



## AGENDA

### Rogers City Council

December 9, 2025 - 7:00 PM

Council Workshop 6:00 p.m.

#### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

#### 2. OPEN FORUM

Individuals may address the Council about any item not contained on the regular agenda. A maximum of 10 minutes is allocated for the Forum. If the full 10 minutes are not needed for the Forum, the Mayor will continue with the agenda. If additional time is needed for the Forum, the Council will continue the Forum following Other Business on the agenda. The Council will take no official action on items discussed at the Forum, with the exception of referral to staff or Commission for future report.

#### 3. PRESENTATIONS

3.1 Recognize Donors for 2025 Shop with a Cop Event

#### 4. APPROVE AGENDA

Council members may add items to the agenda for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.

#### 5. CONSENT AGENDA

These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.

5.1 Approval of the November 25, 2025 City Council Meeting Minutes

5.2 Approval of Bills and Claims

5.3 Canceling the December 23, 2025 Worksession and the December 23, 2025 City Council Meeting

5.4 Approval of On-Sale, 3.2 Wine Combination, 3.2 Liquor, Brewer Tap Room On-Sale, and Brewer Off-Sale License Renewals

5.5 Approval of New On-Sale and Sunday Liquor License for SH1 Diamond Lake Rogers MN MGMT LLC (dba Wellstead Senior Living Lodge)

- 5.6 Approval of a New Tobacco License for LV Petroleum, LLC for the Business Located at 13400 Rogers Drive, Rogers, MN
- 5.7 Approval of Application for Gambling Exempt Permit for Rogers Otsego Softball Association to Conduct Paddlewheels on January 25, 2026 at Ripple Effect Brewing Located at 14086 Northdale Boulevard
- 5.8 Approval of 2026 Massage Establishment License Renewals
- 5.9 Approve Resolution 2025-91, A Resolution Increasing the PERA SVF Retirement Benefit to \$6,700 Annually for Paid-On-Call Firefighters
- 5.10 Approval of Resolution No. 2025-98, A Resolution Authorizing a Transfer from General Fund to Facility Capital Reserve Fund
- 5.11 Approval of Early Replacement/Trade-In of the Ice Resurfacers at the Ice Arena
- 5.12 Approval of the First Amendment to the Purchase Agreement for the Sale of City-Owned Property with Brian Conneran (Little Caesars) Allowing for Additional Time to Close
- 5.13 Approval of the Fourth Amendment to the Purchase Agreement with Jacob Ventures (Ray Js) to Allow Additional Time to Close
- 5.14 Approval of the Seventh Amendment to the Purchase Agreement with Duffy Development for the Sale of City-Owned Property Allowing Additional Time to Close

## **6. PUBLIC HEARINGS**

## **7. GENERAL BUSINESS**

- 7.1 Approval of 2026 Final Budget and Levy Certifications
  - Open for Public Comment
  - Adopt the 2026 Budget
  - Approval of Resolution No. 2025-94, A Resolution Setting the 2026 General and Special Levies
- 7.2 Consideration of a Redevelopment Tax Increment Financing Term Sheet Related to 21601 John Deere Lane
- 7.3 Approve Promotion of Firefighter Wes Gedatus to Paid-on-Call Fire Lieutenant

## **8. OTHER BUSINESS**

## **9. CORRESPONDENCE AND REPORTS**

**10. ADJOURN TO CLOSED SESSION**

10.1 Adjourn to Closed Session to Discuss Attorney-Client Privileged Matters Per MN Statutes 13D.05, Subdivision 3(b).

**11. ADJOURN**



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 3.1

**Subject:** Recognize Donors for 2025 Shop with a Cop Event  
**Prepared By:** Dan Wills, Chief of Police

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**Recommended Council Action**

**Overview / Background / Analysis**

The Rogers Police Department will once again be hosting our annual Shop with a Cop event on December 10, 2025. This event provides an opportunity for families in our community who are facing challenges to enjoy a joyful holiday celebration alongside our staff. None of this would be possible without the incredible generosity of our local business partners and dedicated volunteers. We would like to recognize and thank the following donors:

- Rogers Lions Club: \$5,000 donation
- Vision Transportation: Donation of 2 buses for transportation to Target and back
- DiMagio's Pizza: Donation of pizza for the event at a significantly reduced price
- Target: \$1000 eGiftCard from Target for the 2025 Heroes & Helpers Grant, retail host and donation of Event Center treats

We are grateful to have such wonderful community support for this event. Thank you!

**Staff Recommendation**

Recognize Donors for 2025 Shop with a Cop Event

**Financial Impact:**

**Source Fund:**

**Budgeted?**

**Supporting Documentation**

None



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 5.1

**Subject:** Approval of the November 25, 2025 City Council Meeting Minutes  
**Prepared By:** Stacie Brown, City Clerk

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**Recommended Council Action**

Motion to approve the November 25, 2025 City Council Meeting Minutes

**Overview / Background / Analysis**

**Staff Recommendation**

Motion to approve the November 25, 2025 City Council Meeting Minutes

**Financial Impact:**

**Source Fund:**

**Budgeted?** N/A

**Supporting Documentation**

A. 11252025min

## **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The regular meeting of the City Council of the City of Rogers was called to order by Mayor Klick on Tuesday, November 25, 2025, at 7:00 PM at Rogers Community Room, 21201 Memorial Drive, Rogers, MN, 55374 and online in the Zoom application.

Council present: Shannon Klick, Kevin Jullie, Amy Enga, Joel Brockman, and Mark Eiden (via Zoom)

Council excused: None

Staff present: Steve Stahmer, Administrator; Stacy Scharber, Assistant City Administrator/HR Director; Bridget Bruska, Finance Director; Dan Wills, Chief of Police; Patrick Farrens, Fire Chief; Doran Cote, Public Works Director/City Engineer; Brett Angell, Community Development Director; Jason Greninger, IS Director; Bob Vose, City Attorney; and Stacie Brown, City Clerk.

## **2. OPEN FORUM**

No one came forward.

## **3. PRESENTATIONS**

### **3.1 Update on November 24, 2025 Pedestrian-Involved Accident**

Police Chief Wills provided details on a vehicle-pedestrian accident which occurred on Main Street the previous evening. He shared that the injured individual was in stable condition. The Police Department's investigation shows that the crosswalk was not used, and the Minnesota State Patrol will complete an accident reconstruction process. Wills reviewed actions which have been taken by the Police Department to deter traffic violations and improve safety within their ability, given that Main Street is under the control of Hennepin County.

Councilor Jullie inquired about the speed limit, which Wills confirmed is 30 miles per hour. Jullie asked if speeding is an ongoing problem on this road. Wills noted that for the number of buildings and parking on both sides of the road, 30 miles per hour feels fast. He explained that once Main Street is turned back over to the City, a decreased speed limit can be considered.

Councilor Eiden inquired about utilizing the speed trailer, and Wills confirmed that could be done. However, in this stretch, he has concern over the trailer diverting drivers' attention to the periphery rather than the crosswalk. Councilor Brockman asked if there is a penalty for jaywalking, and Wills explained that it may be a petty misdemeanor, but the larger penalty is for speeding. Jullie noted that regardless of jaywalking penalties, almost everyone crosses the street without using the crosswalk.

Councilor Enga inquired about the prospect of a user-activated crossing. Public Works Director/City Engineer Cote explained that with Main Street currently being a County Road, any changes are subject to County approval. The City has asked for many accommodations, including pedestrian signs facing both directions (which the County obliged to). Overhead lighting was upgraded to LED, parking was prohibited near the crosswalk. Once it becomes a City street again (approximately one year out), changes can be made at the Council's direction.

From the audience, resident Mary Schlegel asked if the City could make it clear to the public that Main Street is a County Road, and the issues are not for lack of trying on the City's part. Mayor Klick explained that the City tries to convey that, but the public perceives it as an excuse. Community Development Director Angell shared goals of the Main Street Master Plan, including a pedestrian-friendly corridor and traffic-calming options.

#### **4. APPROVE AGENDA**

Mayor Klick added Item 3.1 under Presentations.

Councilor Brockman moved, Councilor Enga seconded a motion to approve the agenda as amended. Motion carried 5-0.

#### **5. CONSENT AGENDA**

- 5.1** Approve the November 13, 2025 Work Session Minutes and the November 13, 2025 City Council Meeting Minutes
- 5.2** Approval of Bills and Claims
- 5.3** Approve Resolution 2025-92 Authorizing Execution of User Agreement with Hennepin County for Cyclomedia Software
- 5.4** Approve Change Order No. 19 (Labor) and Change Order No. 20 (Materials) for HealthPartners Fieldhouse Facility, City Project No. 2201
- 5.5** Approval of Resolution 2025-95 Authorizing a Lot Split for Kemmetmueller Land with PID 20-120-23-32-0001
- 5.6** Approval of Employment Agreement with Police Chief Dan Wills
- 5.7** Approval of Resolution 2025-97 Authorizing a Letter of Credit Reductions for Northview Preserve

Councilor Jullie moved, Councilor Enga seconded a motion to approve the Consent Agenda. Motion carried 5-0.

#### **6. PUBLIC HEARINGS**

##### **6.1** Public Hearing to Consider Adopting the Following Ordinances and Resolution:

- Ordinance No. 2025-11, An Ordinance Adopting the 2026 Master Fee Schedule for the City of Rogers
- Ordinance No. 2025-12, An Ordinance Repealing Ordinance 2024-13; Establishing Utility Rates for Sanitary Sewer, Water, and Storm Water within the City of Rogers
- Resolution No. 2025-93, A Resolution Authorizing Summary Publication of Ordinance No. 2025-11

Finance Director Bruska explained that the Master Fee Schedule is updated annually in conjunction with the budget, with the purpose of making sure fees are fair, reasonable and proportionate to the cost of actual services. Departments each review their fees and recommend updates. Fees which are no longer charged or used are removed, adjustments are made to cover operational costs, and rental fees are updated. Fees discussed tonight will become effective January 1, 2026.

Bruska provided an overview of the proposed 2026 Master Fee Schedule, including the addition and adjustment of fees related to the TruStone Center, which recently opened. She provided details on building permit fees which have been adjusted to align with operating costs under the newly established Building Department. She shared that the monthly recycling fee will increase from \$5.00 to \$5.25 per month due to an updated Republic Services contract.

Bruska reviewed utility rates, explaining that the rates will not change until the Utility Rate Study is completed by AE2S within the first quarter of 2026. New fees will likely be implemented in the second quarter. New fees have been added for certifications, incorrect meter installations, and final bill processing. Utility billing penalties are increasing from 3% to 5%, which is on the low end compared to surrounding cities.

From the audience, resident Jim Kelley stated that he has his own water and sewer and asked if he will be paying more under these changes. Bruska stated that water and sewer accounts under their own system are only charged for recycling and stormwater. Recycling is increasing by .25 per month, and stormwater is not increasing currently, pending the results of the Utility Rate Study.

Councilor Enga moved, Councilor Brockman seconded a motion to open the Public Hearing at 7:32 p.m. Motion carried 5-0.

