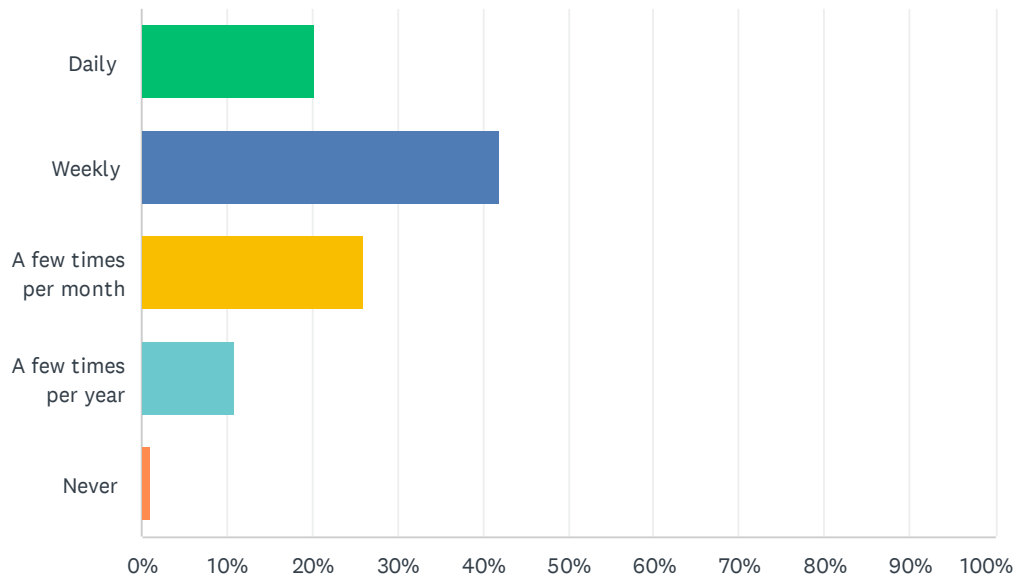
- Financial incentives like land, infrastructure improvements, and/or tax credits
- Regulatory incentives like zoning changes or modifications, design concessions, and expedited permitting
- Alerting the local tenant broker community to a potential grocery location in Uptown
- Attending local ICSC events to network and spread the word about the opportunity

6 APPENDIX

APPENDIX A

Q1 How often do you visit Downtown?

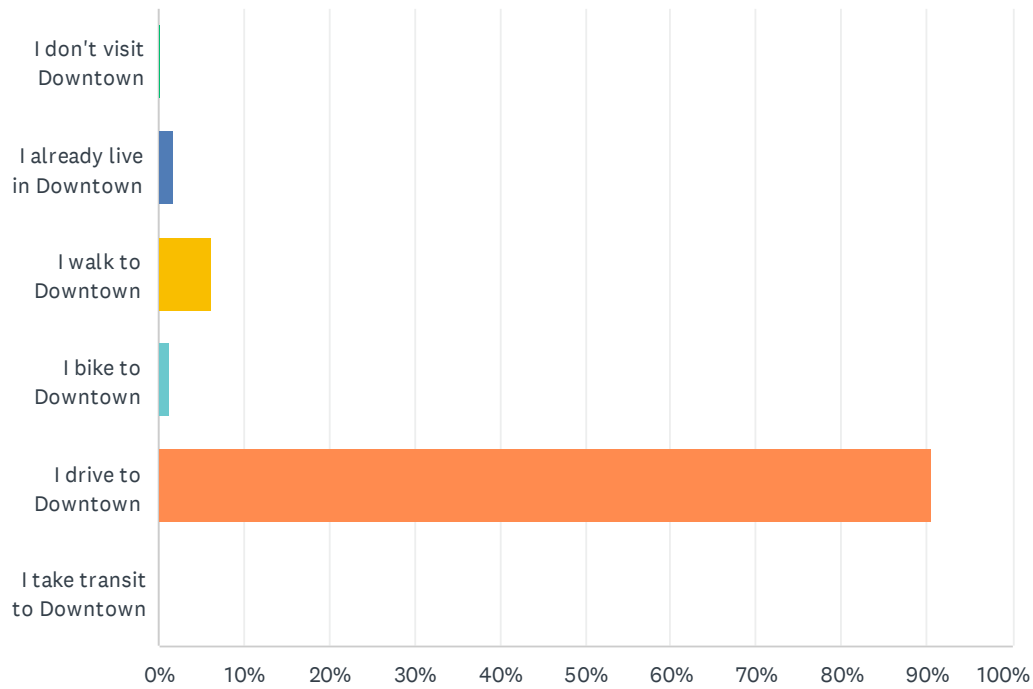
Answered: 362 Skipped: 0



ANSWER CHOICES	RESPONSES	
Daily	20.17%	73
Weekly	41.99%	152
A few times per month	25.97%	94
A few times per year	10.77%	39
Never	1.10%	4
TOTAL		362

Q2 When you visit Downtown, how do you usually get there?

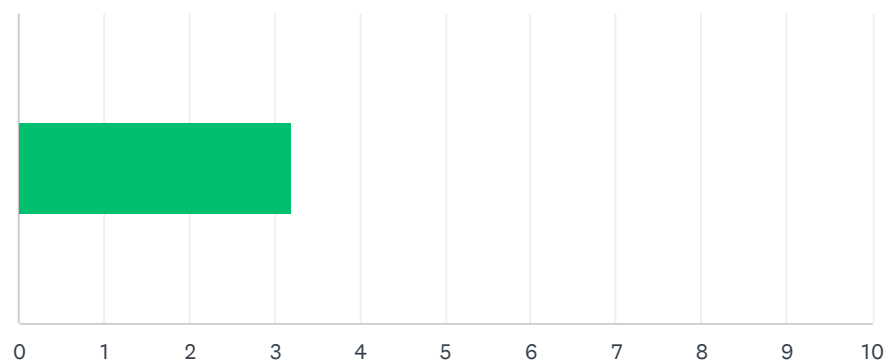
Answered: 362 Skipped: 0



ANSWER CHOICES	RESPONSES	
I don't visit Downtown	0.28%	1
I already live in Downtown	1.66%	6
I walk to Downtown	6.08%	22
I bike to Downtown	1.38%	5
I drive to Downtown	90.61%	328
I take transit to Downtown	0.00%	0
TOTAL		362

Q3 How would you rate the ease of getting to Downtown area by each of the following travel modes? Use the slider to indicate between "Very difficult" and "Very easy" for each mode of travel.Walking

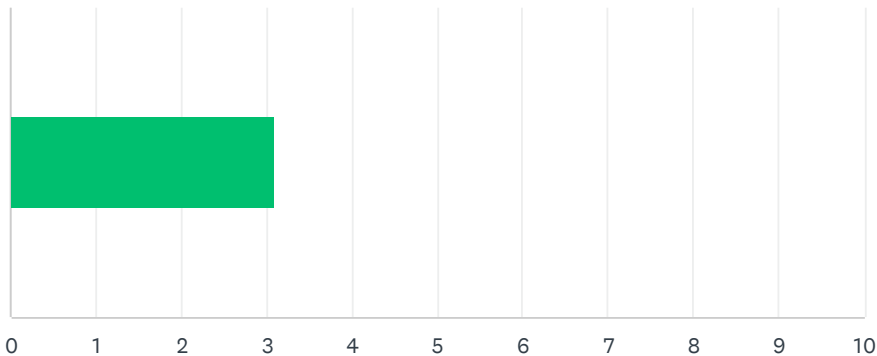
Answered: 362 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	1,157	362
Total Respondents: 362			

Q4 How would you rate the ease of getting to Downtown area by each of the following travel modes? Use the slider to indicate between "Very difficult" and "Very easy" for each mode of travel.Biking

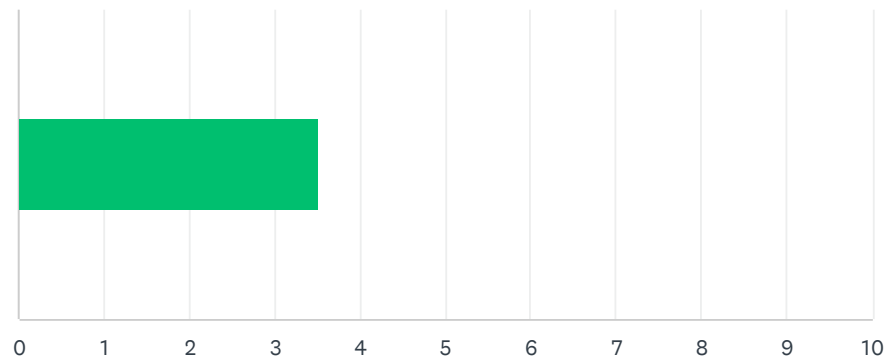
Answered: 362 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	3	1,123	362
Total Respondents: 362			

Q5 How would you rate the ease of getting to Downtown area by each of the following travel modes? Use the slider to indicate between "Very difficult" and "Very easy" for each mode of travel.Driving

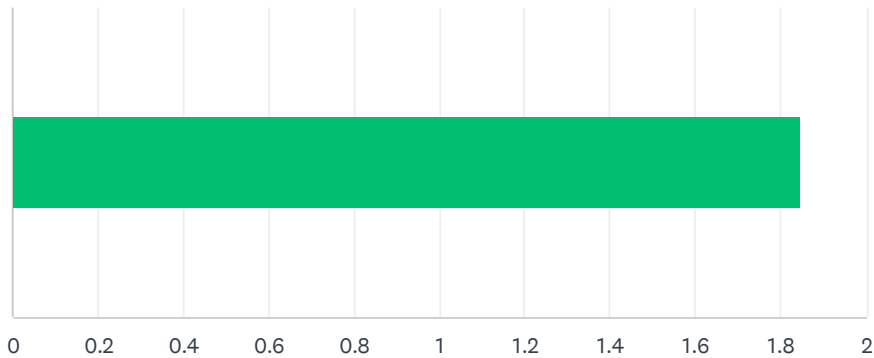
Answered: 362 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	4	1,277	362
Total Respondents: 362			

Q6 How would you rate the ease of getting to Downtown area by each of the following travel modes? Use the slider to indicate between "Very difficult" and "Very easy" for each mode of travel. Transit

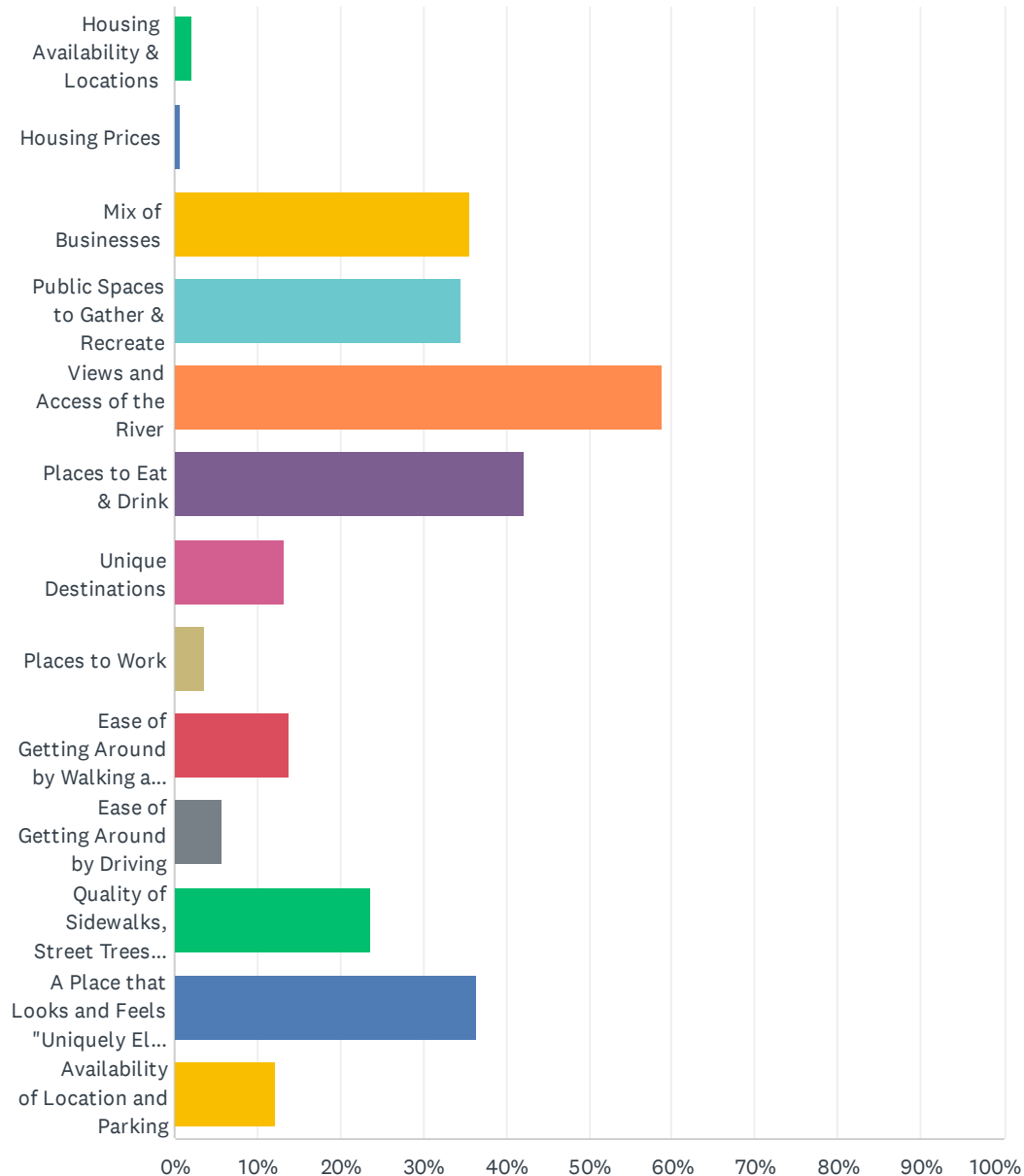
Answered: 362 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	2	669	362
Total Respondents: 362			

Q7 What are some strengths of Downtown? Select at least one (1) and up to three (3) strengths.

Answered: 362 Skipped: 0

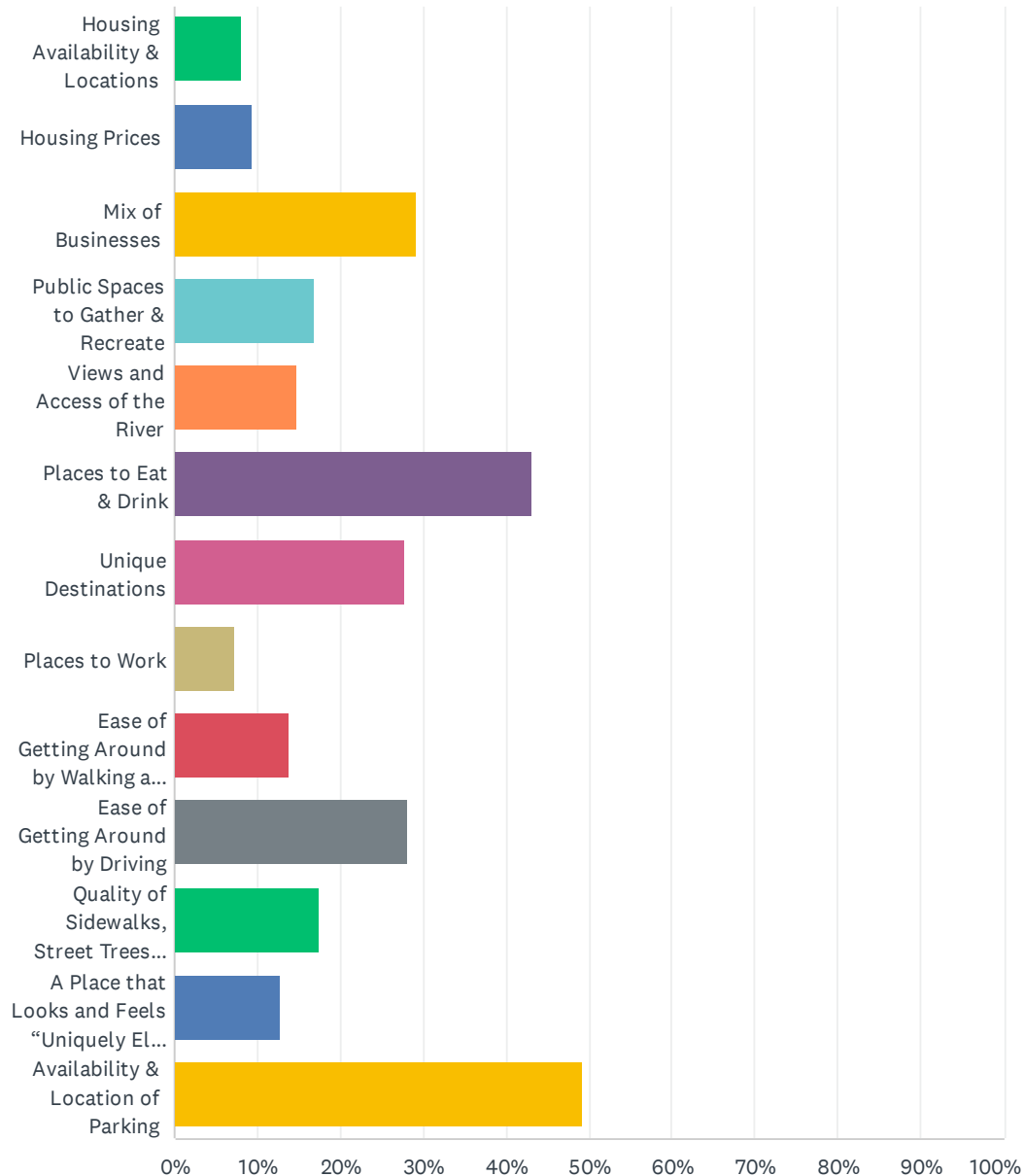


Elk River Downtown Area Plan - Community Survey

ANSWER CHOICES	RESPONSES	
Housing Availability & Locations	2.21%	8
Housing Prices	0.55%	2
Mix of Businesses	35.64%	129
Public Spaces to Gather & Recreate	34.53%	125
Views and Access of the River	58.84%	213
Places to Eat & Drink	42.27%	153
Unique Destinations	13.26%	48
Places to Work	3.59%	13
Ease of Getting Around by Walking and Biking	13.81%	50
Ease of Getting Around by Driving	5.80%	21
Quality of Sidewalks, Street Trees, and Overall Aesthetics	23.76%	86
A Place that Looks and Feels "Uniquely Elk River"	36.46%	132
Availability of Location and Parking	12.15%	44
Total Respondents: 362		

Q8 What some weaknesses of Downtown? Select at least one (1) and up to three (3) weaknesses.

Answered: 362 Skipped: 0

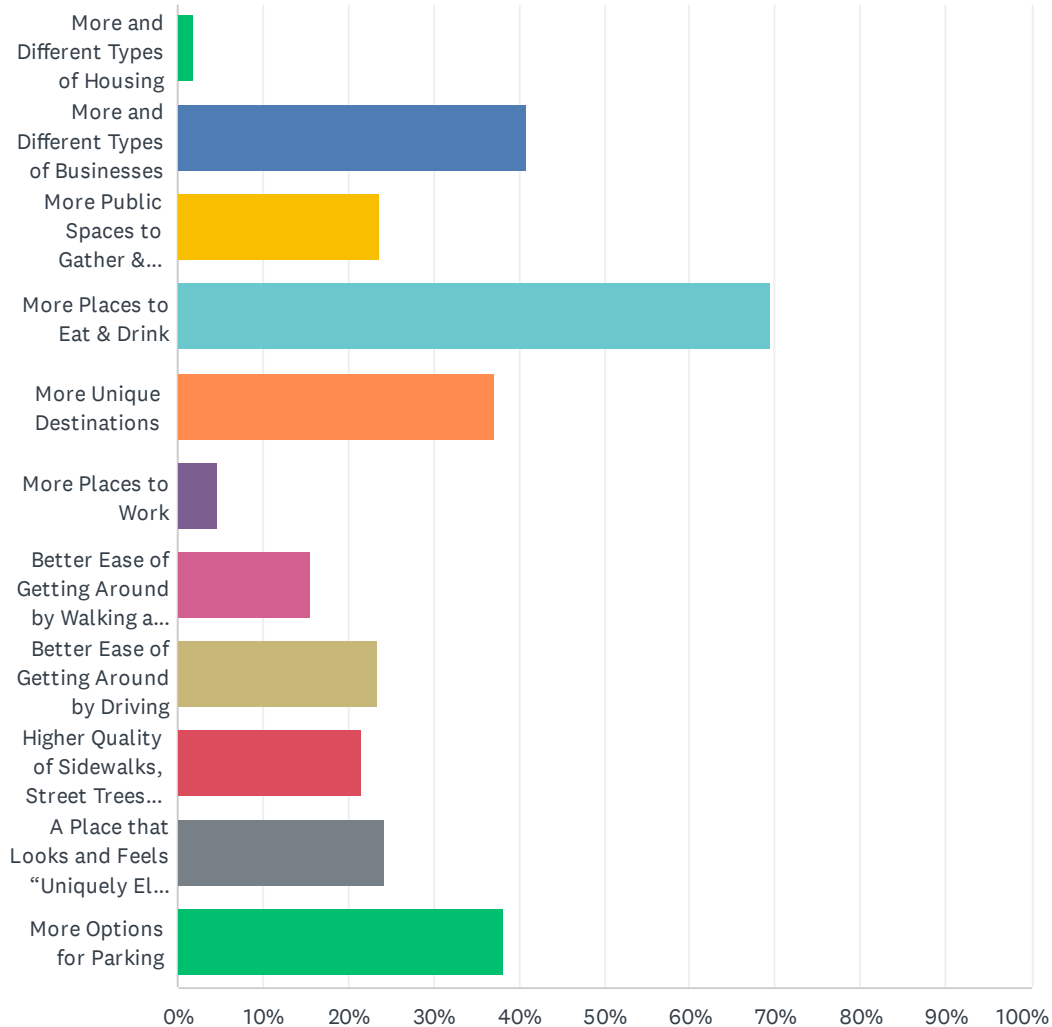


Elk River Downtown Area Plan - Community Survey

ANSWER CHOICES	RESPONSES	
Housing Availability & Locations	8.01%	29
Housing Prices	9.39%	34
Mix of Businesses	29.28%	106
Public Spaces to Gather & Recreate	16.85%	61
Views and Access of the River	14.64%	53
Places to Eat & Drink	43.09%	156
Unique Destinations	27.62%	100
Places to Work	7.18%	26
Ease of Getting Around by Walking and Biking	13.81%	50
Ease of Getting Around by Driving	28.18%	102
Quality of Sidewalks, Street Trees, and Overall Aesthetics	17.40%	63
A Place that Looks and Feels "Uniquely Elk River"	12.71%	46
Availability & Location of Parking	49.17%	178
Total Respondents: 362		

Q9 Thinking of the future, what would you most like to see in Downtown? List at least one (1) and up to three (3) things you'd like to see.

