



AGENDA
City Council Regular Meeting
Tuesday, September 15, 2026
7:00 PM
Council Chambers

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. APPROVAL OF AGENDA

3. PRESENTATIONS AND PROCLAMATIONS

- a. Food Truck Update

4. RESPONSE TO PUBLIC COMMENT

5. PUBLIC COMMENT

Individuals will be allowed to address the Council on subjects that are not a part of the meeting agenda. Typically, replies to the concerns expressed will be made via letter or phone call within a week or at the following council meeting.

6. CONSENT AGENDA

- a. Bill Listings
- b. Minutes of the September 1, 2026 Regular Meeting Minutes
- c. Minutes of the September 1, 2026 Work Session Proceedings
- d. RAHA Concessions Agreement
- e. Rosemount Armory/RCC Maintenance Agreement
- f. Tort Liability Insurance Limits
- g. Call for Public Hearing - Establishment of an Industrial Development District and Authorization of Port Authority Bonds
- h. Temporary On-Sale Liquor License - American Legion
- i. Authorize Temporary Construction Easement

7. PUBLIC HEARINGS

- a. 2027-2031 Capital Improvement Plan

8. UNFINISHED BUSINESS

9. NEW BUSINESS

- a. Request by Aspen Field, LLC for a Comprehensive Land Use Plan amendment to change the designation of 1.94 acres along County Road 42 from HDR High Density Residential to CC Community Commercial.

- b. Comp Plan Update Professional Services Agreement

10. ANNOUNCEMENTS

- a. City Staff Updates
- b. Upcoming Community Calendar

11. ADJOURNMENT

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: Food Truck Update	AGENDA SECTION: PRESENTATIONS AND PROCLAMATIONS
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 3.a.
ATTACHMENTS:	APPROVED BY: LIM
RECOMMENDED ACTION: None, update only.	

BACKGROUND

The 2026 Food Truck Festival will take place on Saturday, September 19, from 4pm – 8pm in Central Park. The event will include 16 food trucks, live music and beer sales. Event information is available at the City's website and on social media.

RECOMMENDATION

None, update only.

Council Check Register by GL
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8/28/2026 -- 9/10/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
10152	9/4/2026		103061 ICMA RETIREMENT CORP							
	9/3/2026	3,886.23			18877	090326812008	7020.2134.01		DEFERRED COMPENSATION - MISSIO	PAYROLL FUND
		3,886.23								
166476	9/3/2026		103435 ACCELERATED TECHNOLOGIES							
	9/3/2026	439.71	CAMERA TRAILER WIRING INVERTER		18911	11149	1210.6310		PROFESSIONAL SERVICES	POLICE
		439.71								
166477	9/3/2026		107575 ACROSS THE STREET PRODUCTIONS							
	8/28/2026	3,465.00	BLUE CARD TRAINING - FIRE DEPT		18684	31635	1220.6317		OTHER PROFESSIONAL SERVICES	FIRE
		3,465.00								
166478	9/3/2026		103161 ALEX AIR APPARATUS 2 LLC							
	9/3/2026	89.10	SCBA FILL REPAIR		18905	11309	1220.6310		PROFESSIONAL SERVICES	FIRE
		89.10								
166479	9/3/2026		103380 AMPION PBC							
	9/2/2026	195.48	FIRE STATION #1 SOLAR		18822	202609000328558	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
						0				
	9/2/2026	770.44	WELL #7 SOLAR		18822	202609000328558	6100.6371	W107	ELECTRIC	WATER UTILITY
						0				
	9/2/2026	1,202.75	WELL #10 SOLAR		18822	202609000328558	6100.6371	W110	ELECTRIC	WATER UTILITY
						0				
		2,168.67								
166480	9/3/2026		103515 APPLE FORD LINCOLN AV							
	9/2/2026	132.00	EQUIPMENT PARTS		18839	A1W763594	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/2/2026	102.97	HOSE PARTS		18840	A1W763161	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/2/2026	35.59	HOSE PARTS		18841	A1W765191	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/2/2026	151.09	HOSE PARTS		18842	A1W762968	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/2/2026	178.86	FAN PARTS		18848	A1W765863	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/2/2026	55.88	SENSORS		18849	A1W765955	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		656.39								
166481	9/3/2026		100478 ASPEN MILLS							
	9/3/2026	44.00	EMPLOYEE UNIFORM - SANDERSON		18902	380996	1220.6144		EMPLOYEE ALLOWANCES	FIRE
	9/3/2026	551.23	EMPLOYEE UNIFORMS - PAYETTE		18907	381142	1220.6144		EMPLOYEE ALLOWANCES	FIRE
	9/3/2026	543.12	EMPLOYEE UNIFORMS - MONAHAN		18908	381141	1220.6144		EMPLOYEE ALLOWANCES	FIRE
		1,138.35								
166482	9/3/2026		103300 BELLEPAR HOMES							

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166482	9/3/2026		103300 BELLEPAR HOMES						Continued...	
	9/1/2026	2,000.00	13300 CADOGAN WAY AS-BUILT REF		18789	2025-04726	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166483	9/3/2026		101598 BHE COMMUNITY SOLAR LLC							
	9/2/2026	2,161.74	WELL #9 SOLAR SUBSCRIPTION		18857	12212067	6100.6371	W109	ELECTRIC	WATER UTILITY
	9/2/2026	416.92	WELL #15 SOLAR SUBSCRIPTION		18857	12212067	6100.6371	W115	ELECTRIC	WATER UTILITY
		2,578.66								
166484	9/3/2026		107430 BLASKOWSKI, PETER							
	9/2/2026	160.00	AUG LINE DANCING LESSONS		18821	26-005	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		160.00								
166485	9/3/2026		101296 BOLTON & MENK INC							
	8/28/2026	761.00	2027 SIP		18688	0404035	4331.6313		ENGINEERING SERVICES	2027-01 - 2027 STREET IMPROVEM
	9/2/2026	728.50	LANDSCAPE- PICKLEBALL/DOG PARK		18818	0404754	4100.6313	PPICKLE	ENGINEERING SERVICES	PARK IMPROVEMENT
		1,489.50								
166486	9/3/2026		101385 BUSINESS ESSENTIALS							
	9/1/2026	252.79	PRINTER TONER - COMM. DEV.		18794	WO-1404032-1	1190.6220		OPERATING SUPPLIES	PLANNING & ZONING
		252.79								
166487	9/3/2026		103536 CARQUEST AUTO PARTS							
	9/2/2026	20.78	WIPERS		18852	1596-427400	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		20.78								
166488	9/3/2026		106166 CINTAS CORPORATION - MATS							
	9/2/2026	166.67	MATS - CITY HALL		18824	4280281743	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	9/2/2026	97.13	MATS - POLICE		18825	4280281729	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	9/2/2026	32.07	MATS - FIRE ST'N 2		18826	4280281753	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	9/2/2026	282.05	MATS AND TOWELS - PUBLIC WORKS		18827	4280281741	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
	9/2/2026	35.98	MATS - FIRE ST'N 1		18828	4280281611	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		613.90								
166489	9/3/2026		103559 CIT SOLUTIONS							
	9/3/2026	330.00	VERKADA POE INJECTOR		18915	520909	1120.6220		OPERATING SUPPLIES	GENERAL GOVERNMENT
		330.00								
166490	9/3/2026		101554 CORE & MAIN LP							
	8/31/2026	6,206.87	GATE VALVE REPLACEMENT PARTS		18755	V000061822	6100.6220		OPERATING SUPPLIES	WATER UTILITY
		6,206.87								

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166490	9/3/2026		101554 CORE & MAIN LP						Continued...	
166491	9/3/2026		101709 CUSTOM CAP & TIRE							
	9/2/2026	175.00	TIRE INSTALL LABOR		18844	270089560	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
	9/2/2026	918.94	TIRES		18844	270089560	1330.6232		TIRES	FLEET MAINTENANCE
		1,093.94								
166492	9/3/2026		103572 DAKOTA COUNTY FINANCE							
	9/3/2026	365.64	BISCAYNE & CR42 IMPROVEMENTS		18896	100799	4328.6530		IMPROVEMENTS OTHER THAN BUILDI	2025-06 - BISCAYNE/CSAH 42 SIG
		365.64								
166493	9/3/2026		103219 DAVID WEEKLEY HOMES							
	9/1/2026	2,000.00	1117 149TH ST W AS-BUILT REFND		18777	2025-01802	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	1141 149TH ST W AS-BUILT REFND		18778	2025-03277	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	1135 149TH ST W AS-BUILT REFND		18779	2025-01805	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	1111 149TH ST W AS-BUILT REFND		18780	2025-01804	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	1183 149TH ST W AS-BUILT REFND		18784	2025-05558	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	14884 ARDGILLAN RD AS-BUILT RF		18785	2025-00740	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	1177 149TH ST W AS-BUILT REFND		18786	2025-02155	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	1147 149TH ST W AS-BUILT REFUN		18787	2025-03283	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		16,000.00								
166494	9/3/2026		103470 DEPT OF MILITARY AFFAIRS							
	8/31/2026	423,726.39	NG REMODEL - FINAL		18750	00000926935RB	4000.6520		BUILDING AND STRUCTURES	BUILDING IMPROVEMENT
		423,726.39								
166495	9/3/2026		106635 DONNELLY, ERIN							
	8/31/2026	200.00	POUND AUG CLASSES		18748	AUG 2026 POUND	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		200.00				CLASSES				
166496	9/3/2026		103600 DR HORTON INC							
	9/1/2026	2,000.00	13361 APPLEWOOD TRL AS-BUILT		18791	2025-03225	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	13375 APPLEWOOD TRL AS-BUILT		18797	2025-03226	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		4,000.00								
166497	9/3/2026		100069 DRAIN PRO-PLUMBING INC							
	8/28/2026	257.52	CAP OFF HAND SINK DRAIN LINE		18685	83070	1510.6384	00016100	MACHINERY & EQUIPMENT REPAIRS	PARK & RECREATION
		257.52								
166498	9/3/2026		103411 ECM PUBLISHERS INC							

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166498	9/3/2026		103411 ECM PUBLISHERS INC						Continued...	
	9/1/2026	49.50	ASPEN FIELDS PH NOTICE		18781	1110682	1190.6343		LEGAL NOTICES	PLANNING & ZONING
	9/1/2026	49.50	KJ WALK PH NOTICE		18782	1110683	1190.6343		LEGAL NOTICES	PLANNING & ZONING
	9/1/2026	53.62	OPUS PH NOTICE		18783	1110684	1190.6343		LEGAL NOTICES	PLANNING & ZONING
		152.62								
166499	9/3/2026		103607 ECOLAB PEST							
	9/2/2026	780.00	PEST CONTROL - PD/PW		18830	4793968	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		780.00								
166500	9/3/2026		102735 ENTERPRISE LEASING CO. OF MN							
	9/2/2026	1,964.54	SUMMER CAR RENTAL - P&R		18812	1500-0184-6435	1510.6396	00040202	OTHER RENTALS	PARK & RECREATION
	9/2/2026	1,453.22	SUMMER CAR RENTAL - P&R		18815	1500-0184-6449	1510.6396	00040499	OTHER RENTALS	PARK & RECREATION
	9/2/2026	1,197.56	SUMMER CAR RENTAL - P&R		18817	1500-0184-6442	1510.6396	00040499	OTHER RENTALS	PARK & RECREATION
		4,615.32								
166501	9/3/2026		100344 FASTENAL COMPANY							
	9/2/2026	325.60	ANCHOR SCREWS		18829	MNTC1306759	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
		325.60								
166502	9/3/2026		103090 FIRST ARRIVING IO, INC							
	8/28/2026	3,208.16	FIRST ARRIVING LIC. 11/26-'27		18677	8035	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
		3,208.16								
166503	9/3/2026		100179 FIRST IMPRESSION GROUP							
	8/31/2026	14,746.10	FALL BROCHURE		18751	183787	1510.6350		PRINTING COSTS	PARK & RECREATION
	8/31/2026	320.00	POSTAGE FOR FALL BROCHURE		18751	183787	1510.6323		POSTAGE	PARK & RECREATION
		15,066.10								
166504	9/3/2026		103635 GOPHER STATE ONE-CALL							
	9/2/2026	360.90	LOCATES - AUGUST 2026		18816	6080728	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
	9/2/2026	360.90	LOCATES - AUGUST 2026		18816	6080728	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
	9/2/2026	360.90	LOCATES - AUGUST 2026		18816	6080728	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		1,082.70								
166505	9/3/2026		103085 GUARDIAN SUPPLY							
	9/1/2026	1,761.75	EQUIPMENT & UNIFORMS FOR CSO		18771	24773	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		1,761.75								
166506	9/3/2026		107343 HEITKAMP, DANIELLE							
	3/10/2026	600.00	BANQUET HALL REFUND		14402	RCC REF RCPT	1000.2204		P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET

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166506	9/3/2026		107343 HEITKAMP, DANIELLE						Continued...	
						#101924321				
		600.00								
166507	9/3/2026		103650 HIGHLAND SANITATION & RECYCLING							
	9/3/2026	6,350.66	AUGUST TRASH REMOVAL		18909	0001577168	1340.6374		TRASH	GOVERNMENT BUILDINGS
	9/3/2026	419.27	AUGUST TRASH REMOVAL		18909	0001577168	1510.6374	00015100	TRASH	PARK & RECREATION
	9/3/2026	75.06	AUGUST TRASH REMOVAL		18909	0001577168	1510.6374	00016100	TRASH	PARK & RECREATION
	9/3/2026	100.17	AUGUST TRASH REMOVAL		18909	0001577168	1510.6374	00040704	TRASH	PARK & RECREATION
	9/3/2026	407.68	AUGUST TRASH REMOVAL		18909	0001577168	6500.6374		TRASH	ICE ARENA
		7,352.84								
166508	9/3/2026		103655 INDEPENDENT BLACK DIRT							
	8/28/2026	56.00	SOIL WORK AT INNISFREE		18730	IN002063	1520.6220		OPERATING SUPPLIES	PARKS MAINTENANCE
		56.00								
166509	9/3/2026		102086 KATH FUEL OIL SERVICE							
	9/1/2026	195.00	SHOP OIL		18809	13057	1330.6223		OILS AND ADDITIVES	FLEET MAINTENANCE
		195.00								
166510	9/3/2026		100618 LAS TORTILLAS							
	9/3/2026	699.00	EVENT CATERING 8/28/26		18914	ROSE PARADE LUNCH	1120.6460		MEETING EXPENSE	GENERAL GOVERNMENT
		699.00								
166511	9/3/2026		100306 LENNAR HOMES							
	9/1/2026	2,000.00	14509 ALLERTON WAY AS-BUILT RF		18790	2025-02899	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	14501 ALLERTON WAY AS-BUILT RF		18792	2025-02896	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	14497 ALLERTON WAY AS-BUILT		18793	2025-02895	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	14513 ALLERTON WAY AS-BUILT RF		18795	2025-02900	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	14505 ALLERTON WAY AS-BUILT RF		18796	2025-02898	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/1/2026	2,000.00	14517 ALLERTON WAY AS-BUILT RF		18798	2025-02901	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		12,000.00								
166512	9/3/2026		101064 LIFE SUPPORT INNOVATIONS LLC							
	9/3/2026	740.10	AED SUPPLIES		18904	2609	1220.6226		OTHER OPERATING SUPPLIES	FIRE
		740.10								
166513	9/3/2026		100736 LIGHTNING DISPOSAL INC							
	9/1/2026	1,080.85	TRASH DUMPSTER - PW		18808	0000991010	1340.6374		TRASH	GOVERNMENT BUILDINGS
	9/2/2026	117.00	TRASH DUMPSTER - PW		18832	0000960325	1340.6374		TRASH	GOVERNMENT BUILDINGS

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166513	9/3/2026		100736 LIGHTNING DISPOSAL INC						Continued...	
		1,197.85								
166514	9/3/2026		106509 LNG HARTIGAN							
	9/1/2026	537.56	CH CONTRACTED LAWN MAINTENANCE		18805	20562	1520.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
	9/1/2026	363.70	SC&L LAWN MAINTENANCE		18806	20592	1520.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
	9/1/2026	1,439.30	RCC LAWN MAINTENANCE		18807	20578	1520.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
		2,340.56								
166515	9/3/2026		103686 LOGIS-LOCAL GOVERNMENT							
	8/28/2026	682.96	2ND QTR'26 LOCATES		18676	154457	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
	8/28/2026	4.57	3RD QTR'26 LOCATES		18676	154457	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
	8/28/2026	58.14	INTUNE LICENSE (1)		18676	154457	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
	8/28/2026	670.90	COPILOT (2)		18676	154457	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
	8/28/2026	13,888.63	MICROSOFT SQL, DEFENDER		18676	154457	1120.6318		SOFTWARE FEES	GENERAL GOVERNMENT
	8/28/2026	7,117.00	FIBER		18676	154457	1120.6322		INTERNET	GENERAL GOVERNMENT
	8/28/2026	71.55	LOCATES-GOPHER ONE		18676	154457	1320.6310		PROFESSIONAL SERVICES	STREET MAINTENANCE
	8/28/2026	1,000.00	FIBER PROJECT		18676	154457	4100.6310	PCENTR	PROFESSIONAL SERVICES	PARK IMPROVEMENT
		23,493.75								
166516	9/3/2026		101580 MACQUEEN							
	9/3/2026	15.35	HELMET DECALS - SANDERSON		18903	INV21711	1220.6580		OTHER EQUIPMENT	FIRE
		15.35								
166517	9/3/2026		100830 MANSFIELD OIL COMPANY							
	9/3/2026	10,057.67	3,000 GAL UNLEADED FUEL		18897	28329093	1330.6222		FUELS	FLEET MAINTENANCE
		10,057.67								
166518	9/3/2026		108021 MANSFIELD SERVICE PARTNERS							
	9/2/2026	1,501.37	250 GAL PREM. 91 OCTANE		18836	IN-00427830	1330.6222		FUELS	FLEET MAINTENANCE
		1,501.37								
166519	9/3/2026		102680 MARIE RIDGEWAY LICSW, LLC							
	9/1/2026	2,770.00	OFFICER CHECK-INS & RETAINER		18772	3754	1210.6310		PROFESSIONAL SERVICES	POLICE
		2,770.00								
166520	9/3/2026		103690 MASTER ELECTRIC CO INC							
	9/3/2026	696.40	TROUBLESHOOT - WELL 14		18899	SD62794	6100.6384	W114	MACHINERY & EQUIPMENT REPAIRS	WATER UTILITY
	9/3/2026	500.00	STREETLIGHT REPAIRS - CONN. TR		18900	SD62793	6400.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	STREET LIGHT UTILITY
		1,196.40								

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166521	9/3/2026		103718 MEI TOTAL ELEVATOR SOLUTIONS						Continued...	
	9/2/2026	213.37	MONTHLY PM - CITY HALL		18831	1205826	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		213.37								
166522	9/3/2026		103697 MENARDS-APPLE VALLEY							
	9/2/2026	24.94	BUILDING REPAIR SUPPLIES		18823	17570	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	9/3/2026	169.00	SPRAY GUN		18916	17457	1520.6242		MINOR EQUIPMENT	PARKS MAINTENANCE
	9/3/2026	109.16	PAINT SUPPLIES		18916	17457	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
		303.10								
166523	9/3/2026		102009 MINDFUL HEALTH							
	8/31/2026	816.00	YOGA/STRETCH AUG CLASSES		18747	08/2026 YOGA MH	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		816.00								
166524	9/3/2026		106636 NAPA AUTO PARTS							
	9/2/2026	117.60	BRAKE & GLASS CLEANER		18843	718916	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
	9/2/2026	57.28	HOSE FITTINGS & OIL FILTERS		18843	718916	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/2/2026	69.09	V-BELTS		18850	718889	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		243.97								
166525	9/3/2026		100638 NIPPON SANSO MATHESON INC							
	9/3/2026	196.42	O2 BOTTLE REPLACEMENT		18906	0033816231	1220.6226		OTHER OPERATING SUPPLIES	FIRE
		196.42								
166526	9/3/2026		103747 NORTHERN SAFETY TECH							
	9/2/2026	358.00	LIGHT BAR DIAGNOSTIC LABOR		18851	61350	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
	9/2/2026	20.00	LIGHT BAR PARTS		18851	61350	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/2/2026	86.01	LED LIGHT PARTS		18854	61360	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		464.01								
166527	9/3/2026		102006 PELLICCI ACE ROSEMOUNT							
	8/28/2026	16.97	BUILDING REPAIR JAYCEE		18728	16117/R	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	8/28/2026	50.97	SQUEEGEES & MOWER SUPPLIES		18729	16113/R	1330.6221		CLEANING SUPPLIES	FLEET MAINTENANCE
	8/28/2026	28.30	SQUEEGEES & MOWER SUPPLIES		18729	16113/R	1520.6224		SHOP SUPPLIES	PARKS MAINTENANCE
	9/2/2026	1.80	NUTS, BOLTS, NAILS		18853	16163/R	1330.6224		SHOP SUPPLIES	FLEET MAINTENANCE
	9/3/2026	83.97	BOLTS FOR BOLLARDS LIFT 3		18898	16164/R	6200.6224		SHOP SUPPLIES	SEWER UTILITY
		182.01								
166528	9/3/2026		100588 PLAISTED COMPANIES INC							
	8/28/2026	1,406.34	TOP DRESSING - PARKS		18731	15139	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
		1,406.34								

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166528	9/3/2026		100588 PLAISTED COMPANIES INC						Continued...	
166529	9/3/2026		102030 POPP, STACEY							
	8/31/2026	312.00	YOGA AUG CLASSES		18749	08/2026 YOGA POPP	1510.6310	00040603	PROFESSIONAL SERVICES	PARK & RECREATION
		<u>312.00</u>								
166530	9/3/2026		107191 PRECISE MRM LLC							
	9/2/2026	230.00	PRECISE SUBSCRIPTION		18814	IN200-2015175	1520.6318		SOFTWARE FEES	PARKS MAINTENANCE
	9/2/2026	230.00	PRECISE SUBSCRIPTION		18814	IN200-2015175	1330.6318		SOFTWARE FEES	FLEET MAINTENANCE
	9/2/2026	230.00	PRECISE SUBSCRIPTION		18814	IN200-2015175	1320.6318		SOFTWARE FEES	STREET MAINTENANCE
	9/2/2026	230.00	PRECISE SUBSCRIPTION		18814	IN200-2015175	6100.6318		SOFTWARE FEES	WATER UTILITY
	9/2/2026	230.00	PRECISE SUBSCRIPTION		18814	IN200-2015175	6200.6318		SOFTWARE FEES	SEWER UTILITY
	9/2/2026	230.00	PRECISE SUBSCRIPTION		18814	IN200-2015175	6300.6318		SOFTWARE FEES	STORM WATER UTILITY
		<u>1,380.00</u>								
166531	9/3/2026		106343 R & R SPECIALTIES OF WISCONSIN							
	9/2/2026	65.00	BLADE SHARPENING		18819	0093940-IN	6500.6242		MINOR EQUIPMENT	ICE ARENA
		<u>65.00</u>								
166532	9/3/2026		106137 RAUNJOHN SERVICES LLC							
	8/31/2026	5,750.00	GATE VALVE REPAIR		18756	08/2026 GATE/CATCH BASIN	6100.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	WATER UTILITY
	8/31/2026	3,150.00	CATCH BASIN REPAIR		18756	08/2026 GATE/CATCH BASIN	6300.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	STORM WATER UTILITY
		<u>8,900.00</u>								
166533	9/3/2026		103765 RENT N SAVE PORTABLE SERVICES							
	9/3/2026	7,660.00	JULY PORTABLE REST ROOMS		18894	89084	1510.6392		OFFICE EQUIPMENT RENTALS	PARK & RECREATION
		<u>7,660.00</u>								
166534	9/3/2026		100419 SCHMITTY & SONS TRANSPORTATION							
	9/3/2026	754.70	TROLLEY RENTAL - RSMT TOUR		18912	112286	1120.6460		MEETING EXPENSE	GENERAL GOVERNMENT
		<u>754.70</u>								
166535	9/3/2026		100194 SHI INTERNATIONAL CORP							
	9/3/2026	37.21	HDMI ADAPTER		18910	B21612751	1120.6220		OPERATING SUPPLIES	GENERAL GOVERNMENT
		<u>37.21</u>								

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166536	9/3/2026		108020 SIGN SOLUTIONS USA LLC						Continued...	
	9/3/2026	620.53	REFLECTIVE TUBES FOR BONAIRE		18901	425543	1320.6236		SIGN REPAIR SUPPLIES	STREET MAINTENANCE
		620.53								
166537	9/3/2026		108016 STAHLBERG, CURTIS & TERESA							
	8/28/2026	355.57	UB ACCT #600589.02 REFUND		18727	600589.02 UB	6100.2204		P&R - REFUND CLEARING	WATER UTILITY
			REFUND							
		355.57								
166538	9/3/2026		103805 TOTAL SOURCE INC							
	9/1/2026	149.90	BUSINESS CARDS- KAISER/WUBBEN		18810	22934	1210.6210		OFFICE SUPPLIES	POLICE
		149.90								
166539	9/3/2026		100081 ULINE							
	9/2/2026	1,190.79	BOLLARDS FOR SLS NO. 3		18813	212490707	6200.6530	SSLS203	IMPROVEMENTS OTHER THAN BUILDI	SEWER UTILITY
		1,190.79								
166540	9/3/2026		103818 US BANK							
	9/1/2026	575.00	SERIES 2023A AGT FEES		18775	8308139	3006.6731		FISCAL AGENT FEES	2023A - POLICE/PUBLIC WORKS FA
	9/1/2026	266.22	SERIES 2023B AGT FEES		18776	8308140	3302.6731		FISCAL AGENT FEES	2023B - LIFETIME (CITY PORTION
	9/1/2026	308.78	SERIES 2023B AGT FEES		18776	8308140	3303.6731		FISCAL AGENT FEES	2023B - LIFETIME (LT PORTION)
		1,150.00								
166541	9/3/2026		108015 WELLER, SYDNEY							
	8/31/2026	300.00	PRMT #7295 DAMAGE DEP. REFUND		18746	113753717	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
166542	9/3/2026		103375 WRIGHT-HENNEPIN COOP ELECTRIC							
	9/2/2026	27.95	FIRE PANEL MONITORING		18820	35033358835	1510.6317	00016100	OTHER PROFESSIONAL SERVICES	PARK & RECREATION
		27.95								
166545	9/3/2026		103832 WSB AND ASSOCIATES INC							
	8/28/2026	594.75	BRAY HILL		18686	R-019959-000-24	4634.6313		ENGINEERING SERVICES	2022-08 - BRAY HILL
	8/28/2026	710.00	AMBER FIELDS 5TH		18687	R-020605-000-45	4641.6313		ENGINEERING SERVICES	2022-18 - AMBER FIELDS 5TH
	8/28/2026	710.00	AMBER FIELDS 10TH		18687	R-020605-000-45	4654.6313		ENGINEERING SERVICES	2023-11 - AMBER FIELDS 10TH
	8/28/2026	4,081.25	THE COPPERFIELD RESTAURANT		18689	R-033567-000-5	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	440.00	AMBER FIELDS 14TH ADDITION		18690	R-024359-000-25	4660.6313		ENGINEERING SERVICES	2024-04 - AMBER FIELDS 14TH (O
	8/28/2026	946.25	AUTUMN TERRACE		18691	R-021037-000-34	4647.6313		ENGINEERING SERVICES	2022-26 - AUTUMN TERRACE
	8/28/2026	710.00	AMBER FIELDS 2ND ADDITION		18692	R-020079-000-47	4635.6313		ENGINEERING SERVICES	2022-09 - AMBER FIELDS 2ND (OU
	8/28/2026	586.00	AMBER FIELDS 11TH ADDITION		18693	R-023763-000-26	4656.6313		ENGINEERING SERVICES	2023-17 - AMBER FIELDS 11TH
	8/28/2026	777.50	AMBER FIELDS 16TH ADDITION		18694	R-024570-000-23	4662.6313		ENGINEERING SERVICES	2024-07 - AMBER FIELDS 16TH

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166545	9/3/2026		103832 WSB AND ASSOCIATES INC						Continued...	
	8/28/2026	1,444.50	AKRON RIDGE		18695	R-027331-000-16	4682.6313		ENGINEERING SERVICES	2024-33 - AKRON RIDGE
	8/28/2026	560.00	AMBER FIELDS 20TH ADDITION		18696	R-026173-000-18	4671.6313		ENGINEERING SERVICES	2024-19 - AMBER FIELDS 20TH
	8/28/2026	657.00	AMBER FIELDS 13TH ADDITION		18697	R-023542-000-28	4658.6313		ENGINEERING SERVICES	2023-19 - AMBER FIELDS 13TH
	8/28/2026	586.00	AMBER FIELDS 4TH ADDITION		18698	R-020570-000-45	4640.6313		ENGINEERING SERVICES	2022-17 - AMBER FIELDS 4TH
	8/28/2026	788.50	AMBER FIELDS 9TH ADDITION		18698	R-020570-000-45	4653.6313		ENGINEERING SERVICES	2023-10 - AMBER FIELDS 9TH
	8/28/2026	657.00	AMBER FIELDS 17TH ADDITION		18699	R-024933-000-24	4663.6313		ENGINEERING SERVICES	2024-09 - AMBER FIELDS 17TH (O
	8/28/2026	710.00	AMBER FIELDS 12TH ADDITION		18700	R-023764-000-29	4657.6313		ENGINEERING SERVICES	2023-18 - AMBER FIELDS 12TH
	8/28/2026	620.00	AMBER FIELDS 22ND ADDITION		18701	R-028070-000-9	4681.6313		ENGINEERING SERVICES	2025-04 - AMBER FIELDS 22ND AD
	8/28/2026	1,133.00	DOOLIN HEIGHTS		18702	R-016720-000-41	4620.6313		ENGINEERING SERVICES	2020-17 - DOOLIN HEIGHTS
	8/28/2026	1,133.00	DUNMORE 3RD ADDITION		18703	R-017930-000-54	4626.6313		ENGINEERING SERVICES	2021-07 - DUNMORE 3RD
	8/28/2026	710.00	EMERALD ISLE 3RD ADDITION		18704	R-019708-000-46	4633.6313		ENGINEERING SERVICES	2022-07 - EMERALD ISLE 3RD
	8/28/2026	1,967.00	FHR 2026 PINE BEND RAIL EXP.		18705	R-033086-000-7	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	710.00	THE COSGROVE (AF 6)		18706	R-020372-000-20	4642.6313		ENGINEERING SERVICES	2022-19 - AMBER FIELDS 6TH (OU
	8/28/2026	2,039.25	O'LEARY POND IMPROVEMENTS		18707	R-036665-000-1	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	8/28/2026	142.00	EMERALD ISLE 2ND		18708	R-017499-000-56	4624.6313		ENGINEERING SERVICES	2021-05 - EMERALD ISLE 2ND
	8/28/2026	142.00	AMBER FIELDS CENTRAL PARK		18709	R-027069-000-5	4607.6313		ENGINEERING SERVICES	2018-21 - AMBER FIELDS
	8/28/2026	755.75	FS 2 REMODEL		18710	R-037527-000-1	4327.6313		ENGINEERING SERVICES	2026-13 - FS 2 REMODEL
	8/28/2026	142.00	AMBER FIELDS COMM/PUB. ROAD		18711	R-026910-000-17	4677.6313		ENGINEERING SERVICES	2025-03 - AMBER FIELDS COMM RD
	8/28/2026	142.00	RICH VALLEY 1ST ADDITION		18712	R-019220-000-43	4630.6313		ENGINEERING SERVICES	2021-12 - RICH VALLEY 1ST
	8/28/2026	710.00	TALAMORE 4TH ADDITION		18713	R-023997-000-30	4659.6313		ENGINEERING SERVICES	2023-21 - TALAMORE 4TH
	8/28/2026	142.00	MY CREDIT UNION		18714	R-025816-000-18	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	710.00	KDP WAREHOUSE		18715	R-027246-000-13	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	3,810.00	2026 ENG. TECH AUGMENTATION		18716	R-033229-000-6	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	710.00	MERC PARKING LOT REBUILD		18717	R-036840-000-2	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	2,134.75	AL MADINA MOSQUE		18718	R-025322-000-21	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	1,082.50	2026 GENERAL STORMWATER		18719	R-031693-000-7	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	8/28/2026	2,082.00	AMBER FIELDS 18TH		18720	R-025320-000-24	4665.6313		ENGINEERING SERVICES	2024-11 - AMBER FIELDS 18TH
	8/28/2026	376.25	AMBER FIELDS 21ST ADDITION		18721	R-026444-000-18	4680.6313		ENGINEERING SERVICES	2024-27 - AMBER FIELDS 21ST AD
	8/28/2026	430.00	APPRO AUTO REPAIR		18722	R-028388-000-5	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	710.00	ARDAN PLACE 2ND		18723	R-023278-000-29	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/28/2026	245.25	CULVER'S RSMT PARKING LOT		18724	R-037528-000-1	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/31/2026	7,766.00	AMBER FIELDS 1ST ADDITION		18752	R-017748-000-44	4607.6313		ENGINEERING SERVICES	2018-21 - AMBER FIELDS
	8/31/2026	7,773.50	METRONET FIBER PROJECT		18753	R-026911-000-17	1310.6313		ENGINEERING SERVICES	ENGINEERING
	8/31/2026	5,513.13	2026-27 MS4 & MONITORING PROG.		18754	R-036660-000-3	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	9/1/2026	15,504.25	GIGAPOWER FIBER PROJECT		18773	R-030563-000-14	1310.6313		ENGINEERING SERVICES	ENGINEERING
	9/1/2026	25,111.25	2026 ASST. CITY ENG. SERVICES		18774	R-031574-000-7	1310.6313		ENGINEERING SERVICES	ENGINEERING
	9/2/2026	271.00	2026 WCA SERVICES		18855	R-032970-000-7	6300.6313		ENGINEERING SERVICES	STORM WATER UTILITY
	9/2/2026	161.25	TALAMORE 4TH ADDITION		18856	R-019324-000-42	4659.6313		ENGINEERING SERVICES	2023-21 - TALAMORE 4TH
		99,837.88								