No one came forward.

Councilor Jullie moved, Councilor Enga seconded a motion to close the Public Hearing at 7:33 p.m. Motion carried 5-0.

Councilor Enga moved, Councilor Brockman seconded a motion to approve Ordinance 2025-11; Adopting the 2026 Master Fee Schedule for the City of Rogers. Motion carried 5-0.

Councilor Enga moved, Councilor Brockman seconded a motion to adopt Ordinance 2025-12; Repealing Ordinance 2024-13 Establishing Utility Rates for Sanitary Sewer, Water and Storm Sewer Within the City of Rogers. Motion carried 5-0.

Councilor Enga moved, Councilor Brockman seconded a motion to approve Resolution 2025-93; Authorizing Summary Publication of Ordinance 2025-11. Motion carried 5-0.

## **7. GENERAL BUSINESS**

### **7.1 Accept Bids and Award Contract for the South Diamond Lake Road and Hassan Parkway Mill and Overlay, City Project Nos. 2401 & 2402**

Public Works Director/City Engineer Cote shared details for South Diamond Lake Road Project No. 2401, extending from the City Hall/Public Works building to Brockton Lane (County Road 13). This project was included in the City's Capital Improvement Program for \$3.5 million, with some MSA-eligible costs.

Cote explained that the existing pavement will be resurfaced with a mill and overlay, repairs will be made to curbs, gutters, driveway aprons, storm sewer, sidewalks and trails. A new trail will also be installed on the north side of the roadway from Wilfred to Brockton, and traffic signals at Northdale and Rogers Drive will be rehabilitated, with the addition of video detection and battery backups.

Cote provided details on Hassan Parkway Project No. 2402, including improvements to Hassan Parkway from Park Drive to Territorial Road. He explained the mill and overlay process, and reviewed the bids which were received, all coming in below the Engineer's Estimate. Valley Paving was the apparent low bidder, with the experience and capacity to qualify as the lowest responsible bidder for the project.

Cote stated that staff recommend awarding the contract to Valley Paving for Projects 2401 and 2402. Eiden inquired about the starting time, and Cote stated it will likely be after road restrictions are lifted in spring 2026. Klick asked about traffic mitigation. Cote explained those details will be discussed once a contractor is on board, and options such as nighttime paving will likely be considered.

Councilor Jullie moved, Councilor Brockman seconded a motion to accept bids and award a contract for South Diamond Lake Road and Hassan Parkway Mill and Overlay, City Project Nos. 2401 and 2402. Motion carried 5-0.

### **7.2 Approval of Resolution 2025-96; Accepting Donation of \$12,500 from the Rogers Rotary for Trees at South Community Park**

Public Works Director/City Engineer Cote shared details on a donation of \$12,500.00 from the Rogers Rotary to replace damaged trees at South Community Park. The City was able to purchase 44 larger trees for the park, which were planted last week. Mayor Klick and the Council thanked the Rotary for this generous donation.

Mayor Klick moved, Councilor Enga seconded a motion to approve Resolution 2025-96; Accepting a Donation of \$12,500 from the Rogers Rotary for Trees at South Community Park. Motion carried 5-0.

### **7.3 Fund Balance Policy/Use of Fund Balance Discussion**

Finance Director Bruska shared a presentation on Fund Balance Policies, noting that the City's policy is to maintain 45-50% of General Fund Budget expenditures. Based on a conversation in the last budget work session, tonight's discussion is to determine if Council

would like to change the level at which it's held.

Bruska noted that cash flow stability, protection against revenue volatility, and assistance with unplanned costs are reasons why cities need a General Fund Balance reserve. She noted that it also helps credit rating strength. Fund balance policies are minimums, and cities often maintain balances above the policy thresholds.

Bruska shared historical statistics for General Fund Balances per year above 50%. It's recommended that cities use the fund balance for one-time expenditures, such as land for a future capital project, or a transfer to Capital Reserves. If a transfer is going to be made, it's generally to a Capital Fund (to reduce borrowing in the future).

Bruska shared options available to Council prior to setting the final levy. City Administrator Stahmer added that if the goal is to set a target at a certain percentage, the Fund Balance Policy would not need to change, as long as it's above the minimum threshold.

Mayor Klick shared that this topic was discussed recently by Mayors at the League of Municipalities, and she provided the thresholds from various cities. She noted unassigned balances in the third quarter reports, which Bruska explained indicate the current year net income less expenses. She said that it's difficult to analyze where the balances would be at year-end, but she does anticipate a positive net income. As expenditures are increased, the fund balance needs to increase as well.

Bruska explained that the philosophy could be changed. Klick asked about negotiable budget items, with some being one-time items. Bruska stated there are things that can be changed and referenced a list which was included in the budget discussion. While there may be a few things, the impact on the budget would be relatively minimal.

Council discussed various scenarios to decrease the Levy using fund balance. Based on Bruska's calculation spreadsheet, Assistant Administrator/HR Director Scharber stated that if \$300,000 was used, it would bring the tax rate down to 40.8%. Scharber noted that staffing needs are growing because the community is growing, and the sweet spot for using fund balance is \$500,000 to bring the tax rate under 40%.

Bruska acknowledged that the Council is in a tough spot. Councilor Eiden stated he would like to prioritize asks for 2027, with no more than 10% for the next budget season. Brockman asked if this would add to the Levy in the future. Bruska stated that there are a lot of assumptions in the Financial Management Plan, so it would be an estimate. Klick expressed that this is the residents' money, and she would like the increase brought down to 10%. Eiden noted that the City portion was the biggest part of the increase in his tax bill.

Stahmer noted that Bruska felt that 60% was an attainable level. Enga expressed concern over a spike in the future. Bruska asked if the Council wanted to see the increase below 10%, and various options were discussed. A consensus was reached to move \$375,000 to Capital Facilities and \$375,000 to offset the Levy.

Bruska stated that a transfer motion will be brought back for Council approval.

## **8 OTHER BUSINESS**

None.

## **9 CORRESPONDENCE AND REPORTS**

9.3 Third Quarter 2025 Financial Reports

9.4 2025/2026 Council State Goalsetting Workplan Updated 11/25/2025

## **10 ADJOURN**

Mayor Klick adjourned the meeting at 8:17 p.m.

Respectfully submitted,

Stacie Brown  
City Clerk



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 5.2

**Subject:** Approval of Bills and Claims  
**Prepared By:** Bridget Bruska, Finance Director

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**Recommended Council Action**

Motion to approve bills and claims as presented.

**Overview / Background / Analysis**

According to the City's purchasing policy, all purchases made by City staff must be reviewed and approved by the City Council during each Council meeting via the consent agenda.

The accounts payable registers detailing the payments issued by the City since the cutoff date of the last Council meeting are attached to this item.

**Staff Recommendation**

Motion to approve bills and claims as presented.

**Financial Impact:** N/A

**Source Fund:** N/A

**Budgeted?** N/A

**Supporting Documentation**

- A. AP Cover Sheet
- B. 11-21-2025 Checks #96444-96481 & ACH Payments
- C. 11-21-2025 Checks #96482-96506 - UB Overpayments
- D. 11-26-2025 Checks #96507-96536 & ACH Payments

**CITY OF ROGERS**  
**12.09.2025 CITY COUNCIL MEETING**  
**OPERATING ACCOUNTS - ADDITIONAL CLAIMS PAID/TO BE PAID**

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<b>City Payroll Checks, Taxes &amp; Misc Fees Paid</b>	
11/26/2025 ADP Child Support/Garnishment	124.62
11/26/2025 ADP Direct Deposits	273,071.83
11/26/2025 ADP Payroll Taxes	105,064.08
11/20/2025 Humana (Employee Paid Supplemental Plan)	465.22
11/21/2025 Colonial Life (Employee Paid Supplemental Plan)	227.58
11/25/2025 Group Health EAP Charges	160.06
12/1/2025 ICMA Deferred Compensation	2,778.83
11/26/2025 Optum Health Plan Fund	6,694.97
11/28/2025 PERA	79,924.43
12/1/2025 State of MN HCSP	4,075.80
12/1/2025 State of MN - Deferred Comp	12,539.00
<b>Payroll &amp; Misc Fee Expenditures</b>	<u>485,126.42</u>
<b>City Checks &amp; ACH Paid</b>	
11/21/2025 City Checks & ACH Paid (96444-96481)	246,375.01
11/21/2025 City Checks UB Overpayments (96482-96506)	3,129.97
11/26/2025 City Checks & ACH Paid (96507-96536)	321,023.58
<b>City Check &amp; ACH Expenditures</b>	<u>570,528.56</u>
<b>City Misc ACH/Wires Paid</b>	
12/2/2025 Credit Card Fees City	6,544.68
12/2/2025 Civic Pay Fees Utility Billing	5,547.23
11/25/2025 Wire Transfer To PMA3 - 2021A G.O Bond Proceeds Account	130,451.25
11/19/2025 MNDOR - City Sales Tax	3,161.00
<b>City ACH/Wire Expenditures</b>	<u>145,704.16</u>
<b>City Total To Be Approved</b>	<u><u>1,201,359.14</u></u>
<b>Liquor Misc ACH/Wires Paid</b>	
11/19/2025 MNDOR - Liquor Sales Tax	43,798.00
<b>Liquor ACH/Wire Expenditures</b>	<u>43,798.00</u>
<b>Liquor Total to Be Approved</b>	<u><u>43,798.00</u></u>