Answered: 362 Skipped: 0

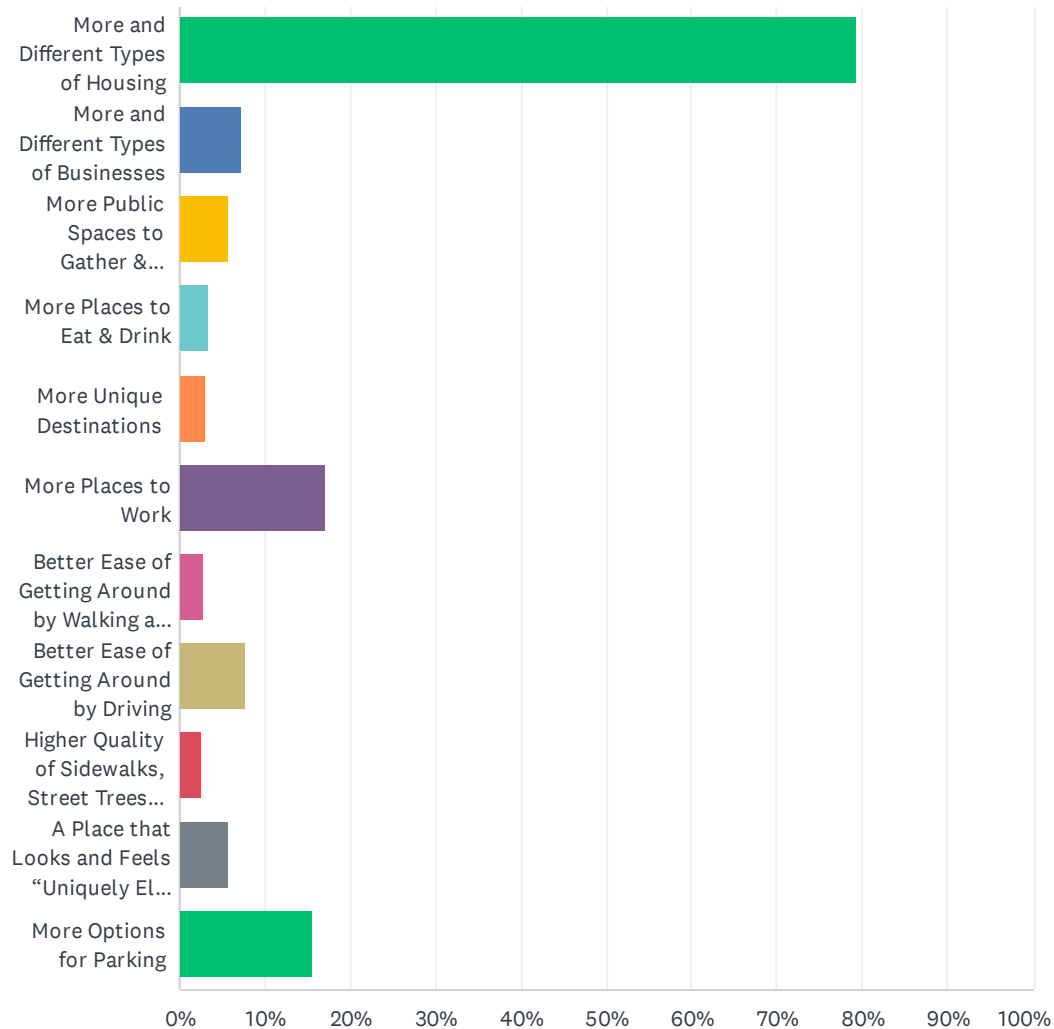


Elk River Downtown Area Plan - Community Survey

ANSWER CHOICES	RESPONSES	
More and Different Types of Housing	1.93%	7
More and Different Types of Businesses	40.88%	148
More Public Spaces to Gather & Recreate	23.76%	86
More Places to Eat & Drink	69.61%	252
More Unique Destinations	37.02%	134
More Places to Work	4.70%	17
Better Ease of Getting Around by Walking and Biking	15.47%	56
Better Ease of Getting Around by Driving	23.48%	85
Higher Quality of Sidewalks, Street Trees, and Overall Aesthetics	21.55%	78
A Place that Looks and Feels "Uniquely Elk River"	24.31%	88
More Options for Parking	38.12%	138
Total Respondents: 362		

Q10 Thinking of the future, what would you least like to see in Downtown? List at least one (1) and up to three (3) things you would not like to see.

Answered: 362 Skipped: 0



Elk River Downtown Area Plan - Community Survey

ANSWER CHOICES	RESPONSES	
More and Different Types of Housing	79.28%	287
More and Different Types of Businesses	7.18%	26
More Public Spaces to Gather & Recreate	5.80%	21
More Places to Eat & Drink	3.31%	12
More Unique Destinations	3.04%	11
More Places to Work	17.13%	62
Better Ease of Getting Around by Walking and Biking	2.76%	10
Better Ease of Getting Around by Driving	7.73%	28
Higher Quality of Sidewalks, Street Trees, and Overall Aesthetics	2.49%	9
A Place that Looks and Feels "Uniquely Elk River"	5.80%	21
More Options for Parking	15.47%	56
Total Respondents: 362		

Q11 Is there anything else you'd like to share about your experience, concerns, or ideas for Downtown?

Answered: 172 Skipped: 190

#	RESPONSES	DATE
1	DO NOT make it a mini rogers.... Rogers sucks. Elk river is nice. Please keep it like that and not develop too much. Thanks. - Out side viewer.	9/18/2024 8:51 PM
2	We hope the historic buildings keep their aesthetic and that more historic buildings aren't torn down! We would also love to see The Pit used for more events throughout the year—ever since Elk River hosted Hockey Day MN in 2014 The Pit has felt neglected and forgotten.	9/15/2024 9:11 PM
3	Easier way to walk or bike across hwy 10	9/15/2024 10:23 AM
4	We should expand past the railroad also	9/12/2024 9:49 PM
5	Need more places to eat/drink that over look the scenic views of the river	9/12/2024 4:28 PM
6	We need way more places to eat around downtown elk river.	9/12/2024 4:21 PM
7	Would love to see a variety of retail and restaurants in the area. Things that bring people to the area.	9/12/2024 1:08 PM
8	Somehow, both sides of Hwy 10 need to be incorporated. Maybe a tunnel could go in under Hwy 10 and the tracks at Jackson and make Jackson pedestrian only. Then, move the parking to the north side of the tracks. That frees up Downtown for more shops. There's plenty of room between Jackson and Irving on Railroad Drive.	9/12/2024 12:29 PM
9	The bridge over the river has terrible access to downtown. It's hard to see what is coming when turning left from the bridge. Traffic thru town and past the bridge goes way too fast. I suggest a roundabout by taking out the bank and creating a better Traffic flow.	9/7/2024 12:25 PM
10	Issues with 3 way stop crossing when walking. Would like to see 4 way stop by dentist of elk river and tattoo places.	9/6/2024 8:47 PM
11	The parking areas along the river have high potential for conversion to public spaces that highlight the beauty of the river and ties in with a trail system. North of this along Main would be highly valuable mixed use residential with river views and street level retail.	9/6/2024 5:26 PM
12	It would be great to have businesses and gathering places that actually have views of the river. A mix of businesses that are destinations - shopping, dining - as opposed to services.	9/6/2024 5:00 PM
13	Driving is an overall nightmare, especially during the morning and evening commute. The stoplights should be replaced with roundabouts and if possible there should be an overhaul and redesign of the streets and parking.	9/6/2024 2:36 PM
14	I do not want unique places to be torn down to have cookie cutter apartment buildings put up. I want the charm of Elk River to stay the way it is. I would like a couple more restaurants and cute shops to move in there. When they took out the little corner store and put in a dojo that was disappointing.	9/6/2024 9:44 AM
15	Don't modernize with cheap new construction buildings. Leave it alone. Fix the river shoreline by adding proper vegetation.	9/6/2024 6:49 AM
16	Intersection at Jackson and Hwy 10 is extremely dangerous, especially driving S on Jackson towards downtown - cars constantly get locked up in the intersection and are unable to go straight through while waiting for turning cars. Take out parking in front of businesses there and create turn lanes!! So many accidents and near misses at that intersection.	9/5/2024 10:29 PM
17	Please provide bathrooms not satellites. Other communities do...What can be done about the blind left turn onto Main Street from Parrish- horrible, get rid of a parking spot to increase safety. Keep having family events downtown- maybe shuttle folks	9/5/2024 10:07 PM

Elk River Downtown Area Plan - Community Survey

18	I like that there was a "more places to work" option. I feel like the only place I can come and stay a while is The Edge, but I honestly don't like Edge so I don't stay. I wish there were more places that weren't just sit for a meal and leave. But I LOVE our local restaurants, too. All of them.	9/5/2024 9:37 PM
19	Get the farmers market out of downtown!	9/5/2024 5:34 PM
20	Getting to Elk River from Otsego is tricky when driving. The stop sign after crossing the bridge and trying to turn into downtown is a challenge. It would be great to see this updated...maybe a round about or something different would be great.	9/5/2024 4:08 PM
21	Would like to see more variety of restaurants, including Asian and vegetarian/ vegan options. Even though parking is usually adequate, during the farmers market parking can be an issue as well as general ability to get around in the area. Consider moving the farmers market to another location that would offer more parking / mobility.	9/5/2024 11:57 AM
22	I would like downtown to be family-oriented and a place that friends and family can go to support local businesses while enjoying the place we call home.	9/5/2024 10:43 AM
23	Public restrooms with running water at the park.	9/5/2024 10:36 AM
24	Add rooftop restaurants with river views, and clean up the shoreline. Elk River should make paths down by the river and clean up some if the fallen trees ect.	9/5/2024 10:05 AM
25	People complain about street parking therefore they avoid visiting the area, but they dont realize parking options are free for blocks. I do not want to see a parking ramp clog up the streets, its a historic astetic and nature centered street, the elite apartments already took over the river and quaint look of the area. We need to be proud of our old main street stores and restaurants instead of hide them or remove them. Let's not turn into a drive thru city like rogers and osseo and ramsey.	9/5/2024 9:45 AM
26	Bulldoze it and take out the stoplights. Elk River is not a destination nor is 2 blocks of shopping and eating a "Downtown"	9/5/2024 8:46 AM
27	Would love a public playground. Possibly in Hankee pit. For the kids who live in the downtown area, there is no walkable public playground or park. The pit sits empty all spring/summer/fall long. I would love the farmers market or music or both be moved to a different night as Thursdays are busy with cabin traffic as is.	9/5/2024 8:42 AM
28	We love downtown and the local shops. Please continue to encourage local business.	9/4/2024 11:33 AM
29	The north side of U.S. 10 corridor from Main Street to Norfolk Ave. REALLY needs a facelift. Go visit Arlington Heights, Illinois charming downtown that developed around the railroad station.	9/3/2024 9:14 AM
30	The Parrish road intersection is terrible. Is there anyway to put a light in? I see near accidents there every day.	9/1/2024 12:35 PM
31	I lived in this town for 17 years and this is the most beautiful part of the town. Don't ruin it.	8/31/2024 1:13 AM
32	Nowhere to eat. General aesthetic is "rundown" or "old"	8/30/2024 6:10 PM
33	Some businesses need to spruce up their exterior - they look like they haven't been updated in years	8/30/2024 5:57 PM
34	We need more inclusivity and diversity! All should feel welcome in downtown Elk River, and be able to enjoy, including dietary restrictions, accessibility, etc.	8/30/2024 12:58 PM
35	I like the idea of closing Jackson and making it a public place. Unfortunately you will sacrifice some driving and parking	8/30/2024 12:21 PM
36	Regular restrooms for Rivers Edge park	8/30/2024 11:35 AM
37	More places to eat and drink would definitely get me and my family to downtown more. It is such a great location but not a lot that gets us there right now and we have to drive based on where we live.	8/30/2024 8:53 AM
38	Unique shops and the views are awesome. They keep the feel of small town and are unique to Elk River The apartments are either too pricey for most people or to much like cheap public housing. It's not a good mix. Theirs nothing in between.	8/30/2024 8:46 AM

Elk River Downtown Area Plan - Community Survey

39	The farmers market needs chairs and tables to visit and recreate, maybe some food trucks	8/29/2024 9:57 PM
40	Needs a legit, easily-accessible, public parking ramp.	8/29/2024 3:38 PM
41	Traffic is heavy and there no where to secure bikes	8/29/2024 12:42 PM
42	Please fix the corner it's hard to see with the parking and traffic coming from all sides	8/28/2024 10:29 PM
43	Interactive businesses/wntertainment (I.e. bowling, game room (Dave and buster like), indoor waterpark), other winter indoor activities.	8/28/2024 8:56 PM
44	I love downtown Elk River, but when events are happening it can be difficult to get around and find a parking spot. Maybe more local shops or a new restaurant.	8/28/2024 7:02 PM
45	We love downtown Elk River & specifically decided to live here because we wanted a small town with an old downtown area. Would love to see more restaurants downtown! We love the addition of the Edge & would love to see more unique local places like that.	8/28/2024 5:17 PM
46	The bridge off parish backs up so badly I would think that would be the first priority before anything else can really be addressed. The bridge traffic backs up being able to access downtown or causes me to drive around it to avoid.	8/28/2024 4:19 PM
47	It would be great to have more food options. The loss of Daddyo's was huge!	8/28/2024 1:08 PM
48	I feel like I'm always heading out to neighboring towns to find the good dining experiences that aren't a chain or fast food. We have a couple great places to eat here, but not enough in my opinion!	8/28/2024 12:59 PM
49	Make the area of Main Street (by the shops) easier to get through by vehicle. The area backs up in rush hour and becomes almost impossible to get through.	8/28/2024 12:06 PM
50	Rivers Edge Commons Park needs to have a public restroom and indoor changing area for the weddings and bands	8/28/2024 12:01 PM
51	We need more modern stores in elk River, like Homegoods / marshals etc	8/28/2024 11:53 AM
52	Need a grade separated pedestrian crossing at adjacent to Main Street over TH10 and RR tracks.	8/28/2024 10:17 AM
53	A high quality sandwich shop with options to order at counter then either sit inside and eat, or take to go would be fabulous!	8/28/2024 10:03 AM
54	Don't lose, keep and maintain the Historic bldgs and vibrant Elk River history.	8/28/2024 9:50 AM
55	Leave it alone, looks great how it is.	8/28/2024 9:49 AM
56	We look for family-friendly and kid-friendly things to do, and fun outdoor spaces	8/28/2024 9:44 AM
57	Would love to see roof top decks on restaurants located on the river. Better views.	8/28/2024 9:33 AM
58	That intersection by 10 and Wright county bridge 42. That needs something different there not sure if a round about would be good or something different. Hopefully when 169 gets done it gets better but I still see it will be busy.	8/28/2024 9:23 AM
59	I'd love for downtown to utilize the riverfront for areas to sit and have a drink with friends to enjoy the beautiful setting	8/28/2024 9:19 AM
60	Please fix the traffic situation with the stoplights on highway 10 and the roads to it.	8/28/2024 9:16 AM
61	Would love to see some existing businesses spruce up external appearance to add to the overall look and feel of downtown. Some businesses look great while others are falling apart.	8/27/2024 9:23 PM
62	The hardest part about getting downtown by bike and walking is the connection to my neighborhood to the trail system. Biking or walking along County 1 or 33 is not safe to get to a trail. There is not enough parking when there are large events. I have not been to the entertainment for many years due to the lack of parking and not enough seating.	8/27/2024 6:13 PM
63	Try to get business to take the vacant areas and more restaurants to make a more reason to go downtown	8/27/2024 2:11 PM
64	I feel like so many businesses are leaving Elk River and very few are looking at Elk River. There is little retail shopping, the variety of sit-down, casual dining establishments is limited. It	8/26/2024 8:22 PM

Elk River Downtown Area Plan - Community Survey

seems like Elk River is a drive-thru town vs a destination.

65	Better use of the riverfront for the public	8/26/2024 2:43 PM
66	We moved here after 30 years in St. Cloud. The attraction for us was the downtown. We live downtown so we don't have to park on the streets but watching all the free on street parking fill up in the morning and people walking around town is what attracted us here. Downtown St. Cloud lost a lot of that when they redeveloped that area. Some of our favorite businesses had to close. It's great that your asking for input. Thank you	8/26/2024 10:53 AM
67	Develop a river walk -- the river is Elk River's biggest asset. Also, hold more events (art fests, food fests) to get people to go downtown and feel more like a community.	8/25/2024 4:19 PM
68	You have a unique opportunity of making a cute downtown with shops, restaurants etc. Don't bog down with housing and business. Make it very walkable and a destination for tourists to come visit. Don't have it past the train tracks either that is idiotic. If your intent is to add, maximize the footprint between Jackson and main going towards Handke. I wouldn't even allow tenants that aren't part of the vibe you want. Chiropractors, law offices and insurance agencies should go somewhere else. Think of Nisswa, stillwater and other high traffic little downtowns that attract people. Make it a destination.	8/25/2024 3:05 PM
69	I would love to see more options for sit down restaurants, especially with views of the river. Daddy-os would be a great option for for a fun new restaurant, possible roof top patio. I think capitalizing on the River access will help drive revenue to local businesses. Looking for fun, local food eateries with that small town feel (Nissawa town vibes come to mind) - easy to walk around, shop, and find a place to stop to eat or munch on the food you picked up. The accounting, insurance, attorney, etc businesses - I would like to see them moved to either a second story in downtown proper if that's where they currently are or move all of those types further down main, closer to 169.	8/25/2024 2:39 PM
70	Going in the right direction. However the karate business seems like a wasted opportunity to attract tourism and commerce to the area overall. Love the book store!	8/25/2024 12:50 PM
71	I would like to see more restaurants with outdoor spaces overlooking the river. The intersection main and parish needs to be improved.	8/25/2024 9:34 AM
72	More usable greenspace	8/24/2024 3:02 PM
73	Move the Thursday concerts to lake orono so people that work can find a place to park and sit, people putting up chairs all day while people are at work is BS.	8/23/2024 11:01 PM
74	This city council has 'progressed' and 'developed' a beautiful small town with natural areas, into a concrete, overcrowded jungle. STOP REDEVELOPING and start considering the environmental impact of the continual influx of people and developers.	8/23/2024 4:05 PM
75	It would be wonderful to have more social options like downtown Anoka! It was a huge draw when had the brewery downtown.	8/23/2024 12:32 PM
76	Driving and parking are difficult. It is cramped and the Parrish intersection needs to be fixed. There needs to be traffic control there.	8/23/2024 12:04 PM
77	A long time ago there was a convenience store--Ron's. I really miss that. It would be good to have more everyday grocery options on the western side of town. Also miss the gift shop @ Kemper's.	8/23/2024 11:23 AM
78	Pedestrian and bicycle access from the south is very poor even for people who would otherwise be in walking distance. I live by the train station and to get to downtown I have to walk all the way down Twin Lakes to Main Street even though it's like a mile down the highway.	8/23/2024 11:05 AM
79	I really wish we still had a small grocery/convenience store downtown.	8/23/2024 10:02 AM
80	Thanks	8/23/2024 9:57 AM
81	Please do not add more housing to downtown. It is a very tight location as it is to navigate traffic and it takes away from that small town charm.	8/23/2024 9:32 AM
82	I really enjoy the downtown but too busy with cars at certain times. More parking would ease the situation. I like how the Mississippi River is accessible to visitors and Elk River citizens.	8/23/2024 9:27 AM
83	More shopping and overall better and safer access to downtown	8/23/2024 9:20 AM