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166545	9/3/2026		103832 WSB AND ASSOCIATES INC						Continued...	
166546	9/3/2026		103833 XCEL ENERGY							
	9/1/2026	467.24	ERICKSON PARK TENNIS COURTS		18799	991869662	1520.6371		ELECTRIC	PARKS MAINTENANCE
	9/1/2026	1,203.11	FH REC COMPLEX IRRIGATION		18800	991841717	1520.6371		ELECTRIC	PARKS MAINTENANCE
	9/1/2026	762.52	UMORE LIGHTS & IRRIGATION		18801	991775524	1520.6371		ELECTRIC	PARKS MAINTENANCE
	9/1/2026	63.33	AKRON AVE PED. UNDERPASS		18802	991947709	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	9/1/2026	9.18	FLASHING PEDESTRIAN LIGHT		18803	991903326	6400.6371		ELECTRIC	STREET LIGHT UTILITY
	9/1/2026	9,813.16	POLICE & PUBLIC WORKS BLDG		18804	991912906	1340.6371		ELECTRIC	GOVERNMENT BUILDINGS
		12,318.54								
166547	9/10/2026		103435 ACCELERATED TECHNOLOGIES							
	9/9/2026	620.85	SCADA CABLING- SERVER ROOM CH		18968	11144	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		620.85								
166548	9/10/2026		108024 AEILTS, STEVEN & JESSICA							
	9/4/2026	250.00	UB ACCT #420774.03 REFUND		18946	420774.03 UB REFUND	6100.2204		P&R - REFUND CLEARING	WATER UTILITY
		250.00								
166549	9/10/2026		103506 AMER ENGINEERING TESTING							
	9/4/2026	9,500.00	ENGINEERING FEE ST 2 REMODEL		18933	PJI-093179	4327.6310		PROFESSIONAL SERVICES	2026-13 - FS 2 REMODEL
		9,500.00								
166550	9/10/2026		102886 AT&T MOBILITY							
	9/9/2026	232.31	SCADA DIALER LINES		18976	287310280659X09 032026	6100.6321		TELEPHONE	WATER UTILITY
	9/9/2026	232.31	SCADA DIALER LINES		18976	287310280659X09 032026	6200.6321		TELEPHONE	SEWER UTILITY
	9/9/2026	232.32	SCADA DIALER LINES		18976	287310280659X09 032026	6300.6321		TELEPHONE	STORM WATER UTILITY
	9/9/2026	792.68	FIRE DEPT CELL SERVICE 08/26		18977	287329761371X09 032026	1220.6321		TELEPHONE	FIRE
	9/9/2026	46.64	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1110.6321		TELEPHONE	LEGISLATIVE CONTROL
	9/9/2026	98.31	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1130.6321		TELEPHONE	ADMINISTRATIVE SERVICES
	9/9/2026	46.63	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1140.6321		TELEPHONE	COMMUNICATIONS
	9/9/2026	51.68	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1210.6321		TELEPHONE	POLICE

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166550	9/10/2026		102886 AT&T MOBILITY						Continued...	
	9/9/2026	63.88	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1220.6321		TELEPHONE	FIRE
	9/9/2026	418.96	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1240.6321		TELEPHONE	BUILDING INSPECTIONS
	9/9/2026	68.07	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1310.6321		TELEPHONE	ENGINEERING
	9/9/2026	356.25	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1320.6321		TELEPHONE	STREET MAINTENANCE
	9/9/2026	98.31	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1330.6321		TELEPHONE	FLEET MAINTENANCE
	9/9/2026	122.91	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1340.6321		TELEPHONE	GOVERNMENT BUILDINGS
	9/9/2026	696.71	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1510.6321		TELEPHONE	PARK & RECREATION
	9/9/2026	46.63	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1510.6321	00016100	TELEPHONE	PARK & RECREATION
	9/9/2026	430.35	AUG '26 CELL SERVICE		18981	287343796106X09 032026	1520.6321		TELEPHONE	PARKS MAINTENANCE
	9/9/2026	264.03	AUG '26 CELL SERVICE		18981	287343796106X09 032026	6100.6321		TELEPHONE	WATER UTILITY
	9/9/2026	264.03	AUG '26 CELL SERVICE		18981	287343796106X09 032026	6200.6321		TELEPHONE	SEWER UTILITY
	9/9/2026	395.44	AUG '26 CELL SERVICE		18981	287343796106X09 032026	6300.6321		TELEPHONE	STORM WATER UTILITY
		<u>4,958.45</u>								
166551	9/10/2026		103300 BELLEPAR HOMES							
	9/10/2026	2,000.00	13380 CADOGAN WAY AS-BUILT REF		18997	2025-01183	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		<u>2,000.00</u>								
166552	9/10/2026		101296 BOLTON & MENK INC							
	9/10/2026	2,899.50	SANITARY LIFT STATION NO. 13		18985	0405311	4321.6313		ENGINEERING SERVICES	2024-22 - SANITARY LIFT STATIO
		<u>2,899.50</u>								
166553	9/10/2026		103536 CARQUEST AUTO PARTS							
	9/10/2026	6.40	HOSE FITTINGS		18999	1596-427827	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/10/2026	16.63	FOAM TOP TAPE		19008	1596-427614	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		<u>23.03</u>								
166554	9/10/2026		100162 CEMSTONE PRODUCTS CO							

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166554	9/10/2026		100162 CEMSTONE PRODUCTS CO						Continued...	
	9/4/2026	1,518.50	CONCRETE- INNISF BENCH REPAIRS		18922	8207561	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
	9/9/2026	463.50	CONCRETE FOR CATCH BASIN		18961	8211268	6300.6234		STREET MAINTENANCE SUPPLIES	STORM WATER UTILITY
		1,982.00								
166555	9/10/2026		103537 CENTRAL PRO SUPPLY							
	9/10/2026	91.20	IRRIGATION REPAIR PARTS		19003	65015867-00	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
		91.20								
166556	9/10/2026		102772 CHARTER COMMUNICATIONS							
	9/9/2026	113.67	TV SERVICE PD/PW BLDG		18974	248270801090126	1210.6326		OTHER COMMUNICATION COSTS	POLICE
	9/9/2026	113.67	TV SERVICE PD/PW BLDG		18974	248270801090126	1340.6326		OTHER COMMUNICATION COSTS	GOVERNMENT BUILDINGS
		227.34								
166557	9/10/2026		102985 CINTAS FIRST AID							
	9/4/2026	359.66	FIRST AID - P&R, CITY HALL		18920	5357976708	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		359.66								
166558	9/10/2026		103559 CIT SOLUTIONS							
	9/9/2026	296.40	ADDING HVAC TO BACKUPS		18969	521249	1120.6310		PROFESSIONAL SERVICES	GENERAL GOVERNMENT
	9/10/2026	22,580.00	SECURITY CAMERAS/ACCESS CONTRL		18989	520866	4329.6530	00030102	IMPROVEMENTS OTHER THAN BUILDI	2026-XX - BONDING PROJECTS
		22,876.40								
166559	9/10/2026		103555 COLLINS ELECTRICAL							
	9/10/2026	1,001.55	ELECTRICAL REPAIRS		19014	2633455.01	1520.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
		1,001.55								
166560	9/10/2026		101491 COMMERCIAL RECREATION SPEC							
	9/4/2026	4,652.40	SPLASH PAD PANEL REPLACEMENT		18926	SO-0050916	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
		4,652.40								
166561	9/10/2026		102841 COMMUNITY FIRST NAT'L BANK							
	9/10/2026	9,335.35	PYMT #6 AERIAL FIRE TRUCK		18988	82078-2026	4050.6722		INTEREST - BONDS	EQUIPMENT IMPROVEMENT
	9/10/2026	143,841.77	PYMT #6 AERIAL FIRE TRUCK		18988	82078-2026	4050.6711		PRINCIPAL - BONDS	EQUIPMENT IMPROVEMENT
		153,177.12								
166562	9/10/2026		100528 COURT SURFACES & REPAIR							
	9/4/2026	8,200.00	BASKETBALL COURT RESURFACING		18947	08226-30	1520.6383	PDALLA	IMPROVEMENT REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
		8,200.00								
166563	9/10/2026		103084 DAKOTA 911							

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166563	9/10/2026		103084 DAKOTA 911						Continued...	
	9/4/2026	45,135.00	DAKOTA 911 SEPTEMBER FEES		18934	AR-0000002020	1210.6310		PROFESSIONAL SERVICES	POLICE
		45,135.00								
166564	9/10/2026		103570 DAKOTA CO CHIEFS OF POLICE ASSOC							
	9/9/2026	400.00	LEADERSHIP ACADEMY FOR 2 SGTS		18970	2026 LEADERSHIP ACADEMY	1210.6453		TRAINING COSTS	POLICE
		400.00								
166565	9/10/2026		103572 DAKOTA COUNTY FINANCE							
	9/4/2026	142,286.48	BISCAYNE & CR 42 IMPROVEMENTS		18939	100800	4328.6530		IMPROVEMENTS OTHER THAN BUILDI	2025-06 - BISCAYNE/CSAH 42 SIG
		142,286.48								
166566	9/10/2026		103470 DEPT OF MILITARY AFFAIRS							
	9/4/2026	1,716.84	NG SHARED MAINT COSTS		18928	00000944159	1510.6382		STRUCTURE REPAIRS AND MAINTENA	PARK & RECREATION
		1,716.84								
166567	9/10/2026		100699 DODGE OF BURNSVILLE							
	9/10/2026	59.74	HEATER HOSES		19011	5231748	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/10/2026	168.75	HEATER HOSES		19012	5231695	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/10/2026	125.25	PILLAR APPLIQUE		19013	5232481	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		353.74								
166568	9/10/2026		100082 E H RENNER & SONS INC							
	9/9/2026	16,403.50	NEW MOTOR RURAL WELL SOUTH		18965	9598	6100.6384		MACHINERY & EQUIPMENT REPAIRS	WATER UTILITY
		16,403.50								
166569	9/10/2026		103607 ECOLAB PEST							
	9/9/2026	53.34	PEST CONTROL - MN DOT		18967	5038622	1340.6317		OTHER PROFESSIONAL SERVICES	GOVERNMENT BUILDINGS
		53.34								
166570	9/10/2026		106560 EKOS INC							
	9/10/2026	1,828.00	FUEL MGMT SERVICE SOFTWARE		19005	230200	1330.6318		SOFTWARE FEES	FLEET MAINTENANCE
	9/10/2026	780.00	FUEL MGMT SERVICE CELLULAR		19009	230201	1330.6321		TELEPHONE	FLEET MAINTENANCE
		2,608.00								
166571	9/10/2026		106653 FIELDSTONE FAMILY HOMES							
	9/10/2026	2,000.00	2380 136TH CT AS-BUILT REFUND		18993	2025-04421	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166572	9/10/2026		100156 GERTENS GREENHOUSES INC-446133							

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166572	9/10/2026		100156 GERTENS GREENHOUSES INC-446133						Continued...	
	9/4/2026	299.52	FLOWERS - PARKS		18927	234987/6	1520.6235		LANDSCAPING SUPPLIES	PARKS MAINTENANCE
	9/4/2026	239.98	PPE SUPPLIES - HARD HATS		18944	266975/12	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
	9/4/2026	119.99	PPE SUPPLIES - HARD HAT		18945	264528/12	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
		659.49								
166573	9/10/2026		103085 GUARDIAN SUPPLY							
	9/9/2026	950.90	CAPTAIN SIMONSON'S UNIFORMS		18971	24820	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		950.90								
166574	9/10/2026		100672 HOSE/CONVEYORS INC							
	9/10/2026	84.37	HOSE PARTS- WATER TRUCK REPAIR		19000	00120319	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		84.37								
166575	9/10/2026		101616 I & S GROUP INC							
	9/9/2026	250.00	BONAIRE PATH TRAIL PROJECT		18954	136808	4100.6313	PGREEN	ENGINEERING SERVICES	PARK IMPROVEMENT
		250.00								
166576	9/10/2026		103394 IMPERIAL BRADY							
	8/19/2026	11.02-	DELIVERY FEE CREDIT MEMO		18423	42805005	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	8/19/2026	6.96-	DELIVERY FEE CREDIT MEMO		18423	42805005	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	8/19/2026	11.02-	DELIVERY FEE CREDIT MEMO		18423	42805005	6500.6221		CLEANING SUPPLIES	ICE ARENA
	9/4/2026	638.82	JANITORIAL SUPPLIES		18929	42974482	1510.6221	00015100	CLEANING SUPPLIES	PARK & RECREATION
	9/4/2026	403.46	JANITORIAL SUPPLIES		18929	42974482	1510.6221	00016100	CLEANING SUPPLIES	PARK & RECREATION
	9/4/2026	638.82	JANITORIAL SUPPLIES		18929	42974482	6500.6221		CLEANING SUPPLIES	ICE ARENA
		1,652.10								
166577	9/10/2026		103655 INDEPENDENT BLACK DIRT							
	9/9/2026	56.00	DIRT FOR CATCH BASIN REPAIR		18962	IN002141	6300.6235		LANDSCAPING SUPPLIES	STORM WATER UTILITY
		56.00								
166578	9/10/2026		102804 KORTERRA INC							
	9/9/2026	1,866.66	LOCATE MANAGEMENT 8/26-8/27		18953	27807	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
	9/9/2026	1,866.66	LOCATE MANAGEMENT 8/26-8/27		18953	27807	6200.6310		PROFESSIONAL SERVICES	SEWER UTILITY
	9/9/2026	1,848.68	LOCATE MANAGEMENT 8/26-8/27		18953	27807	6300.6310		PROFESSIONAL SERVICES	STORM WATER UTILITY
		5,582.00								
166579	9/10/2026		100306 LENNAR HOMES							
	9/10/2026	2,000.00	14312 ARBORVITAE CIR AS-BUILT		18996	2025-04162	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								

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166580	9/10/2026		100377 LEXISNEXIS RISK SOLNS FL INC						Continued...	
	9/9/2026	740.91	LEXISNEXIS SUBSCRIPTION FEE		18972	1300337755	1210.6318		SOFTWARE FEES	POLICE
		740.91								
166581	9/10/2026		106099 LIFE TIME, INC.							
	9/4/2026	2,147.87	SEPT. '26 SUBSIDY		18943	CINV-221300	1110.6456		OTHER MISCELLANEOUS CHARGES	LEGISLATIVE CONTROL
		2,147.87								
166582	9/10/2026		103276 M/I HOMES							
	9/10/2026	2,000.00	1102 ANNAGAIRE CURVE AS-BUILT		18994	2026-01748	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
	9/10/2026	2,000.00	1106 ANNAGAIRE CURVE AS-BUILT		18995	2026-01751	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		4,000.00								
166583	9/10/2026		100830 MANSFIELD OIL COMPANY							
	9/10/2026	4,588.79	1,800 GAL DIESEL FUEL		19006	28366651	1330.6222		FUELS	FLEET MAINTENANCE
		4,588.79								
166584	9/10/2026		100510 MARCO TECHNOLOGIES LLC							
	9/9/2026	826.63	COPIER CONTRACTS		18956	INV15647612	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
	9/9/2026	511.71	COPIER CONTRACTS		18956	INV15647612	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
		1,338.34								
166585	9/10/2026		107517 MARQUEZ, ALONDRA							
	9/10/2026	300.00	#6968 DD REFUND		18990	114349184	1000.2204	00016100	P&R - REFUND CLEARING	GENERAL FUND BALANCE SHEET
		300.00								
166586	9/10/2026		103694 MCNAMARA CONTRACTING INC							
	9/9/2026	108,240.83	PAY APP 2 BONAIRE PATH TRAIL		18966	28186 PAY APP 2	4100.6530	PGREEN	IMPROVEMENTS OTHER THAN BUILDI	PARK IMPROVEMENT
		108,240.83								
166587	9/10/2026		100368 MEDICINE LAKE TOURS							
	9/10/2026	2,492.00	CROW WING WINERY 9/16/26		18991	WINERY	1510.6310	00040601	PROFESSIONAL SERVICES	PARK & RECREATION
						09/16/2026				
		2,492.00								
166588	9/10/2026		103718 MEI TOTAL ELEVATOR SOLUTIONS							
	9/4/2026	684.00	CELLULAR SERVICE - ELEVATOR		18924	1205961	1340.6321		TELEPHONE	GOVERNMENT BUILDINGS
	9/10/2026	600.00	ELEVATOR SERVICE - CITY HALL		19001	1206811	1340.6381		BUILDING REPAIRS AND MAINTENAN	GOVERNMENT BUILDINGS
		1,284.00								
166589	9/10/2026		103697 MENARDS-APPLE VALLEY							

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166589	9/10/2026		103697 MENARDS-APPLE VALLEY						Continued...	
	9/4/2026	123.70	REBAR/FORMS - INNISFREE		18925	17852	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
	9/4/2026	33.10	LUMBER FOR CONCRETE FORMS		18930	17865	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
	9/9/2026	71.73	CONCRETE SUPPLIES		18963	18019	1320.6241		SMALL TOOLS	STREET MAINTENANCE
	9/10/2026	19.99	WORK LIGHT		19004	18260	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
		248.52								
166590	9/10/2026		103699 METRO COUNCIL ENV SERV							
	9/4/2026	164,499.63	OCT. 2026 WASTEWATER SERVICE		18936	0001211881	6200.6375		SEWER	SEWER UTILITY
		164,499.63								
166591	9/10/2026		101363 METRO SALES INC							
	9/9/2026	7.03	MECHANICS PRINTER - PW CAMPUS		18958	INV3176763	1120.6350		PRINTING COSTS	GENERAL GOVERNMENT
	9/9/2026	95.00	MECHANICS PRINTER - PW CAMPUS		18958	INV3176763	1120.6392		OFFICE EQUIPMENT RENTALS	GENERAL GOVERNMENT
		102.03								
166592	9/10/2026		106070 MIDWEST MACHINERY CO							
	9/10/2026	1,286.94	MOWER PARTS		19007	11024233	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		1,286.94								
166593	9/10/2026		100073 MN DEPT OF HEALTH							
	9/4/2026	35,713.73	Q3 2026 COMM WTR SUPPLY SVCS		18935	2026 Q3 COMM	6100.6317		OTHER PROFESSIONAL SERVICES	WATER UTILITY
						WATER SUPPLY				
		35,713.73								
166594	9/10/2026		103723 MN PETROLEUM SERVICE INC							
	9/4/2026	1,109.50	LIFT INSPECTIONS		18919	0000178215	1330.6384		MACHINERY & EQUIPMENT REPAIRS	FLEET MAINTENANCE
		1,109.50								
166595	9/10/2026		103732 MN VALLEY TESTING LABS							
	9/10/2026	324.50	BAC-T SAMPLES		18982	1375475	6100.6310		PROFESSIONAL SERVICES	WATER UTILITY
		324.50								
166596	9/10/2026		106636 NAPA AUTO PARTS							
	9/10/2026	512.58	STRUTS, BRAKES, FILTERS		18998	719895	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
	9/10/2026	25.78-	V-BELT RETURN		19015	719906	1330.6231		EQUIPMENT REPAIR SUPPLIES	FLEET MAINTENANCE
		486.80								
166597	9/10/2026		107386 NORTH CENTRAL BUS & EQUIPMENT							
	9/4/2026	23,273.74	OUTFITTING FOR BC1 SQUAD		18941	815512	4050.6550.22		MOTOR VEHICLES-FIRE	EQUIPMENT IMPROVEMENT
	9/4/2026	23,273.74	OUTFITTING FOR BC2 SQUAD		18942	815511	4050.6550.22		MOTOR VEHICLES-FIRE	EQUIPMENT IMPROVEMENT

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166597	9/10/2026		107386 NORTH CENTRAL BUS & EQUIPMENT						Continued...	
		46,547.48								
166598	9/10/2026		101700 ONE TEN TEN HOMES LLC							
	9/10/2026	2,000.00	1247 ARDARA RIDGE RD AS-BUILT		18992	2025-04260	1000.2202		DEPOSITS PAYABLE - AS-BUILT	GENERAL FUND BALANCE SHEET
		2,000.00								
166599	9/10/2026		102006 PELLICCI ACE ROSEMOUNT							
	9/4/2026	55.91	BUILDING REPAIR SUPPLIES		18921	16175/R	1340.6233		BUILDING REPAIRS SUPPLIES	GOVERNMENT BUILDINGS
	9/4/2026	19.96	LOCK/KEYS - PARKS		18923	16146/R	1520.6238		OTHER MAINTENANCE SUPPLIES	PARKS MAINTENANCE
	9/9/2026	2,475.00	GRILL YOUR ACE OFF		18950	2026 GRILL YOUR ACE OFF	1510.6220	00040599	OPERATING SUPPLIES	PARK & RECREATION
	9/10/2026	13.98	IRRIGATION REPAIR PARTS		19010	16189/R	1520.6231		EQUIPMENT REPAIR SUPPLIES	PARKS MAINTENANCE
		2,564.85								
166600	9/10/2026		108028 PETERSON, AARON AND AMBER							
	9/9/2026	7,000.00	TEMP CONST EASEMENT		18964	13433 CAFFREY EASEMENT	4100.6456	PGREEN	OTHER MISCELLANEOUS CHARGES	PARK IMPROVEMENT
		7,000.00								
166601	9/10/2026		107900 RACHEL CONTRACTING LLC							
	9/9/2026	2,000.00	HYDRANT METER REFUND #63845060		18952	63845060 08/31/2026	6100.2203		DEPOSITS PAYABLE - ESCROW	WATER UTILITY
	9/9/2026	142.76-	HYDRANT METER REFUND #63845060		18952	63845060 08/31/2026	6100.4801.04		COMMERCIAL UTILITY REVENUE	WATER UTILITY
	9/9/2026	11.60-	HYDRANT METER REFUND #63845060		18952	63845060 08/31/2026	6100.2061		SALES TAX PAYABLE	WATER UTILITY
		1,845.64								
166602	9/10/2026		106137 RAUNJOHN SERVICES LLC							
	9/9/2026	4,500.00	NEW CONDUIT TRENCH RURAL WELL		18951	09/2026 145TH/WELL HOUSE	6100.6384		MACHINERY & EQUIPMENT REPAIRS	WATER UTILITY
		4,500.00								
166603	9/10/2026		103038 REPUBLIC SERVICES #923							
	9/4/2026	285.44	SEPT '26 ORGANICS PICKUP		18931	0923-006236196	1340.6376		OTHER UTILITY SERVICES	GOVERNMENT BUILDINGS
		285.44								
166604	9/10/2026		103685 ROSEMOUNT LEPRECHAUN DAYS COMMITTEE							
	9/4/2026	15,000.00	FIRE WORKS - LEPR. DAYS		18940	2026 FIREWORKS	1510.6220	00040705	OPERATING SUPPLIES	PARK & RECREATION

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166604	9/10/2026		103685 ROSEMOUNT LEPRECHAUN DAYS COMMITTEE						Continued...	
		15,000.00								
166605	9/10/2026		102259 STERICYCLE INC							
	9/4/2026	373.00	SHRED IT SERVICES		18932	8015332562	1210.6310		PROFESSIONAL SERVICES	POLICE
		373.00								
166606	9/10/2026		103795 STREICHER'S							
	9/9/2026	135.00	BOOTS FOR JASON JENSEN		18973	11847125	1210.6144		EMPLOYEE ALLOWANCES	POLICE
		135.00								
166607	9/10/2026		100875 SUNBELT RENTALS INC							
	9/9/2026	423.34	CONCRETE BUGGIES RENTAL		18959	188212480-0001	1520.6394		MACHINERY RENTALS	PARKS MAINTENANCE
		423.34								
166608	9/10/2026		102866 THE DAVEY TREE EXPERT COMPANY							
	9/10/2026	315.00	OAK TREATMENT		19002	920826345	1520.6383		IMPROVEMENT REPAIRS AND MAINTENANCE	PARKS MAINTENANCE
		315.00								
166609	9/10/2026		106506 THE HUNTINGTON NATIONAL BANK							
	9/4/2026	67,851.33	TORO MOWER LEASES		18937	2878953	4050.6540		HEAVY MACHINERY	EQUIPMENT IMPROVEMENT
		67,851.33								
166610	9/10/2026		101105 THINK DIGITAL SIGNS							
	9/9/2026	675.00	LED REPLC MODULE - STEEPLE CTR		18960	1893	1510.6381	00016100	BUILDING REPAIRS AND MAINTENANCE	PARK & RECREATION
		675.00								
166611	9/10/2026		103824 VERIZON WIRELESS							
	9/9/2026	13.18	BACKUP SCADA DIALER		18975	6151786412	6100.6321		TELEPHONE	WATER UTILITY
	9/9/2026	13.18	BACKUP SCADA DIALER		18975	6151786412	6200.6321		TELEPHONE	SEWER UTILITY
	9/9/2026	13.19	BACKUP SCADA DIALER		18975	6151786412	6300.6321		TELEPHONE	STORM WATER UTILITY
		39.55								
166612	9/10/2026		103833 XCEL ENERGY							
	9/9/2026	35.75	PRV STATION		18978	992346768	6100.6371	WH101	ELECTRIC	WATER UTILITY
	9/10/2026	5,740.50	WELL #15		18983	992268778	6100.6371	W115	ELECTRIC	WATER UTILITY
		5,776.25								
166613	9/10/2026		100775 YALE MECHANICAL LLC							
	9/4/2026	15,926.50	BAC SERVER MIGRATION		18938	26-0638-2	1340.6381		BUILDING REPAIRS AND MAINTENANCE	GOVERNMENT BUILDINGS
		15,926.50								

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
166613	9/10/2026		100775 YALE MECHANICAL LLC						Continued...	
26082801	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	10.52	RSMT SC - ACTIVITY CENTER		18335	6033614533	1510.6373	00016100	GAS	PARK & RECREATION
		10.52								
26082802	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	18.00	JAYCEE PARK SHELTER		18326	6034503465	1520.6373		GAS	PARKS MAINTENANCE
		18.00								
26082803	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	18.00	WELL #8		18328	6034462951	6100.6373	W108	GAS	WATER UTILITY
		18.00								
26082804	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	18.00	CENTRAL PARK BUILDING		18330	6033626633	1520.6373		GAS	PARKS MAINTENANCE
		18.00								
26082805	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	18.00	RSMT SC - ASSEMBLY HALL		18331	6033751306	1510.6373	00016100	GAS	PARK & RECREATION
		18.00								
26082806	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	20.72	WELL #9		18332	6033308722	6100.6373	W109	GAS	WATER UTILITY
		20.72								
26082807	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	45.00	OLD PW BUILDINGS - 1ST METER		18334	6033673284	1340.6373		GAS	GOVERNMENT BUILDINGS
		45.00								
26082808	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	64.66	FIRE STATION #1		18333	6034215760	1340.6373		GAS	GOVERNMENT BUILDINGS
		64.66								
26082809	8/28/2026		102993 FP MAILING SOLUTIONS							
	9/3/2026	500.00	8/26/26 CH POSTAGE REFILL		18918	08/26/2026-1	1120.6323		POSTAGE	GENERAL GOVERNMENT
						POSTAGE CH				
		500.00								
26082810	8/28/2026		102993 FP MAILING SOLUTIONS							
	9/3/2026	700.00	8/26/26 CH POSTAGE REFILL		18917	08/26/2026-2	1120.6323		POSTAGE	GENERAL GOVERNMENT

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26082810	8/28/2026		102993 FP MAILING SOLUTIONS						Continued...	
			POSTAGE CH							
		700.00								
26082811	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	864.33	PD/PW FACILITY		18329	6034415652	1340.6373		GAS	GOVERNMENT BUILDINGS
		864.33								
26082812	8/28/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	1,005.73	CH, CARPENTER SHOP, GENERATOR		18327	6034576328	1340.6373		GAS	GOVERNMENT BUILDINGS
		1,005.73								
26083101	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	10.00	SIREN #10		18279	1001519073	1320.6371		ELECTRIC	STREET MAINTENANCE
						08/26				
		10.00								
26083102	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	19.61	METERED TUNNEL LIGHTS		18282	1003564457	6400.6371		ELECTRIC	STREET LIGHT UTILITY
						08/26				
		19.61								
26083103	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	31.81	STORM DRAIN LIFT ST'N #6		18274	1004097754	6300.6371	SWLS306	ELECTRIC	STORM WATER UTILITY
						08/26				
		31.81								
26083104	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/13/2026	37.24	CONNEMARA PARK SHELTER/LIGHTS		18324	1002004786	1520.6371		ELECTRIC	PARKS MAINTENANCE
						08/26				
		37.24								
26083105	8/31/2026		100272 MINNESOTA ENERGY RESOURCES CORP							
	8/13/2026	45.00	OLD PW BUILDINGS - 2ND METER		18336	6035948964	1340.6373		GAS	GOVERNMENT BUILDINGS
		45.00								
26083106	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/13/2026	83.81	LIFT STATION #12		18320	1010057891	6200.6371	SSLS212	ELECTRIC	SEWER UTILITY
						08/26				
		83.81								

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26083107	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION						Continued...	
	8/13/2026	92.39	IRRIG. PUMP/SP CONTROL BLDG		18321	1002007870 08/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		92.39								
26083108	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	84.78	LIFT STATION #6		18278	1003329984 08/26	6200.6371	SSLS206	ELECTRIC	SEWER UTILITY
	8/12/2026	21.20	STORM DRAIN LIFT ST'N #4		18278	1003329984 08/26	6300.6371	SWLS304	ELECTRIC	STORM WATER UTILITY
		105.98								
26083109	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	113.50	STORM DRAIN LIFT ST'N #3		18281	1002868701 08/26	6300.6371	SWLS303	ELECTRIC	STORM WATER UTILITY
		113.50								
26083110	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	124.88	STORM DRAIN LIFT ST'N #8		18280	1010038900 08/26	6300.6371	SWLS308	ELECTRIC	STORM WATER UTILITY
		124.88								
26083111	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	198.32	JAYCEE PARK TRAIL LIGHTS		18276	1002112506 08/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		198.32								
26083112	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	201.51	LIFT STATION #4		18284	1001834654 08/26	6200.6371	SSLS204	ELECTRIC	SEWER UTILITY
		201.51								
26083113	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	206.78	LIFT STATION #9		18283	1003949690 08/26	6200.6371	SSLS209	ELECTRIC	SEWER UTILITY
		206.78								
26083114	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	215.51	JAYCEE PARK SHELTER/LIGHTS		18273	1002079739 08/26	1520.6371		ELECTRIC	PARKS MAINTENANCE
		215.51								

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26083114	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION						Continued...	
26083115	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/13/2026	252.73	LIFT STATION #3		18322	1002080539 08/26	6200.6371	SSLS203	ELECTRIC	SEWER UTILITY
		252.73								
26083116	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	277.01	WATER TOWER #2		18275	1002009496 08/26	6100.6371	WT102	ELECTRIC	WATER UTILITY
		277.01								
26083117	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/13/2026	418.36	LIFT STATION #5		18323	1010054799 08/26	6200.6371	SSLS205	ELECTRIC	SEWER UTILITY
		418.36								
26083118	8/31/2026		102993 FP MAILING SOLUTIONS							
	9/3/2026	500.00	8/27/26 CH POSTAGE REFILL		18913	08/27/2026 POSTAGE CH	1120.6323		POSTAGE	GENERAL GOVERNMENT
		500.00								
26083119	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/12/2026	2,230.18	WELL #8		18277	1002009231 08/26	6100.6371	W108	ELECTRIC	WATER UTILITY
		2,230.18								
26083120	8/31/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/13/2026	7,299.23	STREET LIGHTS		18306	1001066414 08/26	6400.6371		ELECTRIC	STREET LIGHT UTILITY
		7,299.23								
26090401	9/4/2026		103741 NATIONWIDE RETIREMENT SOL							
	9/3/2026	6,112.53			18861	0903268120012	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,112.53								
26090402	9/4/2026		100447 MN STATE RETIREMENT SYSTEM							
	9/3/2026	17,611.57			18873	090326812004	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		17,611.57								
26090403	9/4/2026		100447 MN STATE RETIREMENT SYSTEM							

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8/28/2026 -- 9/10/2026

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
26090403	9/4/2026		100447 MN STATE RETIREMENT SYSTEM						Continued...	
	9/3/2026	17,611.57			18873	090326812004	7020.2134.02		DEFERRED COMPENSATION - MSRS	PAYROLL FUND
		17,611.57								
26090404	9/4/2026		100002 MN DEPT OF REVENUE							
	9/3/2026	22,722.01			18872	090326812003	7020.2131.03		STATE WITHHOLDING	PAYROLL FUND
		22,722.01								
26090405	9/4/2026		103759 PUBLIC EMPLOYEE							
	9/3/2026	98,121.35			18863	0903268120014	7020.2132.01		PERA WITHHOLDING	PAYROLL FUND
		98,121.35								
26090406	9/4/2026		100001 INTERNAL REVENUE SERVICE							
	9/3/2026	85.68			18762	090126905171	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
	9/3/2026	48,303.31			18858	090326812001	7020.2131.01		FEDERAL WITHHOLDING	PAYROLL FUND
	9/3/2026	54,059.68			18869	090326812002	7020.2131.02		FICA/MEDICARE WITHHOLDING	PAYROLL FUND
		102,448.67								
26090801	9/8/2026		103587 DAKOTA ELECTRIC ASSOCIATION							
	8/18/2026	19.76	SDLS #8 FLOATS SCADA CABINET		18398	1010135416	6300.6371	SWLS308	ELECTRIC	STORM WATER UTILITY
						08/26				
		19.76								
26090802	9/8/2026		103031 BPAS-BENEFIT PLANS ADMIN SRVS							
	9/3/2026	226.67			18875	090326812006	7020.2133.06		VEBA CONTRIBUTIONS	PAYROLL FUND
		226.67								
26090803	9/8/2026		103741 NATIONWIDE RETIREMENT SOL							
	9/3/2026	6,112.53			18861	0903268120012	7020.2134.03		DEFERRED COMPENSATION - NATION	PAYROLL FUND
		6,112.53								
26090804	9/8/2026		103032 WEX HEALTH INC							
	9/3/2026	4,570.63			18876	090326812007	7020.2133.05		HSA CONTRIBUTIONS	PAYROLL FUND
		4,570.63								
		1,927,711.00	Grand Total							

Payment Instrument Totals

Checks	1,632,520.67
EFT Payments	291,304.10
A/P ACH Payment	3,886.23
Total Payments	1,927,711.00

**ROSEMOUNT CITY COUNCIL
REGULAR MEETING PROCEEDINGS
SEPTEMBER 1, 2026**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof, a regular meeting of the Rosemount City Council was held on Tuesday, September 1, 2026, at 7:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Theisen and Klimpel. Councilmember Essler was absent.