# Accounts Payable

## Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov  
 Printed: 11/20/2025 - 10:43AM  
 Batch: 00003.11.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: acrst 28919	Across the Street Productions Blue Card-Carlson-Folkestad Blake	770.00	11/21/2025	207-420-2210-44360-0000	Check Sequence: 1 ACH Enabled: False
	Check Total:	770.00			
Vendor: adain 4296225 4298170	Adam's Pest Control Inc Pest Control - 11/10/25 Event Center Pest Control - 11/5/25	79.50 103.88	11/21/2025 11/21/2025	205-450-5205-43100-0000 100-410-1941-43100-0000	Check Sequence: 2 ACH Enabled: True
	Check Total:	183.38			
Vendor: aees 106810 106810 106810	Advanced Engineering & Environmental Services Inc Utility Rate Study Utility Rate Study Utility Rate Study	17,379.34 17,379.33 17,379.33	11/21/2025 11/21/2025 11/21/2025	601-494-9440-43140-2509 602-495-9490-43140-2509 603-496-9495-43140-2509	Check Sequence: 3 ACH Enabled: True
	Check Total:	52,138.00			
Vendor: airgas 5519903578	Airgas Inc Acetylene & Oxygen	193.14	11/21/2025	100-430-3000-42160-0000	Check Sequence: 4 ACH Enabled: False
	Check Total:	193.14			
Vendor: ameen PJI-080256	American Engineering Testing Inc Construction Material Testing @ Turf Facility	2,754.85	11/21/2025	410-450-5200-43030-2201	Check Sequence: 5 ACH Enabled: True
	Check Total:	2,754.85			
Vendor: lubtec 3979181 3979181	Ascentek 3 Hrs Equipment Service/Repair Labor Truck Surcharge	360.00 62.50	11/21/2025 11/21/2025	100-430-3000-44040-0000 100-430-3000-44040-0000	Check Sequence: 6 ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
3979181	Equilizer Cable A10I 30' 1/2"	194.66	11/21/2025	100-430-3000-44040-0000	
	Check Total:	617.16			
Vendor: atek	ATEK Distribution LLC			Check Sequence: 7	ACH Enabled: False
28965	LED LOT Lighting Conversion Project - PW	995.85	11/21/2025	400-430-3000-45200-0000	
28965	LED LOT Lighting Conversion Project - CH	426.80	11/21/2025	400-410-1940-45200-0000	
28965	LED LOT Lighting Conversion Project - PW/CH	-1,422.65	11/21/2025	400-000-0000-10100-4012	
28965	LED LOT Lighting Conversion Project - PW/CH	1,422.65	11/21/2025	400-000-0000-10100-0000	
	Check Total:	1,422.65			
Vendor: Wirbe	BreakThru Beverage Minnesota Wine & Spirits			Check Sequence: 8	ACH Enabled: True
124208708	Liquor	1,821.53	11/21/2025	609-497-9760-42510-0000	
124208709	Wine	608.70	11/21/2025	609-497-9760-42530-0000	
	Check Total:	2,430.23			
Vendor: canre	Canteen Refreshment Services			Check Sequence: 9	ACH Enabled: False
MSP144896	RAC Concessions	1,120.93	11/21/2025	205-450-5205-42550-0000	
	Check Total:	1,120.93			
Vendor: capbe	Capitol Beverage			Check Sequence: 10	ACH Enabled: True
3215356	Liquor	542.80	11/21/2025	609-497-9760-42510-0000	
3215357	NA Credit	-45.00	11/21/2025	609-497-9760-42540-0000	
3215358	Beer	1,938.85	11/21/2025	609-497-9760-42520-0000	
	Check Total:	2,436.65			
Vendor: berbe	Chas. A. Bernick, Inc.			Check Sequence: 11	ACH Enabled: False
10423647	THC	90.00	11/21/2025	609-497-9760-42535-0000	
10425904	THC	209.60	11/21/2025	609-497-9760-42535-0000	
10425905	Beer	2,561.25	11/21/2025	609-497-9760-42520-0000	
10425906	Beer Credit	-13.20	11/21/2025	609-497-9760-42520-0000	
	Check Total:	2,847.65			
Vendor: choel	Choice Electric Inc			Check Sequence: 12	ACH Enabled: False
26458	LED Conversion Project-Fluorescent Fixtures @	9,120.00	11/21/2025	400-410-1940-45200-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
26458	LED Conversion Project-Fluorescent Fixtures @	30,400.00	11/21/2025	400-000-0000-10100-0000	
26458	LED Conversion Project-Fluorescent Fixtures @	-30,400.00	11/21/2025	400-000-0000-10100-4012	
26458	LED Conversion Project-Fluorescent Fixtures @	21,280.00	11/21/2025	400-430-3000-45200-0000	
	Check Total:	30,400.00			
Vendor: cinco	Cintas Corporation			Check Sequence: 13	ACH Enabled: True
4249633624	Uniform - SWR 11/12/25	5.04	11/21/2025	602-495-9490-42180-0000	
4249633624	Uniform - PK 11/12/25	14.31	11/21/2025	100-450-5200-42180-0000	
4249633624	Uniform - Janitorial 11/12/25	2.53	11/21/2025	100-410-1940-44060-0000	
4249633624	Uniform - WTR 11/12/25	5.04	11/21/2025	601-494-9440-42180-0000	
4249633624	Mats & Towels 11/12/25	62.18	11/21/2025	100-430-3000-44060-0000	
4249633624	Uniform - PW 11/12/25	24.15	11/21/2025	100-430-3000-42180-0000	
4249633624	Uniform - Gen'l. Gov't. Bldgs. 11/12/25	2.88	11/21/2025	100-410-1940-42180-0000	
	Check Total:	116.13			
Vendor: citmo	City of Monticello			Check Sequence: 14	ACH Enabled: True
0044094	2025 MNGFOA Lodging & Mileage - M. Rathli	196.92	11/21/2025	100-410-1520-44360-0000	
	Check Total:	196.92			
Vendor: citro	City of Rogers			Check Sequence: 15	ACH Enabled: False
004728-000	Water Service-12909 Main St October	17.11	11/21/2025	100-410-1940-43820-0000	
004729-000	Sr. Center Water - Oct 2025	17.11	11/21/2025	100-450-5186-43820-0000	
004730-000	Sewer/Water-Oct '25-CR	127.36	11/21/2025	100-410-1940-43820-0000	
004730-000	Sewer/Water-Oct '25-FD-St 1	14.15	11/21/2025	100-420-2210-43820-0000	
004732-000	Utility Service-PW October	249.42	11/21/2025	100-430-3000-43820-0000	
004732-000	Utility Service-CH October	106.89	11/21/2025	100-410-1940-43820-0000	
004734-000	NCP Water - Oct 2025	27.71	11/21/2025	100-450-5200-43820-0000	
004736-000	RAC Water - Oct 2025	1,488.71	11/21/2025	205-450-5205-43820-0000	
008783-000	Utility Service-NCP Pk. Bldg. October	15.70	11/21/2025	100-450-5200-43820-0000	
010149-000	Event Center Water - Oct 2025	425.51	11/21/2025	100-410-1941-43820-0000	
011577-000	Utility Service-Splash Pad October	46.61	11/21/2025	100-450-5200-43820-0000	
012576-000	21701 Industrial Blvd. - Boyer Bldg. October	120.41	11/21/2025	100-410-1940-43820-0000	
014215-000	SCP Warming House 12475 Main St. October	29.01	11/21/2025	100-450-5200-43820-0000	
014216-000	Utilities SCP Park Zamboni Fill October	18.41	11/21/2025	100-450-5200-43820-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
014292-000	Fieldhouse Water/Sewer - Oct 2025	276.01	11/21/2025	209-450-5207-43820-0000	
	Check Total:	2,980.12			
Vendor: munco	CivicPlus LLC			Check Sequence: 16	ACH Enabled: True
#354197	Municipal Websites 10/31/25 - 12/31/25	2,745.98	11/21/2025	100-410-1325-43190-0000	
#354197	Municipal Websites 1/1/26 - 10/31/26	13,420.30	11/21/2025	100-000-0000-15500-0000	
	Check Total:	16,166.28			
Vendor: mnpip	Core & Main LP			Check Sequence: 17	ACH Enabled: False
Y086193	Goldline SW Snap Tee	23.06	11/21/2025	603-496-9495-44055-0000	
Y086193	2X108 Tile Tape Black 10 ML Per Roll	9.56	11/21/2025	603-496-9495-44055-0000	
Y086193	6X4 Goldline Snap Reducer	11.22	11/21/2025	603-496-9495-44055-0000	
Y112899	4-1/2 Hydrant Out Of Service Ring	58.44	11/21/2025	601-494-9440-42104-0000	
	Check Total:	102.28			
Vendor: crowr	Crow River Farm Equipment			Check Sequence: 18	ACH Enabled: False
213788	1 1/2 CD X 1/8 Wall Stainless Steel Tube	50.48	11/21/2025	100-450-5200-42104-0000	
	Check Total:	50.48			
Vendor: cusco	Customer Contact Services			Check Sequence: 19	ACH Enabled: True
4388-111125	Answering Service November	82.55	11/21/2025	602-495-9490-43100-0000	
4388-111125	Answering Service November	82.55	11/21/2025	601-494-9440-43100-0000	
	Check Total:	165.10			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 20	ACH Enabled: True
2621429	Soft Drink	89.00	11/21/2025	609-497-9760-42540-0000	
2623427	NA	25.60	11/21/2025	609-497-9760-42540-0000	
2623428	Beer	701.40	11/21/2025	609-497-9760-42520-0000	
2626078	THC	505.00	11/21/2025	609-497-9760-42535-0000	
2626079	Beer	4,560.20	11/21/2025	609-497-9760-42520-0000	
	Check Total:	5,881.20			
Vendor: dama	DAMA Metal Products Inc			Check Sequence: 21	ACH Enabled: False
11132025-DAMA	Dama Box Keys X10	130.00	11/21/2025	100-420-2210-42105-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	130.00			
Vendor: decsa 230949	Decimet Sales, Inc. Bracket-Mini-1FD0WHT7REF73659	183.00	11/21/2025	400-420-2210-45500-0000	ACH Enabled: True
	Check Total:	183.00			
Vendor: cldis 2203261 2203261 2203261 2849000287	Dick Family Inc. NA Beer THC Beer Credit	63.60 148.45 291.09 -30.00	11/21/2025 11/21/2025 11/21/2025 11/21/2025	609-497-9760-42540-0000 609-497-9760-42520-0000 609-497-9760-42535-0000 609-497-9760-42520-0000	ACH Enabled: True
	Check Total:	473.14			
Vendor: earan 0141416-IN	Earl F. Andersen, Inc. Delineator Center Mount Brite-Max	148.00	11/21/2025	100-430-3120-42260-0000	ACH Enabled: False
	Check Total:	148.00			
Vendor: ecmpe 1073136	ECM Publishers, Inc. Publish RWAS Certificate Per OCM	80.00	11/21/2025	609-497-9760-43520-0000	ACH Enabled: True
	Check Total:	80.00			
Vendor: ehlas 103419	Ehlers & Associates Inc Asguard Mixed-Use Redevelopment: Darkenwal	228.75	11/21/2025	203-410-1325-43140-8150	ACH Enabled: False
	Check Total:	228.75			
Vendor: facmo 1-11239610 1-11239610 1-11240925	Elliot Auto Supply Co, Inc. WIX Fuel Filter WIX Lube Filter Battery CCA750 RC160	34.00 15.22 184.64	11/21/2025 11/21/2025 11/21/2025	100-430-3120-42103-0000 100-430-3120-42103-0000 100-430-3120-42103-0000	ACH Enabled: False
	Check Total:	233.86			
Vendor: fasco MNTC4196429 MNTC4196429	Fastenal Company Inc. Coppertop Batteries Size D 3/8-16X3/8 SSS CPS/S	119.57 47.09	11/21/2025 11/21/2025	100-430-3120-42260-0000 100-430-3120-42260-0000	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	166.66			
Vendor: fireq	FES Inc			Check Sequence: 29	ACH Enabled: True
21710	Structural Boots-10M-Albers	412.00	11/21/2025	100-420-2210-42106-0000	
21713	Structural Gear Repair-Spare Gear	959.39	11/21/2025	100-420-2210-42106-0000	
	Check Total:	1,371.39			
Vendor: cenhop	Hardy & Stephens Counseling Assoc			Check Sequence: 30	ACH Enabled: False
10917	Wellness Visit 7 & 8	390.00	11/21/2025	100-420-2100-43140-0000	
	Check Total:	390.00			
Vendor: hencosh	Hennepin County Accounts Receivable			Check Sequence: 31	ACH Enabled: False
1000255053	Radio Fleet Fee October	582.60	11/21/2025	100-430-3000-43250-0000	
	Check Total:	582.60			
Vendor: hohen	Hohensteins Inc			Check Sequence: 32	ACH Enabled: False
877552	Beer	564.00	11/21/2025	609-497-9760-42520-0000	
877552	NA	27.00	11/21/2025	609-497-9760-42540-0000	
	Check Total:	591.00			
Vendor: impda	Imperial Dade			Check Sequence: 33	ACH Enabled: False
4447150	RWAS Trash Liners	168.57	11/21/2025	609-497-9760-42100-0000	
	Check Total:	168.57			
Vendor: innof	Innovative Office Solutions LLC			Check Sequence: 34	ACH Enabled: True
IN4939780	Binding Combs For Budget Books	15.48	11/21/2025	100-410-1520-42000-0000	
	Check Total:	15.48			
Vendor: frobu	iSport Networks LLC			Check Sequence: 35	ACH Enabled: False
RAC251101	Naming Rights Consult - Phase III October	2,000.00	11/21/2025	410-450-5200-43100-0000	
	Check Total:	2,000.00			
Vendor: jeffi	Jefferson Fire & Safety, Inc.			Check Sequence: 36	ACH Enabled: False
IN333347	Fire Hose X12	2,884.12	11/21/2025	207-420-2210-42105-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
IN333466	Fire Hose X2	397.10	11/21/2025	207-420-2210-42105-0000	
IN333646	Storz Connections X2-Mini-1FD0WHT7REF36	3,434.41	11/21/2025	400-420-2210-45500-0000	
	Check Total:	6,715.63			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 37	ACH Enabled: False
2922991	Wine	171.54	11/21/2025	609-497-9760-42530-0000	
2923036	Wine	1,219.40	11/21/2025	609-497-9760-42530-0000	
2923037	Liquor	209.54	11/21/2025	609-497-9760-42510-0000	
3810822	Beer	92.30	11/21/2025	609-497-9760-42520-0000	
5077098	Wine	208.04	11/21/2025	609-497-9760-42530-0000	
5077134	Liquor	1,558.17	11/21/2025	609-497-9760-42510-0000	
5077135	Wine	2,798.91	11/21/2025	609-497-9760-42530-0000	
5077136	NA	263.54	11/21/2025	609-497-9760-42540-0000	
7541723	Wine	207.54	11/21/2025	609-497-9760-42530-0000	
7541732	Wine	2,853.12	11/21/2025	609-497-9760-42530-0000	
	Check Total:	9,582.10			
Vendor: shagr	Kelbro Company			Check Sequence: 38	ACH Enabled: True
129-01538	Ice	100.10	11/21/2025	609-497-9760-42570-0000	
	Check Total:	100.10			
Vendor: kengr	Kennedy & Graven, Chartered			Check Sequence: 39	ACH Enabled: True
RG135-00001	General Municipal Matters October 2025	2,308.60	11/21/2025	100-410-1325-43040-0000	
RG135-00020	Duffy Development October 2025	2,987.60	11/21/2025	203-410-1325-43040-8150	
RG135-00099	CenterPoint Gas Franchise Fee October 2025	157.50	11/21/2025	401-430-3121-43040-0000	
RG135-00117	2025 City Council Meetings October 2025	630.50	11/21/2025	100-410-1325-43040-0000	
	Check Total:	6,084.20			
Vendor: kjoen	Kjolhaug Environmental Serv LLC			Check Sequence: 40	ACH Enabled: True
810819	2025-168 - 13860 Northdale Blvd LGU (Rogers)	1,099.50	11/21/2025	603-496-9495-43030-8150	
810820	2025-169 - City Of Rogers - Pulte - Gmach LGU	1,075.00	11/21/2025	603-496-9495-43030-8150	
810836	2025-191 - 19520 CR 81 LGU (JM Funding)	705.00	11/21/2025	603-496-9495-43030-8150	
	Check Total:	2,879.50			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: konin	KONE Inc			Check Sequence: 41	ACH Enabled: False
871837835	RAC Elevator Maintenance - Nov 2025	181.08	11/21/2025	205-450-5205-44010-0000	
871837835	PW/CH Elevator Maintenance - Nov 2025	181.08	11/21/2025	100-410-1940-44010-0000	
	Check Total:	362.16			
Vendor: loeoi	Loe's Oil Company Inc.			Check Sequence: 42	ACH Enabled: False
98222	Dispose Of Used Floor Dry	135.00	11/21/2025	100-430-3000-43840-0000	
98222	Dispose Of Uncrushed Oil Filters	140.00	11/21/2025	100-430-3000-43840-0000	
	Check Total:	275.00			
Vendor: lyn&mc	Lynde & McLeod, Inc			Check Sequence: 43	ACH Enabled: False
Y-10126	Yard Waste Activity October	4,461.23	11/21/2025	100-450-5200-43180-0000	
	Check Total:	4,461.23			
Vendor: maceq	MacQueen Equipment, Inc.			Check Sequence: 44	ACH Enabled: True
P57453	Gear Name Patch X2-Beach-Carlson	270.00	11/21/2025	100-420-2210-42106-0000	
	Check Total:	270.00			
Vendor: madga	Madden Galanter Hansen LLP			Check Sequence: 45	ACH Enabled: True
10/31/2025	Labor Relations Services October	235.00	11/21/2025	100-410-1325-43040-0000	
	Check Total:	235.00			
Vendor: cleri	McDonald Distributing Company			Check Sequence: 46	ACH Enabled: True
834254	THC	699.00	11/21/2025	609-497-9760-42535-0000	
834526	THC Credit	-226.00	11/21/2025	609-497-9760-42535-0000	
	Check Total:	473.00			
Vendor: megbe	Mega Beer			Check Sequence: 47	ACH Enabled: False
IN-32177	Beer	266.30	11/21/2025	609-497-9760-42520-0000	
	Check Total:	266.30			
Vendor: menar	Menards, Inc.			Check Sequence: 48	ACH Enabled: True
56978	2" X 6" Galv Nipple - SCP	7.96	11/21/2025	410-450-5200-45200-2104	
56978	Toolbox White Rags 200Ct - SCP	9.88	11/21/2025	410-450-5200-45200-2104	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
56978	2" X 18" Galv Pipe - SCP	24.99	11/21/2025	410-450-5200-45200-2104	
56978	2" Galv 90 Elbow - SCP	8.89	11/21/2025	410-450-5200-45200-2104	
	Check Total:	51.72			
Vendor: menarelk	Menards, Inc.			Check Sequence: 49	ACH Enabled: False
25778	NLGI#2 White Lith GRS-Well 6	5.78	11/21/2025	601-494-9440-42102-0000	
25778	7.5K Watt Garage Heater-Well 6	149.99	11/21/2025	601-494-9440-42102-0000	
25778	Menards Rebate	-0.03	11/21/2025	601-494-9440-42102-0000	
	Check Total:	155.74			
Vendor: metcou	Metropolitan Council Environmental Services			Check Sequence: 50	ACH Enabled: True
October 2025	SAC Report 10/25	39,362.40	11/21/2025	408-430-3330-43851-0000	
	Check Total:	39,362.40			
Vendor: citmpls	Minneapolis Finance Department			Check Sequence: 51	ACH Enabled: False
TLIC7576	Competency Card Renewal - C. Hansen	30.00	11/21/2025	100-420-2400-44330-0000	
	Check Total:	30.00			
Vendor: mincon	Minnesota Control Systems Inc			Check Sequence: 52	ACH Enabled: True
10130	Repair Of RAC Compressor System	3,246.00	11/21/2025	205-450-5205-44010-0000	
	Check Total:	3,246.00			
Vendor: napa	NAPA Auto Parts			Check Sequence: 53	ACH Enabled: False
413401	#15-015 Hood Catch Bracket	5.99	11/21/2025	100-430-3120-42103-0000	
413723	Bearing	22.92	11/21/2025	100-430-3120-42103-0000	
	Check Total:	28.91			
Vendor: omabr	Omann Brothers Inc.			Check Sequence: 54	ACH Enabled: False
19285*	MV4 Mix	138.32	11/21/2025	100-430-3120-42240-0000	
	Check Total:	138.32			
Vendor: rakco	RAK Construction Inc			Check Sequence: 55	ACH Enabled: False
22639-25421I	2508.205-Wall Opening For New Door-45%-Ret	15,211.07	11/21/2025	449-420-2210-45200-2508	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	15,211.07			
Vendor: reiin	Reinders, Inc			Check Sequence: 56	ACH Enabled: True
3413798-00	S600 Power Pusher 24" Blk Blade 45" Y Fbr Ha	257.95	11/21/2025	100-450-5200-42105-0000	
3413798-00	36" Poly Polar Tuff Snow Scrapers Fbrgl Handle	380.00	11/21/2025	100-450-5200-42105-0000	
3413798-00	48" Poly Polar Tuff Snow Scrapers Fbrgl Handle	236.00	11/21/2025	100-450-5200-42105-0000	
	Check Total:	873.95			
Vendor: renan	Renewal by Andersen			Check Sequence: 57	ACH Enabled: False
RMW25-000802	RMW25-000802 Re-Roofing/Windows Refund	100.00	11/21/2025	100-420-2400-32210-0000	
RMW25-000802	RMW25-000802 Building Surcharge Refund	1.00	11/21/2025	100-000-0000-22020-0000	
	Check Total:	101.00			
Vendor: repse	Republic Services #899			Check Sequence: 58	ACH Enabled: False
0899-004868593	Hassan Town Hall - Garbage October	108.78	11/21/2025	100-410-1940-43840-0000	
0899-004868614	Refuse-Oct '25-St 2	148.29	11/21/2025	100-420-2210-43840-0000	
0899-004868614	Refuse-Oct '25-CR	256.83	11/21/2025	100-410-1940-43840-0000	
0899-004868614	Refuse-Oct '25-St 1	28.54	11/21/2025	100-420-2210-43840-0000	
0899-004868651	PW-Garbage October	216.95	11/21/2025	100-430-3000-43840-0000	
0899-004868651	CH-Garbage October	92.98	11/21/2025	100-410-1940-43840-0000	
0899-004868679	RAC Garbage Pickup - Nov 2025	296.16	11/21/2025	205-450-5205-43840-0000	
0899-004868790	PD Garbage Services - November	235.43	11/21/2025	100-420-2100-43840-0000	
0899-004869025	EC Garbage Pickup - Oct 2025	472.39	11/21/2025	100-410-1941-43840-0000	
	Check Total:	1,856.35			
Vendor: rogtr	Rogers Ace			Check Sequence: 59	ACH Enabled: False
30427	5 Gallon Bucket W/Lid	11.58	11/21/2025	100-420-2210-42105-0000	
	Check Total:	11.58			
Vendor: tcpro	Sabot Promotional LLC			Check Sequence: 60	ACH Enabled: True
69325	2" Circle Vinyl Decals For Hardhats	120.00	11/21/2025	100-410-1940-42100-0000	
69488	Perfed AR Invoice Paper	45.50	11/21/2025	100-410-1520-42000-0000	
	Check Total:	165.50			