Elk River Downtown Area Plan - Community Survey

84	The businesses aren't connected to community and aren't inviting. Insurance agencies, law firms, etc. The bars are insular and unwelcoming if you haven't been going to them for years. We need more businesses like The Edge and Pompeii and Minne Made who want to connect with the public.	8/22/2024 10:48 PM
85	I love downtown. I think keeping it safe but fun is key. I think a park would be nice somewhere as another activity for the kiddos. I think other experiences like the escape room place could also be fun if it was walkable. Maybe an arcade eatery or something.	8/22/2024 1:43 PM
86	Personally moving from Dallas TX to Elk River there is severe lack of food options in the area. Food always brings people together. Beer garden would be lovely.	8/22/2024 11:48 AM
87	Increasing the overall look of downtown. Bring a modern touch. A facade refresh to store fronts, modern artwork and better overall landscape.	8/22/2024 9:12 AM
88	I love the idea of what downtown Elk River is. I think it needs a couple more bars/restaurants and at least one more of those should be open past 11pm. McCoy's is fine, but we would like more options. Farmers market Thursday is one of my favorite days! Maybe more block party type events where you shut down the streets could be fun too!	8/22/2024 8:05 AM
89	There just not much that downtown elk river offers. We find ourselves heading elsewhere to anoka, maple grove, rogers or otsego to the restaurants and shops.	8/21/2024 10:36 PM
90	Bring in businesses. Especially to more than just downtown. Lots of eye soars in the city. I've lived in town for 31 years and very sad.	8/21/2024 10:02 PM
91	Need to utilize the riverfront area better	8/21/2024 9:41 PM
92	More patios for enjoying the River.	8/21/2024 8:14 PM
93	The city needs to add a way for local growers to sell things in town and they also need to stop thinking that the down town area needs to be protected the town town area needs to grow with out city involment	8/21/2024 6:04 PM
94	No section 8 housing More retail More community events / entertainment/ engagement Lights crossing streets	8/21/2024 4:17 PM
95	Modern Restrooms at Rivers Edge Commons Park	8/21/2024 3:51 PM
96	I like a downtown center that can be an entertainment and social district! I love downtown Anoka and want to see Elk River invest in similar ways. Like places to relax and socialize and see the river (either with more accessible shoreline or rooftop patios), hidden unique spaces like Avant Garden Bookstore's patio in Anoka- perfect spot would be if a cafe bought the Elk River Chiropractic building and made a patio in the space behind it that connected to the dock and amphitheater area... also an investment in art! Maybe new murals or sculptures. I'm also eager to see the escape rooms reopen and am excited that the owners might invest in tabletop gaming as well. It would also be cool to see an arcade or play area that is more kid friendly too... and more unique food options like thai or greek. Personally to me there are buildings I wish weren't right in downtown... like the funeral home and the church in the old bank. That space could be developed better.	8/21/2024 3:35 PM
97	More stuff to do.	8/21/2024 2:38 PM
98	The Parrish and Main street "street" needs to be turned into something new. The afternoon traffic is terrible. Build a bridge or something over hwy 10 and the railroad tracks to ease congestion.	8/21/2024 2:28 PM
99	Getting off parish is difficult and the trains back up traffic. Do not need more apartment buildings	8/21/2024 2:11 PM
100	Downtown intersections are not pedestrian friendly. Too much traffic goes through Downtown without Downtown as a destination. Traffic flow should be changed to encourage local traffic only, such as making Jackson one way, changing parish to not be able to go west onto main, lower speed limits in old Downtown, etc.	8/21/2024 1:52 PM
101	Right now getting in and out of "downtown" is cumbersome. So much so I don't stop & linger anymore. It's a place to pass through, sadly. Parking is bad, all businesses have their backs turned to the river. Look at Hudson WI or Stillwater MN as examples to strive for. Those are both river towns that are destinations. Emulate them, they are successfully attracting & keeping people coming there.	8/21/2024 1:48 PM

Elk River Downtown Area Plan - Community Survey

102	Main St and Parrish is an awful intersection. Too small for the amount of traffic it seems. It needs to be improved.	8/21/2024 1:42 PM
103	I feel Elk River, especially the DT area, is dying. Has been for years. If they want to maintain it, I would suggest trying to create it- like Ramsey is. We are not Anoka, we've never had a bustling DT like Anoka. Let's try less to preserve some of what's there to make room for new and attractive businesses/housing/features. You have a river- utilize it more. Spend some \$ and buy up some of the areas between 169/10. I'd rather see \$ going to beautify and create a nice town. I'm sorry, but many of the homes/businesses in that area need to go if possible. It's time to create a city (not a "town"). You can't stop progress, if you try to hold onto the past too much, your city becomes a relic of the past. And not in a good way.	8/21/2024 1:19 PM
104	The traffic and the trains. Between the trains and traffic on Highway 10, often times it backs the traffic up terribly. The intersection by Granite Shores and the Bank of Elk River is so dangerous. It's also too close to Hwy 10. In a perfect world the railroad tracks would move out of downtown.	8/21/2024 1:15 PM
105	Elk River has no unique bars or restaurants. McCoys and The Depot are dives and all the other food options are chain fast food. The city needs to bring in more venues like Big Lake or Zimmerman have to keep residents in town, examples, Willie's on the Water, the Buff, Trails, Ds Smokehouse. Patio seating or venues that host meat raffles, bingo etc. I pay huge taxes in a city I live in and have to leave the city for any form of entertainment.	8/21/2024 1:07 PM
106	Downtown is horrible to get to for people going north from otaego (over the bridge). Something needs to be done with that stoplight situation, especially on Thursdays. I would love to go to the farmer's market but I don't because it is so difficult to get into downtown from any direction.	8/21/2024 12:56 PM
107	I like the farmers market in the summer. A Christmas Market would be really cool.	8/21/2024 12:41 PM
108	Intersection of Hwy10, Main St, and Parish Ave is a disaster.	8/21/2024 12:15 PM
109	Traffic at those lights are horrible. Everyone runs red lights making you worry if you walk or bike or even drive you will get hit. Parking is always full unless you go all the way down past the funeral home and walk down. Love the river and the fountains and the dock there. Love the businesses as well.	8/21/2024 12:06 PM
110	I'd love to see less insurance and bank options and more places to gather or shop at a co-op. A nice dining spot would be really fun as well.	8/20/2024 10:47 AM
111	More Christmas tree lights, more weed and trash control, food truck night, I scream sop, deli and market where mystery place is, American Flag in park, extension of down town through parking lots. Food truck fronts along Main Street parking area, greenery in triangle by Karate on Ten, a few real planted Christmas tree's.	8/20/2024 9:22 AM
112	No pavers, do colored / textured concrete	8/18/2024 8:08 PM
113	We would love a long walking path along the river	8/18/2024 7:23 PM
114	The free public parking lot by the feed store is very unkempt and Un attractive. It does not represent a clean, modern and attractive entrance into our downtown area. It is a bit of an eye sore. The lights down the road by Lake Orono are very pretty. Something like that could look very good there by the public parking too! With some trees and planters with flowers like the downtown area has. That would be a beautiful welcome!	8/18/2024 3:19 PM
115	I would love to see a farm to table restaurant or a fun brewery! I love having options for having a night out! I love edge coffee, old main, and sunshine depot but I would love to see more!	8/18/2024 12:47 PM
116	Bike path too babcock. More lights at babcock, especially the boat launch. A small parking ramp in downtown would be ideal.	8/17/2024 4:27 PM
117	Elk River needs to bring in more retail, dining and boutique businesses. Avoid franchises, and commercial businesses. The city needs its residents to stay, invest and spend money in the city, and attract people passing through to want to stop and spend money at the local shops. Instead as a community we are forced to leave the area to all the surrounding cities for all our basic needs as well as all the additional things we buy. Liquor is the only exception. Elk River apparently has a need for 3+ liquor stores...	8/16/2024 9:20 PM
118	All of the businesses are, not even historic, but just old. As part of younger folk, we would like to see more updated businesses appearances, a business/restaurant chain on this side of hwy	8/16/2024 3:22 PM

Elk River Downtown Area Plan - Community Survey

10, or something that people under 40 years-old can enjoy. And traffic is awful, especially the turn onto Parrish.

119	Downtown should have more places to go and enjoy yourself not service places such as karate massage places, or hair places, maybe more unique stores and restaurants.	8/16/2024 11:41 AM
120	I wish the church building on the river was a food & drink, art or some kind of gathering space. It's under utilized as a church. I really wish there was a walking/biking path that connects Bailey point and Babcock Park along the river. This would make the city a destination to enjoy the river. We should embrace the river like Anoka & Stillwater do. I would love to see more boutique shopping, deli, speakeasy, gift shops. Less insurance, investment, office spaces.	8/16/2024 7:44 AM
121	Elk River Downtown has an underutilized resource in the river/views and potential as a unique destination that could serve as a "3rd place" (home, work, 3rd place to go to for entertainment, food/beverages/recreation/socializing). I'd like to see the downtown area as a hub for trails for walking and biking - separating vehicle traffic to make this a safer and more pleasant and appealing destination. See Seattle's waterfront as an example of a destination area with entertainment, dining, shops connected by walking and biking paths. Connecting the wonderful trails (Woodland, along Highway 10, East of 169) perhaps with bike/walking paths going behind the schools on School Street and connecting these trails to downtown as a hub. Budgeting for excellent wayfinding signs would be essential to encourage use. Invite bike/scooter rental companies to locate in the community. A public transit electric tram/bus route to include the Northstar Park and Ride, Walmart, Coburns, Cub, School Street, Aegir's Brewery, Downtown and/or similar higher volume stops. Eliminating vehicle traffic in the core Downtown and rerouting access/parking for those living/delivering and with disabilities. Reorienting businesses to river views and adding 3/4 season patios... Move parking away from downtown and provide bike and pedestrian access that does not require crossing vehicle traffic (bridge/tunnel). Encourage/support additional retail, recreation, dining in the downtown area - places like a late night coffee shop, specialty foods, artist studios, bicycle repair, train store, game night gathering space, smaller specialty shops... The Downtown Plan should create a space that both invites residents to spend more time in the downtown and draws people from across the state for a unique and memorable visit.	8/15/2024 7:23 PM
122	Highway 10 makes downtown uneasy with the amount of traffic. A risk of crossing 10. I'm 50 years old and I don't want to cross it. Also putting the train station outside of Elk River was dumbest thing. Should have put it where the lions and rental place is. Having people to come directly into downtown to spend money and have downtown grow should've been a no brainer.	8/15/2024 3:57 PM
123	Terrible planning in past	8/15/2024 9:53 AM
124	Traffic congestion and extreme lack of parking will continue to keep people avoiding downtown. Sips on Main is a great idea but needs a new location. Hot pavement in August is a horrible idea.	8/15/2024 9:21 AM
125	Farmers market location should be moved- it's too congested and traffic patterns for those who live in that area is horrible.	8/15/2024 9:03 AM
126	Some complain about the cost of the flowers in the summer. I disagree with them...I love the "old town" friendly feel. So many of those things are being lost. Love to see old photos of towns with the holiday decor along main streets. However, I don't live in Elk River do I don't have to pay for it.	8/15/2024 8:04 AM
127	It would be amazing if from Studio 107 to Edge Coffee were lil shops. A safer way to cross Hwy 10. More parking.	8/15/2024 8:04 AM
128	I saw tax payer dollars went to pay for flowers for downtown. That is an abomination! If they businesses want flowers they should pay for it out of their own pocket- NOT TAX DOLLARS!!!	8/15/2024 8:03 AM
129	People use Main Street and Jackson as through streets to get through town rather than TO town. Figure out how to keep that traffic out of downtown and it would add to the appeal tremendously!	8/15/2024 8:03 AM
130	Change the amphitheater area for better seating that is level and has actual seats with backs instead of uneven grass and slabs of rock. The current businesses and restaurants are not anything that I am interested in with the exception of the dental office. Nicer (clean, updated) restaurants is really what we need.	8/15/2024 7:59 AM
131	Need to absolutely fix the intersection of Parrish Ave and Main St. It's absolutely horrible and	8/15/2024 7:49 AM

Elk River Downtown Area Plan - Community Survey

why I avoid downtown Elk River.

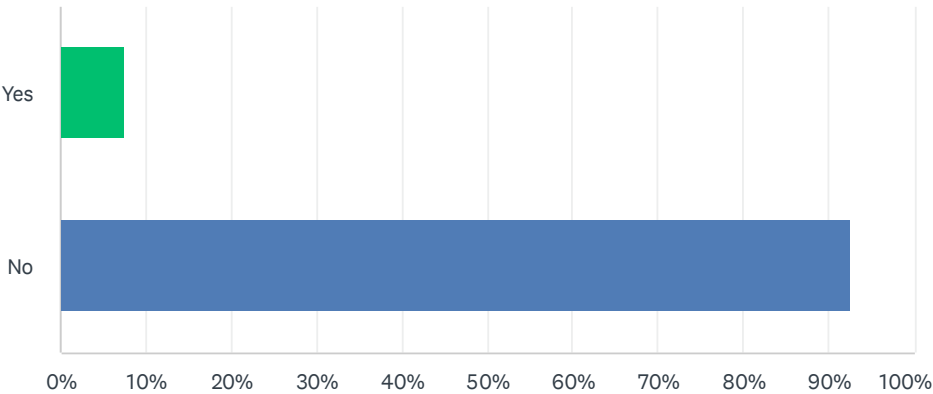
132	Parking is a nightmare. Farmers market is great but basically closes a parking lot and creates problems. Thursday nights traffic is horrible at 5-7pm because of the market and concerts which makes it unappealing to return. Need to face the facts that downtown is really along the river and not on the other side of HWY 10	8/15/2024 7:47 AM
133	Downtown lost its charm years ago.. losing Kempers and meat market was final straw..	8/15/2024 7:36 AM
134	More eating and gathering places.	8/14/2024 10:40 AM
135	As a new small business owner in downtown I would love to see more businesses come in that will attract people to the downtown area (unique shops/restaurants/activities as opposed to private offices). As a business on Jackson I would love to see Jackson turned into a one way in order to make parking available on both sides and ideally the removal of the rail on the east side to switch to something more inviting.	8/14/2024 7:29 AM
136	Cute town. Enjoy what has already been updated. Please. KEEP historic buildings. So many torn down already. 😞	8/13/2024 10:10 AM
137	A trail or walkway that goes along the river for people who like to do walks.	8/13/2024 9:29 AM
138	I like how Downtown gets decorated for the different holidays!	8/13/2024 9:14 AM
139	Don't remove the old part of elk River from this area, if you do there will be nothing original left of this town.	8/13/2024 5:09 AM
140	The parking is terrible.	8/12/2024 10:57 PM
141	It's cute, I love the concerts in the summer and the fountain. More dining options or a business for social gathering would be nice- I'm thinking a smoothie or wine place? Definitely not a chain restaurant- just some place to go.	8/12/2024 10:09 PM
142	I would love to see some fun shops and restaurants	8/12/2024 9:48 PM
143	Love the downtown but parking is the biggest issue. On a busy weekend or farmers market days, parking can be difficult.	8/12/2024 9:46 PM
144	Enforcement of 30mph through town, restaurant in the Daddy Os location with better quality food options like Pour (Otsego), Main Street Farmer (St Michael) or Big Bore (Hanover).	8/12/2024 9:46 PM
145	Riverside dining. Patios riverside	8/12/2024 12:53 PM
146	Transit would be unique	8/10/2024 8:39 PM
147	Elk River should look to make Downtown like the City of Anoka in terms of restaurants,bars, and entertainment. Current offerings in downtown are substandard and many of the business serve no general benefit to downtown visitors.	8/10/2024 5:38 PM
148	Parking is the issue! There should be a parking ramp - having parking across Hwy 10 is ridiculous. If you create parking, businesses and people will come.	8/9/2024 8:53 AM
149	No more salons, bars, or agencies. Bring in businesses that will draw people who spend time in small towns. Used book store, cozy coffee shop, and different types of small town shops are great ideas. Parking street-side is a pain, and with a lot of new spaces to park, it's not really overly necessary, except for handicap access. Also, increasing the draw to the river could be big. There is very little access to the actual edge of the water and no grass area to sit next to the river. Construction sucks all-around, but if there's some way that the construction traffic can be redirected, businesses will do better.	8/9/2024 12:52 AM
150	ER downtown is right on the river- there should be many modern restaurants/bars (with live music) overlooking that view - Rogers R-Social and many bar/restaurants in Anoka are great examples. We drive to those places and pass by ER down town and that's a shame - I'm glad this survey is addressing the issue.	8/8/2024 10:01 PM
151	Parking is an issue	8/7/2024 7:24 AM
152	NA	8/6/2024 9:41 AM
153	Public restroom is a necessity with the amount of downtown events and activities. Still hoping for one in the old meat market location.	8/6/2024 9:01 AM

Elk River Downtown Area Plan - Community Survey

154	na	8/6/2024 8:43 AM
155	A public restroom would be a great asset to downtown. A higher end restaurant/cocktail bar is a must. No more cobblestone, maybe stamped concrete. Reconfiguration of Main/Parrish/Hwy 10. Consider one way on Jackson. Thank you!	8/6/2024 8:19 AM
156	I believe they have turned away a lot of businesses and proposals, including one from Topsy Chicken. The "old school" businesses have kept new businesses from coming in. We have lost a lot of opportunities to Otsego as a result. They need to make Jackson Street a one way. Make parking available on the other side, take down the railing and even out the sidewalks so those businesses can survive. We need more shopping and dining downtown, not another Karate studio or bank, neither of those bring foot traffic into downtown. The small town mentality needs to change and those decision makers need to see that bringing in more shopping and dining, only benefits them in the long run as well. I don't want to see us lose more businesses to neighboring cities.	8/5/2024 9:20 PM
157	I love downtown but walking and biking across highway 10 is an absolute no! More restaurants and unique shops would be perfect as this area could easily be a great destination town!!	8/5/2024 9:08 PM
158	More retail businesses would be wonderful. A parking ramp would be nice as well.	8/5/2024 9:01 PM
159	Would love to see a round about or three way stop at main start and Parrish. That is a terrible intersection.	8/5/2024 8:14 PM
160	Continuing to have a place that feels warm, welcoming, uplifting, a place people say they want to go to, more activities that can bring people to our downtown, making our downtown a hallmark village.	8/5/2024 7:55 PM
161	No one parks across highway 10, it's not safe walking across the highway.	8/5/2024 6:56 PM
162	The ease of access to businesses on Jackson Ave need improvement	8/5/2024 5:44 PM
163	I love living in the downtown area. But losing the drug store was really difficult. We NEED someplace to buy a pop, a newspaper, a dozen eggs, etc. We could really use a market of some sort. I think it would complete the feel of this area.	8/4/2024 1:44 PM
164	I would love to see a convenience store or grocery store that sells basic household essentials, fresh produce, and other items that you normally have to drive to get.	8/2/2024 1:15 PM
165	The way the rail interacts with the test of the infrastructure causes lots of problems. This causes downtown to feel disjointed from the rest of elk River. Living downtown we drive into the nearby neighborhood just to avoid the lots on 10 which are controlled by the rail since the cycle times can get excessive at times. It would be expensive but grade separating the rail would eliminate most of the issues	8/2/2024 1:03 PM
166	It would be nice to have more of a walking path near the river. The rivers edge park offers a nice view, but that's really the only place you can enjoy the river.	7/30/2024 10:35 AM
167	I like that the downtown has a high enough volume of businesses and events (farmers market) to make it fun to walk around. I do think pedestrians are difficult to see with cars parked directly next to crosswalks and there are "dead zones" like by the new bookstore that are harder to get to and feel isolated which makes them less appealing to walk to (the area around them is only pavement with a road next to it). I think having refuge islands would help. Maybe more green space in the median? If there was an easier way to get to downtown from the Hwy 10 side that would improve life.	7/29/2024 11:23 AM
168	Main Street and Parish intersection needs to be safer/ easier to navigate.	7/27/2024 3:34 PM
169	Keep the historic buildings, get the downtown original buildings or blocks on the National Historic Register.	7/27/2024 1:33 PM
170	Don't need any more housing built	7/27/2024 12:45 PM
171	I'm looking forward to some of the riverfront businesses turning over (ex the funeral home..) and being developed into entertainment spaces/ restaurants that utilize the riverfront view.	7/25/2024 8:05 PM
172	Italian restaurant would be nice. Something other than bar food. Erase the stop lights on highway ten.	7/25/2024 4:44 PM

Q12 Do you currently live in Downtown?

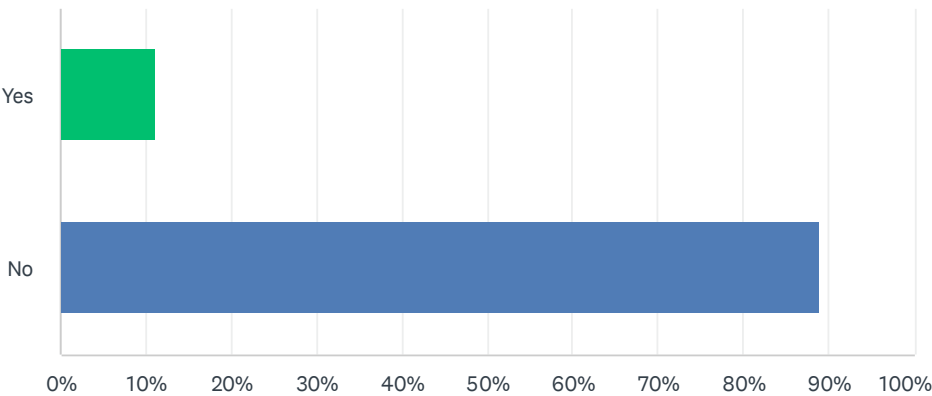
Answered: 361 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	7.48%	27
No	92.52%	334
TOTAL		361

Q13 Do you currently work in Downtown?

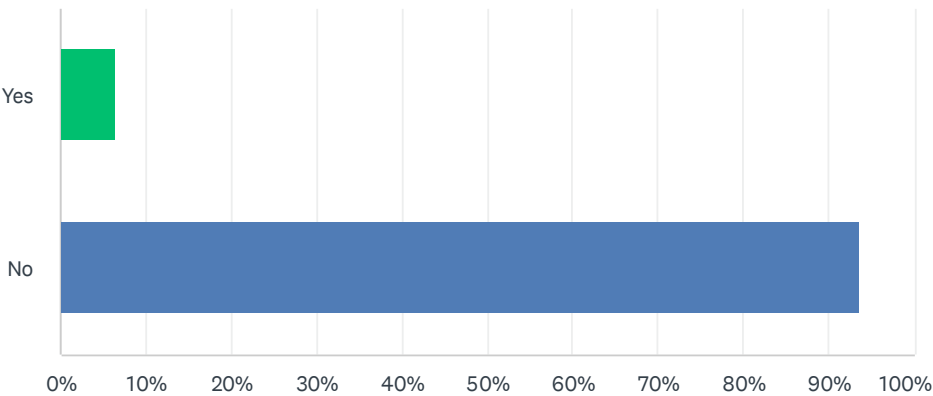
Answered: 361 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	11.08%	40
No	88.92%	321
TOTAL		361

Q14 Do you own a business or property in Downtown?