APPROVAL OF AGENDA

Motion by Weisensel Second by Theisen

Motion to approve the agenda.

Ayes: 4.

Nays: None. Motion carried.

PRESENTATIONS AND PROCLAMATIONS

- a. Oath of Office- Police Sergeant Promotion

Chief of Police Thomas introduced Dan Kaiser and highlighted his accomplishments and background.

City Clerk Fasbender administered the oath of office.

- b. Oath of Office-Police Captain Promotion

Chief of Police Thomas introduced Captain Coughlin and highlighted his career getting him to this position today.

City Clerk Fasbender administered the oath of office.

RESPONSE TO PUBLIC COMMENT

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

Motion by Klimpel Second by Freske

Motion to approve consent agenda

Ayes: 4.

Nays: None. Motion Carried.

- a. Bill Listings
- b. Minutes of the August 18, 2026 Regular Meeting Minutes

- c. Minutes of the August 18, 2026 Joint Work Session
- d. Dakota County CDA/City LAHA Resolution

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

ANNOUNCEMENTS

- a. City Staff Updates

City Administrator Martin recapped the items discussed at the City Council work session this evening, noting the 2027 budget review is underway and will be taking council action by the end of the month. In addition, Mr. Martin highlighted the "built to play plan" for our investment in reinvesting in parks and recreation in Rosemount and stated there will be public open houses in September to showcase the projects.

- b. Upcoming Community Calendar

Mayor Weisensel reviewed the calendar of events and upcoming meetings.

ADJOURNMENT

There being no further business to come before the City Council at the regular council meeting and upon a motion by Weisensel and a second by Klimpel the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

**ROSEMOUNT CITY COUNCIL
WORK SESSION PROCEEDINGS
SEPTEMBER 1, 2026**

CALL TO ORDER

Pursuant to due call and notice thereof, a work session meeting of the Rosemount City Council was held on Tuesday, September 1, 2026, at 5:00 PM. in Rosemount Council Chambers, 2875 145th Street West.

Mayor Weisensel called the meeting to order with Councilmembers Freske, Theisen and Klimpel. Councilmember Essler was absent.

a. FOLLOWING THE CITY COUNCIL REGULAR MEETING:

The Council may choose to reconvene the work session after the adjournment of the regular meeting if the business of the work session is unable to be completed in the allotted time.

DISCUSSION

a. Preliminary 2027 Budget discussion

City Administrator Martin and Administrative Services Director Malecha provided a recap of the latest 2027 budget updates since the previous council meeting. The latest budget is projected to increase city taxes on the median-valued home by \$83. Debt issuance increases taxes by \$50.

Mr. Martin noted the key items impacting the budget since the City Council last met; addition of one new full-time rental property coordinator/inspector and one new full-time sustainability specialist, a significant amount of re-coding to the correct account codes, wages and benefits to increase a total of 9.6%, increase duty crew wages and \$1 wage increase for volunteers, 9 full-time firefighters applied for via SAFER Grant, 1/2 year of full-time Fire Marshal position.

Ms. Malecha followed up to Councilmember Freske's question from a previous meeting, regarding how many staff members are getting wage increases and confirmed 66 employees will be getting a step increase while 49 employees have no step increase which is normal as employees age along the wage scale.

Councilmembers agreed staff needs to have an informative communication plan that further explains the tax impacts on a homeowner. Mr. Martin stated it is likely that staff will not likely know the status of the Fire Department's SAFER Grant application by the time of the next meeting. If not awarded, this will have an impact on the 2027 budget. With that said, Mr. Martin suggests if staff does not hear back on the status of the grant by the time the next City Council packet goes out, the City Council will meet for a special meeting to set the 2027 budget ceiling. Councilmembers agreed on a special meeting if needed.

b. Update on Built to Play parks plan

Parks and Recreation Director Schultz provided an update on the Built to Play project and discussed the process of moving towards public engagement.

Mr. Schultz presented the latest plans for the indoor ice opportunities and the potential agreement on a land swap, the full-size baseball field will be ready to bid by January for next year and discussed the Central Park upgrades to improve Rosemount's special events and community gathering spaces.

Mr. Schultz noted he is meeting with individual stakeholders who utilize these amenities to gather their input on the preliminary plans to ensure we are meeting the needs of the stakeholders before staff gets too far down the road with plans. Also discussed the timing of the projects as a staggered approach will need to occur for some of these improvements.

Administrative Director Malecha discussed the bonding schedule, and it will be approximately \$80 a year, an increase to start, noting we will need to take out more capital interest in the front end to keep a consistent increase throughout the years. Ms. Malecha noted several action items will occur at Port Authority and City Council. In addition, Ms. Malecha discussed the debt for the Fire Station, and Councilmembers agreed we need to communicate the whole story and not just the parks piece and to ensure staff is breaking down the difference between the park and fire debt. Councilmembers also stated to ensure we are still communicating that a water treatment plan is still in the works. However, the treatment plant is funded differently.

Communication Manager Stoffel shared the online story map regarding the projects and special highlights regarding each project. Councilmember Freske also suggested highlighting potential future commercial near the ice arena, as this project may trigger commercial development. Staff further discussed the plans for an open house and the plan to continue to highlight each project in the next several months.

UPDATES

a. Staff Reports

Mayor Weisensel discussed upcoming meetings and events for Council to be aware of.

Councilmember Freske suggested having those available to attend an informal listening session with Falmoor Glen Neighborhood as they continue to express concerns regarding the new development within the area.

ADJOURNMENT

There being no further business to come before the City Council at the work session council meeting and upon a motion by Weisensel the meeting was adjourned at 6:49 p.m.

Respectfully submitted,

Erin Fasbender
City Clerk

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: RAHA Concessions Agreement	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 6.d.
ATTACHMENTS: Agreement	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to recommend the City Council approve a new lease agreement between the City of Rosemount and the Rosemount Area Hockey Association (RAHA) for the hockey association to lease the concession stand in the Rosemount Ice Arena for \$187.50 per month for eight months of the 2026-2027 hockey season.	

BACKGROUND

For the past several years, the City of Rosemount has leased the concession stand in the Ice Arena to the Rosemount Area Hockey Association (RAHA). RAHA has one of their members oversee the operations of the concession stand.

Staff is recommending the City Council approve the 2026/2027 agreement between the City of Rosemount and RAHA for the hockey association to lease the concession stand in the Rosemount Ice Arena again for \$187.50 per month for eight months.

Staff feels that having a concession stand in the Ice Arena adds to the positive experience that visitors to the rink will have. Staff does not feel the City is currently staffed to operate the concession stand and also feels that if the City operated the stand that we could possibly lose money on the operations due to using paid staff.

Staff feels that RAHA has done a good job in coordinating the use of the concession stand and overseeing the maintenance and cleaning of the area.

RECOMMENDATION

Staff is recommending the City Council approve a new lease agreement between the City of Rosemount and the Rosemount Area Hockey Association (RAHA) for the hockey association to lease the concession stand in the Rosemount Ice Arena for \$187.50 per month for eight months of the 2026-2027 hockey season.

ROSEMOUNT ARENA CONCESSIONS AGREEMENT

AGREEMENT made this ___ day of September 2026, by and between the City of Rosemount ("**City**") and Rosemount Area Hockey Association ("**RAHA**").

WITNESSETH:

The following terms and conditions constitute an agreement between the **City** and **RAHA** to operate the arena concession stand, including access to the concession storage room, at the Rosemount Community Center located at 13885 South Robert Trail, Rosemount Minnesota, for the period commencing September 16, 2026 and ending April 30, 2027, to wit:

1. The **City** and **RAHA** mutually agree for **RAHA** to manage and operate the arena concession stand.
2. **RAHA** will manage and provide adequate staffing for the operation of the arena concession stand.
3. **RAHA** agrees to compensate the **City** \$187.50 per month (\$1,500.00 total for 8 months. Payment during the term of this Agreement shall be made on or before the fifteen (15th) day of the month succeeding the period for which accounting and payment of fees are made.
4. The **City** agrees to provide all utilities for the operation of the arena concession stand and the equipment set forth in Exhibit A. **RAHA** will be responsible for repair and maintenance of equipment set forth in Exhibit A. **RAHA** agrees to return all equipment provided by the **City** at the commencement of the term of this Agreement, reasonable wear and tear excepted. The **City** hereby agrees to replace wore out or broken equipment due to regular wear and tear.
5. The **City** and **RAHA** acknowledge that **RAHA** has the right and ability to store items in the Arena Concessions Stand, including the concession storage room, the equipment and product that is owned, and is the sole responsibility of **RAHA**, is set forth on the attached Exhibit B. **RAHA** will perform an end of the season cleaning and remove all unused product from the concession stand by May 15, 2025.
6. **RAHA** agrees to maintain the arena concession stand and concessions storage room in a clean and orderly manner, and in accordance with procedures for the safe handling of food as directed by any applicable local and State health agency. The **City** will conduct random cleaning inspections to determine the degree of cleaning compliance. **RAHA** will use a washing/rinsing/sanitizing system when washing dishes. **RAHA** agrees to use no tape on stainless steel and not to store any items within 30 inches of any electrical panel.
7. **RAHA** will provide general liability insurance to insure against liabilities up to \$500,000 for each claimant and \$2,000,000 for each single occurrence.

8. **RAHA** shall indemnify and hold harmless the **City**, all its officers, agents, and employees, of and from any and all claims, demands, actions, or causes of actions of whatsoever nature of character arising out of or by any reason of the services and obligations provided for herein and further agrees to defend at its sole cost and expense any action or proceeding commenced for the purpose of asserting any claims of whatsoever character arise hereunder.
9. The Agreement may be terminated by either party hereto by thirty (30) days written notice to the other party.
10. **RAHA** is retained only for the purposes and to the extent set forth in this Agreement, and its relationship to the **City** shall be that of an independent contractor. As such, **RAHA** shall not be entitled to any pension, health or similar benefits which are available to employees of the **City**.
11. **RAHA** agrees to follow all city and county recycling requirements. All paper and cardboard, cartons, glass bottles and jars, metal cans, and plastics labeled #1, #2, and #5 must be properly sorted and recycled. Paired trash and recycling containers that meet all city and county standards will be provided. **RAHA** must educate all event staff, volunteers, event vendors, and housekeeping/custodial contractors on what and how to recycle using the Recycle Right Guide via this link:

<https://www.co.dakota.mn.us/Environment/Business/Requirements/Documents/RecycleRightRecyclingTrash.pdf>

IN WITNESS WHEREOF, the **City** and **RAHA** have hereunto affixed their signatures this ____ day of _____, 2026.

CITY OF ROSEMOUNT

ROSEMOUNT AREA HOCKEY
ASSOCIATION

Mayor

RAHA President

City Clerk

RAHA

Exhibit A (City Items)

Amana 1000 Microwave

2nd Microwave (TBD)

Fridge Base 2 door (True)

Freezer stand up 1 door (True)

Stainless steel 3 sink wash station (Lamberton)

Stainless steel hand wash sink (Eagle)

21 Stainless steel mesh shelves (Eagle)

2 Stainless steel microwave shelf

1 paper towel dispenser

1 Wall mounted first aid kit

1 Telephone (651-322-6008)

1 Fire extinguisher

7 Grey Storage Shelves

Stand up 2 door slide Fridge Model: MC1300S

Exhibit B (RAHA items)

Hot dog roller

Popcorn popper

Nacho cheese machine

Pizza/pretzel warmer

Safe

General product to be sold

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: Rosemount Armory/RCC Maintenance Agreement	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Dan Schultz, Parks & Recreation Director	AGENDA NO. 6.e.
ATTACHMENTS: Agreement	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to approve the attached 2026-27 Maintenance Agreement with the Minnesota Department of Military Affairs.	

BACKGROUND

Annually, the City Council reviews the maintenance agreement with the Minnesota Department of Military Affairs for the Community Center/Armory. The maintenance agreement outlines what the City will provide in the form of janitorial, landscaping/snow removal and light maintenance services at the Community Center/Armory in the shared use areas.

This arrangement has been in place for a number of years and has worked very well for both parties. Under this agreement, the Minnesota Department of Military Affairs would be responsible for reimbursing the City for the costs involved with providing services to the shared use portions of the facility.

RECOMMENDATION

The Parks and Recreation Department staff is recommending approval of the attached 2026-27 Maintenance Agreement with the Minnesota Department of Military Affairs.

MAINTENANCE AGREEMENT

DMA-138

This agreement is made by and between the State of Minnesota, Department of Military Affairs (“State”) and the City of Rosemount (“City”).

WHEREAS, the State leased to the City a portion of the Rosemount National Guard Training and Community Center (“Center”) on terms and conditions specified in the attached lease agreement (“Lease”); and

WHEREAS, the State and the City share responsibility for maintenance of the Center; and

WHEREAS, The State and the City desire to agree upon certain terms and conditions relating to their respective maintenance responsibilities for the Center.

NOW, THEREFORE, BE IT AGREED that for good and valuable consideration the parties agree as follows:

1. The City will perform the following maintenance duties listed in attachment A. The State will pay the City an amount not to exceed \$5,200.00 annually to reimburse the City for the costs of providing the services. The City will invoice the State monthly for the services provided.
2. The City will provide janitorial supplies (hand towels, toilet paper, hand soap, all cleaning agents and other necessary supplies) in shared use areas of the Center. This does not include supplies to strip and refinish the gym floor or tile hallways. The State will pay an amount not to exceed \$3,000.00 for its pro rata share (based on facility use) of the cost of such supplies. The City will invoice the State monthly for reimbursement of these expenses.
3. The City will pay the State \$2,217.60 for a 12 month term [or \$3,275.80 for a 24 month term] for its portion of the boiler maintenance and tuning contract.
4. The City will pay the State \$1,814.08 for its portion for the fire alarm system. This will include:
 - a. Fire alarm annual inspection ($\$2,542.5 \times 44\% = \$1,118.70$)
 - b. Fire suppression annual inspection ($\$1,208.40 \times 44\% = \531.70)
 - c. Fire alarm monitoring for emergency dispatch ($\$372 \times 44\% = \$163.68/\text{yr}$ or $\$13.64/\text{mo}$)
5. The State will pay an amount not to exceed \$7,227.92 annually for its portion of the chiller maintenance agreement which includes annual site visits and coil cleaning. (Year 1 - $\$12,907 \times 56\% = \$7,227.92$)
6. The State will pay an amount not to exceed \$2,500 annually for its portion of the elevator maintenance contract, inspections and any other service contracts needed. The City will invoice the State monthly for its pro rata portion (based on facility use) of the contract expense.

7. The State shall pay the City a one time payment of \$19,000.00 for the annual direct costs of services provided to the National Guard for grounds keeping and snow removal. The City shall be responsible for snow and ice removal on the grounds.
8. The State will identify and pay for repairs, changes or alterations to space used solely by the State. The City may identify needed repairs, changes or alterations in shared use spaces. The City shall request the State's authorization and a work order number prior to performing or contracting for work in the Center. Upon receipt of authorization and a work order number from the State, the City may invoice the State for repairs, changes or alterations to the Center.
9. The terms and conditions of this agreement shall be effective beginning on September 16, 2026 and shall terminate on September 15, 2027 unless modified or extended by written agreement of the parties. The Agreement may be terminated by either party upon thirty (30) days written notice to the other party.

The parties acknowledge the terms and conditions of the Lease and agree that any provision of the Lease that is inconsistent with the foregoing terms and conditions shall be deemed superseded and replaced by the terms herein.

IN WITNESS WHEREOF, the parties have set their hands on the date(s) indicated below intending to be bound thereby.

CITY OF ROSEMOUNT

By: _____
Its Mayor

By: _____
Its Clerk

STATE OF MINNESOTA
DEPARTMENT OF MILITARY AFFAIRS

By: _____
Executive Director

By: _____
Deputy General Counsel

Attachment A

List of Duties for shared use Areas:

After all National Guard generated use, the State will:

Bring all shared use areas to a “customer ready” condition. This will include the following shared use areas and duties:

Classrooms

- All floors will be cleaned and vacuumed.
- White boards will be cleaned.
- Trash will be removed from wastebaskets and reline.
- Tables will be located in the standard classroom set up with the chair cushions setting on the tables.
- Tables will be cleaned.

Carpeted Hallways

- Will be vacuumed and cleared of any debris.

Hallway (lower level)

- Will be dry mopped and spot mopped.

National Guard Armory Entrance

- Dry mop and spot mop floor
- Vacuum rugs
- Empty ash urns
- Clean glass

Floor and Stairs (upper level)

- Will be dry mopped and spot mopped.

Drill Floor (Gymnasium)

- Will be dry mopped and spot mopped.
- Remove all tables and chairs.
- Remove trash and replace liners.

Restrooms (upper level and lower level)

- Will be completely renovated which includes cleaning the toilets, urinals, sinks, floors, mirrors and restock all soap and paper products with National Guard product.
- Remove trash and replace liners.

Auditorium

- Remove trash
- Vacuum
- Put arm tables in a down right position.
- Sweep and clear stage.

Elevator

- Vacuum

After all National Guard generated use; the CITY of ROSEMOUNT will provide the following services to ONLY the facilities listed below:

Floor (upper level)

- Scrub the tile using a walk behind floor scrubber

Drill Floor (Gymnasium)

- Scrub the tile using a walk behind floor scrubber

Hallway (lower level)

- Scrub the tile using a walk behind floor scrubber

The CITY will also perform the following duties as deemed necessary:

Drill Floor (Gymnasium)

- Strip and seal the floor

Classrooms

- Deep clean the carpets (every 12 months)

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: Tort Liability Insurance Limits	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Teah Malecha, Administrative Services Director	AGENDA NO. 6.f.
ATTACHMENTS: Liability Coverage Waiver Form	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to not waive the monetary limits on municipal tort liability established by Minnesota Statute §466.04	

BACKGROUND

Each year when the City renews its property and liability insurance policy with the League of Minnesota Cities Insurance Trust (LMCIT), it must decide whether to waive the statutory tort liability limits. Minnesota statute limits the City's liability to no more than \$500,000 per claimant with a maximum of \$1,500,000 per occurrence.

The LMCIT provides cities with the option to structure their liability coverage by choosing whether to waive the statutory tort limits provided by Minnesota Statute §466.04. If the City waives the limits, a claimant could recover up to \$2,000,000 for a single occurrence.

According to LMCIT, the majority of cities do not waive the tort liability limits. It is the recommendation of our insurance agent, First National Insurance, to not waive the limits.

RECOMMENDATION

Staff recommends not waiving the monetary limits on municipal tort liability established by Minnesota Statute §466.04.

**League of Minnesota Cities Insurance Trust
Liability Coverage Waiver Form**

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. Use the submit button below, otherwise, print and email to pstech@lmc.org, or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

Select one of the options below.

- ☒ The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#)
- ☐ The member **WAIVES** monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT

LMCIT Member Name: City of Rosemount

Date of member's governing body meeting: September 15, 2026

Name and title of person completing this form: Jeffery D. Weisensel, Mayor

Signature of person completing this form: _____

SUBMIT

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: Call for Public Hearing - Establishment of an Industrial Development District and Authorization of Port Authority Bonds	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Adam Kienberger, Community Development Director Teah Malecha, Administrative Services Director	AGENDA NO. 6.g.
ATTACHMENTS: Resolution	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to Adopt a Resolution Setting a Public Hearing on the Establishment of Industrial Development District No. 2 and the Development Plan Related Thereto and an Ordinance on the Issuance of General Obligation Bonds	

BACKGROUND

The City Council is being asked to authorize the Port Authority to issue up to \$75 million in General Obligation Bonds to finance the Built to Play Initiative. Because the Port Authority is the financier of the project, the bonding authority within an Industrial Development District is the mechanism by which these bonds will be issued.

The authorization of this ordinance joins the City Council with the Port Authority in declaring that it is "desirable and necessary" to issue these bonds and pledge the City's full faith, credit, and resources as a security. The public hearing will be held on October 20th. If approved, the discussed bond issuance schedule will move forward. The City is currently working on designs for the expansion of Central Park, a new full-size baseball field, a community activity space, and a two-sheet indoor ice complex. The bonds will not be sold and the projects won't move forward until after the public hearing.

RECOMMENDATION

Staff recommends the City Council adopt the attached resolution setting a public hearing on the establishment of Industrial Development District No. 2 and the development plan related thereto and an ordinance on the issuance of general obligation bonds.

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2026 - XX

**RESOLUTION SETTING A PUBLIC HEARING ON THE ESTABLISHMENT OF
INDUSTRIAL DEVELOPMENT DISTRICT NO. 2 AND THE DEVELOPMENT PLAN
RELATED THERETO AND AN ORDINANCE ON THE ISSUANCE OF GENERAL
OBLIGATION BONDS**

WHEREAS, the Rosemount Port Authority (the “Port Authority”) has submitted a proposal to establish an industrial development district in the City of Rosemount, Minnesota (the “City”), under the provisions of Minnesota Statutes, Sections 469.048 to 469.068 (the “Act”); and

WHEREAS, pursuant to Minnesota Statutes, Section 469.0813 and the Port Authority enabling resolution adopted by the City Council of the City (the “City Council”) on September 3, 1991 (the “Enabling Resolution”), prior to establishing the boundaries of and undertaking public activities with respect to an industrial development district, the Port Authority must submit a development plan and budget (collectively, a “Plan”) to the City Council for approval; and

WHEREAS, pursuant to and in accordance with Minnesota Statutes, Sections 469.060, 469.0813 and 412.191, subd. 4 and Chapter 475, the Port Authority has requested that the City Council consent, by ordinance, to the issuance of up to \$75,000,000 of general obligation bonds (the “Bonds”) to finance certain park and recreation improvements in the City (the “Ordinance”); and

WHEREAS, the City Council may consider approval of a Plan and the Ordinance following a public hearing which has been duly noticed at least 10 days in advance in the official City newspaper.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Rosemount as follows:

Section 1. Public Hearing. The City Council shall meet on Tuesday, October 20, 2026, at or after 7:00 p.m., to hold a public hearing on the proposed establishment of Industrial Development District No. 2 and approval of a Plan related thereto and an Ordinance authorizing the issuance of the Bonds by the Port Authority all pursuant to and in accordance with the Act and the Enabling Resolution.

Section 2. Notice of Hearing; Filing of Plan. The City Clerk is hereby authorized to cause a notice of the hearing, in substantially the form attached as **Exhibit A** hereto, to be published as required by the Act and the Enabling Resolution, and to place a copy of the proposed Industrial Development District No. 2 Plan on file in the City Clerk's office at City Hall, post the Ordinance on the City’s website, and to make such documents available for inspection by the public.

ADOPTED this 15th day of September, 2026.

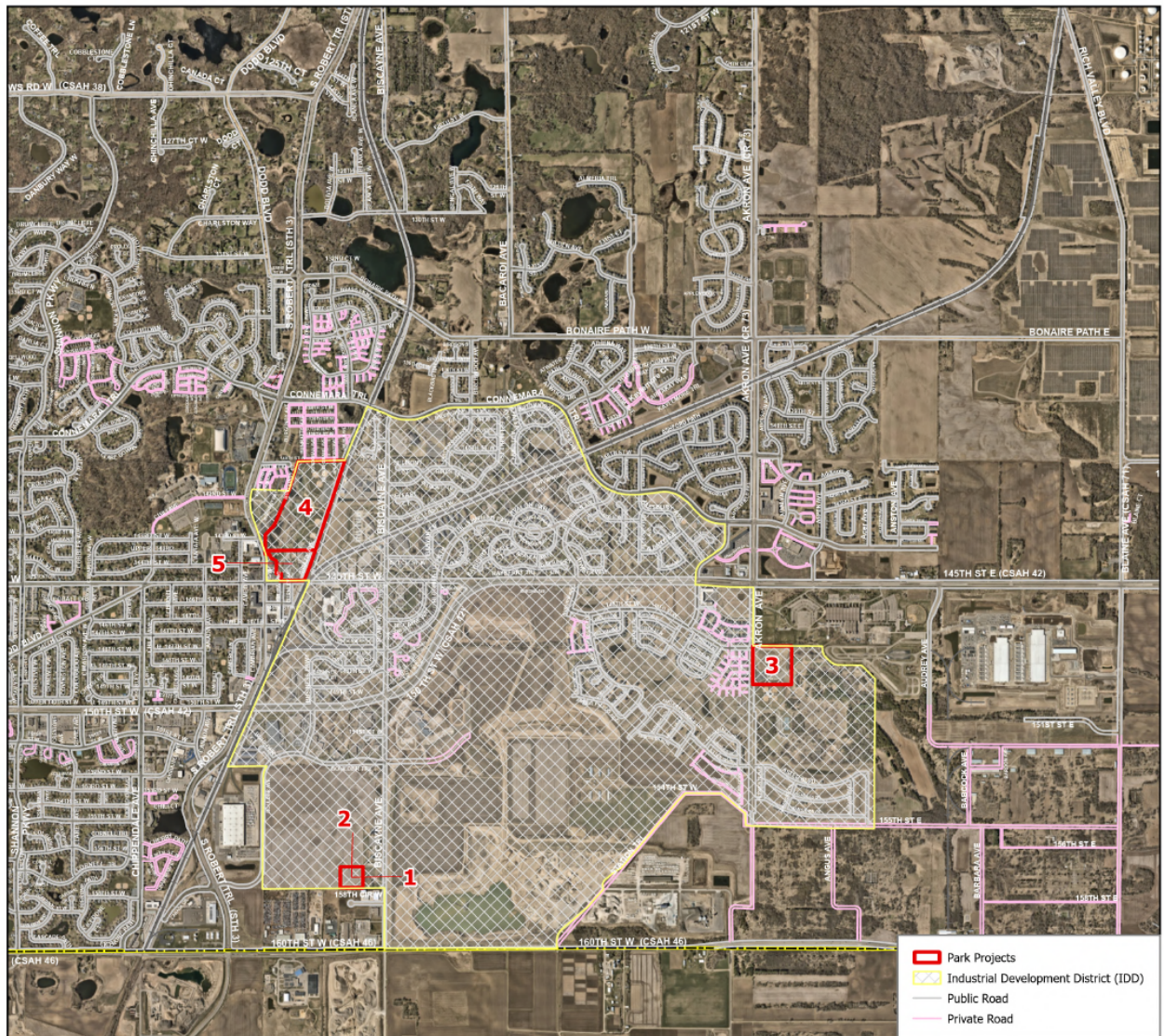
Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk

EXHIBIT A
NOTICE OF PUBLIC HEARING
CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that the City Council (the “City Council”) of the City of Rosemount, Minnesota, will hold a public hearing on Tuesday, October 20, 2026, at a meeting of the City Council beginning at approximately 7:00 p.m., in the Council Chambers at City Hall, located at 2875 145th Street West, Rosemount, Minnesota (“City Hall”), relating to (i) the proposal of the Rosemount Port Authority to establish Industrial Development District No. 2 (the “Development District”) and adopt a development plan (the “Plan”) relating thereto and (ii) an ordinance authorizing the Rosemount Port Authority to issue up to \$75,000,000 of general obligation bonds (the “Bonds”) to finance certain park and recreation improvements in the Development District (the “Ordinance”). A copy of the Plan and the Ordinance will be on file and available for public inspection at the office of the City Administrator at City Hall. The boundaries of the Development District are shown in the following map.



All interested persons may appear at the hearing and present their views orally or in writing. BY
ORDER OF THE ROSEMOUNT CITY COUNCIL

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: Temporary On-Sale Liquor License - American Legion	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Sarah Saunders, Deputy City Clerk	AGENDA NO. 6.h.
ATTACHMENTS:	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to approve a Temporary On-Sale Liquor License for the American Legion to hold a special event on October 9, 2026 at 14590 Burma Ave West subject to conditions within the staff report	

BACKGROUND

The Rosemount American Legion has submitted a request for a Temporary On-Sale Liquor License at 14590 Burma Ave West. The purpose of the request is to hold a fundraising concert in their south parking lot and pavilion from 5:00pm-11:00pm.

Staff recommends approval of the temporary license as requested by the American Legion to hold an event on October 9, 2026. The approvals are subject to the following conditions:

- The parking lot area be fenced in a manner consistent with prior years and approved by the Rosemount Chief of Police.
- The American Legion will staff all entry and exit points to the fenced area.

RECOMMENDATION

Staff recommends the Council approve the request for a temporary on-sale liquor license.

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: Authorize Temporary Construction Easement	AGENDA SECTION: CONSENT AGENDA
PREPARED BY: Logan Martin, City Administrator	AGENDA NO. 6.i.
ATTACHMENTS: Construction Easement	APPROVED BY: LJM
RECOMMENDED ACTION: Staff recommends the City Council authorize execution of a Temporary Construction Easement related to the Fire Station 2 expansion project at 2047 Connemara Trail.	

BACKGROUND

The City continues steady progress on the remodel and expansion project at Fire Station 2 on Connemara Trail. Public bids are currently being pursued, with a bid opening later in September. If approved by the City Council, the construction process would begin in earnest in mid-October, kicking off an approximately 11-month project.

Through the construction planning process, our Construction Manager indicated that work equipment will need to be temporarily staged on private property to the west of the Fire Station to complete work on that side of the building. Staff met with the neighboring property owner to discuss a temporary construction easement to allow for this work to occur, and they were amenable to that. The attached easement document allows the City to place equipment and work in the easement area to facilitate the project, and it requires the City to reestablish the private property after the work. No monetary payment is required for the easement, and the temporary easement sunsets August 31, 2027.

RECOMMENDATION

Staff recommends the City Council authorize execution of a Temporary Construction Easement related to the Fire Station 2 expansion project at 2047 Connemara Trail.

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT is made this ____ day of _____, 2026, by Donald J. Flach and Diane T. Flach, (the “**Grantor**”), in favor of the City of Rosemount, Minnesota, a municipal corporation under the laws of the State of Minnesota, Grantee (the “**City**”).