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: safkl 98404230	Safety-Kleen Systems, Inc 30G Parts Washer Solvent	405.84	11/21/2025	Check Sequence: 61 100-430-3000-42160-0000	ACH Enabled: False
	Check Total:	405.84			
Vendor: sigso 420301	Sign Solutions USA 24"X30" Vertical Rectangle - Federal	292.66	11/21/2025	Check Sequence: 62 100-430-3120-42260-0000	ACH Enabled: True
	Check Total:	292.66			
Vendor: souwi 0114741	Southern Glazers Wine & Spirits of Minnesota Liquor Credit	-58.80	11/21/2025	Check Sequence: 63 609-497-9760-42510-0000	ACH Enabled: False
2691951	Liquor	2,841.86	11/21/2025	609-497-9760-42510-0000	
2691952	Wine	720.95	11/21/2025	609-497-9760-42530-0000	
2691953	Liquor	0.64	11/21/2025	609-497-9760-42510-0000	
	Check Total:	3,504.65			
Vendor: verwi Account: 887303	Verizon Wireless Services, LLC Verizon-Oct '25-FD	459.25	11/21/2025	Check Sequence: 64 100-420-2210-43210-0000	ACH Enabled: True
Account: 887303	Verizon-Oct '25-Bldg	60.00	11/21/2025	100-420-2400-43210-0000	
Account: 887303	Ipads-TW21-E12-Mini Oct '25	2,674.95	11/21/2025	100-420-2210-42010-0000	
	Check Total:	3,194.20			
Vendor: verwi 6127632238	Verizon Wireless Services, LLC Mobile Broadband-Lift Stations October	148.93	11/21/2025	Check Sequence: 65 602-495-9490-43250-0000	ACH Enabled: True
6127632238	Mobile Broadband-NCP October	159.68	11/21/2025	100-450-5120-43250-0000	
6127632238	Mobile Broadband-Storm Water October	20.02	11/21/2025	603-496-9495-43250-0000	
6127632238	Mobile Broadband-Engineering October	80.02	11/21/2025	100-410-1950-43250-0000	
6127632238	Mobile Broadband-PW Streets October	70.02	11/21/2025	100-430-3000-43250-0000	
6127632238	Mobile Broadband-Water October	30.03	11/21/2025	601-494-9440-43250-0000	
6127632238	Mobile Broadband-Parks October	20.02	11/21/2025	100-450-5200-43250-0000	
	Check Total:	528.72			
Vendor: vinin 0384993-IN	Vinocopia Inc Liquor	236.50	11/21/2025	Check Sequence: 66 609-497-9760-42510-0000	ACH Enabled: True
0384993-IN	Wine	280.00	11/21/2025	609-497-9760-42530-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	516.50			
Vendor: xcele 51-0014705272-9	Xcel Energy Electric-Oct '25--St 2	1,091.01	11/21/2025	100-420-2210-43810-0000	Check Sequence: 67 ACH Enabled: False
	Check Total:	1,091.01			
Vendor: xcele 51-6488911-0	Xcel Energy Traffic Signals October	1,130.08	11/21/2025	100-430-3120-43170-0000	Check Sequence: 68 ACH Enabled: False
	Check Total:	1,130.08			
Vendor: xcele 51-6488907-4	Xcel Energy Towers & Wells Electric October Service	11,898.99	11/21/2025	601-494-9440-43810-0000	Check Sequence: 69 ACH Enabled: False
	Check Total:	11,898.99			
Vendor: ziein IN002151481	Ziegler, Inc. Rental: Steer Road Widener - SCP Trail	1,140.00	11/21/2025	410-450-5200-45300-2104	Check Sequence: 70 ACH Enabled: True
	Check Total:	1,140.00			
	Total for Check Run:	246,375.01			
	Total of Number of Checks:	70			