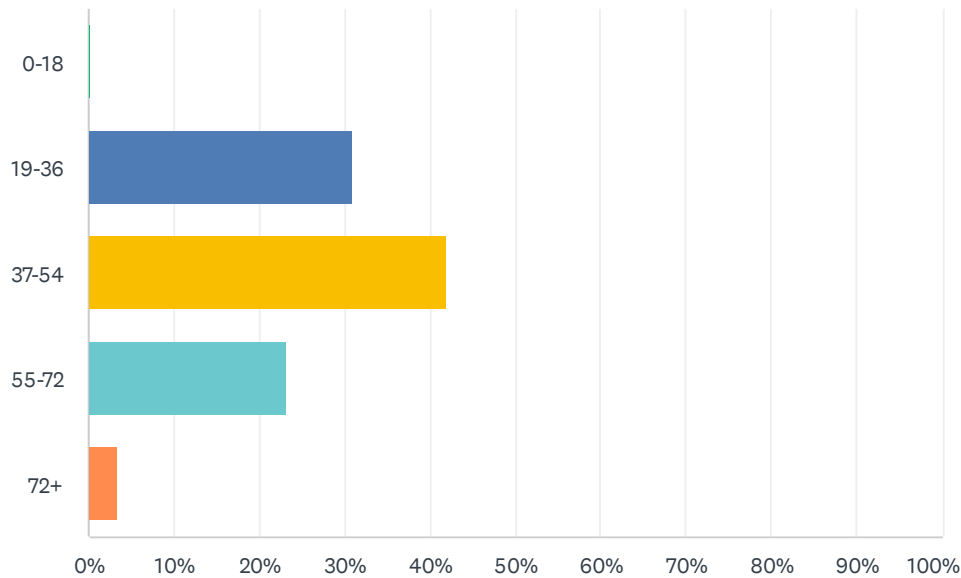
Answered: 360 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	6.39%	23
No	93.61%	337
TOTAL		360

Q15 What is your age (optional)?

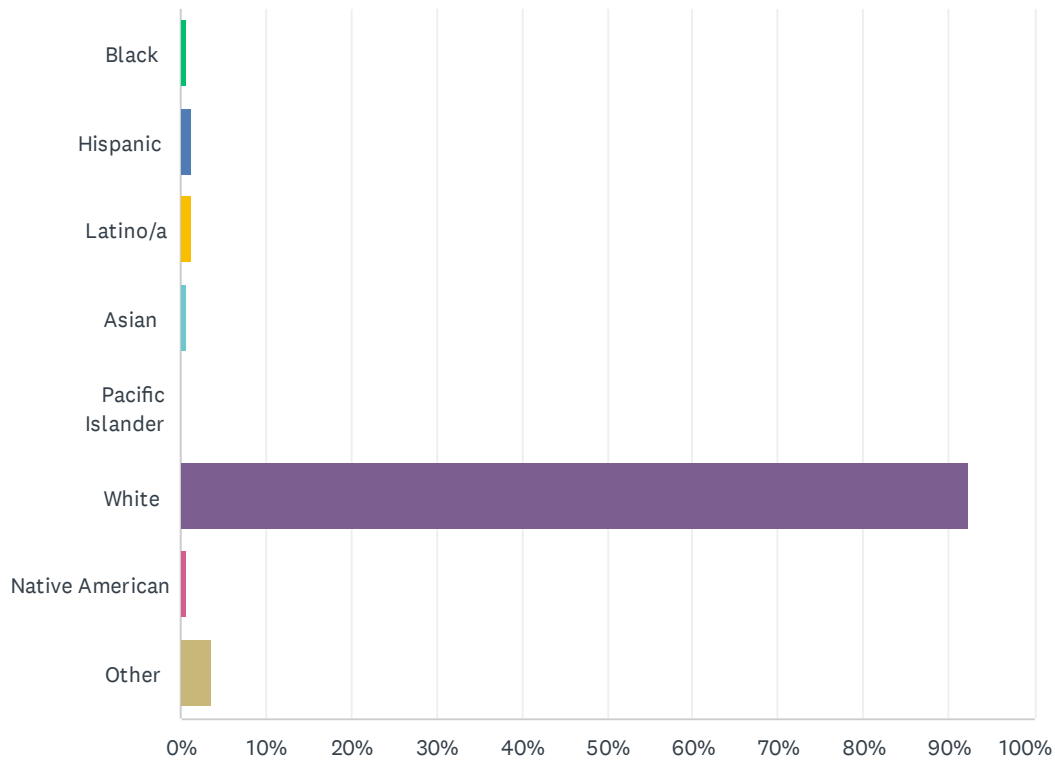
Answered: 347 Skipped: 15



ANSWER CHOICES	RESPONSES	
0-18	0.29%	1
19-36	30.84%	107
37-54	42.07%	146
55-72	23.34%	81
72+	3.46%	12
TOTAL		347

Q16 How do you identify (optional)?

Answered: 335 Skipped: 27



ANSWER CHOICES	RESPONSES	
Black	0.60%	2
Hispanic	1.19%	4
Latino/a	1.19%	4
Asian	0.60%	2
Pacific Islander	0.00%	0
White	92.24%	309
Native American	0.60%	2
Other	3.58%	12
TOTAL		335

Elk River Downtown

Recommendations & Implementation Strategies

Case Studies

Downtown Stillwater – Stillwater, MN

Categories: Hotel, riverfront revitalization, placemaking

Major Outcomes: New construction, including multiple hotels, spurred by the creation of a new bridge and conversion of the old bridge into part of a pedestrian and bike network.

Description:

Stillwater is a small tourism-driven town in the bluff country of eastern Minnesota. Prior to the closure of the 87-year-old lift bridge in 2017, 18,000 cars crossed the aging bridge daily, bringing visitors to the city's shopping and dining establishments downtown. The bridge closure came on the heels of the opening of the St. Croix Crossing south of downtown. In 2018, two new hotels opened in downtown Stillwater and a third hotel broke ground on an expansion. The new hotels include Hotel Crosby (55 rooms) and the Lora hotel (40 rooms).

In addition to new hotel construction, owners of retail stores downtown embarked on façade improvements of 19th century buildings and in 2019 Wolf Development broke ground on the adaptive reuse of the town's historic armory, which was converted into apartments and commercial space (Fieldhouse 34). These investments reflected the strong economic climate as well as the increased ease of pedestrian access to downtown due to the bridge closure.

Figure 1. Stillwater's Historic Lift Bridge, Now Part of St. Croix Crossing Loop Trail



Source: Twin Cities Outdoors.

Figure 2. The Lora Hotel



Source: Lora Hotel.

Figure 3. Interior of Fieldhouse 34 in the Historic Armory Building



Source: Historic Fieldhouse 34.

Figure 4. Rooftop Patio Overlooking the River at Brick and Bourbon in Downtown Stillwater



Source: Discover Stillwater.

Artists on Main Street – Willmar, MN

Categories: Placemaking, Events

Major Outcomes: Increased visits to Downtown throughout the year; community-building

Description:

Artists on Main Street is a program operated by local organizations, Rethos and Springboard for the Arts. The organizations work with cities to bring art and art-related events downtown, focusing on small and rural cities. Member cities receive funding and resources for the creation of art-based physical, economic, and social solutions for downtown.

One of the current participating cities is Willmar, MN, located in Kandiyohi County southwest of St. Cloud. The City's approach to using the resources provided by the program involves having "small and many" events to attract a wide variety of residents downtown throughout the year with a goal of creating community. In its first year, Willmar received \$20,000 from the program, which funded 13 projects. These included murals, seating areas, art workshops, and a community picnic. In its second year, the City aimed to utilize the program to bolster public outreach for its Comprehensive Plan update. City Planner Sarah Swedburg emphasized that in bringing people downtown for events throughout the year, it built downtown's identity as a place to meet friends and take part in community.

Figure 5. “Wilmar...What Comes to Your Mind” Art Event in 2019



Source: Rethos.

Figure 6. Residents Helping to Paint the Collaborative Downtown Mural Medallion in 2019



Source: Rethos.

Grain District Downtown Redevelopment Plan – Bondurant, IA

Categories: Hotel, Placemaking

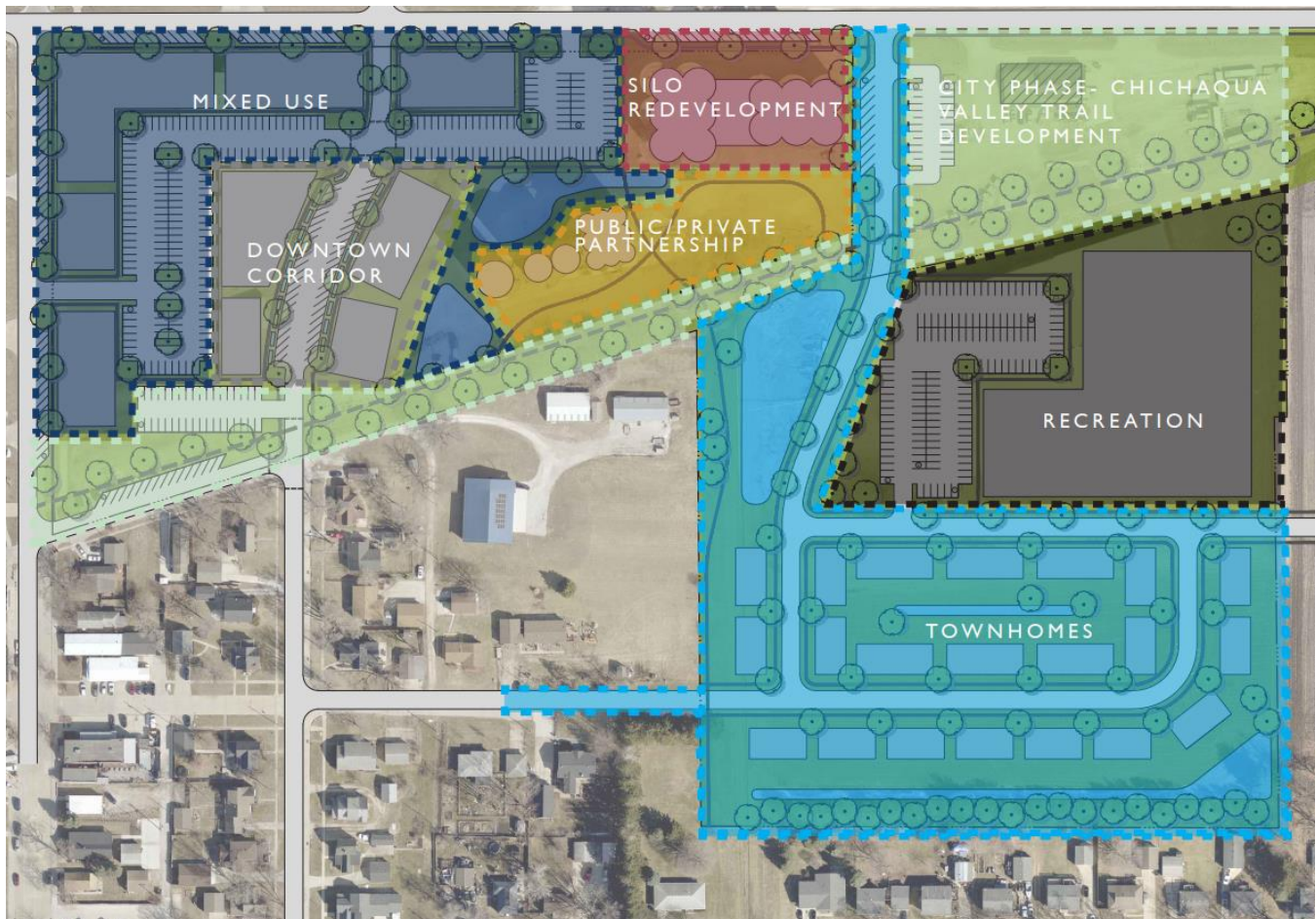
Major Outcomes: Public-private partnership for redevelopment and adaptive reuse of a historic grain silo; public investment in infrastructure, placemaking, and events.

Description:

Bondurant, a city of just over 7,000 residents located outside of Des Moines, adopted a plan in 2024 to redevelop the Grain District, an area adjacent to its downtown. The district was previously home to the Landus Cooperative and features a 140-foot tall grain silo. In 2024, the City released a plan for the grain district that includes townhomes, mixed-use (residential over retail), a park with a sculpture garden and stormwater retention ponds, a recreation center, and a repurposed railroad trail. The local buyer of the Grain District site, The 101 LLC, approached the City with the idea of sharing the cost of the plan adoption and creation process.

The centerpiece of the plan is the redevelopment of the grain silo into a mixed-use building with a hotel, condos, and retail space. Planned public investments to support the development of the site include an extension of the Chichaqua Valley Trail, realignment and extension of Lincoln Street NE, construction of a public gathering space and an arboretum, implementation of public art and creative placemaking, repurposing of a city Emergency Services facility into a public Parks and Recreation Center, and new public parking. Following adoption of the plan, the City entered into a Memorandum of Understanding (MOU) with the developer. In addition to the infrastructure investments planned by the City, the project is eligible for the City's tax abatement program, and TIF funds could be allocated to the silo redevelopment if it includes hotel and condo uses.

Figure 7. Adopted Plan for the Grain District in Bondurant



Source: City of Bondurant.

Figure 8. Conceptual Plan for Grain Silo Redevelopment



Source: City of Bondurant.

Independence Landing – Independence, OR

Categories: Hotel, Riverfront Revitalization, Events

Major Outcomes: New housing, hotel, and park adjacent to the historic downtown

Description:

Independence Landing is a suburb of Salem, Oregon that has in recent years branded itself as a gateway to the Willamette Valley wine country. The City had spent approximately 15 years prior to forming a development partnership revitalizing its downtown through investments in streetscape and a new park along the river featuring an outdoor amphitheater similar to Elk River's. In 2009, the City's 2020 Vision Plan identified an 18-acre site on the river adjacent to downtown as a key development opportunity. The City used a State transportation grant to fund concept plans for the site, which it ultimately purchased in 2015. In 2017, the City entered into a development agreement with Tokola Properties, which built a park, apartments, townhomes, and the first hotel in the city on the riverfront.

Figure 9. Independence Hotel



Source: Tokola Properties.

Figure 10. Independence Landing



Source: Tokola Properties.

Downtown Walla Walla – Walla Walla, WA

Categories: Hotel, Placemaking

Major Outcomes: Repositioning of Walla Walla as a “boutique destination,” new hotel development, pedestrian plaza.

Description:

The city of Walla Walla in southeastern Washington has a population of just over 30,000 residents that since the 1970s has been working to establish itself as a wine destination. The Walla Walla Main Street Foundation (now the Downtown Walla Walla Foundation) was formed in the 1980s, focusing initially on downtown events like the Italian Heritage Festa and Main Street Fair. In 1987, the foundation partnered with banks on a façade improvement program to revitalize downtown’s aging buildings. In 1991, the City approved a Local Improvement District to fund downtown improvements. In 2003, the City embarked on creating a 20-year downtown Master Plan to guide the future of the district. The Master Plan process created a community vision for the area that the City used as a basis for its urban design framework. The plan identified key public amenities and planned for wayfinding and circulation. Between 2000 and 2014, the City’s downtown won a number of accolades, including Washington Main Street’s Excellence on Main award and the American Planning Association’s Top Ten Great Neighborhood award.

In 2019, the City gained its newest hotel, the FINCH, on the former site of a Red Lion. The 80-room hotel showcases regional amenities by featuring local art and furnishings sourced from the Northwest, as well as through the use of tour guides to suggest activities to guests. Columbia Hospitality, which manages the FINCH, told the *Whitman Wire* that Walla Walla stands out for its “vibrant, unique, and authentic community.”

In 2023, the City made a temporary street closure into a permanent gathering space called Walawala Plaza.

Figure 11. Walawala Plaza in Downtown Walla Walla



Source: Oregon Wine Press.

Figure 12. Downtown Walla Walla



Source: Visit Walla Walla.

Figure 13. The FINCH Hotel in Walla Walla



Source: Visit Walla Walla.

City-Owned Lot: Key Considerations

City Investment

In order to spur development of the City-owned lot, the City will likely need to subsidize the project. Because of current challenges in the development market nationwide, the quicker the City wants to see the lot developed, the more money it will likely need to put into it. Subsidies that can help attract development include:

- Free or reduced-price land transfer
- Equity in the project
- Infrastructure development
- Tax subsidies or deferrals
- Reduced development or impact fees
- Preliminary environmental or other due diligence studies

Partnership Structures & Development Agreement

The Steering Committee has identified redevelopment of the city-owned lot as a top priority for Downtown Elk River. To facilitate the development of this site, the city should conduct developer outreach, embark on a formal RFQ/RFP process to select a developer, and negotiate a development agreement that ensures development on the site is in alignment with the community vision. Key considerations for this agreement include:

- **Land:** the City should determine whether it intends to retain ownership of all or part of the land. Typically, developers prefer to own the development site outright. The City could determine alternative ownership structures, such as a 99-year land lease, but these are complicated arrangements that may not be appropriate for this site. The City could alternatively retain ownership of any parts of the site that are intended for public benefit or that will be developed at a future time.
- **Public Benefit:** Through the development agreement, the City could choose to require the developer to provide some public benefit in exchange for public subsidy (as discussed above). This could include park space, parking, or some other amenity that would benefit the community. However, the City should ensure that the public benefit is not so costly that the agreement falls apart.
- **Timing:** If the City chooses to give the land for free to the developer, it should consider including a provision within the development agreement that causes the land to revert to City ownership if development is not completed within a specified time. This will ensure that the City does not give up control of a key downtown site if the developer is unable to deliver.

Key Actions for Downtown Plan Implementation

Hotel Attraction

Attracting a hotel could be somewhat challenging for Elk River, as it is not yet a tourism destination and few small boutique hotels have been built in the area in recent years. However, as the City implements improvements that address connectivity challenges and emphasize Downtown's connection to the river, the prospects for a new hotel development will improve. Strategies the City should consider to attract hotel development include:

- Financial incentives such as tax abatements, infrastructure improvements, and/or shared planning costs.
- Increasing visits to Downtown Elk River through branding, high-quality placemaking, and events that draw visitors from throughout the region and provide a reason to stay overnight.
- Identification of key sites, preferably along the river, that are suitable for hotel development and zoned appropriately to allow for an urban, boutique-style hotel. This can include sites suitable for both ground-up development and adaptive reuse.
- Building and maintaining relationships with developers and key property owners to identify potential opportunities for partnerships.

Grocery Attraction

Attracting a grocery store to the Uptown neighborhood will be challenging, especially because there are few small-format grocery chains operating in the US. The most likely type of grocery store to locate in this area will be a cooperative. Strategies that cities can use to attract grocery stores include:

- Financial incentives like land, infrastructure improvements, and/or tax credits
- Regulatory incentives like zoning changes or modifications, design concessions, and expedited permitting
- Alerting the local tenant broker community to a potential grocery location in Uptown
- Attending local ICSC events to network and spread the word about the opportunity

Housing

The current development environment nationwide is challenging due to high interest rates as well as rising material and labor costs. Attracting significant housing development may be somewhat challenging in the near term, but the City can use this opportunity to prepare for longer-term investment, especially in the Uptown neighborhood. Actions the City can take to attract housing development include:

- Zoning the Uptown area for a variety of housing types, including townhomes, garden-style apartments, and mixed-use development.
- Ensuring that neighborhood commercial uses, potentially including a grocery store, are allowed and that parking requirements are appropriate for the scale of development.
- Conducting an environmental assessment of the site and potentially mitigating any significant environmental hazards on site that would limit housing development.
- Building relationships with developers who are active in the region and working with them to better understand the opportunities and challenges in this area.
- Providing funding for infrastructure development that will benefit the general public, such as new sidewalks.

Courtney Janke

Yall building a parking ramp too?!

Whelp, looks like it time to start looking at moving away.

6w Like Reply Hide Edited 4



Brandon WK

Courtney Janke that was my thought also. Time to move away from people and high taxes

6w Like Reply Hide 2



Reply to Courtney Janke



Monty Torper

Something to consider when people say, the community doesn't want this. I think people should consider the age and conditions of alot of the older buildings downtown. Change is inevitable, the biggest question is when. That's what alot of these discussions are about, getting the community together, to come up with a great gam eplan that's best for downtown and the future.

6w Like Reply Hide 8



Linde Hilyar

Monty Torper only fix what needs fixing. We do not need a hotel or another grocery downtown. Now if a Trader Joe's wants in we have plenty of other locations that can fuel that. Let's add more businesses and still try to accommodate parking.. it all looks and sounds great but in all fairness we are not and will not be a Stillwater.

6w Like Reply Hide 14

The comment Christopher Borum is replying to has been deleted.



Christopher Borum

Barbara Hamlin What does "let it grow on its own" mean?

6w Like Reply Hide



Top fan

Amy Daisy

Monty Torper Agree. The majority of downtown buildings and storefronts need updates to meet legal accessibility requirements. Improving access is essential—not only to avoid potential lawsuits, but to better serve individuals with disabilities, seniors... [See more](#)

5w Like Reply Hide Edited



Reply to Monty Torper



Lisa Collins Niemela

Where's the parking????

6w Like Reply Hide 7 

 Jeremy Collins

Lisa Collins Niemela did you hear how the narrator pronounced Lowell? If this is for the next 15 years you would think the parking garage would be number one priority.

5w Like Reply Hide 

 Reply to Lisa Collins Niemela

 Stephanie Schultz

Elk River City Government is there an opportunity to virtually log in? The timing makes it complicated and I would like to contribute

6w Like Reply Hide 2 

 Author

Elk River City Government

Stephanie Schultz Unfortunately, we do not have a virtual option for this specific open house. You are able to submit a written letter or email on behalf of this plan that city staff, commissions, and City Council can review. You may also be able to at... **See more**

6w Like Reply Commented on by **Starr Sorheim**  Edited

 Stephanie Schultz

Elk River City Government pending the type of questions and feedback received, will these plans and costs be open for discussion or is this a done deal with no room for change?

6w Like Reply Hide 4 

 Stephanie Schultz

Elk River City Government furthermore will govt officials be taking into consideration questions and opinions on social media?

6w Like Reply Hide 4 

 Author

Elk River City Government

Stephanie Schultz No plans or costs have been solidified or considered by the City Council. Additionally, social media comments will most likely be shown to officials, but written email or letter will be guaranteed recorded and read.

6w Like Reply

 Reply to Elk River Cit...

 Reply to Stephanie Schultz



Top fan

Amy Daisy

Downtown would benefit from more accessible building entrances, ramps, parking, and sidewalks that meet disability requirements. These improvements also support seniors, parents with strollers, and others who navigate mobility challenges.

5w Like Reply Hide



Sandra Margaret

Please plan for much more parking. I often have to circle the “blocks” 3 times to find a parking space to go to my favorite shop!