Recitals

A. Grantor is the owner of that certain real property located in Dakota County, Minnesota, legally described on the attached **Exhibit A** (the “**Property**”); and

B. The City is undertaking a project to construct certain improvements to the City’s Fire Station #2 located at 2047 Connemara Trail, Rosemount, MN (the “**Project**”); and this Easement is required from Grantor for the Project.

C. The Grantor desires to grant to the City a certain temporary easement for construction purposes as hereinafter described in, over, under, across, and through a portion of the Property depicted on the attached **Exhibit B** (the “**Easement Area**”), according to the terms and conditions contained herein (the “**Temporary Easement**”).

Terms of Easement

1. Recitals. The above recitals are hereby incorporated into this Temporary Easement.
2. Grant of Easement. For good and valuable consideration, receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor grants and conveys to the City a temporary easement for construction purposes in, over, under, across, and through the Easement Area.
3. Scope of Easement. The Temporary Easement granted herein includes the right of the City, its contractors, agents, employees, vehicles and equipment to enter upon the Easement Area at all reasonable times for the purposes of construction, grading, sloping, restoration purposes, and all purposes ancillary thereto, together with the right to remove obstructions, trees, bushes, shrubs or other vegetation within the Easement Area, as well as the right to remove or deposit earthen materials within the Easement Area and to move, store, and remove equipment and supplies, and to perform

any other work necessary and incident to the Project. Said rights explicitly allow the City to remove vegetation and trees in the Easement Area.

4. Warranty of Title. The Grantor warrants it is the owner of the Property and has the right, title, and capacity to convey to the City the Temporary Easement granted herein.

5. Environmental Matters. The City shall not be responsible for any costs, expenses, damages, demands, obligations, including penalties and reasonable attorneys' fees, or losses resulting from any claims, actions, suits or proceedings based upon a release or threat of release of any hazardous substances, pollutants, or contaminants which may have existed on, or which relate to, the Easement Area or the Property prior to the date of this Temporary Easement.

6. Instrument Runs with the Land; Duration of Temporary Easement. The Temporary Easement shall run with the land. The Temporary Easement shall be binding upon the Grantor and its successors and assigns and shall be for the benefit of the City and its successors and assigns until termination **on August 31, 2027**, at which time the Temporary Easement shall terminate automatically without further action by either party.

7. Restoration of the Easement Area. With respect to the Easement Area, the City or its contractors will restore the property affected by the work including restoration of the ground surface area to its original condition with the exception of grade changes, bank sloping, ditching, fills, slope, construction cuts, existence of earthen materials, and replacement of trees or other vegetation. The parties agree any trees or vegetation removed from the Easement Area will not be replaced by the City upon termination of this Temporary Easement and that no compensation for removed trees or vegetation is owed to Grantor.

Restoration will be completed no later than the expiration date of this easement.

8. Miscellaneous. This Temporary Easement shall be governed by and construed in accordance with the laws of the State of Minnesota. The subject headings of the sections of this Temporary Easement are included for convenience only and shall not be used in the interpretation of this Instrument. This Instrument contains the entire terms of the respective easement granted by the Grantor and there are no other terms, obligations, covenants, representations, statements, or conditions, oral or otherwise, of any kind whatsoever with respect to said easement.

STATE DEED TAX DUE HEREON: NONE

{Remainder of Page Intentionally Left Blank; Signature Page to Follow}

IN TESTIMONY WHEREOF, the parties have caused this Easement to be executed as of the day and year first above written.

GRANTOR:

Donald J. Flach

Diane T. Flach

STATE OF MINNESOTA)
)ss.
COUNTY OF DAKOTA_)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by **Donald J. Flach and Diane T. Flach**, husband and wife.

Notary Public

CITY OF ROSEMOUNT

By: _____
Jeffery D. Weisensel
Mayor

By: _____
Erin Fasbender
City Clerk

[illegible]

On this ____ day of _____, 2026 before me a Notary Public within and for said County, personally appeared Jeffery D. Weisensel and Erin Fasbender to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and the City Clerk of the City of Rosemount, the Minnesota municipal corporation named in the foregoing instrument, and that it was signed on behalf of said municipal corporation by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipal corporation.

Notary Public

THIS INSTRUMENT DRAFTED BY:
Kennedy & Graven, Chartered (GLB)
150 South Fifth Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT A
Legal Description of the Property

The East One Quarter of the Southwest Quarter of Section 21, Township 115, Range 19, except the North 1452.090 feet of the East 300.00 feet thereof lying northerly of the following described line: Commencing at a point on the east line of said east one quarter of the Southwest Quarter distant 1180.78 feet north from the southeast corner thereof; thence in a westerly direction a distance of 656.61 feet to a point on the west line of said east one quarter of the Southwest Quarter distant 1175.21 feet north from the southwest corner thereof and said line there terminating, Dakota County, Minnesota.

Dakota County PID: 340211050020

City Council Regular Meeting: September 15, 2026

AGENDA ITEM: 2027-2031 Capital Improvement Plan	AGENDA SECTION: PUBLIC HEARINGS
PREPARED BY: Teah Malecha, Administrative Services Director	AGENDA NO. 7.a.
ATTACHMENTS: 2027-2031 Capital Improvement Plan, Resolution	APPROVED BY: LJM
RECOMMENDED ACTION: Adopt a Resolution Approving a Capital Improvement Plan and Giving Preliminary Approval for the Issuance of Capital Improvement Bonds.	

BACKGROUND

The City has been planning to complete a remodel and addition to Fire Station 2 to meet the growing demands of the department. The project requires the City to issue bonds. City staff has been working with our municipal advisors, Tammy Omdal and Jessica Green, from Northland Securities for the bond process and structuring.

At the October 6th meeting, the City Council will receive bids and award contracts for the project. If construction moves forward as planned, the City will need bond proceeds by March to begin paying contractor invoices. The proceeds will also be used to reimburse the city for current architect and engineering expenditures.

As part of the bonding process outlined in state statutes, the City Council must adopt a Capital Improvement Plan (CIP) and hold a public hearing. This is a supplementary document to the overall CIP that the City Council has seen and is prepared for the purposes of the bond issuance. Public notice was provided setting this evening as an opportunity to provide feedback on the CIP and proposed bond financing. Ms. Omdal will be on hand to present information regarding the issuance of bonds and our proposed CIP.

RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the 2027-2031 CIP and giving preliminary approval to issue capital improvement bonds.

2027 through 2031

Five-Year Capital Improvement Plan for the
City of Rosemount, Minnesota

Adopted September 15, 2026

City of Rosemount, Minnesota Five-Year Capital Improvement Plan 2027 through 2031

I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a statute (Section 475.521, referred to herein as the “CIP Act”) that allows cities to issue municipal bonds under a capital improvement plan without the usual referendum requirement (except for the so-called “reverse referendum” described in Section III). The CIP Act applies to capital improvements consisting of city halls, public works, and public safety facilities. The 2005 Legislature added towns to the meaning of a municipality and town halls and libraries to the meaning of a capital improvement under the CIP Act.

Throughout this plan, the term “capital improvement” refers only to those improvements identified in the CIP Act, as summarized above. Capital expenditures for other public improvements in the City will be financed through other means and are not governed by this plan.

As part of the authorization process to issue capital improvement plan bonds, the CIP Act requires municipalities to prepare a five-year capital improvement plan that includes information specific in the statute, and different than the information that municipalities often provide in a more detailed “budget CIP.” This document, therefore, is the “bond CIP” intended to supplement the “budget CIP” to the meet the specific requirements of the CIP Act.

II. PURPOSE

A capital improvement is a major expenditure of municipal funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of 5 years or more. For the purposes of Minnesota Statutes, Section 475.521, capital improvements do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than city or town hall, or land for those facilities. However, this plan

includes certain additional capital improvements beyond the scope of that statute. A Capital Improvement Plan (CIP) is a document designed to anticipate Capital Improvement expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost effective method possible. A CIP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the municipality considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Rosemount, Minnesota (the “City”) believes the capital improvement process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical public assets, preservation of public assets and sound fiscal management. In these financially difficult times good planning is essential for the wise and prudent use of limited financial resources.

The Capital Improvement Plan is designed for an annual update. In this manner, it becomes an ongoing fiscal planning tool that continually anticipated future capital expenditures and funding sources.

III. THE CAPITAL IMPROVEMENT PLANNING PROCESS

The process begins with analysis of the City’s five-year capital improvement needs and funding sources. The City may solicit input from citizens and other governmental units at an early stage, if desired.

The City Council then directs staff or consultants to prepare a plan that sets forth the estimated schedule, timing and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and the sources of revenue for the improvement. The City Council then holds a public hearing on the CIP, with notice published not more than 30 days and not less than seven days for the hearing (except as described below). The Council may either approve the CIP immediately after the hearing or based on input may make revisions and approve the CIP at a later meeting.

The Council must approve the issuance of CIP bonds by a 3/5ths vote of its membership. However, the bonds are subject to a so-called “reverse referendum”. If a petition signed by voters equal to at least 5% of the votes cast in the City in last general election is filed with the City Clerk within 30 days after the public hearing regarding the bonds, the bonds may not be issued unless approved by the voters (by a majority of those voting on the question). Further, the maximum debt service in any year on all outstanding CIP Bonds is .16% of the estimated market value of property in the City, using the estimated market value for the taxes-payable year in which the bonds are issued.

After the CIP has been approved and bonds have been authorized, the City works with its financial advisor to prepare a bond sale and repayment schedule. Assuming no petition for a referendum is filed, the bonds are sold, and when proceeds from the sale of the bonds (and any other identified revenue sources) become available, the expenditures for specified capital improvements can be made.

In subsequent years, the process is repeated as expenditures are completed and as new needs arise. Capital improvement planning looks five or more years into the future from the date of the CIP.

IV. PROJECT(S) SUMMARY

The only capital improvement contemplated to be financed through issuance of general obligation capital improvement plan bonds (referred to as the “CIP Bonds”) in the five-year period of this plan (2027 through 2031) is the acquisition, betterment, construction, remodeling and equipping of fire station No. 2 in the City. The CIP Bonds are proposed to be issued as part of a larger Series 2027A General Obligation Bond issuance, in a principal amount not to exceed \$14,000,000 specifically for the CIP portion of the 2027A issue.

Any additional expenditures for 2027; and expenditures for 2027 through 2031 can be found in the City’s existing annual budget capital improvement plan.

The CIP Act requires the City Council to consider eight factors in preparing the CIP:

1. Condition of the City's existing infrastructure, including projected need for repair or replacement.
2. Likely demand for the improvement.
3. Estimated cost of the improvement.
4. Available public resources.
5. Level of overlapping debt in the City.
6. Relative benefits and costs of alternative uses of funds.
7. Operating costs of the proposed improvements.
8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

The City has considered the eight points as they relate to acquisition, betterment, construction, remodeling and equipping of fire station No. 2 through issuance of CIP Bonds. The findings are as follows:

Acquisition, Construction, Remodeling and Equipping of Rosemount Fire Station No.

Conditions of City Infrastructure and Need for the Project

The current fire station was constructed in 2006. The current fire station poses several operational challenges, mainly related to firefighters' health and safety, that need to be mitigated. This will ensure that the highest level of service to the community is maintained. The project adds day rooms and dorm facilities to support a 24-hour duty-crew staffing model for paid-on-call and full-time staff. With the gradual migration from a paid-on call staffing model to a duty crew model, additional building amenities will be necessary to support this transition.

Firefighters are at a higher risk of exposure to carcinogens and pathogens resulting from their work. The current facility does not afford the means to properly decontaminate and separate those exposures throughout the building. An example being there are inadequate showers or locker spaces

inside the current building that would allow firefighters to properly shower after an exposure, to continue working the remainder of their shift.

Apparatus space inside the current building has also reached capacity. As the community continues to grow, additional space to house fire apparatus will be needed. The new building will allow for future apparatus growth.

The new fire station will resolve the firefighter health and safety issues mentioned above. The station will also support the changes necessary in the evolving staffing model. For example, the new fire station will support a 24-hour staffing model allowing firefighters to respond directly to calls for service from the station versus responding from home or work. This will help reduce overall response times across the community and provide a more structured staffing model for our firefighters.

Demand for Project

The city engaged the services of an architecture firm to conduct a Facility Condition Assessment to assess the current and future needs of the Facility to ensure the ability of the City to provide services to the residents/businesses and support the health and safety needs of staff. There is not enough room to house all the department's apparatus and specialized equipment, forcing some gear to be stored off-site or in cramped, inefficient conditions. The building also lacks sufficient dorm facilities, locker rooms, and laundry facilities, mental and physical health spaces, training spaces, and administrative offices to support a 24/7 duty crew model. As a result, both emergency response times and firefighter readiness are impacted. Based upon the assessment reports, the City Council reviewed various options for remodeling the existing Fire Station No. 2. With the continued growth of the community, it is projected that remodeling of fire station No. 2 is needed to meet the City's mid-to long-term needs.

Estimated Cost of the Project

The estimated par amount for this issue is \$14,000,000 which amount is sufficient to pay issuance costs and to acquire, construct, remodel and equip fire station No. 2.

Additional information and details on all of the City's capital projects can be found in the City's annual budget capital improvement plan document. Not all capital project costs will be financed with CIP Bonds – Currently only the acquisition, betterment, construction, remodeling and equipping of fire station No. 2 is proposed to be financed using CIP Bonds.

Availability of Public Resources

The CIP Bonds will be paid with ad valorem property taxes. The CIP Bonds will be secured by the City's full faith and credit.

Relative Costs and Benefits of Alternative Uses of the Funds

The issuance of CIP Bonds is the most cost-effective option for the City among the limited other options available for this project. The City does not currently hold sufficient funds to support the costs of the proposed project while also maintaining other operating and capital costs.

Operating Costs of the Proposed Improvements

It is expected that ongoing operating expenses will be in line with operations in recent years at the current fire station.

Options for Shared Facilities with Other Cities or Local Government

The City seeks opportunities to share governmental services with other local government entities when appropriate. Given the nature of the proposed project and the essential operations it supports, the City determined that no viable options exist for a shared facility with other local governments or agencies.

Level of Overlapping Debt

<i>Issuer</i>	<i>2025/2026 Tax Capacity Value⁽¹⁾</i>	<i>2025/2026 Tax Capacity Value in City⁽¹⁾</i>	<i>Percentage Applicable in City</i>	<i>Outstanding General Obligation Debt⁽²⁾</i>	<i>Taxpayers' Share of Debt</i>
Dakota County	\$795,197,255	\$52,307,218	6.58%	\$35,640,000	\$2,345,112
ISD No. 196, Rosemount-Apple Valley-Eagan	289,586,561	49,949,755	17.25	437,075,000	75,395,438
ISD No. 199, Inver Grove Heights	48,053,303	2,300,552	4.79	30,280,000	1,450,412
ISD No. 200, Hastings	48,863,757	56,912	0.12	38,819,659	46,584
Metropolitan Council	6,503,726,905	52,307,218	0.80	12,100,000 ⁽³⁾	<u>96,800</u>

Total Indirect Debt: \$79,334,346

V. FINANCING THE CAPITAL IMPROVEMENT PLAN

The total principal amount for the CIP portion of the 2027A issue is not to exceed \$14,000,000. This amount represents the maximum principal amount of CIP Bonds that may be issued under this plan. Principal and interest on the CIP Bonds will be paid through ad valorem property taxes over the term of the CIP Bonds, further shown in **Appendix A**. The City may issue less than the not to exceed amount of \$14,000,000, as shown in **Appendix A**.

In the financing of the Capital Improvement Plan, two significant statutory limitations apply.

(1) Tax Capacity Value is after tax increment deduction and fiscal disparity adjustments.

(2) Only those taxing jurisdictions with general obligation debt outstanding are included. Debt figures do not include non-general obligation debt, short-term general obligation debt, general obligation revenue debt or general obligation tax/aid anticipation certificates of indebtedness. Debt is as of September 2, 2026, unless otherwise note.

(3) Metropolitan Council has \$12,100,000 of general obligation debt outstanding as of December 31, 2025. This debt is payable from ad valorem taxes levied on all taxable property within the Metropolitan Taxing District. This amount excludes \$1,122,348,000 of general obligation debt payable from wastewater and sewer revenues, and lease agreements.

1. Under Chapter 475, with few exceptions, municipalities cannot incur debt in excess of 3% of the assessor's estimated market value for the municipality. In the City, the 2025/2026 estimated market value is \$5,386,488,700. Therefore, the total amount of outstanding debt cannot exceed \$161,594,661. As of September 2, 2026, the City has \$61,495,000 subject to the legal debt limit. Consequently, issuance of the CIP Bonds will be well within the overall statutory debt limit for the City.

2. A separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City cannot exceed 0.16% of the total estimated market value in the municipality. In the City, that maximum annual debt service amount is \$8,618,381.92. The annual principal and interest payments on the CIP Bonds proposed to be issued under this CIP will average approximately \$4,695,687.50. Consequently, debt service on the CIP Bonds will be well within the annual limits under the CIP Act.

Details regarding the proposed terms of the CIP Bonds under this CIP are shown in **Appendix A**. CIP Bonds will be repaid over a 20-year period. The bond amount will not exceed the maximum principal amount of CIP Bonds referred to above.

APPENDIX A

Preliminary Estimated Structure for CIP Bonds

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/30/2027	-	-	-	-	-
02/01/2028	-	-	473,688.30	473,688.30	473,688.30
08/01/2028	-	-	283,268.75	283,268.75	-
02/01/2029	30,000.00	2.750%	283,268.75	313,268.75	596,537.50
08/01/2029	-	-	282,856.25	282,856.25	-
02/01/2030	30,000.00	2.800%	282,856.25	312,856.25	595,712.50
08/01/2030	-	-	282,436.25	282,436.25	-
02/01/2031	30,000.00	2.850%	282,436.25	312,436.25	594,872.50
08/01/2031	-	-	282,008.75	282,008.75	-
02/01/2032	35,000.00	2.950%	282,008.75	317,008.75	599,017.50
08/01/2032	-	-	281,492.50	281,492.50	-
02/01/2033	35,000.00	3.050%	281,492.50	316,492.50	597,985.00
08/01/2033	-	-	280,958.75	280,958.75	-
02/01/2034	440,000.00	3.200%	280,958.75	720,958.75	1,001,917.50
08/01/2034	-	-	273,918.75	273,918.75	-
02/01/2035	450,000.00	3.350%	273,918.75	723,918.75	997,837.50
08/01/2035	-	-	266,381.25	266,381.25	-
02/01/2036	470,000.00	3.600%	266,381.25	736,381.25	1,002,762.50
08/01/2036	-	-	257,921.25	257,921.25	-
02/01/2037	485,000.00	3.700%	257,921.25	742,921.25	1,000,842.50
08/01/2037	-	-	248,948.75	248,948.75	-
02/01/2038	505,000.00	3.800%	248,948.75	753,948.75	1,002,897.50
08/01/2038	-	-	239,353.75	239,353.75	-
02/01/2039	520,000.00	3.850%	239,353.75	759,353.75	998,707.50
08/01/2039	-	-	229,343.75	229,343.75	-
02/01/2040	540,000.00	3.900%	229,343.75	769,343.75	998,687.50
08/01/2040	-	-	218,813.75	218,813.75	-
02/01/2041	565,000.00	3.950%	218,813.75	783,813.75	1,002,627.50
08/01/2041	-	-	207,655.00	207,655.00	-
02/01/2042	585,000.00	4.050%	207,655.00	792,655.00	1,000,310.00
08/01/2042	-	-	195,808.75	195,808.75	-
02/01/2043	610,000.00	4.100%	195,808.75	805,808.75	1,001,617.50
08/01/2043	-	-	183,303.75	183,303.75	-
02/01/2044	635,000.00	4.150%	183,303.75	818,303.75	1,001,607.50
08/01/2044	-	-	170,127.50	170,127.50	-
02/01/2045	660,000.00	4.200%	170,127.50	830,127.50	1,000,255.00
08/01/2045	-	-	156,267.50	156,267.50	-
02/01/2046	690,000.00	4.250%	156,267.50	846,267.50	1,002,535.00
08/01/2046	-	-	141,605.00	141,605.00	-
02/01/2047	815,000.00	4.300%	141,605.00	956,605.00	1,098,210.00
08/01/2047	-	-	124,082.50	124,082.50	-
02/01/2048	850,000.00	4.300%	124,082.50	974,082.50	1,098,165.00
08/01/2048	-	-	105,807.50	105,807.50	-
02/01/2049	885,000.00	4.350%	105,807.50	990,807.50	1,096,615.00
08/01/2049	-	-	86,558.75	86,558.75	-
02/01/2050	925,000.00	4.350%	86,558.75	1,011,558.75	1,098,117.50
08/01/2050	-	-	66,440.00	66,440.00	-
02/01/2051	965,000.00	4.400%	66,440.00	1,031,440.00	1,097,880.00
08/01/2051	-	-	45,210.00	45,210.00	-
02/01/2052	1,005,000.00	4.400%	45,210.00	1,050,210.00	1,095,420.00
08/01/2052	-	-	23,100.00	23,100.00	-
02/01/2053	1,050,000.00	4.400%	23,100.00	1,073,100.00	1,096,200.00
Total	\$13,810,000.00	-	\$10,341,025.80	\$24,151,025.80	-

**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2026 - XX

**RESOLUTION APPROVING A CAPITAL IMPROVEMENT PLAN AND
GIVING PRELIMINARY APPROVAL TO THE ISSUANCE OF CAPITAL
IMPROVEMENT BONDS**

BE IT RESOLVED by the City Council (the “Council”) of the City of Rosemount, Minnesota (the “City”) as follows:

Section 1. Background.

WHEREAS, The City is authorized under Minnesota Statutes, 475.521 (the “Act”) to prepare a capital improvement plan and carry out programs for financing certain capital improvements. The City may issue general obligation bonds pursuant to the Act to finance the cost of capital improvements described in the plan.

WHEREAS, before the approval of the Plan and issuance of any general obligation bonds under the Act, the City is required to hold a public hearing on the plan and issuance of the bonds.

WHEREAS Pursuant to the Act, the City has caused to be prepared a five-year capital improvement plan (the “Plan”), which describes certain capital improvements in the City for the years 2027 through 2031.

WHEREAS, the City has determined that it is in its best interests to give preliminary approval to the issuance and sale of capital improvement bonds pursuant to the Act in the maximum principal amount of \$14,000,000 (the “Bonds”), to finance a portion of the costs described in the Plan.

WHEREAS, on this date, the Council held a public hearing on the Plan and the issuance of the Bonds, after publication of a notice of public hearing in a newspaper of general circulation in the City at least 10 days but no more than 28 days before the date of the public hearing.

Section 2. Plan Approved.

WHEREAS, the Council finds that the Plan will provide for certain capital improvements which serve the interests of the City as a whole.

WHEREAS, the Plan is approved in the form on file in City Hall.

Section 3. Bonds Authorized.

WHEREAS, the City hereby gives preliminary approval to the issuance of Bonds in the maximum principal amount of \$14,000,000, in order to finance certain capital improvements described in the Plan, including costs of issuance of the Bonds, subject to further details regarding the sale of the Bonds to be set forth in a resolution to be considered by the City Council at a subsequent meeting.

WHEREAS, if a valid petition requesting a vote on the issuance of the Bonds, signed by voters equal to 5% of the votes cast in the City in the last municipal general election, is filed with the City Clerk within 30 days after the date of the public hearing, the City may issue the Bonds pursuant to the Act only after obtaining approval of a majority of voters voting on the question at an election.

WHEREAS, pursuant to Minnesota Statutes, Section 462.356, subd. 2, the Council, by at least a two-thirds vote of all of its members, finds that the Plan and the improvements to be financed with the Bonds do not impact and do not have a relationship to the City's comprehensive plan; the Plan and improvements are consistent with the City's comprehensive plan; therefore, the Council dispenses with the requirements of Minnesota Statutes, Section 462.356, subd. 2 relating to planning commission review of the Plan and the improvements.

WHEREAS, city staff are authorized and directed to take all other actions necessary to carry out the intent of this resolution.

ADOPTED this 15th of September, 2026

CITY OF ROSEMOUNT, MINNESOTA

Jeffery D. Weisensel, Mayor

ATTEST:

Erin Fasbender, City Clerk

City Council Regular Meeting: September 15, 2026

Tenative City Council Meeting: September 8, 2026

AGENDA ITEM:	Request by Aspen Field, LLC for a Comprehensive Land Use Plan amendment to change the designation of 1.94 acres along County Road 42 from HDR High Density Residential to CC Community Commercial.	AGENDA SECTION:	NEW BUSINESS
PREPARED BY:	Anthony Nemcek , Senior Planner	AGENDA NO.	9.a.
ATTACHMENTS:	Resolution, Land Use Amendment Exhibit, Concept Development Plan	APPROVED BY:	LJM
RECOMMENDED ACTION: Motion to adopt a resolution approving an amendment to the Rosemount Comprehensive Land Use Plan to redesignate 1.94 acres located 0.36 miles east of Akron Avenue and north of County Road 42 from High Density Residential to Community Commercial.			

BACKGROUND

The City Council is being asked to consider an amendment to the Rosemount Comprehensive Plan. The proposed amendment would change the designation of 1.94 acres of land approximately 0.36 miles east of Akron Avenue from High Density Residential to Community Commercial. The subject land use designation of the site was applied in 2020 as part of the Emerald Isle development.

The site is bisected by a pipeline easement that runs from the northwest corner of the site to the southeast. In 2024, the City approved plans for a multifamily development on the site that left the southwest part of the site underutilized. The developer of Aspen Fields is working to assemble both the Aspen Fields Site and the Emerald Isle site into one cohesive development plan. Part of that proposal is to allow commercial development in the southwest part of the Emerald Isle site. A concept plan showing how the site could be developed is included in the attachments. A goal of the City Council is to encourage commercial development at nodes along County Road 42, and the proposed amendment to the Comprehensive Plan is consistent with that goal.

PLANNING COMMISSION ACTION

The Commission asked about approvals that the City had already granted for the site and what approvals would be needed going forward. Additionally, the Commission asked about access and traffic connections, the pipeline easement and what can be built on it, and the scope of the proposed amendment. Staff explained that the approved site plans would be unlikely to move forward given the changes to the ponding on the site. Staff would be looking for an access point for any future residential development to align with Acer Avenue at Connemara, and that no public roads would be built within the development area. It may be possible for traffic to make use of private drives to access the commercial development from Connemara Trail. The applicant indicated during the public hearing that

they are working with a senior housing developer for the residential portion of the site.

The Planning Commission received written comment ahead of the meeting opposed to adding more commercial development due to crime and traffic concerns. Other comments received related to traffic but were generally supportive of more commercial. The Planning Commission voted unanimously to recommend approval of the amendment.

RECOMMENDATION

Staff is recommending approval of the proposed change to the land use plan. This is based on how the amendment would allow for better utilization of land that is constrained by a pipeline while also allowing additional commercial development in the vicinity of Akron and County Road 42.

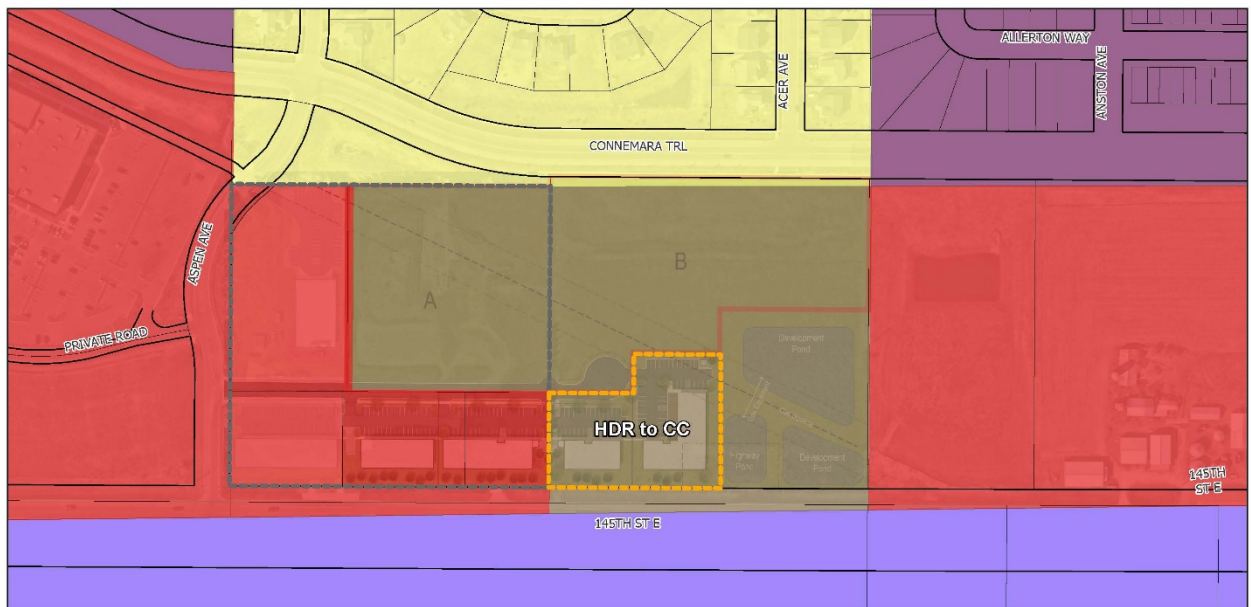
**CITY OF ROSEMOUNT
DAKOTA COUNTY, MINNESOTA**

RESOLUTION 2026-

**A RESOLUTION APPROVING A COMPREHENSIVE GUIDE PLAN AMENDMENT FOR
ASPEN FIELDS**

WHEREAS, the Community Development Department of the City of Rosemount received an application from Aspen Field, LLC., for a Comprehensive Plan Amendment concerning 1.94 acres located 1,900 feet east of Akron Avenue and north of 145th Street West.

WHEREAS, on August 25, 2026, the Planning Commission of the City of Rosemount held a public hearing and reviewed the Comprehensive Plan amendment changing the land use of the subject property from HDR – High Density Residential to CC-Community Commercial. The future land use amendment is depicted on the following map:

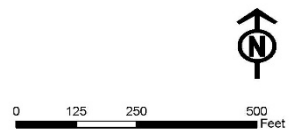


Proposed Land Use Change



Proposed Change HDR to CC
Land Use Changed Jun 2025

Current Land Use
CC Community Commercial
HDR High Density Residential
MDR Medium Density Residential
LDR Low Density Residential
PI Public/Institutional



Date Exported: 8/18/2026 12:29 PM
Public Use: HDR to CC - Aspen Fields - Dakota County, Minnesota

and;

WHEREAS, on August 25, 2026, the Planning Commission recommended that the City Council approve the request to amend Comprehensive Plan as described above; and

WHEREAS, on September 15, 2026, the City Council of the City of Rosemount reviewed the Planning Commission's recommendations; and

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Rosemount hereby approves an amendment to the Comprehensive Plan to change the future land use classification for 1.94 acres located 1,900 feet east of Akron Avenue and north of 145th Street West from HDR- High

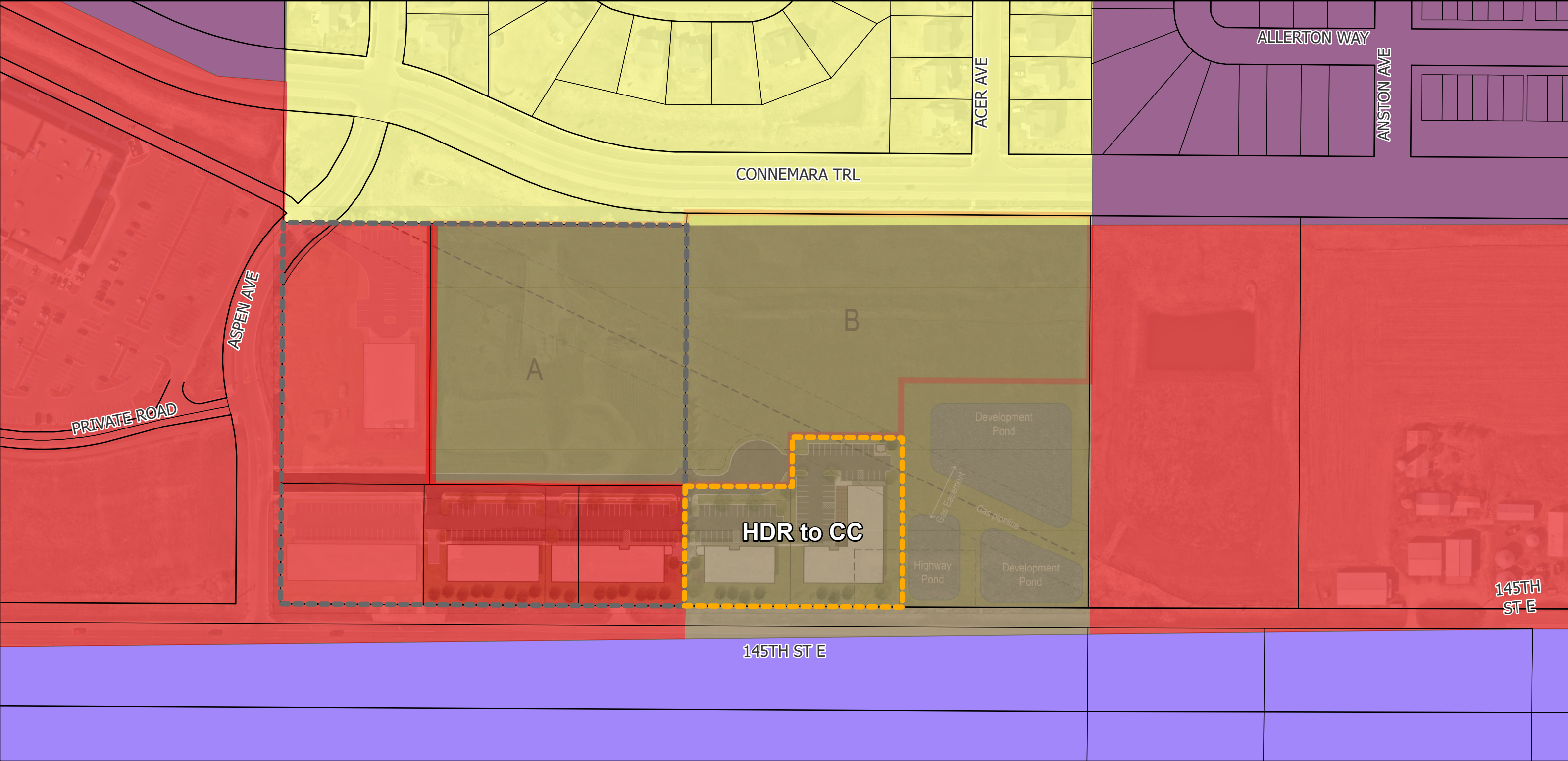
Density Residential to CC-Community Commercial.