# Accounts Payable

## Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov  
 Printed: 11/21/2025 - 10:34AM  
 Batch: 00004.11.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: UB*00552	John Abston Refund Check 011001-002, 21801 Ahlstrom Rd	218.40	11/21/2025	Check Sequence: 1 601-000-0000-20200-0000	ACH Enabled: False
	Check Total:	218.40			
Vendor: UB*00555	Damon/Brooke Andrews Refund Check 009453-000, 19495 Prairieview I	655.48	11/21/2025	Check Sequence: 2 601-000-0000-20200-0000	ACH Enabled: False
	Check Total:	655.48			
Vendor: UB*00545	Timothy Berquam Refund Check 002948-000, 12447 Elm Pkwy	91.05	11/21/2025	Check Sequence: 3 601-000-0000-20200-0000	ACH Enabled: False
	Check Total:	91.05			
Vendor: UB*00549	Joshua/Morgan Carey Refund Check 008983-000, 13401 Basswood Lr	39.36	11/21/2025	Check Sequence: 4 601-000-0000-20200-0000	ACH Enabled: False
	Check Total:	39.36			
Vendor: UB*00558	Cathy Dulyx Refund Check 005155-000, 13478 Clearwater C	512.33	11/21/2025	Check Sequence: 5 601-000-0000-20200-0000	ACH Enabled: False
	Check Total:	512.33			
Vendor: UB*00565	Tina Erickson Refund Check 012802-000, 12286 Hazel Ln	53.21	11/21/2025	Check Sequence: 6 601-000-0000-20200-0000	ACH Enabled: False
	Check Total:	53.21			
Vendor: UB*00546	Igor Flider Refund Check 008980-000, 13554 Aspen Dr	60.11	11/21/2025	Check Sequence: 7 601-000-0000-20200-0000	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	60.11			
Vendor: UB*00563	Daniel/Amanda Gregory			Check Sequence: 8	ACH Enabled: False
	Refund Check 008247-000, 14635 Raspberry Dr	10.95	11/21/2025	601-000-0000-20200-0000	
	Check Total:	10.95			
Vendor: UB*00564	Devin Greil			Check Sequence: 9	ACH Enabled: False
	Refund Check 004830-000, 21805 Ahlstrom Rd	94.90	11/21/2025	601-000-0000-20200-0000	
	Check Total:	94.90			
Vendor: UB*00554	Kurt Hanlin			Check Sequence: 10	ACH Enabled: False
	Refund Check 012048-000, 19336 Grass Lake T	14.88	11/21/2025	601-000-0000-20200-0000	
	Check Total:	14.88			
Vendor: UB*00557	HealthSource of Rogers			Check Sequence: 11	ACH Enabled: False
	Refund Check 005126-000, 13635 Northdale Bl	4.51	11/21/2025	601-000-0000-20200-0000	
	Check Total:	4.51			
Vendor: UB*00541	Alex/Elizabet Henry			Check Sequence: 12	ACH Enabled: False
	Refund Check 006980-000, 12625 Main St	0.50	11/21/2025	100-000-0000-20200-0000	
	Refund Check 006980-000, 12625 Main St	0.42	11/21/2025	603-000-0000-20200-0000	
	Refund Check 006980-000, 12625 Main St	0.89	11/21/2025	602-000-0000-20200-0000	
	Refund Check 006980-000, 12625 Main St	0.19	11/21/2025	603-000-0000-20200-0000	
	Refund Check 006980-000, 12625 Main St	2.22	11/21/2025	602-000-0000-20200-0000	
	Refund Check 006980-000, 12625 Main St	58.78	11/21/2025	601-000-0000-20200-0000	
	Refund Check 006980-000, 12625 Main St	0.68	11/21/2025	601-000-0000-20200-0000	
	Refund Check 006980-000, 12625 Main St	0.08	11/21/2025	601-000-0000-20200-0000	
	Check Total:	63.76			
Vendor: UB*00553	Travis Johnson			Check Sequence: 13	ACH Enabled: False
	Refund Check 007440-000, 10906 Whitetail Rd	22.00	11/21/2025	601-000-0000-20200-0000	
	Check Total:	22.00			
Vendor: UB*00547	Manuela Keeling			Check Sequence: 14	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Refund Check 010042-000, 13635 Autumn Way	65.40	11/21/2025	601-000-0000-20200-0000	
	Check Total:	65.40			
Vendor: UB*00562	KL MN 1 LLC			Check Sequence: 15	ACH Enabled: False
	Refund Check 014503-000, 12625 Main St	28.77	11/21/2025	601-000-0000-20200-0000	
	Check Total:	28.77			
Vendor: UB*00543	Loco LLC			Check Sequence: 16	ACH Enabled: False
	Refund Check 010165-000, 21431 141st Ave N	65.49	11/21/2025	601-000-0000-20200-0000	
	Check Total:	65.49			
Vendor: UB*00550	Donald/Georgia Lundstrom			Check Sequence: 17	ACH Enabled: False
	Refund Check 004196-000, 13053 Brookside Lr	30.13	11/21/2025	601-000-0000-20200-0000	
	Check Total:	30.13			
Vendor: UB*00542	M/I Homes of Mpls			Check Sequence: 18	ACH Enabled: False
	Refund Check 014256-000, 23260 Willow Dr	94.66	11/21/2025	601-000-0000-20200-0000	
	Check Total:	94.66			
Vendor: UB*00544	Todd Sabinash			Check Sequence: 19	ACH Enabled: False
	Refund Check 003194-000, 22960 Gardner Ave	118.64	11/21/2025	601-000-0000-20200-0000	
	Check Total:	118.64			
Vendor: UB*00556	Amy/Eric Smith			Check Sequence: 20	ACH Enabled: False
	Refund Check 009212-000, 12429 Fletcher Dr	242.20	11/21/2025	601-000-0000-20200-0000	
	Check Total:	242.20			
Vendor: UB*00551	Thomas Smith			Check Sequence: 21	ACH Enabled: False
	Refund Check 002600-000, 12490 Buckthorn C	314.03	11/21/2025	601-000-0000-20200-0000	
	Check Total:	314.03			
Vendor: UB*00548	James Ternus			Check Sequence: 22	ACH Enabled: False
	Refund Check 003215-000, 20307 Spoonbill Ct	155.56	11/21/2025	601-000-0000-20200-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	155.56			
Vendor: UB*00559	Paige Tomasko			Check Sequence: 23	ACH Enabled: False
	Refund Check 010658-000, 12910 Brenly Way	62.68	11/21/2025	601-000-0000-20200-0000	
	Check Total:	62.68			
Vendor: UB*00560	Brian Walsh			Check Sequence: 24	ACH Enabled: False
	Refund Check 002725-000, 22365 138th Ave N	52.40	11/21/2025	601-000-0000-20200-0000	
	Check Total:	52.40			
Vendor: UB*00561	Marlon Weber			Check Sequence: 25	ACH Enabled: False
	Refund Check 004954-000, 22510 Territorial Rc	59.07	11/21/2025	601-000-0000-20200-0000	
	Check Total:	59.07			
	Total for Check Run:	3,129.97			
	Total of Number of Checks:	25			