5w Like Reply Hide



Christine Cornelius

We will be at the meeting on Tuesday. Because I'd guess that as downtown small business owners whose property taxes increased 75% this year, we might be funding these sorts of plans. The video mentions that feedback from downtown business owners has been taken into consideration, but we were never asked anything And you better believe we have questions.

5w Like Reply Hide 7



Heidi Wilson

Christine Cornelius good luck.

5w Like Reply Hide



Top fan

Amy Daisy

Christine Cornelius The majority of downtown buildings and storefronts need updates to meet legal accessibility requirements. Improving access is essential—not only to avoid potential lawsuits, but to better serve individuals with disabilities, seniors, and parents with strollers, ultimately benefiting business owners and the community as a whole.

5w Like Reply Hide



Linde Hilyar

Dumb

6w Like Reply Hide 2



Cheryl Miller

Linde Hilyar agree 100%

6w Like Reply Hide



John Jordan

How is something "dumb" before actually seeing it? Seems to me THAT is dumb.

6w Like Reply Hide

Reply to Christine Cornelius



Linde Hilyar

John Jordan ooh I don't need to see it. They keep dumping money into this old down town. Take a drive and look at the rest of ER that needs help. Peace out. 🙌

5w Like Reply Hide



Reply to John Jordan



Reply to Linde Hilyar



Katie Brison

I like it!

6w Like Reply Hide 2 🍊



Julie Worthington

Elk River City Government when will the information about tax increases come into the conversation? Our taxes are already very high.

6w Like Reply Hide 11 🍊



Mark Lea

How much extra will it cost us? Taxes are high enough already

6w Like Reply Hide 23 🍊



Wendy Brown

Let us vote!!!

5w Like Reply Hide



Dan Storm

Keep on improving! The River front looks great

6w Like Reply Hide 🍊



Darlene Schrupp Olson

Really 😞

6w Like Reply Hide 🍊



Michelle Turner

No. A parking garage? Not interested in this overall. Sorry

6w Like Reply Hide 4 🍊



Paul Fischer

I would like to find a way for the City, County and State work to connect a bike/multi use trail along 169 to the trail in Ramsey ends just west of rest stop. It could be paved or packed similar to the Luce Line in west metro. It would be extra cool to be along the river but I understand this is valuable property. I would just like a safe way to bike to Anoka. From Anoka you can connect to nearly every trail system.

5w Like Reply Hide

Minda Mae St. Claire

I hope areas that incorporate the historic aspects of downtown will be used as good examples. Anoka has done well with their social district, and they avoided harming existing businesses during their changes.

6w Like Reply Hide 5

Paul Pederson

elk river getting taxed too much

6w Like Reply Hide 2

Jackie Benson

We don't need it!!

6w Like Reply Hide 10

John Jordan

Jackie Benson You don't even know what you don't need because the plan isn't out yet.

6w Like Reply Hide

Reply to Jackie Benson

Patrick Anderson

Post office will never move and sell.
So uptown is gonna be stuck with an aging post office in the middle

6w Like Reply Hide

Top fan

Jeff Taylor

Pass

6w Like Reply Hide

Linda Berger Anderson

Leave downtown alone.

5w Like Reply Hide 2

Matt Stevens

Let's get rid of most of the parking downtown to build a building then wonder why the commercial space is empty. Quit trying to suckup to the met council cars and parking are necessary out here

6w Like Reply Hide 8

Zach Uphus

Well this is why voting matters. You keep voting the people in that like spending. They will in return just keep spending. Your tax dollars and increase means nothing to them. The taxes in the city have gone up significantly and they will just take more blood. We pay 3 1/2 months just to the federal government. Most people another month or two for property taxes. Now you want us to even spend more. It's always easy spending other people's money.

5w Like Reply Hide 2

Ashley Horton

Dustin Horton

6w Like Reply Hide

Jessica Hackenmueller

This would up our taxes? Your community can barely afford the taxes as it is. Pushing people out. It's beautiful but can your community afford it???? **Elk River City Government**, do you even understand how much our taxes are and how hard it is for people right now?! I don't think you do

6w Like Reply Hide Edited 49

Kate Elizabeth

Jessica Hackenmueller we would definitely be pushed out. They'd build a string of apartments where we live now. Nice to have a heads up.

6w Like Reply Hide

David Sanders

Jessica Hackenmueller Looks to me they are building homes to collect more taxes at the cost of destroying the historic site.

5w Like Reply Hide

Reply to Jessica Hackenmu...

Dustin Dahlheimer

Get rid of the farmers market in down town. People don't know how to park, drive, or walk, and that whole intersection from Parrish/Main to Jackson is a backed up mess. Fair grounds has plenty of space and parking

6w Like Reply Hide 46

Stacy Hildreth

Dustin Dahlheimer and the fairgrounds are up for sale too. They could definitely do something there

5w Like Reply Hide

Reply to Dustin Dahlheimer



Heidi Wilson

No, and I'm tired of paying such high taxes.

6w Like Reply Hide 21



Bruce Quammen

Heidi Wilson, take Trumple-thin-skin's unit out of your mouth.

6w Like Reply Hide 2



Christopher Borum

Heidi Wilson Do you earn more than \$400k per year? If not, your taxes are about to explode anyway. Might as well use some of that to improve areas you use every day.

6w Like Reply Hide Edited



Kati Grabrick

Where are people going to park downtown? If you want to bring people in to enjoy the downtown area you need to think about where they are going to park. This plan has NOTHING to allow Parking for people to enjoy downtown. The Current parking situation doesn't allow enough parking for all the current events they have.

6w Like Reply Hide 19



Kasandra MN

Kati Grabrick the multi level parking was mentioned with the city owned lot where the farmers market currently takes place.

This would be paid for by the city budget-aka taxes

6w Like Reply Hide 4



Randine N Karnitz

Kasandra MN didnt they deny someone to do this years ago and got denied? Whats the change of heart?

6w Like Reply Hide 3



Nik Anderson

Nobody wants this.

6w Like Reply Hide 21



Christopher Borum

Nik Anderson Speak for yourself

6w Like Reply Hide 2

Reply to Heidi Wilson

Reply to Kasandra MN

Reply to Kati Grabrick



Nik Anderson

Christopher Borum I did.

5w Like Reply Hide



Reply to Christopher ...



Reply to Nik Anderson



Heather Opay

There's not any good parking, I understand the need to upkeep the older buildings. Give the money to the older buildings to help fix them up. Parish/ main/10 need to be addressed.

Thur night is hell going through town, by 10 or main.

We are not a tourist town.

Build something out west of town, besides kwik trip

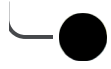
6w Like Reply Hide 14



Charlene Phillips

Heather Opay shouldn't the owners of those older buildings take care of that? That's part of ownership.

6w Like Reply Hide 7



Heather Opay

Charlene Phillips I think that too, but the city could offer loans/grants to the owners to help fix them instead of tearing down and building

6w Like Reply Hide 4



Reply to Charlene Phil...



Reply to Heather Opay



Jenn Marie

I really hope you are in conversation with the school district. There are conversations regarding a hefty referendum in 2026 for 2 schools so if you expect this to be funded by tax payers as well it's all too much.

6w Like Reply Hide 9



Jessica Hackenmueller

Jenn Marie exactly

6w Like Reply Hide



Tiffanie Thibodeau

Jenn Marie and those of us in Zimmerman are paying for this too because we are in the school district. I pay \$6000 in taxes. They increased by \$3000 in 7 years and for what? We don't live in elk river

6w Like Reply Hide 5 👍👎👎

Jenn Marie

Tiffanie Thibodeau yep, the school referendum will be district wide, and it will be a big one. I really hope people start paying attention because this is all being talked about now.

6w Like Reply Hide 2 👍❤️

Reply to Tiffanie Thib...

Dawn Boje Hofteig

Jenn Marie crazy thought, stop blowing tax payers money on stuff the school “needs”! My son goes to Spectrum and these stupid referendums do not put any money towards that school! This city is getting crazy!

5w Like Reply Hide 2 👍

Jenn Marie

Dawn Boje Hofteig especially since one of their ideas is around 18 million to build a level 4 school and have possible open enrollment to it, when we have less than 50 kids district wide that need a level 4 school. So essentially this would drop our property values , and increase our property taxes, and the majority of kids that need this space will come from outside the district where those residents won't have an increase in taxes from it 🤔 it's wild.

They are gonna taxes us right out of our homes it seems.

5w Like Reply Hide 2 🤔👎

Reply to Dawn Boje H...

Reply to Jenn Marie

Rhonda Rognstad-Taylor

This is not needed. Listen to the taxpayers, taxes are way too high already.

6w Like Reply Hide 7 👍

Christopher Borum

Rhonda Rognstad-Taylor I'm a taxpayer and I want the city to continue to grow and improve.

6w Like Reply Hide 👍



Chad Robb

Christopher Borum Rhonda's right, this will be a disaster. Get ready for your property taxes to go up about \$1000/year. In the end it will be a 10+ year project where downtown will not even be visited by anyone during all of this construction. Many of the current businesses will go under and when it's done most businesses will struggle to pay the leases on the new buildings. Get ready for a ghost town and your property taxes to go up by more than a grand per year. There's nothing wrong with what we have. Encourage new businesses to move in, and if they want to renovate or build, take their plans into consideration. Do not take an axe to the downtown area and rebuild it in a 10+ year project.

5w Like Reply Hide 2



Reply to Christopher ...



Top fan

Amy Daisy

Rhonda Rognstad-Taylor Most downtown buildings, roads, & parking need accessibility updates to meet the law. These changes support people & help protect and grow local businesses.

5w Like Reply Hide



Reply to Rhonda Rognstad-...



Susan Bergstrom

the people seem to be against it. won't matter, they will do what they want to do, make us pay for it. they put this "we want to hear from you" on to make them look good. it's probably a done deal.

6w Like Reply Hide 10

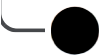


Author

Elk River City Government

Susan Bergstrom Hi Susan, this plan has not yet been reviewed by City Council and is not currently approved. We encourage residents and business owners to attend our upcoming open house to ensure their voices and feedback are heard prior to any finalization.

6w Like Reply Commented on by **Starr Sorheim** Edited



Jessica Hackenmueller

Elk River City Government maybe we should all Be able to VOTE on this before the city counsels has any say on this!!!! WE DON'T WANT THIS because we can't afford this!!!!!!!! Listen to your city

6w Like Reply Hide 12



Susan Bergstrom

Maybe we can not all come out to your meeting! You asked the question on this site so we COULD give you our feed back. perhaps you should consider this our voice and say "oh no one objected at our meeting so let's do it!"

6w Like Reply Hide 3



Christopher Borum

Jessica Hackenmueller You did vote for it. In a representative democracy, we elect members of a body to make decisions and if we don't like those decisions, the remedy is to vote for someone else next time. This is classical Greece.

6w Like Reply Hide 2



Jessica Hackenmueller

Christopher Borum no that's not enough of a vote to let's this go through. We need a ballet type vote

6w Like Reply Hide 2



Christopher Borum

Jessica Hackenmueller We can't just put every decision on a ballot question. That's the point of having a city council. I don't know, but I assume the state and city have guidelines on what could go on the ballot. Maybe this qualifies, but I doubt it. I'm pretty sure statewide it can only be things that alter the state constitution.

6w Like Reply Hide 2



Jessica Hackenmueller

Christopher Borum this is a pretty big dollar amount to add to our taxes. We should be able to vote on something like this! Doesn't need to be an official ballot. We all should be mailed something and we fill out and return. Idk

5w Like Reply Hide



Kate Elizabeth

Susan Bergstrom yep. They don't care.

6w Like Reply Hide



Reply to Susan Bergstrom



Jim Lang

The uptown area looks like you would demolish the current neighborhoods. Not a fan.

6w Like Reply Hide 9

Alyssa Zwilling

As someone who owns a business in downtown. Holding events near there only impacts the businesses negatively. My employees have to alter their schedules on Thursday afternoons because there is no where for their clients to park.

6w Like Reply Hide Edited 23

Top fan

Amy Daisy

Alyssa Zwilling The focus of downtown improvements should be accessibility. Without updates, businesses risk lawsuits.

5w Like Reply Hide

Reply to Alyssa Zwilling

Kimmy Abeln Schroeder

Who created that? Waste of time & money.

5w Like Reply Hide

Jason Olson

If it's going to raise taxes we don't want it

5w Like Reply Hide

Jon Person

Idk.. seems downtown is fine. Sunshine depot is nice local bar. We got multiple antique stores. Topsy Chicken is down there now.

5w Like Reply Hide 4

Heather Sumstad Ditschler

I really wish they wouldn't have already messed up downtown. If they would have left it alone 40 years ago, it could have become a tourist area like Stillwater and brought money in.

5w Like Reply Hide Edited

Jenny Sorensen

I agree with the vast majority of previous comments. Our taxes are already WAY too high! The city should look at how they can limit waste and not raise taxes further instead of making plans with money they don't have. The good residents of Elk River need a long break from all these massive tax increases!

5w Like Reply Hide 4

Jessica Hackenmueller

The people need to vote on this, not only the city counsel members

6w Like Reply Hide Edited 6

Charlene Phillips

There goes our taxes! Is this really needed????

6w Like Reply Hide 8 

Jazmin Sheree
15 years is crazy

5w Like Reply Hide

Sande Diebel Forster
Keep the historic buildings!

5w Like Reply Hide

Kelly Thomas
80 comments and all are negative.
This city has consistently done poor city planning; I have lived here 31 years and have not been impressed.
Subcommittees are formed and their hard considered recommendations are tossed out - repeatedly.
Current downtown looks terrible and utterly boring because the city council caved into the developers excuses and manipulations.
New development at the Specht property is horrible; the traffic situation will results in numerous collisions and likely deaths. The city "park land" there is all underwater. Good job City.

5w Like Reply Hide 

Jazmin Sheree
Elk river don't even have a down town there's literally nothing down there & it's small

5w Like Reply Hide 

Timothy Richard
Jazmin Sheree don't go there then

5w Like Reply Hide

Jazmin Sheree
Timothy Richard I don't I hate it here

5w Like Reply Hide

Timothy Richard
Jazmin Sheree then head out

5w Like Reply Hide

Jazmin Sheree
Timothy Richard you gone pay for it? Oh okay then

5w Like Reply Hide

Reply to Timothy Rich...

Reply to Jazmin Sheree





Jaki Heigl

Perry Tricia Heigl well F this...





Request for Action

To
City Council

Item Number
8.3

Meeting Date
June 2, 2025

Prepared By
Zack Carlton, Community Development Director

Item Description
Select Consultant for the Jackson Street Water
Tower Historic Park Agreement 2025-10

Reviewed by
Cal Portner
Tina Allard

Action Requested

Approve, by motion, the selection of Mend Collaborative to prepare the plans for the Jackson Street Water Tower Historic Park Agreement 2025-10.

Select a council member to serve on the project team for the project.

Background/Discussion

The 2025 CIP includes funding for a consultant to prepare plans for an interpretive park at the site of the historic Jackson Street Water Tower. The project's goal is to create a place where residents and visitors can go to learn about the history of Elk River. It is expected that the park will include a series of interpretive signs or kiosks that tell different parts of the city's story. The consultant will also solicit community feedback to inform the design of the site.

The city received seven qualified proposals ranging in cost from \$24,700 to \$25,000, all of them at or below the \$25,000 budgeted in the CIP.

Multiple staff members and the Heritage Preservation Commission (HPC) reviewed the proposals and narrowed the field down to two top candidates. City staff and two HPC representatives then interviewed the two candidates to better understand their proposed deliverables, public participation process, and overall scope. After reviewing the proposals and conducting the interview, the staff recommends Mend Collaborative as their proposals closely align with the city's goals for the project. Mend proposed a not-to-exceed cost of \$24,750 and their proposed timeline will deliver the final product at the end of October.

City staff would also like the City Council to select a Council representative to serve on the project team along with two members of the HPC and city staff.

Financial Impact

The not-to-exceed cost of the proposal is \$24,750, which is within the CIP budget for this project.

Mission/Policy/Goal

Timeless.

Reflect the culture of citizens and what is important.

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Attachments

1. Mend Collaborative Water Tower Historic Park Proposal
2. Professional Services Contract



Image Source: Earl C. Leatherberry

Jackson Street

Water Tower Historic Park



for the
City of Elk River

mend collaborative

May 6th, 2025

Table of Contents

General Information.....3

Project Understanding5

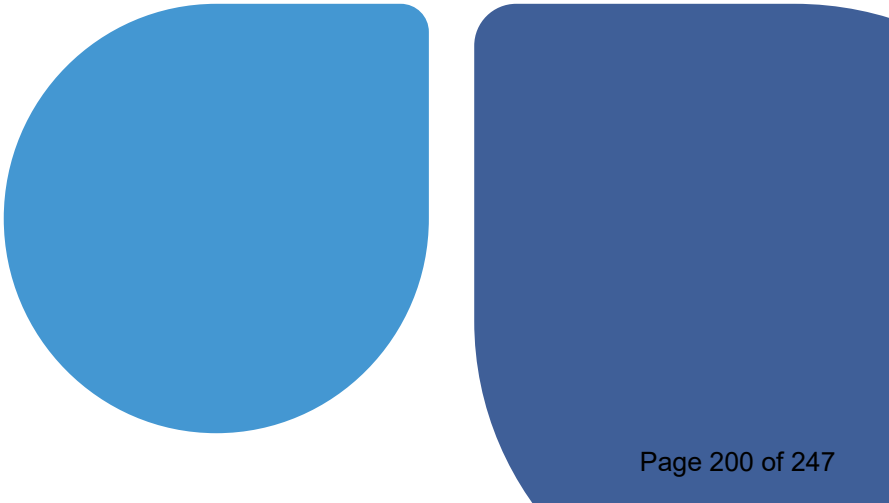
Project Approach7

Project Team Experience.....9

Schedule11

Additional Considerations 13

Consultant Costs 15



An architectural rendering of a park featuring a large waterfall on the left, a winding path, and terraced walkways with stone walls. People are shown walking, sitting, and playing in the park. The background shows a city skyline under a blue sky with birds.

General Information

Introduction to Mend Collaborative



Legal Name of Firm:

Mend Collaborative, Inc.

Location of Office:

2744 Lyndale Avenue South,
Minneapolis, MN 55408

Person Authorized to bind the Offeror:

Sandy Meulners-Comstock
Partner/Project Manager
sandy@mendcollaborative.com
763.218.6999

Legal Business Description:

S-Corporation

Date of Firm Formation:

June 13th, 2022

Certifications:

Women-owned Business
Enterprise in Texas and
Minnesota

Website:

www.mendcollaborative.com

Meet Mend

Mend Collaborative, founded in 2022 with roots in Minneapolis and Austin, is the evolution of years of collaboration between our founding partners—designers, planners, and advocates who believe that the health of our environments and the well-being of our communities are inseparable.

We are a design and planning firm that views every project as part of a larger ecological and cultural narrative. At Mend, we see our work as an act of listening and storytelling. Through deep engagement with communities, **we co-create spaces and strategies that restore balance, elevate local voices, and reflect the unique rhythms of a place.**

Our work is grounded in the belief that meaningful change begins with the community. We create participatory processes that center community insight and lived experience—because **inclusive design leads to more resilient, equitable outcomes.** We are committed to weaving together social, ecological, and historic/cultural systems in ways that heal, empower, and endure.

At Mend Collaborative, we are dedicated to advancing the field of design through our unwavering passion and commitment to excellence. Our firm is driven by a shared vision of creating vibrant, sustainable, and equitable communities. We continually challenge ourselves to push boundaries, embrace new technologies and approaches, and stay at the forefront of community needs.