ADOPTED this 15th day of September 2026, by the City Council of the City of Rosemount.

ATTEST:

Jeffery D. Weisensel, Mayor

Erin Fasbender, City Clerk

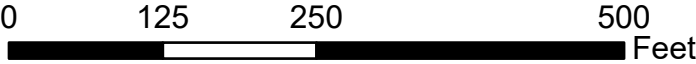


Proposed Land Use Change

-  Proposed Change HDR to CC
-  Land Use Changed Jun 2025

Current Land Use

-  CC Community Commercial
-  HDR High Density Residential
-  MDR Medium Density Residential
-  LDR Low Density Residential
-  PI Public/Institutional

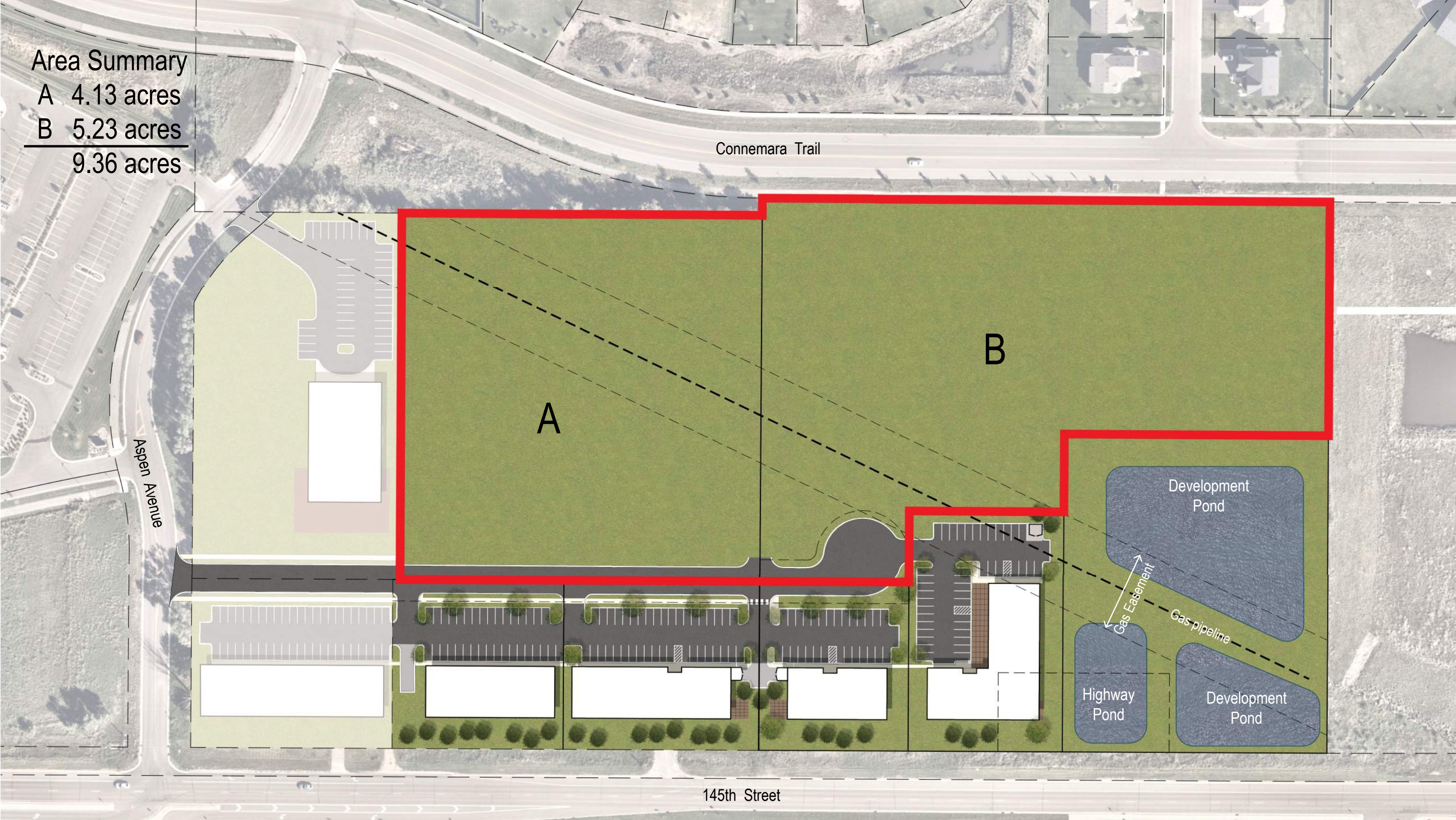


Area Summary

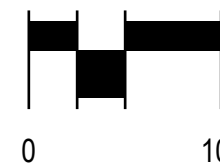
A 4.13 acres

B 5.23 acres

9.36 acres



LAND FORM
From Site to Finish



Aspen Field

PDW ROSEMOUNT • Rosemount, MN

Concept 1.2 • 07.24.2026

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City Council Regular Meeting: September 15, 2026

AGENDA ITEM: Approval of a Professional Services Agreement with Stantec to update the Rosemount Comprehensive Plan	AGENDA SECTION: NEW BUSINESS
PREPARED BY: Anthony Nemcek , Senior Planner	AGENDA NO. 9.b.
ATTACHMENTS: Professional Services Agreement, Stantec's Proposal	APPROVED BY: LJM
RECOMMENDED ACTION: Motion to approve the Professional Services Agreement with Stantec and authorize the Mayor and City Clerk to enter into the agreement.	

BACKGROUND

Communities in the metro area are required by state statute to update their Comprehensive Plans every ten years. Because so much growth has occurred in the City since the last update of the Comprehensive Plan was adopted, funds were budgeted for hiring a consultant to work with staff on the update rather than dedicating the considerable amount of staff time that it would take to do the update in-house.

Community Development staff sent out a request for proposals and received numerous submittals from firms interested in doing this work. It was a competitive process, and staff ultimately decided that the proposal by Stantec Consulting Services, Inc. rose to the top. Stantec's fee of \$152,404 is in line with what was budgeted for this project. Additionally, the City worked with Stantec previously on commercial visioning along County Road 42, which gives them institutional knowledge of how the City is growing as well as the Community's goals for future growth.

The contract includes a number of deliverables in addition to plan development, such as:

- A robust public engagement plan with three "pushes" and interactive online engagement, among other components;
- Analysis of existing conditions and trends;
- A vision, goals, and policy framework;
- An implementation program.

The Community Development department is looking forward to the process of updating the City's Comprehensive Plan and continuing its collaboration with Stantec.

RECOMMENDATION

Staff is recommending approval of the attached Professional Services Agreement.

This Agreement is made and entered into effective September 16, 2026 (the "Agreement Date") by and between:

"Client"

Name: City of Rosemount, Minnesota

Address: 2875 145th Street W

Phone: 651-322-2059

Representative: Anthony Nemcek, Senior Planner, City of
Rosemount

Email: anthony.nemcek@rosemountmn.gov

"STANTEC"

Name: Stantec Consulting Services Inc.

Address: 733 Marquette Avenue, Suite 1000, Minneapolis, MN 55402

Phone: 612-712-2138

Representative: Jay Demma, Senior Urban Planner

Email: jay.demma@stantec.com

Project Name (the "Project"):

2050 Comprehensive Plan Update

This project is to be developed on a stage-by-stage basis where a stage is defined as a development for which a set of detailed engineering drawings is prepared.

DESCRIPTION OF WORK: Stantec shall render the services described in Attachment "A" (hereinafter called the "Services") in accordance with this Agreement. Stantec may, at its discretion and at any stage, engage subconsultants to perform all or any part of the Services. The Client and Stantec by written amendment to this Agreement may from time to time make changes to the Services. All changed work shall be carried out under this Agreement. The compensation and time for completion of the Services shall be adjusted accordingly.

DESCRIPTION OF CLIENT: The Client confirms and agrees that the Client has authority to enter into this Agreement on its own behalf and on behalf of all parties related to the Client who may have an interest in the Project.

COMPENSATION: Charges for the Services rendered will be made in accordance with the Contract Price indicated in Attachment "A", or, if no Contract Price is indicated, in accordance with Stantec's Schedule of Fees and Disbursements in effect from time to time as the Services are rendered.

Invoices shall be paid by the Client in the currency of the jurisdiction in which the Services are provided without deduction or setoff within 28 days of receipt. Failure to make any payment when due is a material breach of this Agreement and will entitle Stantec, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. The Client will make electronic payment of invoices, the details of which can be obtained or verified by contacting ar@stantec.com.

The Client and Stantec expressly agree that Stantec's fees for Services performed shall be payable by the Client even in the event that the Client does not, for any reason, proceed with the Project. If the Project or any part thereof is abandoned or unduly delayed for reasons beyond Stantec's control, the Client shall pay to Stantec the fees for Services performed in accordance with the fee payment schedule in Attachment "A", and/or calculated on a time plus expense basis, at the option of Stantec.

The Client shall not be entitled at any time to costs, damages, or expenses that may be incurred due to Stantec's suspension or termination of Services. The Client shall be responsible for any demobilization and remobilization costs incurred by Stantec as a result of any suspension.

When the work is being performed by Contractors, the fees due Stantec shall be paid to Stantec whether or not payment is made to or withheld from the Contractors. No deduction shall be made from Stantec's fee on account of any penalties or damages claimed by the Client from the Contractors, or of other sums withheld from the Contractors.

If any information provided by the Client or by others on behalf of the Client should be erroneous or inaccurate, any necessary change or changes in the plans, specifications, drawings, or designs will be charged as extra work. Where accurate information, plans, and specifications regarding any existing or proposed buildings or works that are involved in the Project is not available, the cost of obtaining the same shall be borne by the Client.

If, after the drawings and specifications for any part of the work are completed in accordance with the Client's previous decisions, it shall become necessary for Stantec to make any changes in any designs, drawings, plans or specifications

for any part of the Project, or if Stantec incurs extra work, cost or expense by reason of any act or matter over which Stantec has no control, the Client shall pay to Stantec a fee for such changes or extra work calculated on a time plus expense basis or as mutually negotiated by the parties. Prior to the commencement of such changes or extra work Stantec shall notify the Client in writing of intentions to make such changes or to carry out such extra work and that Stantec shall keep separate costs records in respect to such changes or extra work.

Where changes to the design, plans and specifications are required after the start of design, due to the Client's decision to split a phase into two (2) or more phases, Stantec reserves the right to invoice the Client for the additional costs incurred as a result thereof on a time plus expense basis or as mutually negotiated by the parties.

Nothing in any Agreement between the Client and Stantec shall be construed to obligate Stantec to prepare for or appear in litigation on behalf of the Client, unless Stantec agrees to provide and is equitably compensated for such services on a time plus expenses basis.

Unless expressly defined in the scope of work attached to this Agreement, the Services do not include any services related to lawsuits, arbitrations, mediations, government enforcement actions, or freedom of information requests ("FOI"). The Client agrees to compensate Stantec on a time and materials basis at rates two times (2x) those identified in Stantec's current rate table if Stantec is required to respond to a FOI, subpoena, serve as a witness, or prepare for or attend a deposition, examination for discovery, trial, arbitration, or mediation arising out of the Project or related to a legal proceeding to which Stantec is not a named defendant.

REPRESENTATIVES: Each party shall designate in the space provided above a representative who is authorized to act on behalf of that party and receive notices under this Agreement. Such representatives have complete authority to act on behalf of their principals in respect to all matters arising under this Agreement.

NOTICES: All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party. All notices required by this Agreement to be given by either party shall be deemed to be properly given and received within two (2) business days if made in writing to the other party by certified mail or email, addressed to the regular business address of such party as identified above.

CLIENT'S RESPONSIBILITIES: The Client shall provide to Stantec in writing, the Client's total requirements in connection with the Project, including the Project budget and time constraints. The Client shall make available to Stantec all relevant information or data pertinent to the Project which is required by Stantec to perform the Services. Stantec shall be entitled to rely upon the accuracy and completeness of all information and data furnished by the Client, including information and data originating with other consultants employed by the Client whether such consultants are engaged at the request of Stantec or otherwise. Where such information or data originates either with the Client or its consultants then Stantec shall not be responsible to the Client for the consequences of any error or omission contained therein.

When required by Stantec, the Client shall engage specialist consultants directly to perform items of work necessary to enable Stantec to carry out the Services. Whether arranged by the Client or Stantec, these services shall be deemed to be provided under direct contracts to the Client unless expressly provided otherwise.

The Client shall give prompt consideration to all documentation related to the Project prepared by Stantec and whenever prompt action is necessary shall inform Stantec of Client's decisions in such reasonable time so as not to delay the schedule for providing the Services.

When applicable, the Client shall arrange and make provision for Stantec's entry to the Project site as well as other public and private property as necessary for Stantec to perform the Services. The Client shall obtain any required approvals, licenses and permits from governmental or other authorities having jurisdiction over the Project so as not to delay Stantec in the performance of the Services.

STANTEC'S RESPONSIBILITIES: Stantec shall furnish the necessary qualified personnel to provide the Services. Stantec represents that it has access to the experience and capability necessary to and agrees to perform the Services with the reasonable skill and diligence required by customarily accepted professional practices and procedures normally provided in the performance of the Services at the time when and the location in which the Services were performed. This undertaking does not imply or guarantee a perfect Project and in the event of failure or partial failure of the product or the Services, Stantec will be liable only for its failure to exercise diligence, reasonable care and professional skill. This standard of care is the sole and exclusive standard of care that will be applied to measure Stantec's performance. There are no other representations or warranties expressed or implied made by Stantec. In particular, but not by way of limitation, no implied warranty of merchantability or fitness for a particular purpose shall apply to the Services provided by Stantec nor shall Stantec warrant or guarantee economic, market or financial conditions, proforma projections, schedules for public agency approvals, or other factors beyond Stantec's reasonable control. Stantec does not warrant the Services to any third party.

In performing the Services under this Agreement, Stantec shall operate as and have the status of an independent contractor and shall not act as, or be an employee of the Client.

VARIATIONS IN DESIGN: Stantec is empowered to make such deviations, alterations, additions and omissions in carrying out the work as Stantec may reasonably consider desirable in the Client's interests.

TERMINATION: Either party may terminate this Agreement without cause upon thirty (30) days' notice in writing. If either party breaches this Agreement, the non-defaulting party may terminate this Agreement after giving seven (7) days' notice to remedy the breach. On termination of this Agreement, the Client shall forthwith pay Stantec for the Services performed to the date of termination.

SUSPENSION OF SERVICES: If the project is suspended for more than thirty (30) calendar days in the aggregate, Stantec shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees to accommodate the resulting demobilization and remobilization costs. In addition, there shall be an equitable adjustment in the project schedule based on the delay caused by the suspension. If the Project is suspended for more than ninety (90) days, Stantec may, at its option, terminate this agreement upon giving notice in writing to the Client.

ENVIRONMENTAL: Except as specifically described in this Agreement, Stantec's provision or review of field investigation, laboratory testing and engineering/consulting recommendations will not address or evaluate pollution of soil or pollution of groundwater.

BUILDING CODES, BYLAWS AND OTHER PUBLIC REGULATIONS: Stantec shall, to the best of its ability, interpret building codes, by-laws and other public regulations as they apply to the Project and as they are published at the time Services commence. Furthermore, Stantec shall observe and comply with all applicable laws, ordinances, codes and regulations of government agencies, including federal, state, provincial, municipal and local governing bodies having jurisdiction over the conduct of the Services ("LAWS"). However, it is expressly acknowledged and agreed by the Client that as the Project progresses such building codes, by-laws, other public regulations and LAWS may change or the interpretation of any public authority may differ from the interpretation of Stantec, through no fault of Stantec, and any extra costs necessary to conform to such changes or interpretations during or after execution of the Services will be paid by the Client.

Stantec shall continue to provide equal employment opportunity to all qualified persons and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

COST AND SCHEDULE OF CONSTRUCTION WORK: In providing opinions of probable cost and project schedule, it is recognized that neither the Client nor Stantec has control over the costs of labor, equipment or materials, or over the Contractor's methods of determining prices or time. The opinions of probable cost or project duration are based on Stantec's reasonable professional judgment and experience and do not constitute a warranty, express or implied, that the Contractors' bids, project schedules, or the negotiated price of the Work or schedule will not vary from the Client's budget or schedule or from any opinion of probable cost or project schedule prepared by Stantec. Exact costs and times will be determined only when bids have been received for the Project and when the construction work has been performed and payments finalized.

INDEMNITY: The Client releases Stantec from any liability and agrees to defend, indemnify and hold Stantec harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the negligence or willful misconduct of Stantec.

LIMITATION OF LIABILITY: It is agreed that the total amount of all claims (including any and all costs associated with such claims such as attorney and expert fees and interest) the Client may have against Stantec under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation and breach of contract, shall be strictly limited to \$100,000. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Stantec and not against any of Stantec's employees, officers or directors.

Neither the Client nor the Consultant shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected to this Agreement or the performance of the services on this Project. This mutual waiver includes, but is not limited to, damages related to loss of use, loss of profits, loss of income, loss of markets, unrealized energy savings, diminution of property value or loss of reimbursement or credits from governmental or other agencies.

DOCUMENTS: All documents prepared by Stantec or on behalf of Stantec in connection with the Project are instruments of service for the execution of the Project. Stantec retains the property and copyright in these documents, whether the Project is executed or not. Payment to Stantec of the compensation prescribed in this Agreement shall be a condition precedent to the Client's right to use documentation prepared by Stantec. These documents may not be used for any other purpose without the prior written agreement of Stantec. The Client shall have a permanent non-exclusive, royalty-free license to use any concept, product or process which is patentable or capable of trademark, produced by or

resulting from the Services rendered by Stantec in connection with the Project, for the life of the Project. The Client shall not use, infringe upon or appropriate such concepts, products or processes without the express written agreement of Stantec. In the event Stantec's documents are subsequently reused or modified in any material respect without the prior consent of Stantec, the Client agrees to indemnify Stantec from any claims advanced on account of said reuse or modification.

Stantec cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Stantec, its officers, employees, consultants and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Stantec, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Stantec's written consent.

PROJECT PROMOTION: Where the Client has control or influence over construction signage, press releases and/or other promotional information identifying the project ("Project Promotion"), the Client agrees to include Stantec in such Project Promotion.

FORCE MAJEURE: Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract: labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Stantec for services rendered.

GOVERNING LAW: This Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed.

DISPUTE RESOLUTION: If requested in writing by either the Client or Stantec, the Client and Stantec shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Stantec from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

ATTORNEYS FEES: In the event of a dispute hereunder, the prevailing party is entitled to recover from the other party all costs incurred by the prevailing party in enforcing this Agreement and prosecuting the dispute, including reasonable attorney's and expert's fees, whether incurred through formal legal proceedings or otherwise.

ASSIGNMENT AND SUCCESSORS: The Client shall not, without the prior written consent of Stantec, assign the benefit or in any way transfer the obligations of this Agreement or any part hereof. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.

PROTECTION OF PRIVACY LAWS: The parties acknowledge that information relating to an identified or identifiable person ("Personal Information") may be exchanged in the course of this Project pursuant to this Agreement.

The party disclosing Personal Information (the "Disclosing Party") warrants that it has all necessary authorizations and approvals required to process and disclose the Personal Information and to enable the party receiving the Personal Information (the "Receiving Party") to process it in performing the Services. The Disclosing Party will provide the Receiving Party with written notice containing the details of what Personal Information will be provided.

The Receiving Party will comply with any reasonable instruction from the Disclosing Party in respect of such Personal Information and implement appropriate technical and organization measures to protect the Personal Information against unauthorized or unlawful processing and accidental loss, theft, use, disclosure, destruction and/or damage.

The Receiving Party shall be permitted, upon prior written consent of the Disclosing Party, to transfer Personal Information outside the jurisdiction if required for performance of the Services provided that such transfers are in accordance with relevant and applicable requirements under applicable legislation. The Receiving Party shall provide the Disclosing Party with full cooperation and assistance in meeting its obligations under applicable privacy legislation, including in relation to the security of processing, the notification of Personal Information breaches, the notification of requests from individuals and Personal Information protection impact assessments.

On termination of this Agreement, the Receiving Party shall cease processing Personal Information and shall delete and destruct or return to the Disclosing Party (as the Disclosing Party may require) all Personal Information held or processed by the Receiving Party on the Disclosing Party's behalf. It is understood however, that the Receiving Party may need to keep a copy of all Personal Information for legal purposes and therefore it will continue to take reasonable steps to protect the Personal Information as outlined herein and will proceed with the destruction of the Personal Information within a reasonable period of time if there is no longer any legal justification to keep the Personal Information.

Nothing herein relieves either party from their responsibilities for compliance with applicable privacy legislation.

ENTIRE AGREEMENT: This Agreement constitutes the sole and entire agreement between the Client and Stantec relating to the Project and supersedes all prior agreements between them, whether written or oral respecting the subject matter

hereof and no other terms, conditions or warranties, whether express or implied, shall form a part hereof. This Agreement may be amended only by written instrument signed by both the Client and Stantec. All attachments referred to in this Agreement are incorporated herein by this reference; however, in the event of any conflict between attachments and the terms and conditions of this Agreement, the terms and conditions of this Agreement shall take precedence.

SEVERABILITY: If any term, condition or covenant of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of this Agreement shall be binding on the Client and Stantec.

CONTRA PROFERENTEM: The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

THE PARTIES EXPRESSLY ACKNOWLEDGE THAT THIS AGREEMENT CONTAINS LIMITATION OF LIABILITY PROVISIONS RESTRICTING RIGHTS FOR THE RECOVERY OF DAMAGES.

The Parties, intending to be legally bound, have made, accepted and executed this Agreement as of the Agreement Date noted above.

City of Rosemount, Minnesota

Stantec Consulting Services Inc.

Print Name and Title

Beth Elliott, Principal

Print Name and Title

Signature _____

Signature _____

Print Name and Title

Print Name and Title

Signature _____

Signature _____

Attached to and forming part of the Agreement BETWEEN:

City of Rosemount, Minnesota
(hereinafter called the "Client")
- and -
Stantec Consulting Services Inc.
(hereinafter called "Stantec")

EFFECTIVE: September 16, 2026

This Attachment details the Services, Contract Time, Contract Price, Additional Conditions and Additional Attachments forming part of the above described Agreement.

SERVICES: Stantec shall perform the following Services:

Task 1: Project Management and Coordination

Our team brings firsthand knowledge of Rosemount's opportunities and constraints through our recent work on the Highway 42 Commercial Development Vision, positioning us to translate regional requirements into locally meaningful planning guidance.

Led by Jay Demma, Task 1 establishes the disciplined management structure needed to keep a complex, multi-departmental planning effort on track. Through proactive issue resolution, regular coordination, and a detailed schedule aligned with the City's timeline, we will keep land use, housing, transportation, utilities, parks, and climate policy moving in sync while maintaining a clear path to adoption.

Defined milestones will incorporate public and City Council input while maintaining a clear path to City adoption and Met Council acceptance. Our scope includes delivering a comprehensive plan that positions the City for the six-month jurisdictional review period. We can also provide additional services during the adoption process if needed. Project management subtasks will include:

- Kickoff meeting to confirm priorities, Met Council coordination, development trends, capital planning, and engagement strategy.
- Bi-weekly check-ins with City staff to track progress, address schedule and budget issues, and confirm next steps.
- Agendas, summaries, and staff reports to keep the process transparent, organized, and consensus-driven.

City Staff Involvement + Resources

- Ongoing communication with Stantec about any community issues and topics relevant to the comprehensive plan
- Coordination with additional City of Rosemount, County, and Met Council staff
- First touch point communication with elected and appointed officials

Task 1 Deliverables

- Detailed work plan and schedule
- Agendas and summaries
- Progress reports

Task 2: Public Engagement

Effective engagement is not checking a box but is defined by whether the right people are reached, whether input is useful, and whether participants can see how their perspectives

shaped the outcome. Our engagement approach is designed to do exactly that. We engage stakeholders and the public into the process at key milestones to inform the next level of analysis, policy, and implementation. Through our transparent documentation, we will demonstrate how community input was incorporated into the final plan.

Our engagement strategy is grounded in thoughtful planning, transparent decision-making, and clear accountability. We do not treat engagement as a parallel track; we use it to improve the plan itself by building consensus, surfacing tradeoffs early, and creating a stronger basis for adoption and implementation.

ENGAGEMENT "PUSHES"

We engage stakeholders and the public at the moments when their input can most directly influence the work ahead. We call these "engagement pushes." This approach keeps participation focused, efficient, and meaningful. Rather than asking the community to react to abstract concepts, we bring forward clear choices, explain the implications, and use feedback to shape the next phase of plan development.

It is important to the City and Met Council that the comprehensive plan reaches broad cross-sections of the community. You have identified a specific plan objective to develop interactive community engagement methods which is strongly aligned with Stantec and YEP's engagement approaches. For our Public Engagement Plan (PEP), we strategically use traditional, targeted, innovative, and virtual engagement methods.

Since youth will be the most impacted by a 20-year vision, we will elevate their voices through a Youth Advisory Cohort, pop-ups at parks and libraries, and other meaningful strategies.

We are proposing three focused engagement pushes that build momentum and produce decision-useful input. Each engagement push will include check-ins with the Planning Commission and City Council, a community-wide interactive workshop, virtual engagement, and targeted outreach with youth and families.

- **Push #1:** The first opportunity for broad engagement will be focused on developing a strong and actionable vision for Rosemount. We propose the first engagement push when facts and background information can be paired with questions about the City's future vision and priorities. The results will guide a vision framework, including draft goals and policies.
- **Push #2:** As with every phase of engagement, transparency is key. In our second engagement push, we will begin by showing the public how their previous input has directly influenced our work. We will ask the public if the Draft Vision Framework and Topical Goals meet their own personal vision for the future of Rosemount. We will use interactive exercises to layout potential tradeoffs and gain insight into how these goals can benefit personal experiences and daily life in Rosemount.
- **Push #3:** The final engagement push will occur once the plan content has been drafted. We will create case studies in geographic areas and then test key policy directions on the ground. We will also show the public how their input directed priorities in the plan. At this point, engagement will focus on turning priorities into action and creating a strong foundation for implementation by asking the public to identify how they would like to see their priorities realized.

Public engagement subtasks will include:

- Development of a Public Engagement Plan that identifies your ideal process, engagement methods, key audiences, communication strategies, and engagement pushes with intended content.
- Check-in meetings with the Planning Commission and City Council.
- In-person engagement methods that are likely to include community workshops and pop-ups at community events, festivals, and gathering places.
- A project webpage (ideally embedded in the City of Rosemount website) that provides background information, interim deliverables, and engagement promotion).
- Interactive online engagement, including a series of ArcGIS StoryMaps.
- Engagement summaries that synthesize key themes and transparently documents input.

City Staff Involvement + Resources

- Identifying and securing meeting locations

- Leading communication and promotion of engagement events, particularly through the City's social media channels
- Attending community meetings with Stantec
- Coordinating check-in meetings with the Planning Commission and City Council

Task 2 Deliverables

- Public Engagement Plan
- Project webpage
- Online engagement tool
- Project logo and brand
- Engagement documentation and summaries

Task 3: Existing Conditions + Trends Analysis

Through a review of the Rosemount Systems Statement and coordination with your Met Council sector representative, we will review and synthesize relevant City plans, including the 2040 Comprehensive Plan, and related policies to align direction and reduce redundancy. This will clarify what guidance is already in place and where the comprehensive plan should refine, integrate, or advance prior efforts.

Using current data, regional forecasts, and market conditions, we will update Rosemount's demographic, economic, land use, housing, transportation, parks, utilities, and environmental baseline into a community profile to directly inform future visioning, policy development, and land use decisions.

Existing conditions subtasks will include:

- Demographic analysis highlighting major changes by race, income, households, families, and aging trends.
- Data collection of housing, economic, land use, utilities, parks, and environmental conditions and mapping to streamline the plan and meet Met Council requirements.
- Review and synthesis of past planning efforts.
- Early and ongoing coordination with Met Council staff to support alignment and confidence throughout plan development.
- Trends analysis of national best practices and from peer cities.
- High-level market and development opportunity analysis, led by Jay Demma, including forecast capacity testing.

City Staff Involvement + Resources

- Providing data sources from the 2040 Comprehensive Plan and other data maintained by the City

Task 3 Deliverables

- Community Profile report
- Trends analysis
- Market and development opportunity analysis

Task 4: Vision, Goals, + Policy Framework

An inspiring and attainable vision framework for Rosemount will serve as a guiding anchor for decisions throughout the planning process, while bringing the community together around a shared sense of excitement.

The framework's purpose is to build alignment among decision makers and the public on the direction of the comprehensive plan before moving into defining specific key areas of anticipated growth, change, redevelopment, and reinvestment.

Task 4 shifts the focus from where Rosemount is today to where it wants to be in 2050. Using input from engagement push 1 and results from the Community Profile, we will develop a

shared vision along with a framework for goals and policies. The trends analysis will help identify potential policy directions, which will be discussed and refined with decision makers and the public.

This task will create the basis for your comprehensive plan structure of topical chapters, leading effectively into the next level of detail for plan development.

City Staff Involvement + Resources

- Reviewing and revising vision and goals through no more than two rounds of edits

Task 4 Deliverables

- Draft Vision Framework and Topical Goals

Task 5: Plan Development

Task 5 will turn analysis and engagement into a clear, Met Council-compliant 2050 Comprehensive Plan that the City can actively use. The plan will translate vision, data, and regional requirements into practical policies, maps, and implementation strategies that guide reinvestment, capital decisions, and policy choices through 2050.

Draft chapters will reflect community priorities that are grounded in market conditions, infrastructure capacity, and Met Council expectations. We will work with City staff and decision makers to balance ambition with feasibility and keep the plan clear.

Specifically, we will review and refresh the City's existing planning framework for areas east of US Highway 52, recognizing that these areas represent potential for residential, commercial and industrial development.

Building on previous planning efforts, regional forecasts, and current market realities, our team will work with City staff and stakeholders to create a coordinated future land use framework. This work will be closely integrated with transportation planning, utility master planning, and other supporting infrastructure efforts to make sure future land use recommendations align with roadway, transit, trail, water, sanitary sewer, stormwater, and natural resource system capacities.

Stantec will collaborate with City staff, Public Works consultants, and Parks and Recreation staff to consolidate planning initiatives into a cohesive framework that supports orderly growth and efficient public investment.

Plan development subtasks will include:

Future land use and redevelopment planning, led by Kristin Baldonado, to align growth capacity with regional forecasts and affordability needs.

Housing planning, led by Jay Demma, to show how the City will meet regional housing needs across affordability levels.

Transportation recommendations from Joanne Cho, focused on safety, access, multimodal travel, and climate-aligned transportation investments.

Utilities coordination by Eric Lembke to align infrastructure policy with water plan work and redevelopment needs.

Climate integration by Erin Sejkora to build on the 2040 Plan's resilience chapter while incorporating current best practices and Met Council mitigation and adaptation requirements.

Coordination with other plans throughout the planning process to make sure growth priorities match assumptions for utilities, parks improvements and other concurrent analyses.