# Accounts Payable

## Computer Check Proof List by Vendor

User: mrathlisberger@rogersmn.gov  
 Printed: 11/25/2025 - 1:24PM  
 Batch: 00005.11.2025



Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: advcom	Advanced Commercial Flooring Inc			Check Sequence: 1	ACH Enabled: False
I-424	2508.102-Flooring-Balance-New Office Area	4,998.50	11/26/2025	449-420-2210-45200-2508	
I-425	2508.102-Change Order-Flooring-New Office A1	1,628.00	11/26/2025	449-420-2210-45200-2508	
I-426	2508.201-Flooring-Balance-Remodel Of CR Spa	8,992.50	11/26/2025	449-420-2210-45200-2508	
	Check Total:	15,619.00			
Vendor: ancso	Anchor Solar Investments, LLC			Check Sequence: 2	ACH Enabled: True
City Hall 20 #2	City Hall Solar PPA - Dec 2025	60.41	11/26/2025	100-410-1940-43810-0000	
City Hall 20 #2	PW Solar PPA - Dec 2025	140.94	11/26/2025	100-430-3000-43810-0000	
City Hall PW 20	City Hall Solar PPA - Dec 2025	62.27	11/26/2025	100-410-1940-43810-0000	
City Hall PW 20	PW Solar PPA - Dec 2025	145.27	11/26/2025	100-430-3000-43810-0000	
N. Comm. Park 3	NCP Solar - Dec 2025	431.61	11/26/2025	100-450-5200-43810-0000	
PD 20	PD Solar PPA - Dec 2025	207.54	11/26/2025	100-420-2100-43810-0000	
PD 20 #2	PD Solar PPA - Dec 2025	201.35	11/26/2025	100-420-2100-43810-0000	
RAC 20	RAC Solar PPA - Dec 2025	207.54	11/26/2025	205-450-5205-43810-0000	
RAC 20 #2	RAC Solar PPA - Dec 2025	201.35	11/26/2025	205-450-5205-43810-0000	
	Check Total:	1,658.28			
Vendor: aspmi	Aspen Mills			Check Sequence: 3	ACH Enabled: False
364816	High Vis Jacket-Nelson	263.50	11/26/2025	100-420-2210-42180-0000	
364831	Leather Name Tags X68	1,009.80	11/26/2025	100-420-2100-42180-0000	
365040	Flexfit Hat-Bebeau	27.50	11/26/2025	100-420-2210-42180-0000	
365042	Flexfit Hat-Folkestad Blake	27.50	11/26/2025	100-420-2210-42180-0000	
	Check Total:	1,328.30			
Vendor: beaoi	Beaudry Oil & Service Inc.			Check Sequence: 4	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
1130050	Fuel - Unleaded And Diesel	13,421.45	11/26/2025	100-000-0000-14100-0000	
	Check Total:	13,421.45			
Vendor: blomh 1817140-0003	Blooming Mental Health Wellness Visit 7-8-9-10	500.00	11/26/2025	100-420-2100-43140-0000	ACH Enabled: True
	Check Total:	500.00			
Vendor: cabel CC28397	Cable Cloud 2508.303(b)-Cables & Hardware-Dayroom Wifi-	450.50	11/26/2025	449-420-2210-45200-2508	ACH Enabled: True
	Check Total:	450.50			
Vendor: cardo 11/06/25	Cardo LLC Rogers Main Street Master Plan - October	3,000.00	11/26/2025	100-410-1910-43100-0000	ACH Enabled: False
	Check Total:	3,000.00			
Vendor: cdwgo AG77C6M	CDW Government Video Adapter For Front Desk Computer	76.30	11/26/2025	209-450-5207-42010-0000	ACH Enabled: True
	Check Total:	76.30			
Vendor: chein LLC23063	Chet's Safety Sales Inc Duty Boots-Albers	121.60	11/26/2025	100-420-2210-42180-0000	ACH Enabled: False
	Check Total:	121.60			
Vendor: cinco 4249639967	Cintas Corporation PD - Floor Mats 11/12/25	72.93	11/26/2025	100-420-2100-44060-0000	ACH Enabled: True
4250239743	CR Floor Mats 11/18/25	11.25	11/26/2025	100-410-1940-44060-0000	
4250408391	Uniform - Gen'l. Gov't. Bldgs. 11/19/25	2.88	11/26/2025	100-410-1940-42180-0000	
4250408391	Mats & Towels 11/19/25	96.83	11/26/2025	100-430-3000-44060-0000	
4250408391	Uniform - PK 11/19/25	15.32	11/26/2025	100-450-5200-42180-0000	
4250408391	Uniform - WTR 11/19/25	5.04	11/26/2025	601-494-9440-42180-0000	
4250408391	Uniform - Janitorial 11/19/25	2.53	11/26/2025	100-410-1940-44060-0000	
4250408391	Uniform - SWR 11/19/25	5.04	11/26/2025	602-495-9490-42180-0000	
4250408391	Uniform - PW 11/19/25	23.14	11/26/2025	100-430-3000-42180-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	234.96			
Vendor: mnpip	Core & Main LP			Check Sequence: 11	ACH Enabled: False
Y117419	IPerl 1 3TS 1000 G SM 4WHL I4S3GLXX	1,118.36	11/26/2025	601-494-9440-42150-0000	
Y117419	740-4M4 1 MIP Swivel No Lead 5149-245	64.00	11/26/2025	601-494-9440-42150-0000	
Y117419	740-4S4 1 Solder Swivel NL No Lead 5149-247	64.00	11/26/2025	601-494-9440-42150-0000	
Y117419	740N4 1 C-Style Insetter 1X1 DPXDP L/CONN	720.00	11/26/2025	601-494-9440-42150-0000	
	Check Total:	1,966.36			
Vendor: dahdi	Dahlheimer Distributing Co.			Check Sequence: 12	ACH Enabled: True
2626077	Liquor Credit	-8.77	11/26/2025	609-497-9760-42510-0000	
2629311	NA	85.20	11/26/2025	609-497-9760-42540-0000	
	Check Total:	76.43			
Vendor: finwa	Finken Water Centers			Check Sequence: 13	ACH Enabled: True
03883TO	PW Water November	33.95	11/26/2025	100-430-3000-43820-0000	
03935TO	Water-Nov '25-ST 1	18.45	11/26/2025	100-420-2210-43820-0000	
	Check Total:	52.40			
Vendor: flepr	FleetPride			Check Sequence: 14	ACH Enabled: False
130312288	Tanker 11 5"X36" OD Chrome Straight Stack (E	195.99	11/26/2025	100-420-2210-42103-0000	
	Check Total:	195.99			
Vendor: fosja	Jason Foster			Check Sequence: 15	ACH Enabled: False
October 2025	Car Rental - IACP Conf. 10/17/25-10/24/25 Fost	432.91	11/26/2025	100-420-2100-44360-0000	
	Check Total:	432.91			
Vendor: marso	Marc Frederickson			Check Sequence: 16	ACH Enabled: False
1954	50 Bags Solar Salt For RAC	397.50	11/26/2025	205-450-5205-43820-0000	
1955	TruStone Turf Facility 50# Salt	111.30	11/26/2025	209-450-5207-43820-0000	
	Check Total:	508.80			
Vendor: guape	Guardian Pest Solutions, Inc.			Check Sequence: 17	ACH Enabled: False
2711307	CR Pest Control 11/19/25	54.55	11/26/2025	100-410-1940-43100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
2711307	FD Pest Control 11/19/25	42.85	11/26/2025	100-420-2210-43100-0000	
2712959	Commercial Pest Control November	16.20	11/26/2025	100-410-1940-43140-0000	
2712959	Commercial Pest Control November	37.80	11/26/2025	100-430-3000-43140-0000	
2715058	Commercial Pest Control-Nov '25-St 2	58.06	11/26/2025	100-420-2210-43100-0000	
	Check Total:	209.46			
Vendor: hassa	Hassan Sand & Gravel, Inc.			Check Sequence: 18	ACH Enabled: True
193221	Pulverized & Screened Topsoil - SCP Rotary Gr	395.00	11/26/2025	410-450-5200-45300-2104	
193297	Pulverized & Screened Topsoil - SCP Rotary Gr	256.75	11/26/2025	410-450-5200-45300-2104	
	Check Total:	651.75			
Vendor: hawch	Hawkins Inc.			Check Sequence: 19	ACH Enabled: False
7256911	Chlorine Cylinders	50.00	11/26/2025	601-494-9440-42160-0000	
	Check Total:	50.00			
Vendor: hencosh	Hennepin County Accounts Receivable			Check Sequence: 20	ACH Enabled: False
1000255055	PD Radio Fleet Fee - October	5,248.22	11/26/2025	100-420-2100-44120-0000	
	Check Total:	5,248.22			
Vendor: henpu	Hennepin County Recorder			Check Sequence: 21	ACH Enabled: False
1000256620	RecordEASE Web Transactions November	52.50	11/26/2025	100-410-1325-44300-0000	
1000256620	RecordEASE Web Transactions November	52.50	11/26/2025	100-430-3000-44300-0000	
	Check Total:	105.00			
Vendor: impda	Imperial Dade			Check Sequence: 22	ACH Enabled: False
4447111	Vomit Absorbent And Gum Remover	146.88	11/26/2025	209-450-5207-42100-0000	
	Check Total:	146.88			
Vendor: johbr	Johnson Brothers Liquor Co.			Check Sequence: 23	ACH Enabled: False
2923035	Liquor	1,603.90	11/26/2025	609-497-9760-42510-0000	
	Check Total:	1,603.90			
Vendor: konin	KONE Inc			Check Sequence: 24	ACH Enabled: False
871837836	PD Elevator Maintenance - November	156.07	11/26/2025	100-420-2100-44010-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	156.07			
Vendor: lawpr 9312970915	Lawson Products Screws Bolts Bulbs & Seals Ect.	384.90	11/26/2025	Check Sequence: 25 100-430-3000-42100-0000	ACH Enabled: False
	Check Total:	384.90			
Vendor: lpidi 035507	LPi Acquistions Oct 2025 Sr. Newsletter Postage Reimbursement	85.74	11/26/2025	Check Sequence: 26 100-450-5186-43500-0000	ACH Enabled: False
	Check Total:	85.74			
Vendor: mattri 0032260006	Matheson Tri-Gas Inc Monthly Medical Oxygen - November	256.14	11/26/2025	Check Sequence: 27 100-420-2100-42170-0000	ACH Enabled: False
	Check Total:	256.14			
Vendor: menar 57341	Menards, Inc. FVP RV Marine -50F A/F	17.94	11/26/2025	Check Sequence: 28 100-450-5200-42102-0000	ACH Enabled: True
57341	Fast Set Concrete Mix	6.98	11/26/2025	100-430-3120-42240-0000	
57341	Toolbox White Rags 200 Ct	19.76	11/26/2025	100-430-3000-42100-0000	
57359	Pressure Gauge 300 PSI-FIL Wells 3 & 6	17.97	11/26/2025	601-494-9440-42102-0000	
57359	1" PVC Cond Strap Wells 3 & 6	2.91	11/26/2025	601-494-9440-42102-0000	
57359	Gang HOR DUP Cover Wells 3 & 6	3.98	11/26/2025	601-494-9440-42102-0000	
57359	11" Black Cable Ties (100) Wells 3 & 6	5.99	11/26/2025	601-494-9440-42102-0000	
57448	3M Over The Glasses	9.97	11/26/2025	601-494-9440-42180-0000	
57448	MF-DPIMPSKT 1/2DR 1-1/8	21.96	11/26/2025	601-494-9440-42100-0000	
57448	4PC Prybar Set	8.99	11/26/2025	601-494-9440-42105-0000	
57448	12" Multi-Purpose Blade	12.99	11/26/2025	601-494-9440-42100-0000	
	Check Total:	129.44			
Vendor: midnur CR11825	Midwest Nursery Inc Royal Raindrop Crab Apple 2" - SCP Rotary Gra	930.00	11/26/2025	Check Sequence: 29 410-450-5200-45300-2104	ACH Enabled: False
CR11825	State Street Maple 2.5" - SCP Rotary Grant	199.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Skyline Honey Locust 2.5" - SCP Rotary Grant	1,194.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Autumn Blaze Maple 2.5" - SCP Rotary Grant	432.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Armstrong Gold Maple 2.5" - SCP Rotary Grant	199.00	11/26/2025	410-450-5200-45300-2104	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
CR11825	Spring Snow Crab Apple 1.75" - SCP Rotary Grz	155.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Hackberry 2" - SCP Rotary Grant	211.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Emerald Lustre Maple 2.5" - SCP Rotary Grant	796.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Adams Crab Apple 1.75" - SCP Rotary Grant	155.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Emerald Lustre Maple 2" - SCP Rotary Grant	356.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Red Barron Crab Apple 2" - SCP Rotary Grant	155.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Autumn Spire Maple 2" - SCP Rotary Grant	450.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Harvest Gold Linden 2.5" - SCP Rotary Grant	1,944.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Firefall Maple 2.5" - SCP Rotary Grant	250.00	11/26/2025	410-450-5200-45300-2104	
CR11825	Gladiator Crab Apple 2" - SCP Rotary Grant	155.00	11/26/2025	410-450-5200-45300-2104	
	Check Total:	7,581.00			
Vendor: petco 60197	Peterson Companies Irrigation Repairs At Rogers South Community F	23,001.77	11/26/2025	410-450-5200-45300-2104	ACH Enabled: False
	Check Total:	23,001.77			
Vendor: pitbo 3107493243	Pitney Bowes Global Financial Services LLC PD Postage Meter Lease 9/12/2025 - 12/11/2025	179.46	11/26/2025	100-420-2100-44120-0000	ACH Enabled: False
	Check Total:	179.46			
Vendor: pomti 700075338	Pomp's Tire Service Inc. #30-009 Towmax Vanguard CMAXV24	255.42	11/26/2025	100-450-5200-42103-0000	ACH Enabled: True
	Check Total:	255.42			
Vendor: prelo 43368 43368 43368	Premier Locating Inc Locates November Locates November Locates November	150.50 49.00 150.50	11/26/2025 11/26/2025 11/26/2025	601-494-9440-43150-0000 603-496-9495-43150-0000 602-495-9490-43150-0000	ACH Enabled: False
	Check Total:	350.00			
Vendor: midwe 25-0577 25-0587 25-0588	Rock River Industries LLC Mounting Brackets-Mini-1FD0WHT7REF73659 Sheet Metal-Mini-1FD0WHT7REF73659 Credit-Customer Supplied Equip-Mini-1FD0WH	404.25 815.63 -1,095.00	11/26/2025 11/26/2025 11/26/2025	400-420-2210-45500-0000 400-420-2210-45500-0000 400-420-2210-45500-0000	ACH Enabled: True