Whether it's shaping landscapes, reconnecting neighborhoods with their cultural and ecological roots, or guiding sustainable development, Mend Collaborative delivers **transformative, community-driven solutions that honor local stories and create lasting impacts.**

Sandy Meulners-Comstock, PLA
Founding Partner, Mend Collaborative
763.218.6999

*This proposal is to remain valid
for 90 days from the date of
submittal.*

Project Understanding

Jackson Street Water Tower Historic Park

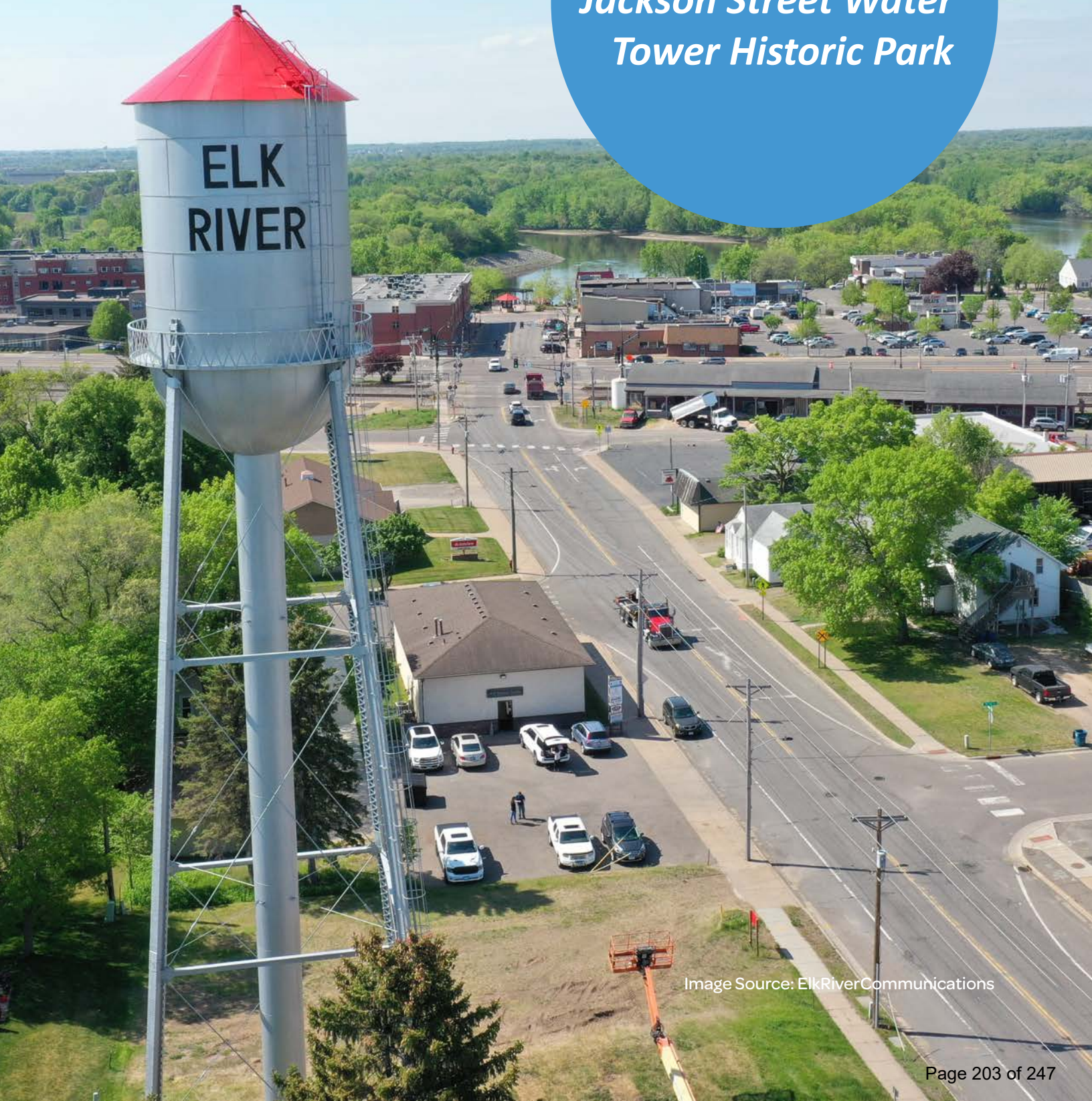


Image Source: ElkRiverCommunications

Project Understanding

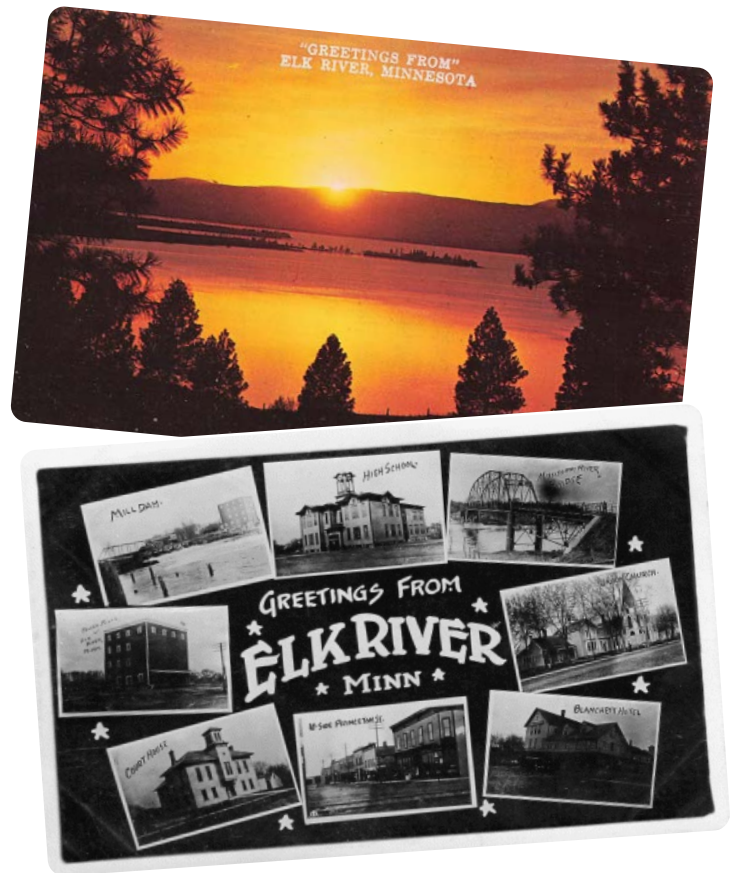
The City of Elk River is seeking a design partner to help envision the future of Water Tower Historic Park—an iconic site listed on the National Register of Historic Places. **This project represents a unique opportunity to honor Elk River’s rich history while creating a vibrant, accessible, and sustainable public space for future generations.**

Mend Collaborative understands that **the heart of this project lies in community and history of Elk River.** Meaningful public engagement will kick off our project understanding process, ensuring the voices of residents, business owners, elected officials, and city staff help shape the vision for this important space. We will lead a thoughtful, inclusive and fun community outreach effort to gather insight, ideas, and aspirations that reflect the highest hopes for the park.

The design of Water Tower Historic Park must be historically sensitive—not only to the structure itself, but to the broader heritage of Elk River. We recognize the importance of preserving and celebrating this character while enhancing the site’s functionality and relevance for today’s users. Mend will prioritize the City’s “Powered by Nature” identity by incorporating native plantings, passive recreation areas, and green infrastructure strategies that reflect a commitment to sustainability.

Equally important is the integration of **universal design principles that ensure the park is welcoming and accessible** to people of all ages and abilities. Comfortable and attractive hardscape features will provide opportunities to walk, sit, and gather—designed in a way that complements nearby River’s Edge Commons Park and reinforces the visual language of downtown.

Throughout the process, Mend will also assist in identifying and supporting grant funding opportunities to help realize the vision for Water Tower Historic Park. **We are excited about the potential of this project to blend heritage, nature, and community into a beloved and enduring destination.**



Top: Postcard Greetings from Elk River Minnesota Sunset
Image Source: Suburban Granola General Store

Bottom: Multiple scenes, Elk River Minnesota, 1908.
Image Source: LakesnWoods.com

Project Approach

*We will Engage,
Envision, and Act*

Quakertown Park | Denton, TX

Project Approach

Our approach to the Water Tower Historic Park project is grounded in a clear understanding of the project scope, the distinct historical significance of the site, and the broader context of Elk River. We've designed our process and deliverables to support the City's goals while ensuring that each step of the project is **purposeful, inclusive, and well-managed**.

At the outset, we will present a detailed Project Management Plan that outlines expectations, deliverables, deadlines, and team roles. This plan serves as a shared road-map for transparency and accountability. We propose meeting twice monthly to review progress, address emerging needs, and stay on schedule—ensuring the project remains responsive and on track.

We're particularly energized by projects like this—where history, place, and community intersect. Water Tower Historic Park presents a unique opportunity to explore the layers of Elk River's past and express them through thoughtful design and interpretation. Our team is committed to a deep exploration of the site's history, including oral histories and community narratives, while also inviting future-focused thinking that reflects the city's evolving identity.

Our approach is organized into three core phases: **Understand, Envision, and Act**. Each phase is guided by distinct goals, timelines, and deliverables.



Park visualization for the Lincoln and Londonderry Area in Edina, Minnesota. Image Source: Mend Collaborative

Phase 1 - Understand

Timeline: June - July 2025

Goal: Evaluate the quality and condition of the existing park, determine community preferences, and identify opportunities to be explored in Phase 2.

Tasks:

1.1 Project Kick Off Meeting & Site Tour

An in-person kick off meeting and site tour will set the tone for the project, outline goals, and set a level of scope understanding

1.2 Project Management Plan

A clear outline of communication and deliverable expectations

1.3 Engagement Plan

We will work with you to identify key stakeholders, demographic outreach goals, and engagement strategies

1.4 Bi-Weekly Project Meetings

Twice-monthly meetings with the project team to keep things on track and moving forward

1.5 Data Request & Analysis

We will collect all relevant data to build our base materials and understanding of the site including historical data including historical, GIS, maintenance and utility data

1.6 Existing Site Analysis

Inventory and assessment of the existing site and connections to adjacent sites

1.7 Base Map & Graphic Standards

Development of our base map and graphic styling that will be used throughout the project process

1.8 Online Survey and Mapping (1)

Virtual opportunity for the community to provide insight and input on the early stages of the design process

Deliverables:

1. Project Management Plan
2. Project Engagement Plan
3. Project Website
4. Site Analysis Plan
5. Base Map

Project Approach

Phase 2 - Envision

Timeline: August - September 2025

Goal: Create, evaluate, and present alternative park concepts that reveal a feasible and inspiring vision—one that enhances historic storytelling, delivers meaningful community benefits, and promotes environmental resilience. Conduct cost analysis and identify potential grant funding opportunities to support implementation.

Tasks:

2.1 Bi-Weekly Project Meetings

Twice-monthly meetings with the project team to keep things on track and moving forward

2.2 Concept Alternatives (2)

Two preliminary, conceptual alternatives for park improvements will be developed and tested against the priorities, goals, opportunities, and constraints identified in Phase 1. Concepts to schematically represent plant, hardscape and historical interpretation.

2.3 Concept Cost Estimates

Each Concept Alternative will have a cost estimate to accompany it

2.4 Community Workshop (1)

In-person workshop where community members will be encouraged to provide input and feedback on the two concepts

2.5 Preferred Concept Development

A singular preferred concept will be refined based on the feedback and input from community members, City staff, and stakeholders

2.6 Grant Funding Opportunity Research & Planning

Create a list of opportunities and deadlines for grant opportunities that relate to proposed park improvements

Deliverables:

1. Two (2) Conceptual Park Plans
2. Two (2) Conceptual Opinions of Probably Cost
3. Community Engagement Summary
4. Preferred Concept

Phase 3 - Act

Timeline: October 2025

Goal: Develop a realistic, achievable, community-supported park plan at a design development level.

Tasks:

3.1 Bi-Weekly Project Meetings

Twice-monthly meetings with the project team to keep things on track and moving forward

3.2 Final Recommended Park Plan and Visuals

Final plan drawings that includes a detailed site plan, two park renderings, plant and hardscape material selections and a historical interpretation plan

3.3 Market-Based Cost Estimation

Final cost estimation for the park vision to provide City staff a reference point for future budgeting and grant writing

Deliverables:

1. Final Water Tower Historic Park Plan
2. Cost Estimation
3. Grant Funding Plan



The Uplands Community Farmers Market. Image Source: Mend Collaborative

Meaningful & Fun Engagement

At Mend Collaborative, public engagement is at the heart of what we do. **We believe that a participatory process should be both meaningful and enjoyable, creating space for authentic input while building excitement about what's to come.** Our approach centers on elevating diverse voices and asking thoughtful, intentional questions that guide a project forward with community insight at the core.

To kick off this project, we plan to launch a project website—a digital hub where community members can stay informed about the park design process and contribute feedback throughout the project's duration.

We also look for opportunities to meet people where they already are. By aligning with existing city events—like the June–October Farmers Market, Riverfront Concerts, or Elk River Fest—we can engage residents in familiar, lively settings. **These touchpoints help us connect with a broader audience and ensure the process reflects the spirit and energy of the community.**



Project-branded postcards are a great way to get the word out about new projects in town!



Jazz Festival Pop-up in Denton, Texas



Folwell Park Pop-up in Minneapolis



Upper Cougar Creek ecological explorations



Heartland Trail Open House

Commitment from Start to Finish

At Mend Collaborative, we pride ourselves on guiding projects from vision to implementation—on time, within budget, and with a strong emphasis on feasibility. **Our team is deeply committed to delivering plans that don't just sit on a shelf, but are ready to come to life.**

A recent example of this is our work with the City of Denton, Texas. We partnered with Cameron Robertson to develop both the City's Downtown Plan and the Quakertown Park Master Plan. This comprehensive effort was delivered on time and within budget, and culminated in unanimous approval by City Council. Please see Cameron's contact information under "References" for more on their experience working with our team.

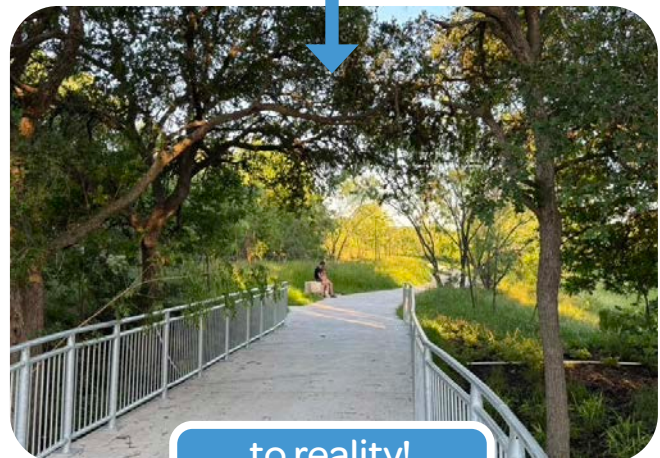
Implementation is a key part of our planning process. We actively support our clients in identifying funding sources and strategic partnerships to move their projects forward. At the Northrup King Building in Minneapolis, for instance, we helped secure \$750,000 in grant funding from the Mississippi Watershed Management Organization to support innovative stormwater infrastructure and play features. This project is currently under construction! **This success exemplifies our team's ability to not only design great spaces, but also ensure they are financially supported and built.**



from plan



to construction



to reality!

Project Team Experience

*We are committed to
strengthening connections
between people, place,
and history.*



Northrup King Building | Minneapolis, MN



Landscape Architect

Minnesota PLA #59779

Areas of Expertise

Landscape Architecture & Design

Project Management
Implementation and
Implementation Strategy
Urban Design & Planning

Education

Master of Landscape
Architecture, *University of
Minnesota Twin Cities*

Bachelor of Environmental
Design, *University of
Minnesota Twin Cities*

Experience

Mend.....2022-Present

Asakura Robinson...2021-2022

Confluence.....2019-2022

Topo.....2016-2019

LHB.....2014-2016

Sandy Meulners-Comstock, PLA is the lead member of the project team who will be the primary contact and have full responsibility for the project.

Sandy Meulners-Comstock, PLA

Project Manager | Founding Partner

As a licensed Landscape Architect in multiple states, Sandy is passionate about applying her experience and skill toward projects that have positive and lasting impacts on communities and the environment. She works at all scales of design, and her work has spanned from large-scale to site-scale planning and implementation. With part of her background coming from design/build, Sandy has a keen eye for details and how things come together, believing in applying sustainability-based practices to the built environment throughout all phases of construction. Sandy also believes in building teams that will support the best project outcomes, and ensuring robust community involvement drives her public space work. She holds a Bachelor of Environmental Design and Master of Landscape Architecture degree from the University of Minnesota Twin Cities, and is a registered Landscape Architect in the state of Minnesota.

Fun Fact: *Sandy grew up in the area, and has many family members in Elk River!*

Project Experience

Jennifer Lane Park, Quarry Lake Park, Scenic Heights Park, and Windermere Parks*

City of Shakopee, MN | Project Designer.....2023-2024

The Uplands

City of Sunset Valley | Principal-in-Charge.....2023-2024

River's Bend Park Improvements

City of Ramsey | Principal-in-Charge.....2025-Present

Folwell Park Implementation

City of Minneapolis | Project Manager.....2023-2024

FAIR School Crystal Schoolyard

Crystal, MN | Principal-in-Charge.....2024-2025

Shakopee Mdewakanton Sioux Riverfront Master Plan*

Shakopee, MN | Project Manager.....2019-2020

Cannery District Parks*

Eau Claire, WI | Project Designer.....2022

Fireman's Park*

Chaska, MN | Project Manager.....2014-2016

Contact:

email: sandy@mendcollaborative.com

phone: 763-218-6999

** Denotes previous firm experience*



Landscape Designer

Areas of Expertise

Landscape Design, Planting Design, Illustration, Graphic Design, 3D Visualization

Experience

Mend.....2023-Present
Cunningham.....2018-2023

Olivia Halsne

Landscape Designer | Assistant Project Manager

Olivia is an associate landscape designer with a passion for projects that amplify community voices and their connections to place. Growing up exploring and recording the rolling hills of central Wisconsin, Olivia found landscape architecture through a deep connection to the Driftless Region. Olivia is passionate about the stories that landscapes hold, and the profound connections that people have to places. She prioritizes getting to know new sites through community perspectives and voices, as well as on-site, tactile analysis such as photography, seasonal mapping, illustration, and sensory discovery. Curiosity and communication are the driving forces behind Olivia's design work, and she aims to keep her practice creative, engaging and fun!

Fun Fact: *Olivia loves illustration and has a knack for bringing spaces to life with her vibrant drawings and expressive paintings!*

Project Experience

Folwell Park Implementation

Minneapolis, MN | Designer.....2023-Present

Artspace Northrup King Building

Minneapolis, MN | Lead Designer.....2018-Present



Community Engagement Lead

Areas of Expertise

Urban Design, Housing, Small Business, Implementation

Experience

Mend.....2023-Present
Asakura Robinson.....2011-2022

Zakcq Lockrem, AICP

Community Engagement Lead | Founding Partner

Zakcq Lockrem, AICP, is an urban planner and designer who loves working in the big picture, understanding how complex systems influence people's lives, and how policy, programs, and physical projects can work together to sustain lasting impact in communities. He most enjoys working with working-class communities as they seek to build greater access to resources and opportunities for themselves and their children, and have more say in the changes that their community is experiencing. Zakcq's projects have received more than 30 state APA and ASLA awards, and 3 national APA awards. He has lived in Berlin, Boston, Houston, Ho Chi Minh City, and Austin but is happy to have returned to his roots in south Minneapolis.

Fun Fact: *Zakcq just wrapped up teaching the Civic Engagement Course at the Humphrey School of Public Affairs!*

Project Experience

Rondo Anti-Displacement and Community Investment Strategy

Rondo ACIDI | Project Manager.....2023-2024

Design Downtown Denton

City of Denton | Project Manager.....2023-2024



Ecological Design

SITES AP

Areas of Expertise

Parks, Open Space, Urban
Ecology, Conservation

Experience

Mend.....2023-Present
Asakura Robinson....2020-2022
Waterloo Greenway.2018-2022

Michelle Bright

Ecologist, Principal In Charge | Founding Partner

Michelle Bright is an ecological planner and designer with a background in landscape architecture. With over 17 years of experience with ecological, environmental, and sustainability thinking, her work focuses on inclusive, community led environmental design within the multidisciplinary group of designers, planners, and thought leaders at Mend. Michelle's work encompasses multiple scales, from detailed plant design to ecological conservation plans to downtown plans to citywide park and open space systems plans. Michelle also engages in teaching and community involvement as an adjunct instructor at the University of Texas and serves on the board of Austin Youth River Watch.

Fun Fact: *Michelle is a plant and ecology fan! She just finished teaching an advanced plant design course to MLA candidates at University of Texas at Austin.*

Project Experience

The Uplands

Travis County | Sustainability Lead.....2024-Present

Travis County Land Management Plan

Travis County | Project Manager.....2025-Present

Sunset Valley Savanna Trail

City of Sunset Valley | Principal-in-Charge.....2023-2025

Client References

These client contacts are from recent projects that were delivered on time and on budget.

Crystal Passi

Folwell Park | Minneapolis, MN

Project Manager, Minneapolis Parks Board

cpassi@minneapolisparcs.org (612) 271 7725

Carolyn Meredith

The Uplands | Sunset Valley, TX

Public Works Director

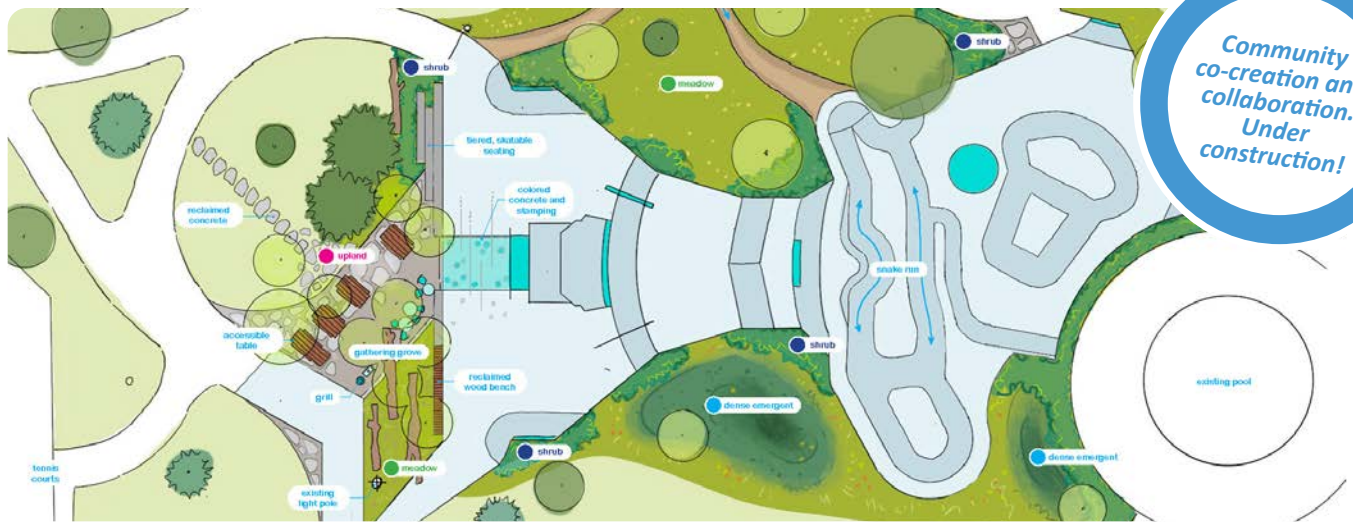
cmeredith@sunsetvalley.org | (512) 891-9103

Michael Kerski

Jennifer Lane Park, Quarry Lake Park, Scenic Heights Park, and Windermere Parks | Shakopee, MN

Director of Planning and Development

mkerski@shakopeemn.gov | (952) 233-3901



Folwell Park Design and Implementation

Minneapolis, Minnesota

Timeframe
2023 - Present

Client
Minneapolis Park and Recreation Board

Team
Mend Collaborative, Hunger Skateparks, Loeffler, Elan, Victus

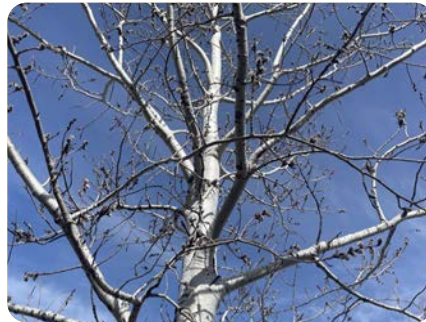
The Folwell Park Implementation project, led by Mend Collaborative for the Minneapolis Park and Recreation Board, is a transformative venture in North Minneapolis. Scheduled for construction completion in fall 2024, the updated park spaces will include an all-wheel park alongside crafting inviting community gathering spaces and playgrounds.