Economic Competitiveness Chapter: While an Economic Competitiveness chapter of the comprehensive plan is not required by the Met Council, the City previously prioritized a separate chapter with policy direction on employment, business support, and redevelopment opportunities. If City leadership is interested in revisiting this topic for the 2050 plan, Jay Demma can expand on the existing policy foundation and the significant work City staff have completed over the past decade to refine the City's approach, address current trends, and strengthen implementation recommendations. [This subtask was offered as an optional service, which the City has chosen to include in the scope.]

City Staff Involvement + Resources

- Consolidating City staff comments into one version for revision by Stantec through no more than two rounds of edits

Task 5 Deliverables

- ADA-compliant material
- Executive Summary
- Draft and final plan document
- GIS maps and supporting appendices

Task 6: Implementation Program

The implementation strategy for the Rosemount 2050 Comprehensive Plan will meet Met Council requirements while providing a practical roadmap tailored to what works best in Rosemount. It will offer a critical path for implementing the comprehensive plan the day after it is approved, and it will provide a decision-making structure for the Planning Commission and City Council each time a related item comes before them.

Implementation and metrics subtasks will include:

Developing a useful implementation plan with priority actions, responsible parties, timeframes, and possible funding sources.

A decision-making matrix that aligns key goals or guiding values with programmatic questions for decision makers and implementation metrics.

A zoning comparison analysis with targeted zoning changes to implement the future land use plan.

An analysis of necessary capital improvements, particularly to accommodate growth in key areas of the City.

Coordination with Met Council, City leaders, and County staff on final comprehensive plan details.

City Staff Involvement + Resources

- Consolidating City staff comments into one version for revision by Stantec through no more than two rounds of edits

Task 6 Deliverables

- Implementation Plan with actions, responsible parties, and timeframes
- Decision-making matrix
- Zoning updates
- Capital improvements

(hereinafter called the "Services")

CONTRACT TIME: Commencement Date: September 16, 2026

Estimated Completion Date: December 31, 2027

CONTRACT PRICE: Subject to the terms below, Client will compensate Stantec as follows:

Total fee will not exceed \$152,404, which will be billed on a time and materials basis.

Where not stated as being included in the fees, project specific subconsultant, contractor, lab and other similar third party charges will be charged as invoiced to Stantec with a ten percent (10%) markup.

Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required.

Where the Services or services conditions change, Stantec shall submit to the Client in a timely manner, documentation of the revisions to Attachment "A" adjusting the Contract Services, Time and Price as required.

Unless otherwise specified, charges for Services are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for Services shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase, not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

When Stantec's fees are computed as a percentage of construction costs:

- "Opinion of Probable Cost" is the estimate of the probable construction cost, which will be provided by Stantec during the design phase of the Project, as amended from time to time; and "Cost of Work" is the actual cost of the construction, which is based on the tender amount submitted by the Contractor plus any other construction costs (whether from construction change orders, amendments, unit price/quantity variations, etc.), to the extent related to Services.
- Stantec's initial fee shall be calculated as NA% of the construction value, as set out in this Agreement, based on the initial Opinion of Probable Cost provided by Stantec, and shall be adjusted to the extent that the Opinion of Probable Cost is amended. Stantec's fees shall be further adjusted based on the tender amount submitted by the Contractor, and shall not be reduced by any reduction or discount in the Contractor's price that occurs through negotiation after tender submission.
- It is anticipated that the Cost of Work may be adjusted periodically after submission of the Contractor's tender. If the Cost of Work increases, Stantec's fees will be adjusted as follows: Increases of 10% or more of the last approved fees shall require written approval by the Client. Increases under 10% shall not require approval by the Client. Approval is deemed to be a written acknowledgement via email or in writing that the Client has agreed to the Cost of Work being presented. If the Cost of Work is lower than that estimated in the Opinion of Probable Cost, no written approval is required from the Client to reflect the appropriate reduction in fee.
- Stantec's minimum fees for each phase shall be \$0, regardless of whether or not construction has commenced.
- Whenever the Client furnishes material, equipment, labor, or other service that is incorporated in the work, the fair market value of the materials or equipment as though they were purchased new, and current prices of labor or other service when the work was executed, shall be included in the total Cost of Work.

Stantec reserves the right at any time to direct fees and invoices to the Client for builder related work including plot plan approvals, grading inspection, and other services related to the builder program, for which the Client must rely on Stantec to carry out in the subdivision development process.

**ADDITIONAL
CONDITIONS:**

The following additional conditions shall be read in conjunction with and constitute part of this Agreement:

No additional conditions.

**ADDITIONAL
ATTACHMENTS:**

The following additional attachments shall be read in conjunction with and constitute part of this Agreement:

Rate Table is attached.

**INSURANCE
REQUIREMENTS:**

Before any services are provided under this agreement, Stantec shall procure, and maintain insurance coverage during the term of this agreement.

SCHEDULE OF BILLING RATES – 2026 (USD)

Billing Level	Hourly Rate	Description
3	\$119	Junior Level position - Independently carries out assignments of limited scope using standard procedures, methods and techniques - Assists senior staff in carrying out more advanced procedures - Completed work is reviewed for feasibility and soundness of judgment - Graduate from an appropriate post-secondary program or equivalent - Generally, one to three years' experience
4	\$133	
5	\$145	
6	\$150	Fully Qualified Professional Position - Carries out assignments requiring general familiarity within a broad field of the respective profession - Makes decisions by using a combination of standard methods and techniques - Actively participates in planning to ensure the achievement of objectives - Works independently to interpret information and resolve difficulties - Graduate from an appropriate post-secondary program, with credentials or equivalent - Generally, three to six years' experience
7	\$158	
8	\$164	
9	\$177	First Level Supervisor or first complete Level of Specialization - Provides applied professional knowledge and initiative in planning and coordinating work programs - Adapts established guidelines as necessary to address unusual issues - Decisions accepted as technically accurate, however may on occasion be reviewed for soundness of judgement - Graduate from an appropriate post-secondary program, with credentials or equivalent - Generally, five to nine years' experience
10	\$183	
11	\$197	
12	\$203	Highly Specialized Technical Professional or Supervisor of groups of professionals - Provides multi-discipline knowledge to deliver innovative solutions in related field of expertise - Participates in short and long range planning to ensure the achievement of objectives - Makes responsible decisions on all matters, including policy recommendations, work methods, and financial controls associated with large expenditures - Reviews and evaluates technical work - Graduate from an appropriate post-secondary program, with credentials or equivalent - Generally, ten to fifteen years' experience with extensive, broad experience
13	\$212	
14	\$223	
15	\$251	Senior Level Consultant or Management - Recognized as an authority in a specific field with qualifications of significant value - Provides multi-discipline knowledge to deliver innovative solutions in related field of expertise - Independently conceives programs and problems for investigation - Participates in discussions to ensure the achievement of program and/or project objectives - Makes responsible decisions on expenditures, including large sums or implementation of major programs and/or projects - Graduate from an appropriate post-secondary program, with credentials or equivalent - Generally, more than twelve years' experience with extensive experience
16	\$285	
17	\$295	
18	\$302	Senior Level Management under review by Vice President or higher - Recognized as an authority in a specific field with qualifications of significant value - Responsible for long range planning within a specific area of practice or region - Makes decisions which are far reaching and limited only by objectives and policies of the organization - Plans/approves projects requiring significant human resources or capital investment - Graduate from an appropriate post-secondary program, with credentials or equivalent - Generally, fifteen years' experience with extensive professional and management experience
19	\$311	
20	\$324	
21	\$337	

Expert Witness Services carry a 50% premium on labor. Overtime will be charged at 1.5 times the standard billing rate. All labor rates will be subject to annual increase.

2050 Comprehensive Plan Update

July 31, 2026

Prepared for: City of Rosemount

Prepared by: Stantec Consulting Services Inc.



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Our understanding of Metropolitan Council's process allows us to anticipate considerations early, reducing friction during adoption—delivering a final plan that is locally meaningful and regionally aligned.



1.

Cover Letter



Stantec Consulting Services Inc.
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402

July 31, 2026

Attention

Anthony Nemcek
Senior Planner
City of Rosemount
Anthony.Nemcek@rosemountmn.gov

Reference

Request for Proposals:
2050 Comprehensive Plan Update



Dear Mr. Nemcek and Members of the Selection Committee,

As one of the fastest growing communities in the Twin Cities metro area, Rosemount is entering a critical period of growth and investment. The 2050 Comprehensive Plan Update presents an opportunity to guide that growth intentionally, align future development with infrastructure, housing, transportation, and environmental priorities, and establish a clear framework for long-term decision-making.

The City has a strong planning foundation in place, and this update provides the opportunity to bring that work together into a comprehensive plan that is clear, implementation-ready, and aligned with the Metropolitan Council's Imagine 2050 framework. The plan must balance local priorities with regional requirements while providing practical direction for future growth and investment.

The City is also seeking a plan that moves beyond vision-setting to provide clear implementation strategies. Doing so will require balancing community aspirations with growth pressures, infrastructure needs, and market realities. Implementation is central to the plan's long-term value, and we are well-positioned to help Rosemount navigate that complexity. The Stantec team offers the following benefits.

- As project manager, I have a **longstanding relationship with Rosemount**. I understand the City's planning history, market context, and development objectives and will help our team quickly integrate with staff and stakeholders.
- Our engagement and urban design specialist, **Joe Polacek**, will lead engagement with methods and tools that are tangible, relevant, grounded in lived experience, and fun. His engagement approach will foster inclusive and meaningful community participation.

- We offer a **robust team of Minneapolis-based planners** with extensive experience guiding Minnesota communities through Metropolitan Council (Met Council) comprehensive planning and Imagine 2050 requirements.
- **YEP! Youth Engagement Planning** is a trusted partner in elevating the voices of youth and families most affected by the community's vision for the future.
- **A multidisciplinary team** of planners, engineers, and analysts will provide the resources and specialized knowledge needed to address Rosemount's evolving needs.

Our approach will build from the City's existing foundation rather than repeat past work. We will integrate prior planning efforts, refine policies where needed, engage the community at key decision points, and develop a concise, credible, and actionable plan. The result will be a roadmap that reflects local values, meets regional requirements, and provides Rosemount with a durable framework for growth, resilience, and implementation through 2050.

We appreciate the opportunity to submit our qualifications and welcome the chance to partner with the City of Rosemount on this important effort. If you have any questions or require additional information, please do not hesitate to contact me. Thank you for your consideration.

Sincerely,

Stantec Consulting Services Inc.

Jay Demma, AICP
Project Manager + Primary Point of Contact
612-712-2138 | jay.demma@stantec.com

An architectural rendering of a vibrant urban plaza. On the left, a modern multi-story building features a colorful, abstract mural on its ground floor and balconies with greenery. People are seen walking, sitting at wooden picnic tables, and standing near a small kiosk. In the background, another building with a sign that says "IMPERIA" is visible. The plaza is paved with reddish-brown tiles and has string lights hanging from above. A large white circular graphic on the right side of the image contains the section header.

2.

Firm + Team Description

About Stantec

Stantec empowers clients, people, and communities to rise to the world's greatest challenges at a time when the world faces more unprecedented concerns than ever before. The Stantec community unites more than 34,000 employees working in over 450 locations across 6 continents.

We are a global leader in sustainable planning, engineering, architecture, and environmental consulting. Our professionals deliver the expertise, technology, and innovation communities need to manage aging infrastructure, demographic and population changes, the energy transition, and more.

We are planners, designers, engineers, scientists, project managers, and strategic advisors. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere so that together we can redefine what's possible.

Stantec's Urban Places

Stantec's Urban Places team brings together local and national experts in planning and urban design, landscape architecture, transportation (including smart and urban mobility), resilience, real estate feasibility, mixed-use architecture, smart cities, and brownfield redevelopment. Integrating more than a dozen disciplines, we have helped communities chart a path to greater livability, sustainability, and equity.

As a large, multidisciplinary firm, our Urban Places practice is more than just a collection of technical skills—it's an integrated approach that "connects the dots" to solve complex problems and unlock bigger opportunities.



Comprehensive Planning

Planning is problem-solving—creating thoughtful solutions for communities that consider a variety of issues, public input, and the needs of the City. A successful comprehensive plan leaves traditional ways of land use planning behind and instead is a guide for evolving cities in an equitable, age-friendly, safe, and healthy way.

Our team's recently completed comprehensive plans demonstrate our strength in small cities, suburbs, and larger regions:

- Alton Comprehensive Plan, IL
- Northfield Comprehensive Plan, MN
- Owatonna Comprehensive Plan, MN
- Farmers Branch Comprehensive Plan, TX
- Moorhead Comprehensive Plan Update, MN
- Sugar Land Comprehensive Plan Update, TX
- Mentor Comprehensive Land Use Plan Update, OH
- Mendota Heights Comprehensive Plan, MN
- Cottage Grove Comprehensive Plan, MN
- Spring Lake Park Comprehensive Plan, MN



6 Steps to Help Your City

Stantec is implementing new practices to provide cities and communities with comprehensive plans that set an equitable, age-friendly, safe, and healthy vision for housing, transportation, and land uses that work for the future.

[Read more](#)

Our Services + Capabilities

As a large, multidisciplinary firm, we bring a diverse team with skills and expertise that enhance traditional city planning with the following services.

● Planning + Urban Design

The best planning and urban design delivers a range of benefits, from lower environmental impacts to higher economic performance to a stronger sense of community. Whether planning for urban downtowns or walkable suburban centers, we set our sights on delivering plans that create distinctive and exciting places that people want to return to again and again.

● Resilience Planning + Design

We take a broad view of resilience. It includes the ability to bounce back from weather-driven extremes, like hurricanes and flooding. But it also means responding to economic downturns, infrastructure delays, hackers, an aging population, terrorism, and more. Our work in resilience assessment, mitigation, and design unites new thinking about infrastructure, environment, and quality of life to strengthen communities around the globe.

● Development Economics

Our development economics team provides support to public and private sector clients in a diverse range of markets, combining expertise in urban planning, economic consulting, housing analysis, economic/fiscal impact, and real estate development. They illuminate the real-world development opportunities associated with focus areas by using leading-edge market analysis methodologies and deepen those insights through structured interviews with local market experts.

● Funding Assistance

Stantec's funding specialists help you develop funding-eligible projects in three areas: research and strategy, application preparation, and grant administration.

● Landscape Architecture

We create opportunities from complex physical constraints and help our clients achieve their unique project goals for the design, organization, and use of space. From concept development through construction drawings and implementation, we are the source and facilitator of creative ideas that are economically viable and environmentally responsible.

● Park + Open Space Expertise

We recognize the challenge of balancing the needs of populations with diverse needs, a wide range of interests and abilities, and the need to sustain vibrancy within our public spaces through all seasons. Whether planning a large open space, designing an urban pocket park, or developing a large rural area into an athletic complex, we work to stitch parks and recreation opportunities into the local fabric of the neighborhood.

● Placemaking

Our team of experts focuses on creating vibrant urban environments—capitalizing on a local community's culture, arts, and community inspiration to create public spaces that improve vitality and promote people's health, happiness, and well-being. Our integrated approach brings together experts from various disciplines to tackle complex challenges and enhance livability, equity, and sustainability in communities worldwide.

● Climate Solutions

We see the link between climate risk, climate action, climate adaptation, and greenhouse gas (GHG) mitigation. For decades, we've been helping clients reduce environmental impacts and adapt to our changing climate. We have mobilized our services around initiatives that support our clients' climate change mitigation and adaptation goals such as energy transition, smart cities, ecosystem restoration, coastal resilience, and Net Zero.

● Urban Mobility Planning

Mobility is the secret sauce for urban success, from economic performance to human health to quality of life. Our multimodal approach integrates walking, biking, transit, and cars; adds key supporting systems, like parking and smart technology; and builds flexibility for future technologies, like shared autonomous vehicles.

● Sustainability

We think sustainable design should propel communities into the future. Informed by data and grounded in the market, our designs do that, reducing life-cycle costs, boosting energy efficiency, shrinking the carbon footprint, and supporting health and wellness. We help clients navigate the thicket of green strategies and choose the ones that produce better projects.

● Engineering

We create communities by planning, developing, designing, and implementing. Our civil engineering teams are practiced at designing with resilience in mind and at putting the pieces back together—with more physical integrity than before.

● Site Design

Our exceptionally broad menu of site design services runs from single buildings to entirely new communities. It includes stormwater management, infrastructure design, construction observation, contract administration, land and earthworks analysis, and analysis of feasibility, servicing, drainage, and development potential.

● Brownfield Development

By having an integrated team with a development focus, we're able to identify and take advantage of opportunities that leverage costs through the phases from planning, funding, entitlements, and approvals to design, construction, operation, and maintenance.

Meet Our Partner

Youth Engagement Planning (YEP!)

YEP! Youth Engagement Planning is an international and national award-winning non-profit organization, who has been focused on educating young people in grades K-12 by introducing them to urban planning and civic engagement and creating opportunities for youth to have meaningful participation in advocating for change in their communities and the built environment.

YEP!'s mission is to educate young people about the planning process, effective governance and advocacy, and good citizenship. They organize interactive workshops, community engagement events, plan-making, and educational programs tailored for youth—empowering young voices to contribute to planning and development processes in their communities. They focus on facilitating real leadership opportunities for young people so that they can meaningfully participate in advocacy, provide input in community plan-making, and share their perspectives.

Meaningful youth engagement brings fresh perspectives, elevates overlooked priorities, and empowers future leaders to help shape Rosemount's future.





3.

Project Understanding + Approach

Project Understanding

As one of the fastest growing communities in Minnesota, Rosemount is experiencing an important period of growth and transition. While long-recognized for its exceptional quality of life, outstanding schools, and abundant parks, the community is also emerging as a major employment hub within the region. The continued development of UMore Park and other employment-focused destinations along County Road 42, combined with ongoing growth throughout the south metro, is expected to spur residential development east of Highway 52. This growth presents challenges for existing and planned commercial and industrial land uses in this part of the City. **The 2050 Comprehensive Plan is the City's opportunity to update the framework for managing this growth while preserving the character and sense of community that residents value.**

Growth east of Highway 52 will require thoughtful coordination of land use, infrastructure, parks, and municipal services. At the same time, development opportunities along County Road 42, continued implementation of the Downtown Redevelopment Framework, and the evolution of established neighborhoods and commercial areas will require strategies that support redevelopment alongside new growth. **The 2050 Comprehensive Plan will provide clear guidance for both developing and redeveloping areas of the community.**

This update is an opportunity to build on the City's strong planning and economic development foundation rather than revisit decisions that have already been made. Past plans, including the 2040 Comprehensive Plan, County Road 42 visioning efforts, Downtown Redevelopment Framework, Economic Development Strategic Plan, Parks and Recreation planning, and ongoing utility planning, each provide important context to the 2050 Comprehensive Plan. **One of the primary goals of this process is to bring these efforts together into a single, coordinated plan that reflects current conditions, updated market trends, and the communities' priorities for the City.**

We also recognize that the plan must satisfy Metropolitan Council requirements within Imagine 2050 and the City's systems statement. This will include recognizing and planning for growth in a way that accommodates updated population and employment forecasts and checking the box on requirements from housing to climate resilience. Rather than treating these requirements as separate tasks, we view them as an opportunity to create a plan that is both regionally aligned and grounded in Rosemount's local goals and development priorities.

Meaningful community engagement will be essential throughout the planning process. We understand the City's commitment to engage residents, businesses, property owners, institutional partners, and other stakeholders in ways that are convenient and inclusive. Our engagement process will gather input and transparently demonstrate how that feedback shaped the plan's recommendations to build community ownership. Ultimately, your 2050 Comprehensive Plan will be more than a document prepared to meet statutory requirements. It will serve as a practical decision-making tool that helps Rosemount manage growth, coordinate public investments, and implement a shared vision for the future with confidence.



Why the Stantec Team?

Strong Met Council +
Comp Plan Expertise

Meaningful + Creative
Engagement

Collaborative Process
Connecting Analysis
to Action



We believe every planning process is a problem-solving exercise tailored to stakeholder input, local politics, and the opportunities and constraints of implementation.

Project Approach

Rosemount's 2050 Comprehensive Plan is an opportunity to build on the community's momentum while preparing for the next generation of growth. Our approach is grounded in local knowledge, strong relationships, practical planning, and a focus on delivering a plan the City can use for decision-making big and small, long after adoption.

Local Relationships + Community Understanding

Good plans start with understanding the community behind them. Jay Demma and Joe Polacek bring existing relationships and familiarity with Rosemount through our recent work on the Highway 42 Commercial Development Vision that means our team is already up to speed on local priorities, past planning efforts, and community dynamics. Jay's expertise in economic analysis and market forces will help you understand growth trends and identify the policies needed to capitalize on them.

This local and practical expertise allows us to spend less time learning the community and more time working with the City to shape its future.

Integrated Planning + Engineering Expertise

Rosemount's Comprehensive Plan does not exist in a vacuum. With concurrent parks and utility planning efforts underway, close coordination between planners and engineers will be critical. Having partnered with Rosemount on the Highway 42 Commercial Development Vision project and many others, gives us a practical understanding of how land use decisions affect public infrastructure. That experience allows us to develop growth recommendations that align with infrastructure capacity, capital improvement priorities, and implementation realities.

Avenues of Engagement



Traditional

- Open House ■ Steering Committee
- Planning Commission Workshop
- Newsletter ■ Info Blast ■ Tours
- Focus Groups ■ Technical Advisory Committee ■ Mapping Activity
- Visual Preference Survey



Targeted

- Listening Session ■ Community Dialogue ■ Meeting-in-a-box
- Walkshop ■ Developer Interview
- School Engagement
- Implementation Workshop ■ Trusted Ally Program ■ Organizational Partnerships



Innovative

- Charette ■ Pop-up ■ Photo Inventory
- Story Telling ■ Demonstration Project ■ Community Celebration
- On-the-Street Interviews ■ Six-Word Stories ■ Urban Planning Zine



Virtual

- Interactive Website ■ Storymap
- Online Survey ■ Polls ■ Social Media
- Virtual Reality ■ Online Community Meeting ■ Interactive Online Mapping
- Photo-sharing

Meaningful + Creative Engagement

Stantec strives to bring diverse perspectives and people into planning processes. This requires going to where people naturally gather and using innovative tools to expand our reach. Starting with a Public Engagement Plan (PEP), we will use a variety of traditional, targeted, innovative, and virtual methods. Most importantly, we will clearly demonstrate how public input influences recommendations and decisions throughout the process.

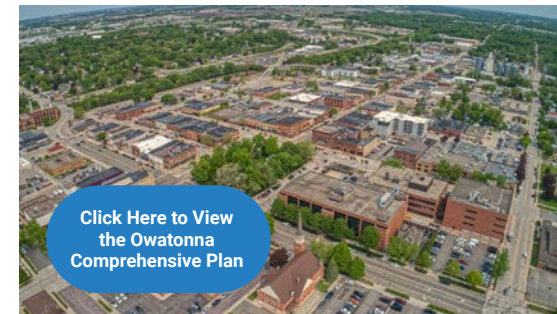
Metropolitan Council Expertise

The 2050 Comprehensive Plan must address Imagine 2050 requirements, housing need allocations, growth forecasts, climate planning expectations, TAZ forecasting, and Met Council review. Our team has guided numerous communities, including Cottage Grove, Burnsville, and more, through this process. We understand both the technical requirements and the practical realities of Met Council review.

By coordinating early and often with Council staff, we can help minimize surprises and keep the project moving smoothly toward adoption.

From Planning to Implementation

A successful comprehensive plan is more than a vision document. We will provide you with a plan that will help your staff make informed decisions, prioritize actions, and measure progress. It will communicate a clear vision for Rosemount, connecting day-to-day projects and development decisions to the City's long-term goals. In addition to the Met Council required implementation chapter, we propose an optional task of building an online equivalent to the Comprehensive Plan, so that it is easily viewed on the City's website.



[Click Here to View the Owatonna Comprehensive Plan](#)



[Click Here to View the Moorhead Comprehensive Plan](#)

An aerial architectural rendering of a city development project. The scene shows a mix of urban and natural elements. In the foreground, a multi-lane highway bridge crosses a river. To the right of the bridge, there are several modern, multi-story buildings with flat roofs and large windows. A large, curved building with a glass facade is prominent. To the left of the bridge, there's a green park area with a circular lawn, surrounded by trees and a path. In the background, more residential-style buildings with gabled roofs are visible, along with a river winding through a wooded area. The overall style is a colorful, illustrative architectural drawing.

4. + 8.

**Detailed Scope of
Work and Deliverables
+ Expectations for City
Staff Involvement**

Work Plan

➤ Task 1: Project Management + Coordination

Our team brings firsthand knowledge of Rosemount's opportunities and constraints through our recent work on the Highway 42 Commercial Development Vision, positioning us to translate regional requirements into locally meaningful planning guidance.

Led by **Jay Demma**, Task 1 establishes the disciplined management structure needed to keep a complex, multi-departmental planning effort on track. Through proactive issue resolution, regular coordination, and a detailed schedule aligned with the City's timeline, we will keep land use, housing, transportation, utilities, parks, and climate policy moving in sync while maintaining a clear path to adoption.

Defined milestones will incorporate of public and City Council input while maintaining a clear path to City adoption and Met Council acceptance. Our scope includes delivering a comprehensive plan that positions the City for the six-month jurisdictional review period. We can also provide additional services during the adoption process if needed. Project management subtasks will include:

- **Kickoff meeting** to confirm priorities, Met Council coordination, development trends, capital planning, and engagement strategy.
- **Bi-weekly check-ins with City staff** to track progress, address schedule and budget issues, and confirm next steps.
- **Agendas, summaries, and staff reports** to keep the process transparent, organized, and consensus-driven.



TASK 1 DELIVERABLES

- Detailed work plan and schedule
- Agendas and summaries
- Progress reports

CITY STAFF INVOLVEMENT + RESOURCES

- Ongoing communication with Stantec about any community issues and topics relevant to the comprehensive plan
- Coordination with additional City of Rosemount, County, and Met Council staff
- First touch point communication with elected and appointed officials

➤ Task 2: Public Engagement

Effective engagement is not checking a box but is defined by whether the right people are reached, whether input is useful, and whether participants can see how their perspectives shaped the outcome. Our engagement approach is designed to do exactly that. We engage stakeholders and the public into the process at key milestones to inform the next level of analysis, policy, and implementation. Through our transparent documentation, we will demonstrate how community input was incorporated into the final plan.



Our engagement strategy is grounded in thoughtful planning, transparent decision-making, and clear accountability. We do not treat engagement as a parallel track; we use it to improve the plan itself by building consensus, surfacing tradeoffs early, and creating a stronger basis for adoption and implementation.

Engagement “Pushes”

We engage stakeholders and the public at the moments when their input can most directly influence the work ahead. We call these “engagement pushes.” This approach keeps participation focused, efficient, and meaningful. Rather than asking the community to react to abstract concepts, we bring forward clear choices, explain the implications, and use feedback to shape the next phase of plan development.

It is important to the City and Met Council that the comprehensive plan reaches broad cross-sections of the community. You have identified a specific plan objective to develop interactive community engagement methods which is strongly aligned with Stantec and YEP’s engagement approaches. For our Public Engagement Plan (PEP), we strategically use traditional, targeted, innovative, and virtual engagement methods.

Since youth will be the most impacted by a 20-year vision, we will elevate their voices through a Youth Advisory Cohort, pop-ups at parks and libraries, and other meaningful strategies.

We are proposing three focused engagement pushes that build momentum and produce decision-useful input. Each engagement push will include check-ins with the Planning Commission and City Council, a community-wide interactive workshop, virtual engagement, and targeted outreach with youth and families.

- **Push #1:** The first opportunity for broad engagement will be focused on developing a strong and actionable vision for Rosemount. We propose the first engagement push when facts and background information can be paired with questions about the City’s future vision and priorities. The results will guide a vision framework, including draft goals and policies.
- **Push #2:** As with every phase of engagement, transparency is key. In our second engagement push, we will begin by showing the public how their previous input has directly influenced our work. We will ask the public if the Draft Vision Framework and Topical Goals meet their own personal vision for the future of Rosemount.

We will use interactive exercises to layout potential tradeoffs and gain insight into how these goals can benefit personal experiences and daily life in Rosemount.

- **Push #3:** The final engagement push will occur once the plan content has been drafted. We will create case studies in geographic areas and then test key policy directions on the ground. We will also show the public how their input directed priorities in the plan. At this point, engagement will focus on turning priorities into action and creating a strong foundation for implementation by asking the public to identify how they would like to see their priorities realized.

Public engagement subtasks will include:

- **Development of a Public Engagement Plan** that identifies your ideal process, engagement methods, key audiences, communication strategies, and engagement pushes with intended content.
- **Check-in meetings** with the Planning Commission and City Council.
- **In-person engagement methods** that are likely to include community workshops and pop-ups at community events, festivals, and gathering places.

- **A project webpage** (ideally embedded in the City of Rosemount website) that provides background information, interim deliverables, and engagement promotion).
- **Interactive online engagement**, including a series of ArcGIS StoryMaps.
- **Engagement summaries** that synthesize key themes and transparently documents input.

TASK 2 DELIVERABLES

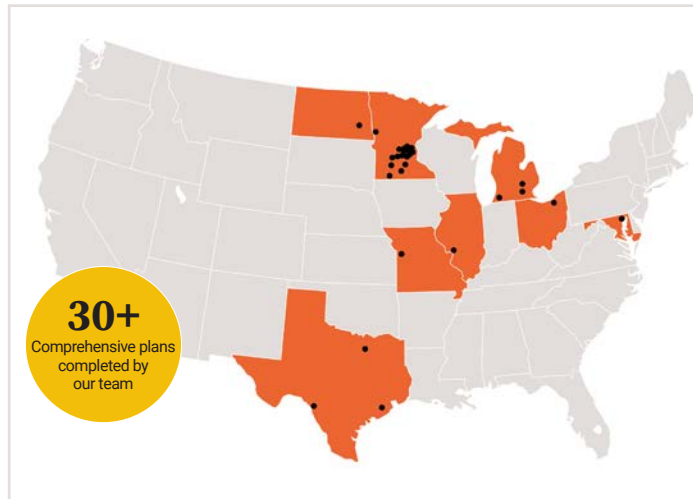
- Public Engagement Plan
- Project webpage
- Online engagement tool
- Project logo and brand
- Engagement documentation and summaries

CITY STAFF INVOLVEMENT + RESOURCES

- Identifying and securing meeting locations
- Leading communication and promotion of engagement events, particularly through the City's social media channels
- Attending community meetings with Stantec
- Coordinating check-in meetings with the Planning Commission and City Council

> Task 3: Existing Conditions + Trends Analysis

Through a review of the Rosemount Systems Statement and coordination with your Met Council sector representative, we will review and synthesize relevant City plans, including the 2040 Comprehensive Plan, and related policies to align direction and reduce redundancy. This will clarify what guidance is already in place and where the comprehensive plan should refine, integrate, or advance prior efforts.



← Completed Comprehensive Plans

The map highlights our team's recent experience. Stantec has worked with large and small communities in rural, suburban, and urban environments.

By completing numerous comprehensive plans, our team has developed a library of goals, policies, and best practices to inform a set of tailored recommendations for each community.

By aligning prior planning efforts with current demographic, economic, and land use trends, we will provide a focused roadmap for Rosemount's future.

Using current data, regional forecasts, and market conditions, we will update Rosemount's demographic, economic, land use, housing, transportation, parks, utilities, and environmental baseline into a community profile to directly inform future visioning, policy development, and land use decisions.

Existing conditions subtasks will include:

- **Demographic analysis** highlighting major changes by race, income, households, families, and aging trends.
- **Data collection** of housing, economic, land use, utilities, parks, and environmental conditions and mapping to streamline the plan and meet Met Council requirements.

- **Review and synthesis** of past planning efforts.
- **Early and ongoing coordination with Met Council staff** to support alignment and confidence throughout plan development.
- **Trends analysis** of national best practices and from peer cities.
- **High-level market and development opportunity analysis**, led by Jay Demma, including forecast capacity testing.

TASK 3 DELIVERABLES

- Community Profile report
- Trends analysis
- Market and development opportunity analysis

CITY STAFF INVOLVEMENT + RESOURCES

- Providing data sources from the 2040 Comprehensive Plan and other data maintained by the City

➤ Task 4: Vision, Goals, + Policy Framework

An inspiring and attainable vision framework for Rosemount will serve as a guiding anchor for decisions throughout the planning process, while bringing the community together around a shared sense of excitement.

The framework's purpose is to build alignment among decision makers and the public on the direction of the comprehensive plan before moving into defining specific key areas of anticipated growth, change, redevelopment, and reinvestment.

Task 4 shifts the focus from where Rosemount is today to where it wants to be in 2050. Using input from engagement push 1 and results from the Community Profile, we will develop a shared vision along with a framework for goals and policies. The trends analysis will help identify potential policy directions, which will be discussed and refined with decision makers and the public.