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	124.88			
Vendor: rogtr	Rogers Ace			Check Sequence: 35	ACH Enabled: False
30457	BKR SQ D QO 1P 15A 3/4" - Well 5	18.99	11/26/2025	601-494-9440-42102-0000	
30472	Hook S ZN .071X11/16 CD8	2.59	11/26/2025	100-430-3120-42103-0000	
30472	Chain STL Single JCK GLV 10#	9.59	11/26/2025	100-430-3120-42103-0000	
	Check Total:	31.17			
Vendor: simpli	Simplifile LC			Check Sequence: 36	ACH Enabled: False
930987041662SFL	Recording Fee - Res 2025-44	46.25	11/26/2025	100-410-1910-43520-0000	
	Check Total:	46.25			
Vendor: strei	Streicher's Inc.			Check Sequence: 37	ACH Enabled: False
I1794462	Uniform - Shirt - Reserve Hegland	59.99	11/26/2025	100-420-2100-42180-0000	
	Check Total:	59.99			
Vendor: terge	Terra General Contractors, LLC			Check Sequence: 38	ACH Enabled: True
Pay App #12	Pay App #12 Const. Serv. - Labor Fieldhouse	86,545.42	11/26/2025	410-450-5200-45200-2201	
Pay App #12	Pay App #12 Const. Services - Material Fieldhou	138,116.31	11/26/2025	410-450-5200-45200-2201	
	Check Total:	224,661.73			
Vendor: onene	theipguys.net LLC			Check Sequence: 39	ACH Enabled: False
D-511990	Monthly Fiber Data And Analog Services Decem	1,391.88	11/26/2025	100-410-1330-43250-0000	
D-511993	Monthly Fiber Data And Analog Services Decem	167.64	11/26/2025	609-497-9760-43250-0000	
	Check Total:	1,559.52			
Vendor: verwi	Verizon Wireless Services, LLC			Check Sequence: 40	ACH Enabled: True
6127632236	PD October Verizon Wireless	1,901.51	11/26/2025	100-420-2100-43250-0000	
	Check Total:	1,901.51			
Vendor: grain	W.W. Grainger, Inc.			Check Sequence: 41	ACH Enabled: True
9714366672	Scoop 14" Clear	60.56	11/26/2025	100-450-5200-42100-0000	
9714366672	Type I Safety Can Steel Red	153.86	11/26/2025	100-450-5200-42100-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	214.42			
Vendor: webal 13598-17715	Webaloo LLC Communications Consultant 11/3/25 - 11/9/25	792.00	11/26/2025	Check Sequence: 42 100-410-1325-43100-0000	ACH Enabled: True
	Check Total:	792.00			
Vendor: xcele 51-0015186280-8	Xcel Energy Turf Facility Electric Meter #1 October	2,422.08	11/26/2025	Check Sequence: 43 410-450-5200-45200-2201	ACH Enabled: False
51-0015186280-8	Turf Facility FINAL Construction Electric Octob	7.85	11/26/2025	410-450-5200-45200-2201	
51-0015186280-8	Final Temp Constr. Meter Adj For Turf Facility C	-15.69	11/26/2025	410-450-5200-45200-2201	
51-0015186280-8	Turf Facility Electric Meter #2 October	15.69	11/26/2025	410-450-5200-45200-2201	
	Check Total:	2,429.93			
Vendor: xcele 51-6488910-9	Xcel Energy Sec. Lights Civic Storage Bldg-21195 Mem' Dr.	7.00	11/26/2025	Check Sequence: 44 100-410-1940-43810-0000	ACH Enabled: False
51-6488910-9	Vacant City Bldg.-12909 Main St. October	28.04	11/26/2025	100-410-1940-43810-0000	
51-6488910-9	Hassan Town Hall-25000 Hassan Pkwy October	72.66	11/26/2025	100-410-1940-43810-0000	
51-6488910-9	Event Center-12716 Main St. October	1,111.95	11/26/2025	100-410-1941-43810-0000	
51-6488910-9	Fire Dept.-21201 Memorial Dr. October	-77.16	11/26/2025	100-420-2210-43810-0000	
51-6488910-9	Civic Storage Bldg.-21195 Memorial Dr. Octobe	26.19	11/26/2025	100-410-1940-43810-0000	
51-6488910-9	Boyer -21701 Industrial Blvd. October	585.50	11/26/2025	100-410-1940-43810-0000	
51-6488910-9	Community Rm-21201 Memorial Dr. October	-98.21	11/26/2025	100-410-1940-43810-0000	
51-6488910-9	City Hall-22350 S. Diamond Lk. Rd. October	77.65	11/26/2025	100-410-1940-43810-0000	
51-6488910-9	Public Works-22350 S. Diamond Lk. Rd. Octobe	181.19	11/26/2025	100-430-3000-43810-0000	
51-6488910-9	Police Dept. - 21860 Industrial Blvd. October	-48.91	11/26/2025	100-420-2100-43810-0000	
	Check Total:	1,865.90			
Vendor: xcele 51-6488909-6	Xcel Energy 12475 Main St-SCP Well & Lights October	189.09	11/26/2025	Check Sequence: 45 100-450-5200-43810-0000	ACH Enabled: False
51-6488909-6	Lions Splash Pad October	115.50	11/26/2025	100-450-5200-43810-0000	
51-6488909-6	12521 Main St-Maintenance Bldg. October	103.89	11/26/2025	100-450-5200-43810-0000	
51-6488909-6	12521 Main St-SCP Warming Hse. October	196.11	11/26/2025	100-450-5200-43810-0000	
51-6488909-6	Reservoir Fields Irrigation October	168.93	11/26/2025	100-450-5200-43810-0000	
51-6488909-6	Triangle Park/Veteran's Mem'l - 12720 Main St C	42.48	11/26/2025	100-450-5200-43810-0000	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
51-6488909-6	Lynch Park - 21901 137TH Ave N October	106.31	11/26/2025	100-450-5200-43810-0000	
51-6488909-6	NCP - 13750 Bittersweet Dr October	998.65	11/26/2025	100-450-5200-43810-0000	
51-6488909-6	13850 Bittersweet Lane October	166.77	11/26/2025	100-450-5200-43810-0000	
51-6488909-6	20859 141st Ave N Rogers Middle School Fields	1,487.24	11/26/2025	100-450-5200-43810-0000	
	Check Total:	3,574.97			
Vendor: xcele	Xcel Energy			Check Sequence: 46	ACH Enabled: False
51-6488908-5	Lift Stations October	2,019.15	11/26/2025	602-495-9490-43810-0000	
	Check Total:	2,019.15			
Vendor: yalme	Yale Mechanical, LLC			Check Sequence: 47	ACH Enabled: True
278351	Repairs To The Boiler At PD	1,515.88	11/26/2025	100-420-2100-44010-0000	
	Check Total:	1,515.88			
Vendor: ziein	Ziegler, Inc.			Check Sequence: 48	ACH Enabled: True
IN002172164	#20-003 3E3535 Dryer	147.97	11/26/2025	100-430-3000-42103-0000	
IN002177066	#20-006 Filters	39.88	11/26/2025	100-430-3000-42103-0000	
	Check Total:	187.85			
	Total for Check Run:	321,023.58			
	Total of Number of Checks:	48			



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 5.3

**Subject:** Canceling the December 23, 2025 Worksession and the December 23, 2025 City Council Meeting

**Prepared By:**

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**Recommended Council Action**

**Overview / Background / Analysis**

**Staff Recommendation**

**Financial Impact:**

**Source Fund:**

**Budgeted?**

**Supporting Documentation**

None



## STAFF REPORT

Meeting Date: December 9, 2025

## ROGERS CITY COUNCIL

Agenda Item: 5.4

**Subject:** Approval of On-Sale, 3.2 Wine Combination, 3.2 Liquor, Brewer Tap Room On-Sale, and Brewer Off-Sale License Renewals

**Prepared By:** Stacie Brown, City Clerk

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### Recommended Council Action

Motion to approve the 2026 Liquor License renewals as presented.