Mend has offered a myriad of services on the project through landscape architecture engagement, ecology planting, spatial, stormwater, lighting, and safety design. The project boasts a comprehensive Community Engagement process and integrates stormwater design, anticipating future enhancements in phase two.



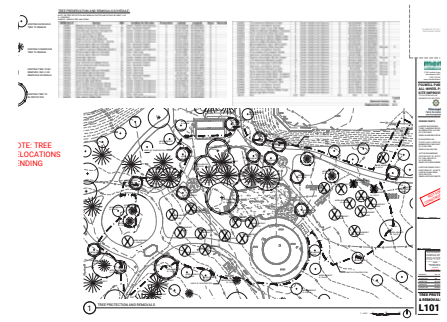
Youth Engagement

Leveraging the MPRB's partnership with Juxtaposition Arts' Environmental Lab, Mend and Juxtaposition Arts held a theming workshop where youth participants created an artistic theme for the overall park, "The Wetland Returns".



Tree Preservation and Relocation

Thoughtful tree preservation and relocation allowed the project to maintain tree canopy cover, reduce project cost, and limit embodied carbon emissions.



Construction Documentation

The park improvements are to be constructed in summer and fall 2024. Mend led the construction document process, providing a complex dual-bid package that included landscape, the skatepark, civil engineering, and electrical engineering. This project was delivered on-time and on-budget.

*Implementation
plan with
a cohesive
community
vision!*



The Uplands

City of Sunset Valley, TX

Timeframe

2024 - Present

Client

City of Sunset Valley

Team

Mend Collaborative

The Uplands in Sunset Valley, Texas, is rooted in the preservation and celebration of place. Located on a remnant oak savanna, the site is home to a rich ecological history and now serves as a vibrant community gathering space. The Uplands hosts weekly farmers market, and the space is designed to support both the rhythms of this event and the quieter, everyday moments of community life. With flexible gathering areas, shaded seating, and thoughtful circulation, the project balances ecological stewardship with the practical needs of a growing community. It's a space where local culture, economy, and environment intersect—offering a place to gather, grow, and connect.



Community Workshop

The community has a deep investment in this space, and by listening closely and responding with clarity—both through design and the visual tools we created—Mend Collaborative was able to shape a plan that honored the site's existing role while envisioning its potential as a more resilient and welcoming community space.



Final Design and Renderings

To help build momentum and gather community and stakeholder support for Uplands, Mend Collaborative produced a series of perspective illustrations and plan renderings that brought the vision for the site to life. These graphics played a critical role in communicating the design intent and securing enthusiasm and buy-in from city officials, local vendors, and residents.

Experience
working with a
city of similar
size!



Jennifer Lane Park, Quarry Lake Park, Scenic Heights Park, and Windermere Parks* Shakopee, MN

Timeframe

2021

Client

City of Shakopee

Team

Confluence

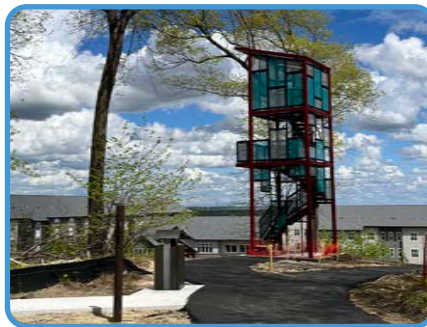
Sandy Meulners-Comstock served as the project manager for these park projects, successfully delivering them on-budget and on-schedule. Quarry Lake Park and Scenic Heights Park in Shakopee, MN were revised play spaces of existing parks, while Jennifer Lane and Windermere Parks allowed for new parks added to the system to set a tone of new playspace typologies in the City, including extensive inclusive play and pathways for play, as well as new amenities within the system, including an edible landscape, scenic viewing tower, and linked greenspaces.

** Planning and design work completed while Sandy Meulners-Comstock was employed at Confluence.*



Inclusive Play

Jennifer Lane Park features a new to the system Bankshot court, which allows for inclusive, all-abilities, and communal hoop shooting that provides for a variety of hoop skills challenges for kids.



Exciting Additions

Multi-generational and exciting ways to interact and observe our natural environment was introduced to the Shakopee park system with an overlook tower in the Windermere Park system at the top of a hill, the skyline of Downtown Shakopee and Downtown Minneapolis as the focus.



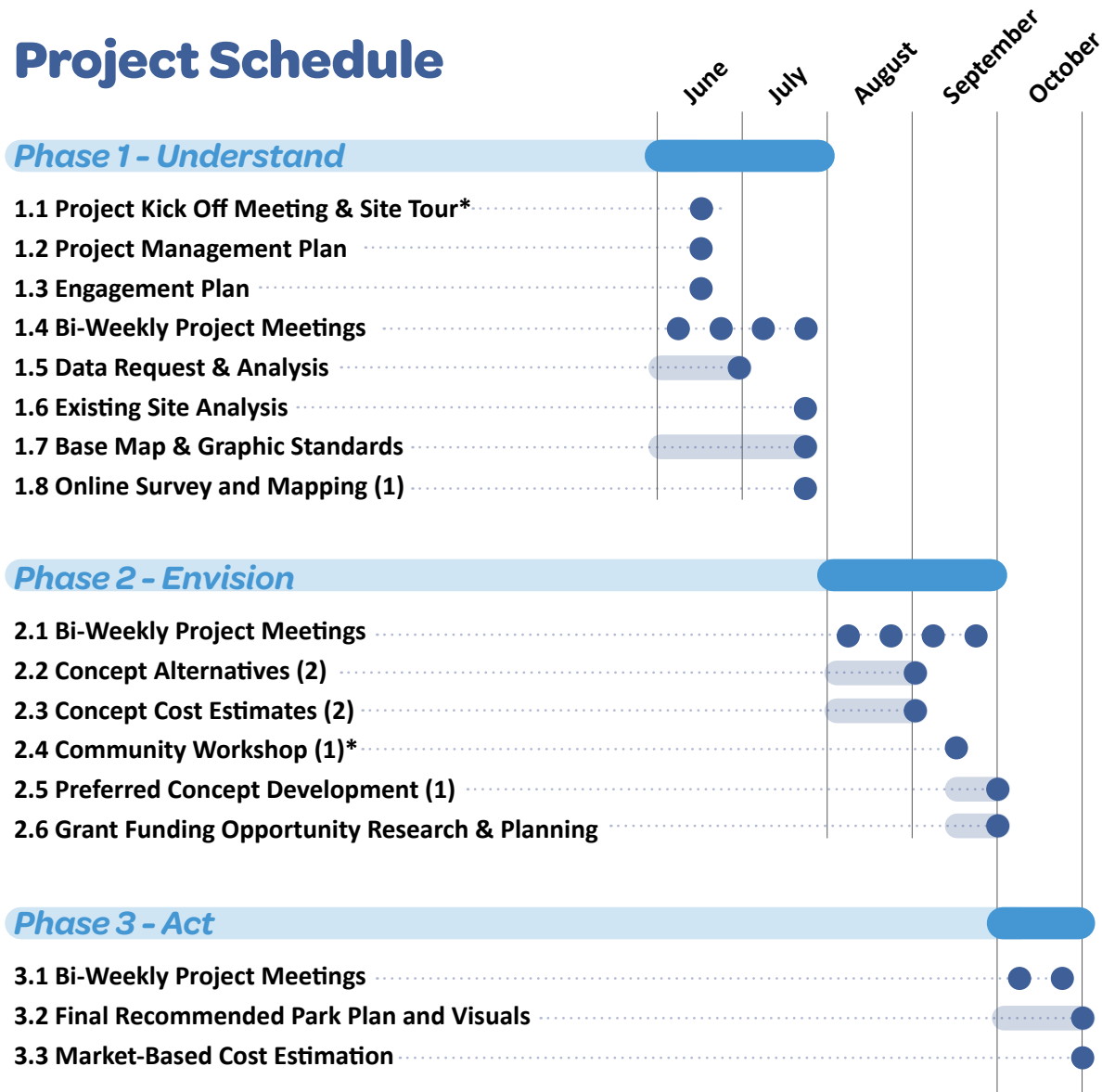
Pathways for Play

Windermere Parks provide for a looped trail system that features play pods along the trail. Each pod has a different play theme: climbing, art, music, water, etc., providing for educational, recreational, and artistic play throughout the development.

Schedule



Project Schedule



**denotes in-person site visit or community engagement*

Consultant Cost

Fireside Park | Chaska, MN

Project Budget

Experience Meeting Project Budgets

Mend Collaborative has consistently demonstrated a strong track record in managing project budgets effectively within landscape architecture, exemplified by our leadership on the Folwell Park Design and Implementation project in Minneapolis. Serving as the prime consultant for the Minneapolis Park and Recreation Board (MPRB), Mend oversaw a multifaceted team—including specialists in skate park design, civil and electrical engineering, and cost consulting—to deliver a dual-bid construction document package. Our strategic approach emphasized cost efficiency through sustainable design choices, such as reusing on-site materials like concrete slabs and logs, and preserving existing tree canopies to reduce both expenses and environmental impact. These measures not only aligned with the project’s \$1.34 million budget but also enhanced its sustainability. Mend’s ability to balance complex design requirements with fiscal responsibility underscores our expertise in delivering high-quality, budget-conscious landscape architecture projects.

Approach to Budgeting and Bidding

Mend Collaborative takes a proactive, detail-oriented approach to budgeting and bidding, grounded in transparency, collaboration, and real-world construction knowledge. From the earliest phases of design, our team develops clear cost frameworks that are regularly updated as the project evolves, allowing clients to make informed decisions that balance vision and budget. We work closely with cost estimators and engineering partners to identify opportunities for cost savings through material reuse, phasing strategies, and efficient detailing—while preserving design integrity and long-term durability. During the bidding phase, we prioritize clarity and constructability in our documents, which helps contractors provide accurate bids and minimizes surprises during construction. Our successful track record, including the Folwell Park project, demonstrates our ability to consistently deliver high-quality landscape architecture within budget, even in complex urban contexts.

Proposed Project Budget - Not to Exceed	
Phase 1	
1.1 Project Kick Off Meeting & Site Tour	\$1,840
1.2 Project Management Plan	\$590
1.3 Engagement Plan	\$740
1.4 Bi-Weekly Project Meetings	\$1,040
1.5 Data Request & Analysis	\$370
1.6 Existing Site Analysis	\$1,660
1.7 Base Map & Graphic Standards	\$590
1.8 Online Survey and Mapping (1)	\$1,110
Phase 2	
2.1 Bi-Weekly Project Meetings	\$1,040
2.2 Concept Alternatives (2)	\$4,800
2.3 Concept Cost Estimates	\$1,180
2.4 Community Workshop (1)	\$2,380
2.5 Preferred Concept Development	\$3,140
2.6 Grant Funding Opportunity Research & Planning	\$590
Phase 3	
3.1 Bi-Weekly Project Meetings	\$520
3.2 Final Recommended Park Plan and Visuals	\$1,920
3.3 Market-Based Cost Estimation	\$740
Reimbursables	
Community Engagement Materials	\$500
Total, not to exceed:	\$24,750

Hourly Rates	
Team Member	Rate
Sandy Meulners, Project Manager	\$150
Michelle Bright, Principal-in-Charge	\$180
Olivia Halsne, Project Designer	\$110
Zakcq Lockrem, Community Engagement Lead	\$150



Thank you!

www.MendCollaborative.com

2744 Lyndale Ave S
Minneapolis, MN 55408
(763) 218-6999



13065 Orono Parkway
Elk River, MN 55330

STANDARD AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made this 2nd day of June, 2025, between the City of Elk River, Minnesota ("City"), whose business address is 13065 Orono Parkway, Elk River, MN 55330 and Mend Collaborative ("Consultant") whose business address is 2744 Lyndale Ave S, Minneapolis, MN 55408.

PRELIMINARY STATEMENT

The City has adopted a policy regarding the selection and hiring of consultants to provide a variety of professional services for City projects. That policy requires that persons, firms, or corporations providing such services enter into written agreements with the City. The purpose of this agreement is to set forth the terms and conditions for the professional services Consultant will provide in connection with the Jackson Street Water Tower Historic Park herein referred to as the "Work".

The City and Consultant agree as follows:

1. **Work.** The Consultant agrees to provide the professional services described in Exhibit A attached hereto (the "Work").
2. **Time for Performance of Services.** The Consultant shall perform the services described in Exhibit A according to the schedule attached as Exhibit B, hereto.
3. **Compensation for Services.** City agrees to pay the Consultant **\$24,750** for the Work. Any changes in the scope of the Work which may result in additional compensation due to the Consultant shall require prior written approval by an authorized representative of the City or by the City Council. The City will not pay additional compensation for services that do not have prior written authorization.
4. The City agrees to provide the Consultant with the information required to complete the Work.
5. **Method of Payment.** The Consultant shall submit itemized bills for professional services performed under this Agreement on a monthly basis. Bills submitted shall be paid in the same manner as other claims made to the City.

6. **Project Manager and Staffing.** The Consultant has designated the individual identified in Exhibit C as the Project Manager to serve on the Project. The Project Manager shall be assisted by other staff members as necessary to facilitate the completion of the Project in accordance with the terms established herein. Consultant may not remove or replace the Project Manager without the approval of the City.
7. **Standard of Care.** Standard of Care. Consultant shall exercise the same degree of care, skill and diligence in the performance of the Work as is ordinarily exercised by members of the profession under similar circumstances in Minnesota. Consultant shall be liable to the fullest extent permitted under applicable law, without limitation, for any injuries, loss, or damages proximately caused by Consultant's breach of this standard of care. Consultant shall put forth reasonable efforts to complete its duties in a timely manner. Consultant shall not be responsible for delays caused by factors beyond its control or that could not be reasonably foreseen at the time of execution of this Agreement. Consultant shall be responsible for costs or damages arising from unreasonable delays in the completion of the Work.
8. **Audit Disclosure.** The Consultant shall allow the City or its duly authorized agents reasonable access to such of the Consultant's books and records as are pertinent to the work performed under this Agreement. Any reports, information, data, etc. given to, or prepared or assembled by, the Consultant under this Agreement which the City requests to be kept confidential shall not be made available to any individual or organization without the City's prior written approval. All finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the Consultant shall become the property of the City upon termination of this Agreement, but Consultant may retain copies of such documents as records of the services provided.
9. **Term.** The term of the Agreement shall be from June 2, 2025, through December 31, 2025, the date of signature by the parties notwithstanding. This Agreement may be extended upon the written mutual consent of the parties for such additional period as they deem appropriate, and upon the terms and conditions as herein stated.
10. **Termination.** This Agreement may be terminated by the Consultant effective upon sixty (60) days' written notice delivered to the City at the address written above. The City may terminate this Agreement effective immediately, upon notice to the consultant. Upon termination under this provision, the Consultant shall be paid for services rendered and reimbursable expenses until the effective date of termination.

Upon termination, the City may retain another consultant to undertake or complete the Work.
11. **Independent Consultant.** At all times and for all purposes herein, the Consultant is an independent contractor and not an employee of the City. No statement herein shall be construed so as to find the Consultant an employee of the City.

12. **Non-Discrimination.** During the performance of this Agreement, the Consultant shall not discriminate against any employee or applicant for employment because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, or age. The Consultant shall post in places available to employees and applicants for employment, notices setting forth the provision of this non-discrimination clause and stating that all qualified applicants will receive consideration for employment. The Consultant shall incorporate the foregoing requirements of this paragraph in all of its subcontracts for program work, and will require all of its subcontractors for such work to incorporate such requirements in all subcontracts for program work.
13. **Assignment.** Neither party shall assign this Agreement, nor any interest arising herein, without the prior written consent of the other party.
14. **Services Not Provided For.** No claim for services furnished by the Consultant not specifically provided for in Exhibit A shall be honored by the City.
15. **Severability.** The provisions of this Agreement are severable. If any portion hereof is, for any reason, held by a court of competent jurisdiction to be contrary to law, such decision shall not affect the remaining provisions of this Agreement.
16. **Entire Agreement.** The entire agreement of the parties is contained herein. This Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties, unless otherwise provided herein.
17. **Compliance with Laws and Regulations.** In providing services hereunder, the Consultant shall abide by all statutes, ordinances, rules and regulations pertaining to the provisions of services to be provided. The Consultant and City, together with their respective agents and employees, agree to abide by the provisions of the Minnesota Data Practices Act, Minnesota Statutes Section 13, as amended, and Minnesota Rules promulgated pursuant to Chapter 13. Any violation of statutes, ordinances, rules and regulations pertaining to the services to be provided shall constitute a material breach of this Agreement and entitle the City to immediately terminate this Agreement.
18. **Waiver.** Any waiver by either party of a breach of any provision of this Agreement shall not affect, in any respect, the validity of the remainder of this Agreement.
19. **Indemnification.** Consultant agrees to defend, indemnify and hold harmless the City and its officials, employees and agents from any liability, claims, damages, costs, losses judgments, or expenses, including reasonable attorney's fees, to the extent resulting from a negligent act or omission (including without limitation professional errors or omissions) of the Consultant, its agents, employees, or subcontractors in the performance of the services provided by this Agreement and against all losses by

reason of the failure of said Consultant fully to perform, in any respect, all obligations under this Agreement.

19. Insurance.

Commercial General Liability. Consultant shall obtain the following minimum insurance coverage by a single policy or a combination of policies (including umbrella policies) and maintain it at all times throughout the life of the Contract, with the City endorsed as an additional insured:

Bodily Injury:	\$2,000,000 each occurrence \$2,000,000 aggregate, products and completed operations
----------------	---

Property Damage:	\$2,000,000 each occurrence \$2,000,000 aggregate
------------------	--

Business Automobile Liability (owned, non-owned, hired):

Bodily Injury & Property Damage:	\$2,000,000 each occurrence \$2,000,000 each accident <u>OR</u> \$2,000,000 Combined single limit
-------------------------------------	--

The Additional Insured coverage must be primary and non-contributory. Consultant shall continue to provide evidence of such coverage to City on an annual basis during the aforementioned period; or if any reason Consultant's work ceases before final payment, for a minimum period of three (3) years from the date Consultant ceases work. Coverages must be equivalent to that provided by ISO Forms CG 20 10 04 13 and CG 20 37 04 13.

Consultant shall submit a Certificate of Insurance to the City showing proof of the above-required insurance prior to doing any work.

The City retains the right to revise the insurance requirements depending on the size and risk of the project.

20. **Records Access.** The Consultant shall provide the City access to any books, documents, papers, and records which are directly pertinent to the specific contract, for the purpose of making audit, examination, excerpts, and transcriptions, for three years after final payments and all other pending matters related to this contract are closed.

21. **Ownership of Documents.** All plans, diagrams, analyses, reports, maps, digital files, and information generated in connection with the performance of the Agreement (“Information”) shall become the property of the City. The City may use the Information for its purposes and the Consultant also may use the Information for its purposes. Reuse of the Information for the purposes of the project contemplated by this Agreement (“Project”) does not relieve any liability on the part of the Consultant, but any reuse of the Information by the City or the Consultant beyond the scope of the Project is without liability to the other, and the party reusing the Information agrees to defend and indemnify the other from any claims or liability resulting therefrom. Final Documents shall be submitted in PDF format. Notwithstanding the foregoing, Consultant retains all title and interest in all its standard details, plans, specifications, and engineering computation documents (“Previously Created Works and Documents”), whether in written or electronic form, which have been incorporated into the deliverables and documents provided to City, but which were developed by Consultant independent of this Agreement. Consultant issues to City a royalty-free, non-exclusive, and irrevocable license to use the Previously Created Works and Documents for the Project.
22. **Subcontractor.** The Consultant shall not enter into subcontracts for services provided under this Agreement except as noted in Exhibit A, without the express written consent of the City. The Consultant shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Consultant’s receipt of payment by the City for undisputed services provided by the subcontractor. If the Consultant fails within that time to pay the subcontractor any undisputed amount for which the Consultant has received payment by the City, the Consultant shall pay interest to the subcontractor on the unpaid amount at the rate of 1.5 percent per month or any part of a month. The minimum monthly interest penalty payment for an unpaid balance of \$100 or more is \$10. For an unpaid balance of less than \$100, the Consultant shall pay the actual interest penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from the Consultant shall be awarded its costs and disbursements, including attorney’s fees, incurred in bringing the action. In addition, no subcontractor can file a lien against the City.
23. **Dispute Resolution/Mediation.** Each dispute, claim or controversy arising from or related to this Agreement or the relationships which result from this Agreement shall be subject to mediation as a condition precedent to initiating arbitration or legal or equitable actions by either party. Unless the parties agree otherwise, the mediation shall be in accordance with the Commercial Mediation Procedures of the American Arbitration Association then currently in effect. A request for mediation shall be filed in writing with the American Arbitration Association and the other party. No arbitration or legal or equitable action may be instituted for a period of ninety (90) days from the filing of the request for mediation unless a longer period of time is provided by agreement of the parties. Cost of mediation shall be shared equally between the parties. Mediation shall be held in the City of Elk River unless another location is mutually agreed upon by the parties. The parties shall

memorialize any agreement resulting from the mediation in a Mediated Settlement Agreement, which Agreement shall be enforceable as a settlement in any court having jurisdiction thereof.

24. **Conflicts.** No salaried officer or employee of the City and no member of the City Council of the City shall have a financial interest, direct or indirect, in this Agreement. The violation of this provision renders the Agreement void. Any federal regulations and applicable state statutes shall not be violated.

25. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original.

26. **Governing Law.** This Agreement shall be controlled by laws of the State of Minnesota. Executed as of the day and year first written above.