This task will create the basis for your comprehensive plan structure of topical chapters, leading effectively into the next level of detail for plan development.

TASK 4 DELIVERABLES

- Draft Vision Framework and Topical Goals

CITY STAFF INVOLVEMENT + RESOURCES

- Reviewing and revising vision and goals through no more than two rounds of edits

➤ Task 5: Plan Development

Task 5 will turn analysis and engagement into a clear, Met Council-compliant 2050 Comprehensive Plan that the City can actively use. The plan will translate vision, data, and regional requirements into practical policies, maps, and implementation strategies that guide reinvestment, capital decisions, and policy choices through 2050.

Our goal is a plan that meets statutory requirements and works as a practical tool for staff, elected officials, developers, and the community.

Draft chapters will reflect community priorities that are grounded in market conditions, infrastructure capacity, and Met Council expectations. We will work with City staff and decision makers to balance ambition with feasibility and keep the plan clear.

Specifically, we will review and refresh the City's existing planning framework for areas east of US Highway 52, recognizing that these areas represent potential for residential, commercial and industrial development.

Building on previous planning efforts, regional forecasts, and current market realities, our team will work with City staff and stakeholders to create a coordinated future land use framework. This work will be closely integrated with transportation planning, utility master planning, and other supporting infrastructure efforts to make sure future land use recommendations align with roadway, transit, trail, water, sanitary sewer, stormwater, and natural resource system capacities.

Stantec will collaborate with City staff, Public Works consultants, and Parks and Recreation staff to consolidate planning initiatives into a cohesive framework that supports orderly growth and efficient public investment.



Plan development subtasks will include:

- **Future land use and redevelopment planning**, led by **Kristin Baldonado**, to align growth capacity with regional forecasts and affordability needs.
- **Housing planning**, led by **Jay Demma**, to show how the City will meet regional housing needs across affordability levels.
- **Transportation recommendations** from **Joanne Cho**, focused on safety, access, multimodal travel, and climate-aligned transportation investments.
- **Utilities coordination** by **Eric Lembke** to align infrastructure policy with water plan work and redevelopment needs.
- **Climate integration** by **Erin Sejkora** to build on the 2040 Plan's resilience chapter while incorporating current best practices and Met Council mitigation and adaptation requirements.
- **Coordination with other plans** throughout the planning process to make sure growth priorities match assumptions for utilities, parks improvements and other concurrent analyses.

TASK 5 DELIVERABLES

- ADA-compliant material
- Executive Summary
- Draft and final plan document
- GIS maps and supporting appendices

CITY STAFF INVOLVEMENT + RESOURCES

- Consolidating City staff comments into one version for revision by Stantec through no more than two rounds of edits.

Our team will create a coordinated growth framework that aligns land use, housing, transportation, utilities, and climate resilience.

➤ Task 6: Implementation Program

The implementation strategy for the Rosemount 2050 Comprehensive Plan will meet Met Council requirements while providing a practical roadmap tailored to what works best in Rosemount. It will offer a critical path for implementing the comprehensive plan the day after it is approved, and it will provide a decision-making structure for the Planning Commission and City Council each time a related item comes before them.

Implementation and metrics subtasks will include:

- **Developing a useful implementation plan** with priority actions, responsible parties, timeframes, and possible funding sources.
- **A decision-making matrix** that aligns key goals or guiding values with programmatic questions for decision makers and implementation metrics.
- **A zoning comparison analysis with targeted zoning changes** to implement the future land use plan.
- **An analysis of necessary capital improvements**, particularly to accommodate growth in key areas of the City.
- **Coordination with Met Council**, City leaders, and County staff on final comprehensive plan details.

TASK 6 DELIVERABLES

- Implementation Plan with actions, responsible parties, and timeframes
- Decision-making matrix
- Zoning updates
- Capital improvements

CITY STAFF INVOLVEMENT + RESOURCES

- Consolidating City staff comments into one version for revision by Stantec through no more than two rounds of edits.



Optional Services

A comprehensive plan is an opportunity to customize the analysis and outcomes to best serve your needs. We have designed our work plan to focus on the priorities identified in the RFP and then shaped them to support the broader needs of a comprehensive plan.

If there is interest in taking a closer look at topics that provide added value to enhance implementation, we recommend the following tasks for consideration.

- **Economic Competitiveness Chapter:** While an Economic Competitiveness chapter of the comprehensive plan is not required by the Met Council, the City previously prioritized a separate chapter with policy direction on employment, business support, and redevelopment opportunities. If City leadership is interested in revisiting this topic for the 2050 plan, Jay Demma can expand on the existing policy foundation and the significant work City staff have completed over the past decade to refine the City's approach, address current trends, and strengthen implementation recommendations.
- **Funding Analysis:** As a senior funding leader for Stantec's North American Funding Program, Heidi Peper can help identify funding for key policy priorities with a strategic matrix that matches key policy priorities with funding resources to support implementation.
- **Development Scenarios:** For two or three key growth areas, Jay Demma and Joe Polacek can develop concept renderings that illustrate the scale, character, and design of future development and public realm improvements, to provide a realistic visual of proposed changes and build a shared understanding of the vision.
- **Digital Plan Deliverable:** An interactive, web-based comprehensive plan can make the vision more tangible and accessible to the general public. Check out how Joe Polacek and our team have delivered web-based platforms representing comprehensive plan highlights, maps, and key strategies in a user-friendly format for the Moorhead Comprehensive Plan and Owatonna Comprehensive Plan.
- **Mississippi River Corridor Critical Area (MRCCA) Plan:** We can help the City address the required MRCCA elements from the DNR and the Met Council as part of the 2050 Comprehensive Plan Update. We will prepare an updated MRCCA Plan that aligns with Rosemount's 2050 vision while protecting the corridor's scenic, ecological, and recreational resources. This effort will include a review of MRCCA districts, conservation areas, river views, and implementation tools to guide continued stewardship and regulatory compliance.





5.

Project Schedule

Proposed Project Schedule

	2026				2027									
	S	O	N	D	J	F	M	A	M	J	J	A	S	O
Task 1: Project Management and Coordination														
Kick Off Meeting														
Bi-Weekly Check-In Meetings														
Agendas, Summaries, and Staff Reports														
Project Administration														
Task 2: Public Engagement														
Public Engagement Plan														
Project Webpage														
Project Logo and Brand														
Community Workshops (3)														
Online StoryMap and Survey (3)														
Youth Engagement														
Planning Commission Workshops (4)														
City Council Updates (4)														
Engagement Documentation/Summaries (3)														
Task 3: Existing Conditions and Trends Analysis														
Data Collection and Mapping														
Review Past Plans														
Metropolitan Council Coordination														
Trends Analysis														
Market and Development Opportunity Analysis														
Task 4: Vision, Goals, and Policy Framework														
Draft Vision, Goals, and Policies														
Final Draft Vision, Goals, and Policies														
Task 5: Plan Development														
Future Land Use														
Housing Plan														
Transportation														
Climate														
Coordination with Other Plans														
ADA Document Compliance														
Draft Chapters														
Revision Rounds (2)														
Final Plan Document														
GIS Files														
Task 6: Implementation Program														
Implementation Plan														
Decision-Making Matrix														
Zoning Comparison Analysis														
Capital Improvements														
Optional Items														
Economic Competitiveness Chapter														
Funding Analysis														
Development Scenarios														
Digital Plan Deliverable														
MRCCA Plan														



6.

Project Team, Roles, + Relevant Experience

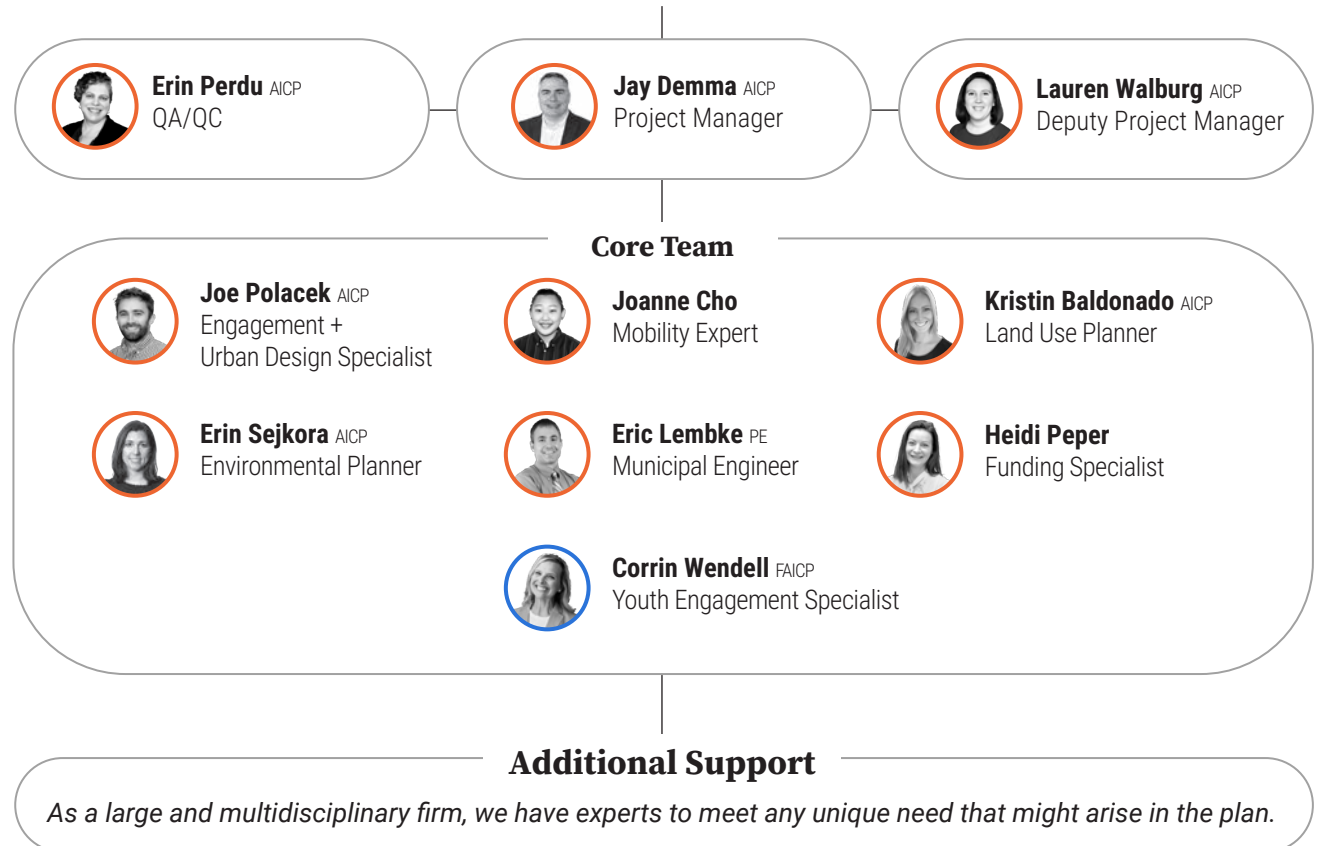


Project Team and Structure

We are excited to support the City in its mission to cultivate a safe, economically and environmentally sustainable, resilient, and vibrant community. Our integrated team of experts brings specialized skills in land use planning, implementation, community and youth engagement, municipal engineering, transportation and mobility planning, climate solutions, and funding.

Our organizational chart identifies the team members who will lead each focus area of the comprehensive plan. We have included bios and resumes for our key personnel along with their qualifications, knowledge, and related project experience.

KEY
● Stantec
● YEP!





Jay Demma AICP

Project Manager

Years of Experience: 30

Firm: Stantec

Registrations

Certified Planner #025839,
American Institute of Certified Planners

Education

MS, Urban and Regional Planning
University of Minnesota

BS, Geography
University of Minnesota

Highway 42 Site Concept Visions | Rosemount, MN | Project Manager

Jay oversaw the development of concept visions for key sites along Highway 42 in 2021 and updated versions of the concepts in 2025. The site concept visions were the result of working closely with City staff and the City Council through a visioning and conceptualization process. Land use, market trends, accessibility, building mass, and character were taken into consideration. The concept visions were instrumental in educating the broader public, negotiating with the development community, and generating support for community development.

Housing and Commercial Needs Assessment Study | Burnsville, MN | Project Manager

Jay led a city-wide analysis of Burnsville's housing and commercial inventory to learn where the key gaps were in the City's real estate inventory. The assessment is rooted in quantitative and qualitative data and findings that led to tailored strategies for how best to address the gaps. Equally important, the findings informed a related study focused on updating the City's economic development strategy and the role real estate development played in those strategies.

Oakdale Housing Study | Oakdale, MN | Project Manager

Jay led the Stantec team to conduct a housing study that developed a detailed understanding of Oakdale's housing inventory, market and development context, opportunities and challenges, and needs. Our team explored and recommended a menu of strategies that would advance housing goals and meet community needs. The project employed market research, mapping analysis, and other analytical methodologies. Structured interviews were conducted with developers familiar with Oakdale to understand the viability of different housing formats in Oakdale and how to improve development outcomes.

Imagine Owatonna 2050 Comprehensive Plan | Owatonna, MN | Housing and Economic Development Lead

Jay led the housing and economic competitiveness components of Owatonna's comprehensive plan. Recognizing that Owatonna leaders could benefit greatly from an understanding of how market forces will shape their community, Jay integrated market analysis into the comprehensive plan process. His approach tied together historical development patterns, transportation access, and emerging market trends to produce demand forecasts for commercial, industrial, and residential uses. Jay's analyses were instrumental in identifying the types of development to plan for, as well as the amount of land needed for future development.

Cloquet and Scanlon Housing Study | Cloquet, MN | Project Manager

Jay identified demand for new housing stemming from broader regional growth in the healthcare, tourism, and services industries, especially at entry-level prices. Our team helped identify a range of public-private partnerships communities similar to Cloquet and Scanlon employed to drive new land development, helping each City develop plans to build more affordable entry-level homes.

Demographic and Economic Analysis | Various Locations, MN | Project Manager

Jay has analyzed the demographic and economic conditions of hundreds of communities. He uses numerous primary and secondary data sources for his analyses, including in-depth interviews, surveys (mail and phone), the U.S. Census, state demographic centers, and the Bureau of Labor Statistics.



Erin Perdu AICP

QA/QC

Years of Experience: 28

Firm: Stantec

Registrations

Certified Planner #015898,
American Institute of Certified Planners
AICP President (2024-2027)

Education

MS, Urban and Regional Planning
University of Michigan

MS, Natural Resources
University of Michigan

BS, Earth Systems
Stanford University

Check out Erin's blog:

[What is a comprehensive plan?
6 steps to help your city](#)

**denotes projects completed with other firms*

**Northfield 2050 Comprehensive Plan |
Northfield, MN | Project Manager**

Erin led the development of a new 2045 Comprehensive Plan for the City of Northfield. Our approach to Northfield's Comprehensive Plan primarily focused on partnerships and equitable outcomes—working under the philosophy that planners are partners, helping communities articulate their desired future and giving them the tools to reach it. Our project team served as the City's partner, taking the lead on building consensus among stakeholders around a strong equity framework.

**Farmers Branch Comprehensive Plan |
Farmers Branch, TX | Project Manager**

Erin led the Stantec team to develop an updated comprehensive plan to guide future long-term development and redevelopment efforts. The completed comprehensive plan enables the City to pivot towards future growth that will be increasingly dependent on redeveloping older underutilized properties and repurposing existing infrastructure. It will provide the policy basis and strategic direction for regulatory changes through zoning and thoroughfare amendments, as well as infrastructure capital planning initiatives.

**Downtown Design Standards and Riverfront Overlay
District | Fort Wayne, IN | Lead Zoning Specialist**

Erin was the lead zoning specialist working with the City of Fort Wayne to create design standards for two downtown zoning districts, the Downtown Core and Downtown Edge. She has also created a new district, the Riverfront Overlay, to craft development along what is one of the City's most unique features. Working with an advisory committee and staff working group, Erin crafted ordinance language that addresses opportunities to increase the quality of infill and redevelopment downtown. New language includes revised building design elements, parking, and active outdoor spaces. The Riverfront Overlay is written to protect views both to and from the river using building step backs and pedestrian connections.

Zoning Code Revision | Valdez, AK | Lead Planner

Erin was the lead planner for the consulting team creating a new zoning ordinance for the City of Valdez that aligned with their recently adopted comprehensive plan. The zoning ordinance was their main implementation tool for the comprehensive plan. Erin worked with the City to create goals for the new code that include accommodate/encourage mixed use development; remove unnecessary regulations; recognize that Valdez is a "winter city" and accommodating snow removal and storage; accommodate more types of housing, in more places; update and consolidate land uses; and balance the desire for a more walkable community with the needs of freight traffic and the high percentage of residents who drive.

**Downtown Allen Revitalization Plan | Allen, TX |
Project Manager**

Erin led the Stantec team through a highly interactive community engagement process in close collaboration with a Downtown Stakeholder Committee to develop a Downtown Redevelopment Plan. Composed of a community-driven vision, goals, a preferred future development scenario, and a robust strategic plan with an implementation strategy designed to serve as a roadmap for realizing the vision, the Stantec team used a multidisciplinary systems approach in developing this plan. The plan protects the historical and cultural assets while adding a host of new connections linking business to business, neighborhood to Main Street, and the Downtown to the region.

Additional Experience

- Glenbrook Small Area Plan | Oakdale, MN | Project Manager
- Mentor Comprehensive Land Use Plan Update | Mentor, OH | Project Manager
- Berrien County Master Plan* | Berrien County, MI | Project Manager and Lead Planner
- 2040 Comprehensive plan | Roseville, MN* | Project Manager



Lauren Walburg AICP

Deputy Project Manager

Years of Experience: 7

Firm: Stantec

Registrations

Certified Planner #344760,
American Institute of Certified Planners

Education

MS, Urban and Regional Planning
University of Minnesota

BA, Environmental Studies and Spanish
College of St. Benedict

Check out Lauren's blog:

[How can urban planners drive equitable planning practices in a changing landscape?](#)

Owatonna 2050 Comprehensive Plan | Owatonna, MN | Deputy Project Manager

Lauren served as deputy project manager, working hand-in-hand with City staff, residents, and decision makers to understand Owatonna's issues and opportunities. Lauren helped the City to articulate a vision that moves Owatonna towards the community it would like to become and created implementable strategies and actions to realize that vision. An implementation matrix summarizes the City's priorities in an easy-to-understand format which can be used to further the vision and goals in the comprehensive plan.

Moorhead Comprehensive Plan | Moorhead, MN | Deputy Project Manager

On the heels of a successful partnership in developing the Downtown Moorhead Master Plan, Lauren led internal teams to develop a background report, land use and community design analysis, topical plan chapters, and engagement activities and material. Her work led to a strong vision for the future and goals for land use, mobility, economic competitiveness, resiliency, parks, and arts and culture.

2040 Cottage Grove Comprehensive Plan | Cottage Grove, MN | Urban Planner

Lauren was the urban planner for this comprehensive plan that prioritized resiliency, economic competitiveness, a strong mix of uses and housing types, parks for everyone, and mobility options beyond the car. A vision, as developed in an extensive process with City decision makers and a steering committee, highlighted a direction of convenient access to urban amenities while enjoying a close-knit suburban community.

Farmers Branch Comprehensive Plan | Farmers Branch, TX | Lead Land Use Planner

Lauren was the lead land use planner on the long-range comprehensive planning process. Lauren worked to develop and utilize the STEP Framework, a land use analysis tool, to understand land use interventions and investments needed throughout the City.

The resulting plan provides policy and guidance for regulatory changes and investments to help the City meet its vision.

Northfield 2050 Comprehensive Plan | Northfield, MN | Deputy Project Manager

Lauren assisted the City in updating their comprehensive plan. She was integral in understanding and communicating existing conditions, implementing an equity framework, and conducting analyses on topics such as improved multimodal access and incorporating climate action planning into land use goals.

Burnsville 2050 System Statement Review | Burnsville, MN | Assistant Project Manager

Lauren assisted the City of Burnsville with an early review of its 2050 Metropolitan Council System Statement to support an efficient start to the Comprehensive Plan update. Lauren evaluated the system statement requirements, clarified ambiguous policy language through meetings with Met Council staff, and assessed Burnsville's existing comprehensive plan for major areas of anticipated change. By gaining a strong understanding of the requirements and areas of ambiguity, Stantec has set the City up for a smoother update and adoption process.

Parking Ordinance Update | Burnsville, MN | Planner

Stantec helped the City to draft an ordinance that right-sized parking requirements for the City, reduced administrative burden on City staff and decision makers, and brought an outdated parking ordinance in line with current trends and market realities. Lauren was responsible for researching best practices and peer cities, preparing reports and updates for City Staff and commissions, and ultimately drafting the ordinance. Lauren helped conduct innovative engagement on this technical topic and assisting with the ordinance approval process.



Joe Polacek

AICP

Engagement + Urban Design Specialist

Years of Experience: 8

Firm: Stantec

Registrations

Certified Planner #35813,
American Institute of Certified Planners

Education

BA, Design in Architecture
University of Minnesota, Minneapolis, Minnesota

MS, Urban and Regional Planning
University of Minnesota, Minneapolis

Metropolitan Design Certificate
University of Minnesota, Minneapolis

Examples of Web-Based Comprehensive Plans:

Owatonna Comprehensive Plan

Moorhead Comprehensive Plan

Highway 42 Site Concept Visions | Rosemount, MN | Urban Designer

Joe assisted in the development of concept visions for key sites along Highway 42 in 2021 and updated versions of the concepts in 2025. The site concept visions were the result of working closely with both Rosemount city staff and the City Council through a visioning and conceptualization process. Land use, market trends, accessibility, building mass, and character were all taken into consideration. The concept visions were instrumental in educating the broader public, negotiating with the development community, and generating support for community development.

City of Farmers Branch Comprehensive Plan | Farmers Branch, TX | Community Engagement

Joe led online and in-person engagement events at key project milestones. Joe led numerous walks through strategic areas with City staff and neighbors with custom packets to encourage conversation. He created a Meeting-in-a-Box for host volunteers to give-and-get housing insight at home meetings in both English and Spanish. Joe also built pages on the City’s website and Stantec platforms to duplicate in-person community engagement online, with user experience top of mind.

1st Avenue North Reconstruction | Minneapolis, MN | Engagement Specialist

Joe is conducting a multi-year engagement study to inform the reconstruction of iconic 1st Ave. N. in the Warehouse District. From visioning to pre-design, Joe has created engagement activities that present important information and request feedback in inviting and fun ways. He coordinated and facilitated an open house workshop in the Skyway and a second in the Target Center lobby, including a colorful and custom collage activity. Joe also designed branding, coordinated public artists, facilitated activities, and created an interactive website for an engagement process that fits this art-rich corridor.

Lyndale Avenue Suburban Retrofit Strategy | Bloomington, MN | Urban Design

Joe reengaged the Lyndale Avenue corridor through targeted community outreach—including a storefront charrette and pop-ups at local schools and a food bank—then developed an urban design framework identifying character districts, key reinvestment nodes, and incremental mobility improvements, culminating in a clear, action-oriented plan that has supported funding exploration and developer discussions.

Imagine Owatonna 2050 Comprehensive Plan | Owatonna, MN | Digital Engagement Lead

Joe developed a suite of tools for engaging Owatonna residents and neighbors. These included a project branding guide, a storymap website, and in-person pop-up activities aimed at gaining insights and driving traffic to the website. Over the course of the project, Joe updated the story map website with the latest content and questions so that the final update equated to a shortened version of the final plan.

Downtown Moorhead Master Plan | Moorhead, MN | Urban Design

With two colleges and a growing arts scene, Moorhead has strong culture and great quality of life but you wouldn’t necessarily know it from the look and feel of the city center. Joe created fun and informational engagement activities and synthesized hundreds of public comments before identifying character districts and strategic priorities small areas within downtown. Joe created a public realm framework and phasing plan to reorient the city center to the sidewalk using incremental and less-invasive steps. He also created illustrated perspectives from familiar points of view to show the public how prioritized investment would create a downtown that attracts people to visit and stay. The project led to further planning with developers of catalyst sites, and led to work on the City’s comprehensive plan.



Erin Sejkora AICP

Environmental Planner

Years of Experience: 13

Firm: Stantec

Registrations

Certified Planner,
American Institute of Certified Planners

Education

MS, Urban Planning
University of Wisconsin-Milwaukee

BS, Biology
Villanova University

**denotes projects completed with other firms*

Northfield AUAR | Northfield, MN | Project Manager

Erin led the preparation of an AUAR that encompasses an approximately 787-acre area in the northwestern area of the City of Northfield and Greenvale Township, Dakota County. Development Scenarios included industrial and technology center uses. Erin drafted AUAR narrative, provided QA/QC, and supported technical leads in analyses completed as part of the AUAR. Managed agency coordination and responses to comments on the Scoping Environmental Assessment Worksheet (EAW). Provided support to City staff with presentations to City leadership, public engagement, and responses to public comments on the Scoping EAW.

Thomson Reuters Redevelopment Project Alternative Urban Areawide Review (AUAR) | Eagan, MN | Project Manager

Erin served as project manager for the preparation of an AUAR for an approximately 179-acre area on the former Thomson Reuters Campus in Eagan, Dakota County. Two redevelopment scenarios were evaluated including an office campus development scenario and a mixed light industrial/multi-family residential development scenario. Her responsibilities included drafting the AUAR narrative, providing QA/QC, and supporting technical leads in analyses for the AUAR. Erin assisted City staff and the Proposer throughout the AUAR process including submittals to the EQB, public notice, distribution of documents to agencies, responding to public and agency comments, and supporting City Council meetings.

Central High School Redevelopment Project Alternative Urban Areawide Review (AUAR) | Duluth, MN | Project Manager

Erin served as project manager for the preparation of an Alternative Urban Areawide Review (AUAR) that encompassed an approximately 80-acre area on the site of the former Central High School in the City of Duluth, St. Louis County. Development Scenarios included a residential/ commercial mixed-use development scenario and a business park scenario.

Erin assisted City staff with navigating the AUAR process for the first time. Responsibilities included drafting the AUAR narrative, providing QA/QC, and supporting technical leads in analyses for the AUAR. Erin managed the overall environmental review process on behalf of the City including submittals to the Environmental Quality Board (EQB), public notice, and distribution of documents to agencies. Provided support to City staff with presentations to the Planning Commission and meetings with the developer's design team.

Corcoran Farms Business Park EAW | Corcoran, MN | Environmental Planner

Erin served as the project manager for the preparation of an Environmental Assessment Worksheet (EAW) for a proposed business park consisting of five buildings with a combined area of 726,000 SF. Project components included warehouse/office buildings, park areas, access roads, trail facilities, sewer/water utility improvements, and stormwater ponds. Erin coordinated with City staff to publish the EAW, respond to comments, and prepare the record of decision document.

Highway 52/County Highway 42 Interchange Project Categorical Exclusion* | Dakota County, MN | Environmental Planner

Erin prepared a NEPA Categorical Exclusion for improvements to the Highway 52/County Highway 42 interchange in Dakota County. She completed a wetlands impact assessment, environmental justice analysis, and farmland impact assessment in support of the environmental document. Erin also coordinated with the DNR to identify avoidance, minimization, and mitigation measures for state-listed species in the vicinity of the project.



Joanne Cho

Mobility Expert

Years of Experience: 8

Firm: Stantec

Education

Master of Urban and Regional Planning
University of Minnesota

MS, Civil Engineering
University of Minnesota

BA, International Relations
Beloit College

Imagine Owatonna 2050 Comprehensive Plan | Owatonna, MN | Transportation Planner

Joanne supported public engagement as a transportation planner. Stantec led engagement centered on focus groups to give different populations in Owatonna an opportunity to be heard. The focus groups included the Somlai community, Hispanic community, senior citizens, parks and trails enthusiasts, the business community, ESL students, non-profits, and high school students.

1st Ave N Reconstruction | Minneapolis, MN | Transportation Planner

Joanne is leading environmental documentation and supporting the engagement and preliminary design. She has worked closely with the design team to understand impacts to resources within the project area and coordinate accordingly with the regulatory government units (RGUs).

Nicollet Mall and Downtown Transit Public Engagement | Minneapolis, MN | Transportation Planner

Joanne supported the team with alternative analysis and development of existing and proposed typical sections. With her focus on multimodal transportation planning and roadway safety, Joanne worked closely with the design team to help develop alternatives that support the needs of the community: walking, biking, transit, and driving.

Nicollet Avenue Reconstruction (CSAH 52) | Richfield, MN | Transportation Planning and Visualizations

Joanne served as a transportation planner on the project, supporting the team with alternative analysis and development of existing and proposed typical sections. With her focus on multimodal transportation planning and roadway safety, Joanne worked closely with the design team to help develop alternatives that support the needs of the community: walking, biking, transit, and driving.

Statewide Bicycle + System Plan | Saint Paul, MN | Engagement Support

Joanne served as a transportation planner on the project, supporting the team with alternative analysis and development of existing and proposed typical sections. With her focus on multimodal transportation planning and roadway safety, Joanne worked closely with the design team to help develop alternatives that support the needs of the community: walking, biking, transit, and driving.

Gwinnett County Park Place Master Plan | Stone Mountain, GA | Transportation Planner

Joanne supported the development of recommendations that would Gwinnett County to implement low-cost/fast-solutions (i.e., removal of a thru-lane to accommodate a bike lane). The Park Place Master Plan will create a community-driven district that focuses on future development, redevelopment, transportation improvements, housing, open spaces, placemaking, public art, and more. Joanne supported the development of potential future street typologies for the study area.

Safe Routes to School Plan Update | Cheyenne, WY | Lead Transportation Planner

Joanne is overseeing identifying barriers and solutions, segment and intersection safety analysis, and identifying sidewalk/trail gaps. Stantec is working with the Cheyenne MPO and Laramie County School District 1 to update the existing Safe Routes to School Plan to make it safer to get to-and-from Cheyenne schools and to encourage more students and staff to walk, roll, and bike. Stantec conducted public engagement that included public workshops, school visits, stakeholder meetings, and online surveys. The project team identified barriers and solutions, completed segment and intersection safety analysis, and identified sidewalk/trail gaps. The plan addresses community growth by updating the existing plan, adding new schools, and evaluating increased traffic—prioritizing safety improvement projects.



Eric Lembke PE

Municipal Engineer

Years of Experience: 29

Firm: Stantec

Registrations

Professional Engineer #42748
State of Minnesota

Education

BS, Civil Engineering
North Dakota State University

Chaska Downtown Street and Utility Reconstruction | Chaska, MN | Project Manager/Lead Designer

Eric designed and wrote the engineering specifications, and coordinated construction services, for this 12-year - \$48 million project that will fully reconstruct the streets and utilities in the historic downtown district of Chaska. Eric worked closely with the City staff to maintain the project vision while designing cost effective projects. He has incorporated project stakeholder input, including residents and businesses, into his designs leading to well received public projects that have updated the 100 year old infrastructure. Eric used innovative construction techniques and intricate project phasing plans to maintain access and uninterrupted utility service during each of the projects construction for both residents and businesses. To date 95 blocks have been reconstructed that include 35,800' of roadway, 33,800' of sanitary sewer, 36,525', 29,600' of storm sewer and two bridges.

TH 41 Reconstruction | Chaska, MN | Project Manager/Lead Designer

Eric led the team that delivered the design of public utility infrastructure, storm water, project permitting, pedestrian and parking enhancements, private utility coordination as well as the construction administration of this award-winning multi-agency reconstruction of TH 41 and CR 61 through the heart of downtown Chaska. This \$23.6 million project transformed TH 41 from a 4-lane highway with parking lanes to a 2-lane section with turn lanes while providing significant safety enhancements and multimodal access to local businesses and residents.

Hundertmark Road Improvement | Chaska, MN | Project Manager/Lead Designer

Eric designed and wrote the engineering specifications, supervised construction, and coordinated the work to maintain access for 600 residents. This \$2.1 million project involved reconstruction of a large collector street with more than 6,000 feet of storm sewer and two pedestrian box culverts, and replacing a signal system.

Wausau East Riverfront Development | Wausau, WI | Project Manager/Lead Designer

Eric led a multi-disciplinary team to complete this multi-phased redevelopment of the Wausau's Riverfront to deliver projects totaling over \$12 million for the City of Wausau. Specific design elements include an ADA publicly accessible boat and fishing wharf, kayak launch, multi-use trail system, riverbank restoration, a park concession and restroom building, multi-use playground, lighting, and site furnishings.

40th Avenue South Utility and Street Improvements - Phase 1 and 2 | Moorhead, MN | Project Manager/Lead Designer

This \$4.6 million two-part project involved full reconstruction of nearly two miles of gravel rural roadway to serve the fast-growing population of southern Moorhead. The project updated the roadway to a 40' urban section with bituminous pavement, concrete curb and gutter, storm sewer, sanitary sewer, and water main. Challenges of this street and utility reconstruction project included extremely flat terrain, an incomplete ditch system, and single access to residents. Because the City's master ditch plan is only partially complete adjacent to 40th Avenue, the stormwater solution was designed to consider future retrofitting as the ditch system is completed.