City of Elk River

Company

Mayor

By: _____

City Clerk

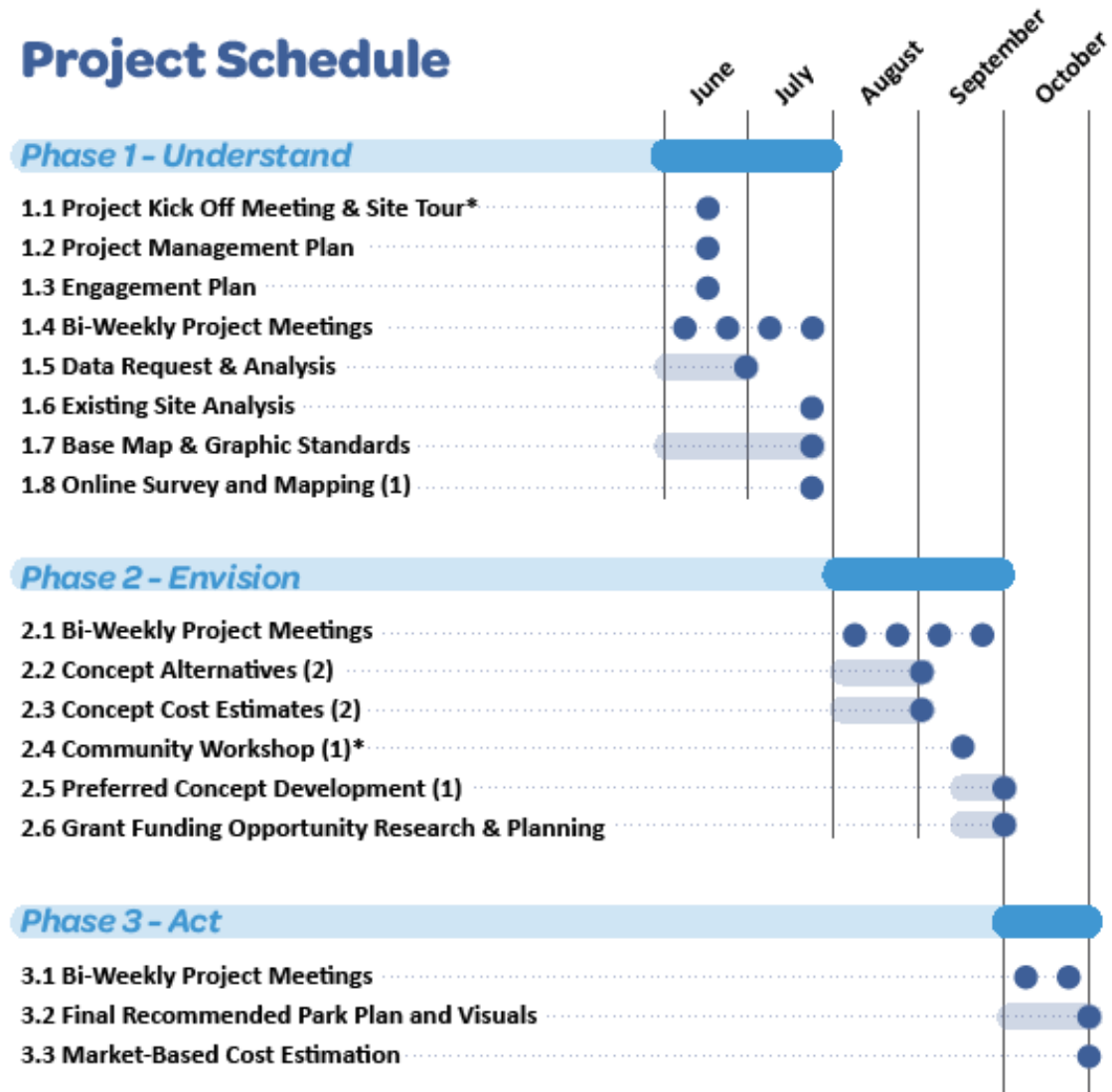
Its: _____

Exhibit A

Proposed Project Budget - Not to Exceed	
Phase 1	
1.1 Project Kick Off Meeting & Site Tour	\$1,840
1.2 Project Management Plan	\$590
1.3 Engagement Plan	\$740
1.4 Bi-Weekly Project Meetings	\$1,040
1.5 Data Request & Analysis	\$370
1.6 Existing Site Analysis	\$1,660
1.7 Base Map & Graphic Standards	\$590
1.8 Online Survey and Mapping (1)	\$1,110
Phase 2	
2.1 Bi-Weekly Project Meetings	\$1,040
2.2 Concept Alternatives (2)	\$4,800
2.3 Concept Cost Estimates	\$1,180
2.4 Community Workshop (1)	\$2,380
2.5 Preferred Concept Development	\$3,140
2.6 Grant Funding Opportunity Research & Planning	\$590
Phase 3	
3.1 Bi-Weekly Project Meetings	\$520
3.2 Final Recommended Park Plan and Visuals	\$1,920
3.3 Market-Based Cost Estimation	\$740
Reimbursables	
Community Engagement Materials	\$500
Total, not to exceed:	\$24,750

Exhibit B

Project Schedule



*denotes in-person site visit or community engagement

Exhibit C

Project Manager

Sandy Muelners-Comstock, PLA

Mend Collaborative

Phone: 763-218-6999

Email: sandy@mendcollaborative.com



Request for Action

To
City Council

Item Number
8.4

Meeting Date
June 2, 2025

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
Appoint Community Event Center Commissioners

Reviewed by
Katie Harstad
Cal Portner
Tina Allard

Action Requested

Approve, by motion, the following appointments:

- (1) Jim Hecker as a city resident and member in good standing of the Elk River senior center with a term ending 2/28/27.
- (2) Councilmember Beyer as a sitting member of the city council with a term ending 12/31/28.
- (3a) Mike Westgaard as an at-large resident representative with a term ending 2/28/26.
- (3b) Jeb Kotzian or Kara Walker as an at-large non-resident as a non-business owner or worker (full-time) within the city limits representative with a term ending 2/28/26.
- (3c) Advertise as a vacancy - at-large resident or non-resident as a business owner or worker (full-time) within the city limits representative with a term ending 2/29/28.

Background/Discussion

The City Council established the following at their May 19 Regular Meeting.

The commission shall consist of five members appointed by the Council, to include:

- (1) A city resident and member in good standing of the Elk River senior center.
- (2) A sitting member of the City Council.
- (3) Three at-large residents of the community with preference given to city residents, but residency by itself shall not be disqualified.

Up to two representatives do not need to be residents of the City of Elk River, but at least one of them must own a business or work (full-time) within the city limits while serving on the commission at any one time.

Financial Impact

None.

Mission/Policy/Goal

Appropriately govern in an ever-changing environment.

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Attachments

None



Request for Action

To
City Council

Item Number
8.5

Meeting Date
June 2, 2025

Prepared By
Jolene Richter, Deputy Clerk

Item Description
Liquor License Renewal: The Confluence LLC dba
Edge Bar & Boutique

Reviewed by
Cal Portner
Tina Allard

Action Requested
Approve, by motion, the 2025-2026 liquor license renewal of an On-Sale 3.2% License with strong beer permission and a Wine License to The Confluence LLC dba Edge Bar & Boutique valid through June 30, 2026.

Background/Discussion
Liquor licenses run July 1 through June 30.

Financial Impact
N/A

Mission/Policy/Goal
Elk River Mission

Attachments
None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Request for Action

To
City Council

Item Number
8.6

Meeting Date
June 2, 2025

Prepared By

Item Description
Pinewood Contract for Deed Amendment,
Agreement 2025-I I

Reviewed by
Cal Portner
Tina Allard

Action Requested

Approve, by motion, an amendment to the Pinewood Golf Course Contract For Deed Agreement 2025-I I.

Background/Discussion

The City of Elk River sold Pinewood Golf Course to Baer Necessities, LLC in a Contract for Deed in 2021 with a 15-year repayment schedule at 4% interest.

In early April, Pinewood was severely damaged by vandalism, and the owner, Jennifer Abrahamson, has been unable to get the course into playing condition, creating a significant loss of revenue.

Mayor Dietz proposed, and the Council consented to amend the contract to delay her 2025 principal payment. The city attorney's office drafted an amendment that provides for an interest-only payment in 2025, with the principal payment moved to the end of the contract, adding a sixteenth payment. Three full payments have been made, with the interest due on August 1, 2025, and the final payment on August 1, 2037.

Financial Impact

There is no financial impact except for the deferred principal payment.

Mission/Policy/Goal

Elk River Mission Statement

Attachments

1. 6-2-25 Pinewood Revised Contract for Deed
2. J. Abrahamson Request Letter
3. DOCS-#235855-v2-Amendment_to_Contract_for_Deed_Baer_Necessities__LLC

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



**Contract for Deed
Pinewood Golf Course**

Purchase Price	\$420,000.00	
Down Payment	100,000.00	
Principal Balance	320,000.00	
Annual Interest	4.00%	Fund 225
Term (years)	15	
Payment	28,781.15	

	Beginning Principal Balance	Principal	Interest	Annual Payment	Date Paid
August 1, 2022	\$320,000.00	\$15,981.15	\$12,800.00	\$28,781.15	8/10/22
August 1, 2023	304,018.85	\$16,620.40	12,160.75	\$28,781.15	9/13/23
August 1, 2024	287,398.45	\$17,285.21	11,495.94	\$28,781.15	8/8/24
August 1, 2025	270,113.24	\$0.00	10,804.53	\$28,781.15	
August 1, 2026	270,113.24	\$17,976.62	10,804.53	\$28,781.15	
August 1, 2027	252,136.62	\$18,695.69	10,085.46	\$28,781.15	
August 1, 2028	233,440.93	\$19,443.51	9,337.64	\$28,781.15	
August 1, 2029	213,997.42	\$20,221.25	8,559.90	\$28,781.15	
August 1, 2030	193,776.17	\$21,030.10	7,751.05	\$28,781.15	
August 1, 2031	172,746.07	\$21,871.31	6,909.84	\$28,781.15	
August 1, 2032	150,874.76	\$22,746.16	6,034.99	\$28,781.15	
August 1, 2033	128,128.60	\$23,656.01	5,125.14	\$28,781.15	
August 1, 2034	104,472.59	\$24,602.25	4,178.90	\$28,781.15	
August 1, 2035	79,870.34	\$25,586.34	3,194.81	\$28,781.15	
August 1, 2036	54,284.00	\$26,609.82	2,171.33	\$28,781.15	
August 1, 2037	27,674.18	\$27,674.18	1,106.94	\$28,781.12	
August 1, 2038	(0.00)				
Total All Payments		\$320,000.00	\$122,521.75	\$460,498.37	

Jennifer Joy Baer Abrahamson

18150 Waco Street NW
Elk River, MN 55330
763 635-1444
pinewoodgolf@gmail.com

May 15th, 2025

The City of Elk River

City Administrators and Council Members
13065 Orono Parkway
Elk River, MN 55330

Dear City of Elk River Administrators and Council Members,

My name is Jennifer Abrahamson. I am the owner of Pinewood Golf Club. Trevor and I were very honored to have been the team awarded the sale of the course back in 2021. We loved Pinewood together. Working all day every day is worth it when you love what you do, where you're at, and have someone to share that passion with.

The course was looking beautiful and ready on April 9th. On April 10th, as you know, the course had been vandalized. This is still shocking and disturbing to me, but has been paleed by the tragic loss of Trevor. The devastation to myself and my children is too great to describe.

It has been a time of grieving. I am working to get open, and to get all of the damage repaired. It is important to me to keep my commitment. It requires me grasping a new reality, and figuring out my plans moving forward. I am determined to make the course beautiful again.

I am grateful to Mayor Dietz, and to the City Council for expressing their support to allow me to postpone the payment for 2025, and extend my timeline on our Contract for Deed by one year. If this is possible, I would be grateful for easing my burden this season.

Sincerely,



Jennifer J Abrahamson

AMENDMENT TO CONTRACT FOR DEED

THIS AMENDMENT TO CONTRACT FOR DEED (“Amendment”) is made as of _____, 2025, by City of Elk River, a Minnesota municipal corporation (“Seller”) and Baer Necessities, LLC, a Minnesota limited liability company (“Purchaser”).

Recitals

- A. Seller and Purchaser entered into that certain Contract for Deed dated August 9, 2021, and recorded August 19, 2021, as Document No. 59537 in the Office of the Registrar of Titles for Sherburne County, Minnesota (the “Contract”).
- B. Seller and Purchaser desire to amend the terms of the Contract.

Terms

1. Revised payment schedule. The parties agree to amend the Contract by substituting the following for section 4 of the Contract:

4. Purchase Price. Purchaser shall pay to Seller at City of Elk River, 13065 Orono Parkway, Elk River Minnesota 55330, Attn: City Administrator, the sum of Four Hundred Twenty Thousand and 00/100 (\$420,000.00) as and for the purchase price (the “**Purchase Price**”) for the Property, payable as follows:

Seller acknowledges that, as of the date of this Amendment, Seller has received a total of **\$186,343.45** in payments from Seller, including **\$149,886.76** in principal and **\$36,456.69** as interest. Purchaser agrees to pay the remaining balance of **\$270,113.24**, together with accrued interest in the amount of four (4%) per annum over twelve (12) years as follows:

- (i) Purchaser shall make an interest-only payment of **\$10,804.53** to Seller on or before August 1, 2025.
- (ii) The principal balance and accrued interest shall be paid according to an amortized schedule. The annual payment of principal and interest shall be divided in twelve (12) equal installments and each installment shall be paid by Purchaser to Seller on August 1 of each year beginning in 2026.
- (iii) The entire principal balance of the Contract for Deed, together with all accrued interest thereon and less any payments previously made, shall be due and payable in full on August 1, 2038.
- (iv) Interest shall first be deducted from each payment and the balance of the payment shall be applied to reduce the principal balance of this Contract for Deed.
- (v) If any payment is not received by Sellers when due, Purchasers shall pay a late fee in the amount of Ten and no/100 (\$10.00) Dollars per day until the delinquent payment is paid in full.

2. Not residential property. Seller and Purchaser agree that the property described in the Contract is not residential property within the meaning of Minn. Stat. § 559A.01.

3. Contract Reaffirmed. Except as expressly amended by this Amendment, the Contract remains in full force and effect.

[signature pages follow]

Purchaser Signature Page

Purchaser

Baer Necessities, LLC, a Minnesota limited liability company

By _____

Jennifer J. Abrahamson

Its: Chief Manager

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on _____, 2025, by Jennifer J. Abrahamson, as Chief Manager of Baer Necessities, LLC, a Minnesota limited liability company, on behalf of the company.

(Stamp)

Notary Public

My commission expires: _____

Seller Signature Page

Seller

City of Elk River, a Minnesota municipal corporation

By _____

John Dietz

Its: Mayor

By _____

Tina Allard

Its: City Clerk

STATE OF MINNESOTA)
) SS.
COUNTY OF SHERBURNE)

This instrument was acknowledged before me on _____, 2025, by John Dietz and Tina Allard, as mayor and city clerk, respectively, of the City of Elk River, a Minnesota municipal corporation, on behalf of the corporation.

(Stamp)

Notary Public

My commission expires: _____

THIS INSTRUMENT DRAFTED BY:

Campbell Knutson, P.A.
860 Blue Gentian Road, Suite 290
Eagan, Minnesota 55121



Request for Action

To
City Council

Item Number
8.7

Meeting Date
June 2, 2025

Prepared By
Jolene Richter, Deputy Clerk

Item Description
Discuss Work Session Items

Reviewed by
Cal Portner
Tina Allard

Action Requested

Review work session items listed below and identify future work session topics.

Background/Discussion

Work sessions will be added to the end of regular meetings on the first and third Mondays as needed. At the first Council meeting of each month, staff will present a list of future work session topics for Council review.

The proposed work session topics are as follows:

- Fire Station I Facility Funding (after legislative session)
- Public Safety Grant Expenditure update
- Review of zoning north of 197th Ave and the gravel mining area following Highway 169 construction
- Update of traffic light timing along Highway 169
- City Mission and Vision Review

Financial Impact
N/A

Mission/Policy/Goal
Responsibly grow, meet changing needs (agile), and ethical, efficient, and responsible.

Attachments
None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





Request for Action

To
City Council

Item Number
9.1

Meeting Date
June 2, 2025

Prepared By
Jolene Richter, Deputy Clerk

Item Description
Council Liaison Updates

Reviewed by
Cal Portner
Tina Allard

Action Requested
Councilmembers to provide liaison updates.

Background/Discussion

The Mayor and Councilmembers serve as liaisons to multiple committees and commissions. The first meeting of the month provides an opportunity for the Council to provide updates on the work of those committees and commissions.

- **Community Event Center Commission** – CM Beyer
- **Heritage Preservation Commission** – CM Calva
- **Parks and Recreation Commission** – CM Grupa
- **Planning Commission** – CM Wagner
- **Housing and Redevelopment Authority** - Mayor Dietz
- **Utilities Commission** – Mayor Dietz
- **Region 7W** – Mayor Dietz

Other Committees, Commissions, etc.

Financial Impact
None

Mission/Policy/Goal
Elk River Mission

Attachments
None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



Request for Action

To
City Council

Item Number
11.1

Meeting Date
June 2, 2025

Prepared By
Justin Femrite, Public Works Director/Chief Engineer

Item Description
165th Avenue and Trunk Highway 10 Access
Improvements

Reviewed by
Cal Portner
Tina Allard

Action Requested
Discuss Proposed Cost Share Agreement

Background/Discussion

We have been unsuccessful in finding outside funding for the required modifications at the intersection of TH 10/169 and 165th Avenue to support the access needs for the proposed Oakwater Ridge development. Discussion will surround the proposed cost split as put forth by Capstone in the attached memo.

Financial Impact
NA

Mission/Policy/Goal
Responsibly Grow

Attachments
1. Capstone and Elk River - 165th Cost Share Proposal

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity

Re: Cost Share 165th and Specht Farm Road Access

History: The City of Elk River, representatives of MNDOT District 3 and Metro, SSTs traffic engineers and Capstone Homes, held several meetings to address access concerns to Highway 10 and solutions for improvements to the access at 165th. A formal traffic study was concluded and submitted to MNDOT and the City of Elk River on March 19th, 2025. Attached as Exhibit A to this letter you will find the draft design for 165th, Specht Farm Road and Highway 10 as a result of the early 2025 meetings. Exhibit B is the Intersection Control Evaluation (ICE) letter that was prepared with MNDOT as a response to the Traffic Impact Study which was also submitted in March. The formal recommendation for the access to 165th and Specht Farm Road is to install a “interim access for the residential development” which includes converting the “existing side street (165th) stop control intersection to a Reduced Conflict Intersection (RCI) with mainline left turns allowed.”

Highway Safety Improvement Project 2027: MNDOT Metro District, with funding from the federal safety improvement fund, is planning to reconstruct all the remaining Highway 10 crossings from the Armstrong overpass Ramsey up through Jarvis in Elk River. *These improvements will mean that 165th and Specht Farm Road will be the last remaining crossing that will not be improved.* Capstone and City of Elk River met with MNDOT representatives and Senator Lucero at the State Senate building to discuss options through the legislative bodies that would include 165th/Specht Farm Road in this improvement. We were not successful in finding either funds or a willingness to add 165th/Specht Farm Road to the project. In addition to our efforts with MNDOT and the local Legislatures, with the support of the City of Elk River, a submission was made to the Federal House Legislature to receive grant funding through the 2025/26 appropriations bill. We received notice on May 16th that the application was not selected for this year’s bill. All State and Federal funding resources that we are aware of have been exhausted which means we will need to redirect our efforts to the local level to meet the improvement requirements for both 165th and Specht Farm Road, with the goal of completion in 2026.

Proposal Summary: Capstone and City of Elk River staff have begun the process of finding alternative solutions to fund and improving the existing 165th access in addition to the Specht Farm Road access. Capstone has agreed to increase our contribution to 50% of the cost of the improvement, which covers the new developments portion of improvements. This will remove the city’s concern of contribution to development, leaving the improvement costs for the existing 165th access as the only focus of the city. As the City and Capstone continue working on this access, any funds sourced outside of the city funds should be redirected to equally offset the overall cost of the Safety Improvements. The table below illustrates the Cost Share using current proposals received by the City of Elk River on May 15th.

	Engineering	Improvement	Total Investment
City of Elk River (50%)	\$137,500	\$500,000	\$637,500
Capstone Homes Inc. (50%)	\$137,500	\$500,000	\$637,500
Total Project Cost	\$275,000	\$1,000,000	\$1,275,000

Exhibit A



Exhibit B



Intersection Control Evaluation

Date: March 13th, 2025
To: Ashely Hansen, Metro District Traffic Engineer – Program Support
From: Katie Schmidt, SSTS LLC - Traffic Engineer (MN PE License #47147)
Subject: Highway 10 at 165th Ave NW/Specht's Lane ICE Letter

This Intersection Control Evaluation (ICE) letter pertains to the Highway 10 and 165th Ave NW/Specht's Lane intersection in Elk River, MN. This intersection is proposed to serve as an interim access to a 247-acre residential development (538 single family homes) on the west side of Highway 10. Ultimately a future interchange and frontage road connections will provide long term access with the closure of the 165th Ave NW/Specht's Lane intersection.

The interim access recommendation for the residential development includes converting the existing side street stop control intersection to a Reduced Conflict Intersection (RCI) with mainline left turns allowed. Highway 10 in this area is a rural four-lane divided expressway with a posted speed of 65 mph and 35,000 ADT. 165th Ave NW is a City road on the east side of Highway 10 and Specht's Lane on the west side of Highway 10 is a private road that will be converted to a future City road. Specht Farm Traffic Impact Study (attached) reviewed three different types of traffic control for the subject intersection with traffic from the proposed residential development; existing side street stop control, a traffic signal and an RCI.

Side street stop control results in unacceptable traffic delays and queuing with safety concerns. Signalization results in unacceptable traffic delays and queuing with the existing four-lane section on Highway 10. A six-lane section improves operations but construction cost for additional lanes and signal equipment is high and safety and mobility are a concern. An RCI costs less than signalization with additional lanes and provides acceptable traffic operations while maintaining corridor mobility and reducing the potential for fatal and severe crashes.

In summary, an RCI at this location provides the greatest benefit in terms of traffic operations, mobility, safety and cost.

I Concur: _____ Date: _____

Ashley Hansen, P.E.
Metro District Traffic Engineering – Program Support

Attachments:

- ***Specht Farm Traffic Impact Study (dated March 13, 2025)***