Pioneer Trail (CR 14) Extension | Chaska, MN | Project Manager/Lead Designer

Eric designed and led a multi-disciplinary team to deliver this \$4.8 million reconstruction. Work involved the extension and connection of two existing county roads through Chaska to create a major east-west arterial roadway. The existing roads were reconstructed and widened, and roundabouts were added on the east side. Eric provided detailed coordination and a communication plan with the City of Chaska, Carver County, area residents, permitting, and other environmental review agencies to meet stakeholders' needs and concerns.



Kristin Baldonado AICP

Land Use Planner

Years of Experience: 7

Firm: Stantec

Registrations

Certified Planner #34278,
American Institute of Certified Planners

Education

MS, Urban Planning
San Jose State University

BA, Environmental Studies; Geography
Gustavus Adolphus College

Farmers Branch Comprehensive Plan | Farmers Branch, TX | Urban Planner

Kristin provided land use planning and GIS analysis support for this comprehensive plan update for a first-ring suburb of Dallas. The GIS analysis resulted in identifying the areas within the City as either redevelopment, preservation, or enhancement opportunities.

Northfield 2050 Comprehensive Plan | Northfield, MN | Urban Planner

Kristin supported aspects of the land use and transportation focus of this comprehensive planning update. GIS analysis included both an equity analysis to identify locational disparities and underserved communities, as well as an analysis to identify areas within the City as either redevelopment, preservation, or enhancement opportunities.

Riley County Comprehensive Plan | Riley County, KS | Urban Planner

Kristin helped shape a 15-year vision for land use, growth, and infrastructure in the county's predominantly rural areas, while aligning with existing plans for its more urbanized communities. Her responsibilities included synthesizing existing conditions, facilitating public engagement, and drafting policy recommendations that reflect community values and demographic trends. Throughout, she supported the integration of the community's commitment to preserving its agricultural heritage alongside the adoption of new strategies to enhance environmental resilience, maintaining a plan that is actionable and aligned with both local and regional priorities.

Bi-State Sustainable Reinvestment Corridor | Kansas City, KS | Urban Planner

This project is advancing transformative transportation and land use reinvestments along a 24-mile corridor spanning two states and four municipalities. Kristin has played a leading role across phases, contributing to initial existing conditions analysis, alternatives and alignment evaluations, and corridor-wide land use recommendations. She helped lead the development of station area plans for multiple corridor locations, guiding context-sensitive land use strategies to support policy direction, equitable redevelopment, and transit-oriented growth around future high-frequency transit stations.

SWLRT Development Impact Analysis | Hennepin County, MN | Urban Planner

Kristin has led multiple land use analyses in support of Metropolitan Council condemnation cases. She collaborates with colleagues, municipal partners, and the Met Council's light rail transit (LRT) development team to assess the impacts of the Southwest LRT project on corridor properties. Her work evaluates conditions before, during, and after construction and land acquisition, focusing on zoning, building requirements, site functionality, access, parking, loading, and other site-specific considerations. She leads the preparation of detailed reports for legal proceedings and provides expert testimony.

Development Opportunity Analysis | Fresno, CA | Urban Planner

Kristin developed a GIS analysis for the Chinatown District, a disinvested neighborhood adjacent to the future Fresno High Speed Rail station that will be a significant focus of revitalization. The analysis considers land value ratio, property size, vacancy, public and common ownership, historic resources, average annual daily traffic volume, and walking distance to the station. These characteristics were combined to select 3 sites to focus City resources. A similar analysis was conducted for a neighborhood in the City of Bakersfield, California.



Heidi Peper

Funding Specialist

Years of Experience: 30

Firm: Stantec

Education

BA, Community Development/Public Relations
Saint Cloud State University

Check Out Heidi's Blog:

[How can communities efficiently fund flood-mitigation efforts?](#)

Saint Paul Port Authority Funding Services | Saint Paul, MN | Funding Lead

Heidi provides ongoing funding services in support of the Port's projects, with an emphasis on land and water infrastructure projects at their terminals. Funding research, strategy and monitoring is provided and consists of:

- Capital projects review
- Funding matrix of key characteristics of relevant federal, state, regional, and foundational funding programs with initial thoughts on priority to pursue.
- Funding Strategy, a roadmap of programs to pursue with critical path to apply (clickable pdf of priority funding programs in calendar format).
- Ongoing monitoring of funding databases.
- To date, this work has resulted in a successful grant application to the Federal Rail Administration's Railroad Crossing Elimination grant program. A planning grant of \$636,000 was awarded to study the feasibility of replacing an existing highway-rail grade crossing with a grade-separated crossing.

Climate Legacy Initiative IRA-IIJA Response | Minneapolis, MN | Lead Funding Consultant

Heidi is the lead funding consultant, advising the City of Minneapolis of funding programs from the Infrastructure Investment and Jobs Act (IIJA) that could be pursued for the City's suite of sustainable infrastructure projects. Heidi also manages the subconsultant Baker Tilly who provides guidance on incentives from the Inflation Reduction Act (IRA).

Funding Support Services to State Agencies and Local Communities | CO | Funding Lead

Stantec's North America Funding Program (NAFP) has a multi-year contract with the State of Colorado to support communities and agencies apply for federal funding. Heidi and her NAFP colleagues help assess the competitiveness of different projects for grants, draft and compile grant applications, provide application advice and copy editing, develop funding

strategies for key initiatives, and evaluate the importance of key funding trends on Colorado communities. Heidi and NAFP have supported water conservation, economic development, bridge improvement, building decarbonization, climate pollution reduction, transit, safe streets, and hazard mitigation projects. As of May 2025, Stantec helped secure \$46M for these projects.

Long-Range Transportation Plan | CO | Lead Grant Writer

Colorado Association of Local Governments (NECALG) Heidi was the lead grant writer on a successful Rebuilding American Infrastructure with Sustainability and Equity (RAISE) planning grant application from the US Department of Transportation. The transportation network in northeastern Colorado is in a state of disrepair and in dire need of improvements; however, the 17 local governments that make up the region are small, rural, and historically disadvantaged, and lack the resources to plan for transportation improvements let alone build them. The awarded \$1,178,500 in grant funds will afford the NECALG to undertake the important work of regional transportation planning.

Blue Hill Avenue Multimodal Corridor Project | Boston, MA | Project Funding Specialist

Heidi served as project funding specialist supporting the delivery of a transformative multi-modal corridor project for the City's Blue Hill Avenue. Heidi led the team in authoring a successful RAISE grant application and required submittals, including a Benefit Cost Analysis (BCA) and secured a \$15 million grant for this critical infrastructure project.



Corrin Wendell FAICP

Youth Engagement Specialist

Years of Experience: 19

Firm: YEP!

Registrations

AICP College of Fellows (FAICP)

Education

BS, Architecture
Ohio State University

MS, City and Regional Planning
Ohio State University

Master Park Plan | Little Canada, MN | Engagement Lead

YEP! Youth Engagement Planning partnered with the City of Little Canada to center youth voices in the Master Park Plan and a new neighborhood park concept. Over 3 months, we engaged 600+ youth (ages 10-14) from three local schools through classroom mini-studios, pop-up events, library activities, and a citywide survey. Youth co-identified priorities for park design, amenities, programming, and year-round use. Findings directly informed the program of spaces, concept alternatives, and phasing included in the final master plan.

Metropolitan Council Imagine 2050 Regional Framework Plan | Twin Cities, MN | Engagement Lead

As a Community Engagement Artist through the Art & Policy initiative, YEP! Youth Engagement Planning designed and led a multi-site youth engagement program for the Metropolitan Council's Imagine 2050 Regional Framework Plan across the seven-county Twin Cities metro (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, Washington). Corrin engaged 900+ youth through pop-ups, classroom mini-studios, library and museum activations, and park-based family events. Activities translated complex regional topics—Land Use & Housing, Transportation & Mobility, Parks & Open Space, Water/Sustainability, Climate & Resilience, and Equity—into age-appropriate art and tactile exercises. Results informed plan strategies and advisory briefings.

Comprehensive Planning Activities | Ramsey, MN | Engagement Lead

YEP! Youth Engagement Planning partnered with the City of Ramsey, Minnesota to bring youth voices into the City's comprehensive planning process for 2040. YEP! designed and delivered an interactive workshop engaging young residents ages 5-18 across neighborhoods. Activities translated core comprehensive plan elements into fun, age-appropriate prompts and hands-on exercises. Youth input informed draft goals, policy directions, and concept alternatives and was summarized for the Planning Commission and City Council.

Neighbors for More Neighbors Youth

Engagement Event | MN | Engagement Lead

YEP! engaged youth experiencing housing instability at the Neighbors for More Neighbors Youth Engagement event at a street fair in Minnesota. The event provided a platform for young people to voice their concerns and suggestions regarding housing issues in their community.

University Partnerships for Early Career Development | MN, OH, and VA | Engagement Lead

YEP! partnered with the University of Minnesota Humphrey School of Public Policy, The Ohio State University City and Regional Planning Graduate Program, and Virginia Tech Graduate Program to support early career development for youth. The partnership included internships, workshops, and mentoring programs.

Kamp for Kids Sensory Kits with APA Planners

Day of Service | MN | Engagement Lead

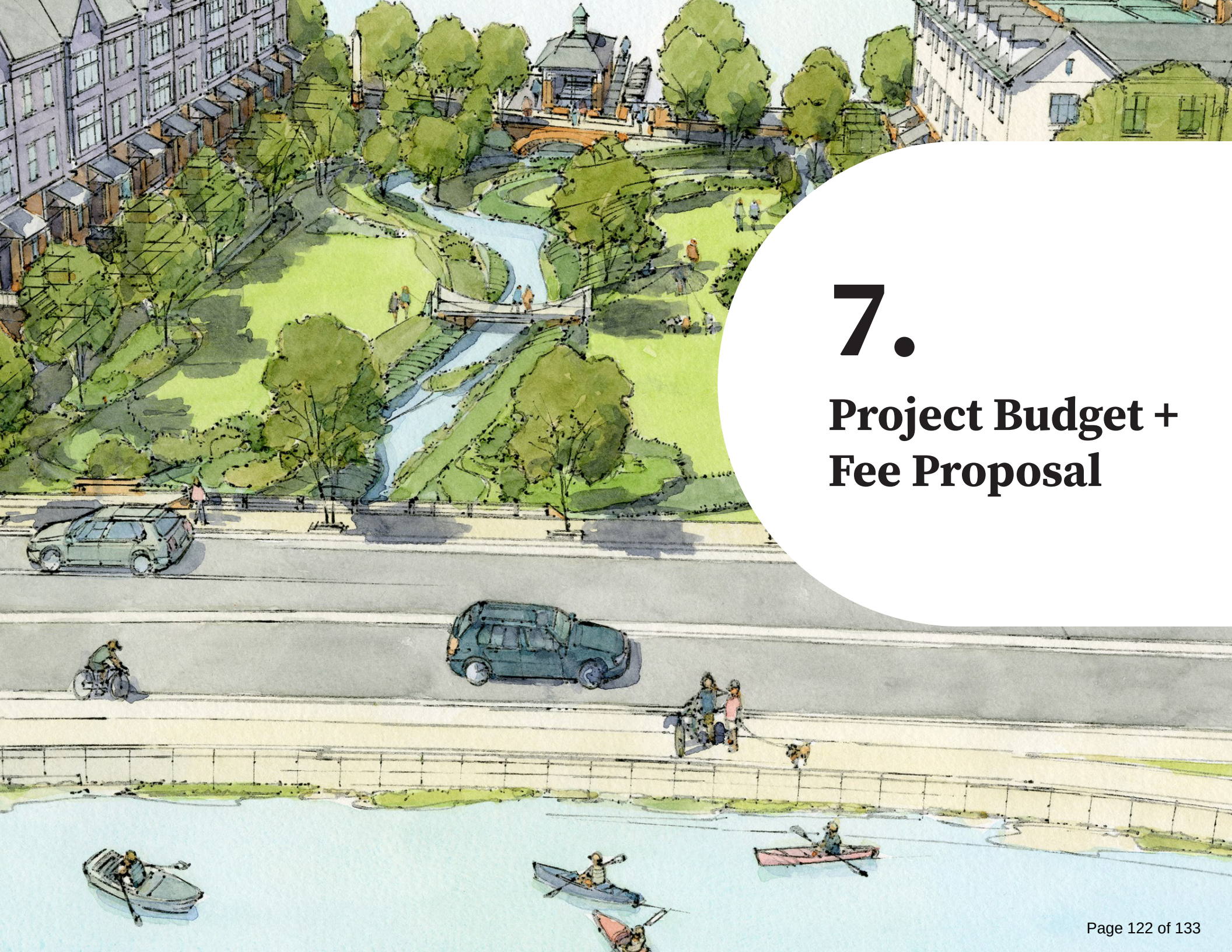
YEP! supported youth with neurodiversity and autism by creating sensory kits for the Kamp for Kids program, in collaboration with the APA Planners Day of Service. The kits included materials to help children with sensory processing needs engage in planning activities.

Larkin Street Youth Services Workshop | San Francisco, CA | Engagement Lead

San Francisco's Tenderloin District to conduct a youth engagement workshop for young people experiencing homelessness. The workshop provided a platform for participants to share their experiences and ideas for improving their community.

Girls Inc Oakland and Minneapolis Girls Who Plan Program | Minneapolis, MN and Oakland, CA | Engagement Lead

YEP! partnered with Girls Inc Oakland and the Minneapolis Girls Who Plan program to create an after-school program focused on urban planning for underserved communities. The program included educational sessions, hands-on projects, and mentorship opportunities.



7.

Project Budget + Fee Proposal

Fee Proposal

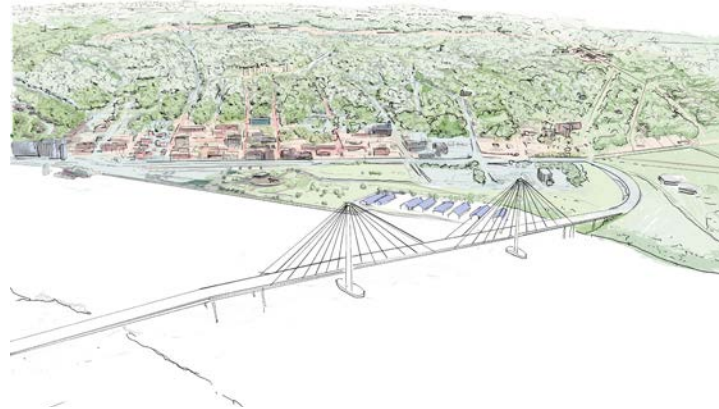
We have developed this budget based on your identified ideal scope. We are happy to be flexible and tailor the scope and budget to offer an even more customized planning process. Optional tasks provide additional analysis and communications tailored to your needs.

Role	Project Manager	Deputy PM	QA/QC	Engagement Specialist	Lead Planner	Environmental Planner	Transportation Planner	Municipal Engineer	ADA Compliance Specialist	GIS Specialist	Urban Planner	Funding Support	Expenses	Youth Engagement Specialist	Total Hours	Budget
Team Member	Demma, Jay	Walburg, Lauren	Perdu, Erin	Polacek, Joe	Baldonado, Kristin	Sejkora, Erin	Cho, Joanne	Lembke, Eric	Dunleavy, Susanne	Shah, Utsavi	Ginsburg, Angela	Peper, Heidi	-	YEP!		
Billing Rate	\$212	\$183	\$223	\$177	\$183	\$203	\$197	\$251	\$177	\$158	\$150	\$251	\$1	\$200		
Task 1: Project Management + Coordination															128	\$24,024
1.1 Kickoff Meeting	4	4													8	\$1,580
1.2 Bi-Weekly Check-In Meetings	12	12													24	\$4,740
1.3 Agendas, Summaries, Staff Reports	16	24									24				64	\$11,384
1.4 Project Administration	16	16													32	\$6,320
Task 2: Public Engagement															196	\$50,182
2.1 Public Engagement Plan	4	2		2										10	8	\$3,568
2.2 Project Webpage				8											8	\$1,416
2.3 Project Logo and Brand				8											8	\$1,416
2.4 Community Workshops (3)	8	8		24						24			500		64	\$11,700
2.5 Online StoryMap and Survey (3)		8		24											32	\$5,712
2.6 Youth Engagement				12										60	12	\$14,124
2.7 Planning Commission Workshops (4)	8	16											50		24	\$4,674
2.8 City Council Updates (4)	16	8											100		24	\$4,956
2.9 Engagement Documentation/Summaries (3)				8							8				16	\$2,616
Task 3: Existing Conditions and Trends Analysis															92	\$16,124
3.1 Data Collection and Mapping		4								24					28	\$4,524
3.2 Review Past Plans											8				8	\$1,200
3.3 Metropolitan Council Coordination	4	4													8	\$1,580
3.4 Trends Analysis		4									8				12	\$1,932
3.5 Market and Development Opportunity Analysis	12	4		8	12										36	\$6,888
Task 4: Vision, Goals, and Policy Framework															32	\$5,800
4.1 Draft Vision, Goals, and Policies	4	4		4							8				20	\$3,488
4.2 Final Draft Vision, Goals, and Policies	4	8													12	\$2,312
Task 5: Plan Development															252	\$45,560
5.1 Future Land Use	4	4			16										24	\$4,508
5.2 Housing Plan	2	8													10	\$1,888
5.3 Transportation							16								16	\$3,152
5.4 Climate						12									12	\$2,436
5.5 Coordination with Other Plans		8						12							20	\$4,476
5.6 ADA Document Compliance									24						24	\$4,248
5.7 Draft Chapters	4	4	8	10						20	32				78	\$13,094
5.8 Revision Rounds (2)	4	12	4							16	16				52	\$8,864
5.9 Final Plan Document	4	4								2					10	\$1,896
5.10 GIS Files		2								4					6	\$998
Task 6: Implementation Program															50	\$9,018
6.1 Implementation Plan	2	4									8				14	\$2,356
6.2 Decision-Making Matrix	2	4									8				14	\$2,356
6.3 Zoning Comparison Analysis					4						8				12	\$1,932
6.4 Capital Improvements		2						8							10	\$2,374
Optional Items															128	\$24,160
Economic Competitiveness Chapter	8														8	\$1,696
Funding Analysis												16			16	\$4,016
Development Scenarios	16			32											48	\$9,056
Digital Plan Deliverable				24											24	\$4,248
MRCCA Plan		4				4					24				32	\$5,144
TOTAL (EXCLUDING OPTIONAL ITEMS)															750	\$150,708
TOTAL (INCLUDING OPTIONAL ITEMS)															878	\$174,868

An architectural rendering of a vibrant urban plaza. In the foreground, a paved plaza with light-colored rectangular tiles is populated with diverse people: a woman in a grey dress walking, a man in a white shirt and shorts with a backpack, a man in a suit, and children playing. In the middle ground, there are long, low, light-colored wooden planters or benches where several people are sitting. A man in a wheelchair is also visible. The background features modern multi-story buildings with large windows and balconies. A few cars are parked or driving on a street in the distance. A large, ornate building with a dome is visible in the far background. The sky is blue with scattered white clouds and many birds flying. The overall atmosphere is bright and lively.

9. + 10.

References + Project Examples



Alton Comprehensive Plan

Location: Alton, IL

Stantec: Jay Demma (Socio-Economic Analysis),
Joe Polacek (Public Engagement),
Erin Perdu (Principal in Charge)

Check out the StoryMap

Project Relevancy

- » Robust phased engagement
- » Equity focused
- » Land use analysis
- » Existing conditions analysis
- » Implementation strategies

Stantec is leading Alton's Comprehensive Plan to establish a 20-year, community-driven policy framework that guides land use, transportation, housing, economic development, infrastructure, environmental resilience, and public investment. The plan responds to significant changes since Alton's last comprehensive plan, including economic shifts, population change, aging infrastructure, housing challenges, and increasing flood risk associated with the Mississippi River.

The planning process is organized into four integrated phases and is grounded in data, policy context, and inclusive engagement. We began with a review of city-wide existing conditions and market analysis, reviewing prior plans and evaluating demographic, economic, housing, land use, transportation, and environmental trends. This foundation established a shared understanding of Alton's current conditions and informed community discussions about priorities, tradeoffs, and opportunities for reinvestment and revitalization.

Public engagement was central to the project, with an advisory committee, stakeholder meetings, workshops, surveys, pop-up events, and an interactive Story Map used to gather input from a broad cross-section of residents. Community feedback helped shape a shared vision and goals focused on housing, economic opportunity, mobility, riverfront access, and a connected, inclusive future.

Building on the vision and goals, our team is using the STEP Framework to identify areas to strengthen, transform, enhance, or preserve through focus area planning, future land use updates, and coordination with the Riverfront Plan. The plan includes clear implementation strategies, policy guidance, and a funding matrix tied to local, state, and federal sources, and will be delivered as both an adopted Comprehensive Plan and an interactive Story Map to guide investment and policy decisions over the next 20 years.



Burnsville Economic Development Strategic Framework/Housing and Commercial Needs Study

Location: Burnsville, MN

Stantec Team: Jay Demma (Housing + Policy/Project Manager), Kristin Baldonado (Land Use and Policy)

[Check out the StoryMap](#)

Project Relevancy

- » Analysis of existing conditions
- » Market assessment
- » Stakeholder engagement
- » Business inventory
- » Regional comprehensive plan framework

Stantec led the City of Burnsville through a seven-month-long process of updating its Economic Development Strategic Framework (EDSF) and conducting a Housing and Commercial Needs Study. These two projects involved an in-depth analysis of Burnsville historical and current socio-economic conditions, aiming to craft a strategic plan that aligns with both economic growth and community development.

The EDSF commenced with a thorough review of Burnsville's existing plans and surveys, providing a historical context to our approach. Our team then analyzed local and regional demographic, economic, and housing data to establish a current benchmark. A significant part of this phase involved creating detailed GIS maps and ESRI StoryMaps, which visually represented Burnsville economic and demographic landscape.

A strategic assessment was crucial to our approach. This included performing a SWOT analysis to identify the City's strengths, weaknesses, opportunities, and threats, and benchmarking Burnsville against six comparable cities.

This process helped identify best practices and areas for improvement. We also explored emerging market trends within the Twin Cities region to assess their potential impact on Burnsville.

Community engagement and stakeholder involvement were central to our methodology. We designed and executed a comprehensive plan to include diverse stakeholder input, facilitating workshops, focus groups, and public meetings to gather community insights and feedback. This inclusive approach allowed us to integrate community perspectives into the strategic framework, making sure the plan resonated with local aspirations and needs.

Stantec supported Burnsville with an early review of its Met Council System Statement, clarifying requirements, identifying gaps, and providing actionable recommendations to streamline and de-risk the Comprehensive Plan update.



Rapid City Innovation District

Location: Rapid City, SD

Stantec Team: Jay Demma (Market Research), Joe Polacek (Urban Designer), Joanne Cho (Transportation Planning), Erin Perdu (Project Manager)

Project Relevancy

- » Market analysis
- » Robust engagement
- » Equity focused

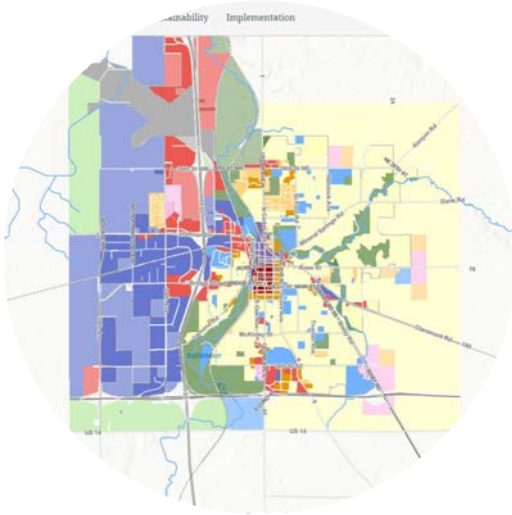


Rapid City is a national leader in underground mining technology, anchored by a unique constellation of assets: the Sanford Underground Research Facility (SURF), two top-tier academic institutions with mining-focused programs, and major technology investments by Caterpillar—one of the world's foremost mining equipment companies. These strengths earned the City a Strategy Development Grant from the U.S. Economic Development Administration to chart a path toward federal Tech Hub designation.

Stantec was selected to lead two integrated efforts based on our proven expertise in economic analysis and development, urban planning, and innovation ecosystems. Stantec's market assessment evaluated potential to capture a larger share of mining innovation activity and investment in Rapid City. We identified actionable strategies to strengthen local collaboration, attract talent, and position the region as a magnet for entrepreneurship and advanced manufacturing.

Building on these findings, the Innovation District Plan translated economic insights into physical form, designing a place that not only supports innovation but actively attracts it. The plan illustrated how housing, transportation, parks, and innovation spaces can work together to foster creative collisions, collaboration, and innovation. The plan included strategies that connect surrounding neighborhoods, leverage local assets, and help define the district as a vibrant hub in its own right.

Together, these efforts position Rapid City to pursue Tech Hub designation, unlock significant federal investment in innovation, and strengthen economic development in the region.



Imagine Owatonna 2050 Comprehensive Plan

Location: Owatonna, MN

Stantec Team: Jay Demma (Housing and Economic Development Lead), Lauren Walburg (Deputy Project Manager), Joanne Cho (Transportation Planner), Erin Perdu (Principal in Charge), Joe Polacek (Digital Engagement Lead)

[Check out the StoryMap](#)

Project Relevancy

- » Robust engagement
- » Equity focused
- » Land use analysis
- » Existing conditions analysis
- » Implementation strategies



A comprehensive plan focused on a strong sense of community, the need for more affordable housing and better transit, and a love of Owatonna's natural areas and recreational opportunities.

Owatonna, a city of 28,000 in southeastern Minnesota with a robust, varied economy and increasingly diverse population, wanted to update its comprehensive plan. The City enlisted Stantec to refresh and expand on the Owatonna Development Plan we had prepared in 2006.

The process began with a background report analyzing the City's demographics, land use, and economy. Following a series of community engagement activities, the City adopted a set of goals focused on five interrelated key themes – downtown, economic development, parks and trails, transportation, and housing.

Stantec led engagement centered on focus groups so that different populations in Owatonna might have an opportunity to be heard. The focus groups included the Somali community, Hispanic community, senior citizens, parks and trails enthusiasts, the business community, ESL students, non-profits, and high school students.

Among the recommendations in Stantec's Imagine Owatonna 2050 Comprehensive Plan is an emphasis on continued investment in Downtown, as articulated in previous studies, including redevelopment of a selected set of focus areas.

Owatonna is experiencing steady growth, and the City embraced Stantec's recommendation to focus future development in growth areas at the city's edge. These mixed-use nodes are planned to accommodate growth in a more compact, walkable pattern, allowing residents to live closer to shops, services, and other destinations.



Metropolitan Council — Imagine 2050 Regional Framework Plan

Location: Twin Cities, MN

YEP! Team: Corrin Wendell (Engagement Lead)

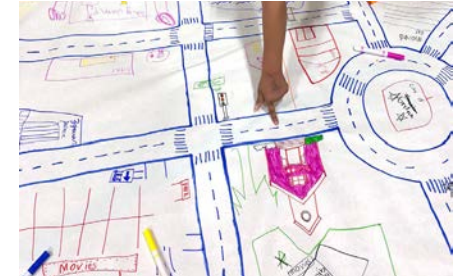
Project Relevancey

- » Center youth voice in region-wide policy priorities for 2050
- » Reach families and students in every county via accessible, no-cost events
- » Convert creative inputs into policy-relevant findings and visual summaries for planners and decision makers



As a community engagement artist through the Art and Policy initiative, YEP! designed and led a multi-site youth engagement program for the Metropolitan Council's Imagine 2050 Regional Framework Plan across the seven-county Twin Cities Metro (Anoka, Carver, Dakota, Hennepin, Ramsey, Scott, and Washington).

The team engaged 900+ youth through pop-ups, classroom mini-studios, library and museum activations, and park-based family events. Activities translated complex regional topics, including land use, housing, transportation, mobility, parks/open space, water/sustainability, climate/resilience, and equity into age-appropriate art and tactile exercises. Results informed plan strategies and advisory briefings.



Ramsey Comprehensive Planning Activities

Location: Ramsey, MN

YEP! Team: Corrin Wendell (Engagement Lead)

Project Relevancey

- » Center youth perspectives in the City's vision and long-range priorities
- » Reach students and families equitably across neighborhoods, schools, and community spaces
- » Convert creative inputs into policy-ready findings and design criteria that feed directly into the plan



YEP! partnered with the City of Ramsey, Minnesota to bring youth voice into the City's comprehensive planning process for 2040.

The team designed and delivered an interactive workshop engaging young residents ages 5-18 across neighborhoods. Activities translated core comprehensive plan elements, including land use,



housing, transportation, mobility, parks/open space, economic vitality, sustainability/resilience, and community health/safety into fun, age-appropriate prompts and hands-on exercises. Youth input informed draft goals, policy directions, and concept alternatives and was summarized for the Planning Commission and City Council.

References

We invite you to contact the following references regarding our development of comprehensive plans that set an equitable, resilient, feasible, and healthy vision for housing, transportation, and land uses to guide each city's future.

Alton Comprehensive Plan

Andi Campbell

Deputy Director of Planning
City of Alton
618-463-2881
acampbell@cityofaltonil.gov

Ask Andi about how Stantec's team of experts worked collaboratively to creatively engage and solve complex planning challenges, like equity considerations and housing diversity.

Burnsville Housing and Commercial Needs Assessment Study

Beth Weber

Economic Development Director
City of Burnsville
952-895-4454
beth.weber@burnsvillemn.gov

Ask Beth about the value a Stantec housing and commercial inventory analysis brought to policy and decision-making in Burnsville.

Rapid City Innovation District

Garth Wadsworth

Senior Public Policy Director
Elevate Rapid City
605-651-0961
garth.wadsworth@elevaterapidcity.com

Ask Garth about how Stantec's market assessment and Innovation District Plan provided strategies to leverage local assets and define the district as a vibrant hub.

Imagine Owatonna 2050 Comprehensive Plan

Greg Krushke

Community Development Director
City of Owatonna
507-774-7317
greg.krushke@owatonna.gov

Ask Greg about Stantec's targeted engagement and community outreach during comprehensive plan development.



With every community, we redefine what's possible

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

September 2026						
Su	M	Tu	W	Th	F	Sa
30	31	<u>1</u>	<u>2</u>	3	4	5
6	<u>7</u>	8	9	10	11	12
13	14	<u>15</u>	16	17	18	<u>19</u>
20	<u>21</u>	<u>22</u>	23	<u>24</u>	25	26
27	<u>28</u>	29	30	1	2	3

Main Calendar

Port Authority Meeting

September 15, 2026, 6:00 PM - 7:00 PM

[More Details](#)

City Council Meeting

September 15, 2026, 7:00 PM - 8:00 PM

[More Details](#)

Fall Food Truck Festival

September 19, 2026, 4:00 PM - 8:00 PM @ Central Park

Enjoy an evening of food, live music and community fun at Rosemount's Food Truck Festival! Join us Saturday, Sept. 19, from 4–8 p.m. at Central Park. This free, all-ages event features a variety of food trucks, sweet treats, drinks and live music from the band 8 Foot 4.

[More Details](#)

Utility Commission Meeting

September 21, 2026, 5:30 PM - 6:30 PM

[More Details](#)

Planning Commission Meeting

September 22, 2026, 6:30 PM - 7:30 PM

[More Details](#)

Youth Commission Meeting

September 24, 2026, 3:45 PM - 4:45 PM

[More Details](#)

Parks and Natural Resources Commission Meeting

September 28, 2026, 7:00 PM - 8:00 PM

[More Details](#)

October 2026						
Su	M	Tu	W	Th	F	Sa
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Main Calendar

Recycling Roundup

October 3, 2026, 8:00 AM - 11:00 AM @ Erickson Park

Bring hard-to-handle items—including mattresses, appliances, and electronics—to the Recycling Roundup for responsible recycling and disposal.

[More Details](#)

City Council Work Session Meeting

October 6, 2026, 5:00 PM - 6:00 PM

[More Details](#)

City Council Meeting

October 6, 2026, 7:00 PM - 8:00 PM

[More Details](#)

Port Authority Meeting

October 20, 2026, 6:00 PM - 7:00 PM

[More Details](#)

City Council Meeting

October 20, 2026, 7:00 PM - 8:00 PM

[More Details](#)

Youth Commission Meeting

October 22, 2026, 3:45 PM - 4:45 PM

[More Details](#)

Parks and Natural Resources Commission Meeting

October 26, 2026, 7:00 PM - 8:00 PM

[More Details](#)

Planning Commission Meeting

October 27, 2026, 6:30 PM - 7:30 PM

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