### Overview / Background / Analysis

City Clerk Brown has requested the Police Department to conduct their annual criminal background investigations on each liquor license renewal applicant listed, revealing no violations which would prohibit license renewals.

Liquor licenses will not be issued, or considered approved, until all required application materials are received by the City. Payment in full of the annual license fees must also be received before licenses are issued.

### Staff Recommendation

The following liquor licenses are recommended for approval conditioned upon receipt of all renewal materials and fees:

- On-Sale Liquor License for Broadway Bar & Pizza
- On-Sale Liquor License for Clive's Roadhouse
- On-Sale Liquor License for Emagine Theater
- On-Sale Liquor License for Guadalajara
- On-Sale Liquor License for Maynard's
- On-Sale Liquor License for R Social
- On-Sale Liquor License for Short or Tall
- On-Sale Liquor License for Wellstead of Rogers (contingent on ownership status)
- 3.2 Off-Sale Liquor License for Cub Foods
- 3.2 Off-Sale Liquor License for Holiday Store #307
- 3.2 Off-Sale Liquor License for Target
- 3.2 Off-Sale Liquor License for Travel Centers of America (contingent on ownership status)
- 3.2 and Wine License for Davanni's
- 3.2 and Wine License for Hong Thai
- 3.2 and Wine License for Yanagi Sushi
- Brewer Tap Room On-Sale and Brewer Off-Sale License for Ripple Effect

Brewing

**Financial Impact:**

**Source Fund:**

**Budgeted?** Yes

**Supporting Documentation**

None



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.5

**Subject:** Approval of New On-Sale and Sunday Liquor License for SH1 Diamond Lake Rogers MN MGMT LLC (dba Wellstead Senior Living Lodge)

**Prepared By:** Stacie Brown, City Clerk

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**Recommended Council Action**

Motion to grant conditional approval for a new On-Sale and Sunday liquor license for SH1 Diamond Lake Rogers MN MGMT LLC for the business located at 20500 South Diamond Lake Road in Rogers.

**Overview / Background / Analysis**

The City has been notified that ownership of the Wellstead Senior Living facility in Rogers will be changing in the near future. With the existing On-Sale and Sunday liquor license held under FVE Managers, Inc. set to expire on January 31, 2026, SH1 Diamond Lake Rogers MN MGMT LLC (dba Wellstead Senior Living Lodge) has submitted an application for a new On-Sale and Sunday liquor license to be effective February 1, 2026 for the facility.

Approval will be conditioned upon successful completion of a background investigation through the Rogers Police Department, and receipt of all required forms and fees.

**Staff Recommendation**

Motion to grant conditional approval for a new On-Sale and Sunday liquor license for SH1 Diamond Lake Rogers MN MGMT LLC for the business located at 20500 South Diamond Lake Road in Rogers.

**Financial Impact:**

**Source Fund:**

**Budgeted?** N/A

**Supporting Documentation**

None



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 5.6

**Subject:** Approval of a New Tobacco License for LV Petroleum, LLC for the Business Located at 13400 Rogers Drive, Rogers, MN

**Prepared By:** Stacie Brown, City Clerk

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**Recommended Council Action**

Motion to approve a new tobacco license application for LV Petroleum, conditioned upon pending background investigation requirements.

**Overview / Background / Analysis**

The City has received an application for a new tobacco license from LV Petroleum, LLC for the business located at 13400 Rogers Drive, currently licensed under TA Operating, LLC. The City has been notified that LV Petroleum will be taking over operations of the business in the near future.

Background investigation materials and fees have not been received by the City as of the time of this report. Approval will be conditioned upon receipt of these materials and fees, and passing of the background investigation through the Rogers Police Department.

Approval of this license will cancel all previously-issued tobacco licenses held for business operations conducted at 13400 Rogers Drive.

**Staff Recommendation**

Motion to approve a new tobacco license application for LV Petroleum, conditioned upon pending background investigation requirements.

**Financial Impact:**

**Source Fund:**

**Budgeted?**

**Supporting Documentation**

None



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.7

**Subject:** Approval of Application for Gambling Exempt Permit for Rogers Otsego Softball Association to Conduct Paddlewheels on January 25, 2026 at Ripple Effect Brewing Located at 14086 Northdale Boulevard

**Prepared By:** Stacie Brown, City Clerk

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**Recommended Council Action**

Motion to approve a gambling permit for Rogers Otsego Softball Association to conduct paddlewheels on January 25, 2026 at Ripple Effect Brewing located at 14086 Northdale Boulevard.

**Overview / Background / Analysis**

Rogers Otsego Softball Association has submitted an application for a gambling permit to conduct paddlewheels on January 25, 2026 at Ripple Effect Brewing located at 14086 Northdale Boulevard.

**Staff Recommendation**

Motion to approve a gambling permit for Rogers Otsego Softball Association to conduct paddlewheels on January 25, 2026 at Ripple Effect Brewing located at 14086 Northdale Boulevard.

**Financial Impact:**

**Source Fund:**

**Budgeted?** N/A

**Supporting Documentation**

None



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 5.8

**Subject:** Approval of 2026 Massage Establishment License Renewals

**Prepared By:** Stacie Brown, City Clerk

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**Recommended Council Action**

Motion to approve the 2026 Massage Establishment License renewals conditioned upon receipt of all required application materials and fees.

**Overview / Background / Analysis**

Council adopted an Ordinance requiring massage establishments to be licensed and approved by the City. The following businesses are due to renew their Massage Establishment Licenses for 2026:

- Anchor Chiropractic
- Massage Envy
- Salon Adagio

Approval is conditional, and these licenses will not be reissued until the City receives all required application materials and fees.

**Staff Recommendation**

Motion to approve the 2026 Massage Establishment License renewals conditioned upon receipt of all required application materials and fees.

**Financial Impact:**

**Source Fund:**

**Budgeted?** Yes

**Supporting Documentation**

None



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.9

**Subject:** Approve Resolution 2025-91, A Resolution Increasing the PERA SVF Retirement Benefit to \$6,700 Annually for Paid-On-Call Firefighters

**Prepared By:** Patrick Farrens, Fire Chief

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### **Recommended Council Action**

Move to approve Resolution 2025-91, increasing the PERA SVF retirement benefit to \$6,700 annually for paid-on-call firefighters.

### **Overview / Background / Analysis**

The current benefit level for 2025 is \$6,200 per qualified year of service. A review of similar-sized departments (based on state 2% fire aid allocations) shows that the average benefit level in 2023 was approximately \$6,500. That information is already 2–3 years old (the most current data available). That figure has undoubtedly increased as other departments have approved annual benefit increases since that time. During the 2024 budget discussions, Chief Farrens discussed with Council the goal of moving toward \$8,000 within the next three years to keep pace with similarly sized departments as a recruitment/retention tool.

Note that an annual pension benefit level of \$6,700 means that for every year a firefighter received pension credit during their career, they would receive a lump sum benefit of \$6,700 (i.e., \$6,700 X Number of Years of Service) if retiring in that year and assuming a fully-vested retirement/age qualification, etc. Currently, members are vested at 40% after 5 years of service, increasing by 4% per year up to 20 years of service.

MN PERA conducted the annual pension analysis. A review of the analysis shows that at the requested \$6,700 benefit level, unless the performance of the SVF pension fund and 2% aid checks were to falter to a point that would mandate a State-required City contribution (beyond the current voluntary \$1,000/firefighter), the pension benefit increase would not affect the City financially now or in the future.

As the Council will recall, the 2% Aid (more accurately called State Fire Aid) is funding from the State of Minnesota to help cover pension costs for fire relief associations. It is simply a pass-through with respect to the City. Thus, the vast majority of fire pension funds come from State Aid and the SVF investment returns, along with the City's voluntary \$1,000/firefighter annual contribution. It is important to remember that the pension fund is not a City fund, is not maintained by the City, and cannot be used for any purpose other than paid-on-call fire pensions. Nor are the 2% Fire State Aid dollars City funds.

The pension is an important recruitment tool to attract and maintain Firefighters at a time when even part-time wages at retail/fast-food businesses, for example, can surpass the hourly rate paid to Firefighters who serve in a stressful and all-too-often dangerous role. The City also invests a significant amount of time and money in Firefighters for training, and retaining members up to and after pension vesting is incredibly important for operations and for reducing turnover costs.

Upon Council approval, the attached resolutions would set the pension benefit level at \$6,700 annually, effective January 1, 2026.

**Staff Recommendation**

Approve Resolution 2025-91, increasing the PERA SVF retirement benefit to \$6,700 annually for paid-on-call firefighters.

**Financial Impact:** None

**Source Fund:** N/A

**Budgeted?** N/A

**Supporting Documentation**

A. 2025-91 SVF Benefit Increase

**RESOLUTION NO. 2025-91**

**A RESOLUTION FOR THE BENEFIT LEVEL INCREASE OF THE STATEWIDE VOLUNTEER FIREFIGHTER (SVF) PLAN**

**WHEREAS**, the city previously authorized the fire department to join the Statewide Volunteer Firefighter (SVF) Plan administered by the Public Employees Retirement Association (PERA); and

**WHEREAS**, the city requested and obtained a cost analysis of increasing the benefit level for firefighters who are vested in the SVF Plan from PERA not more than 120 days ago; and

**WHEREAS**, the city understands that Minnesota statutes do not have provisions for a decrease in benefit levels; and

**WHEREAS**, the city highly values the contributions of city fire department members to the safety and well-being of our community and wishes to safeguard their pension investments prudently.

**NOW, THEREFORE, IT IS HEREBY RESOLVED:** by the City Council of Rogers, Minnesota:

1. The city hereby approves an increase in the benefit level for those who have completed the fire department's minimum required years of service for vesting as a member of the SVF Plan administered by PERA at the \$ 6,700 benefit level per year of service, effective January 1, 2026; and
2. The city clerk/administrator and mayor are hereby authorized to execute all documents necessary to bring this resolution into effect.

Moved by Councilmember

Seconded by Councilmember

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk, dated this 9th day of December, 2025.

ATTEST:

\_\_\_\_\_  
Shannon Klick, Mayor

\_\_\_\_\_  
Stacie Brown, City Clerk



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.10

**Subject:** Approval of Resolution No. 2025-98, A Resolution Authorizing a Transfer from General Fund to Facility Capital Reserve Fund

**Prepared By:** Bridget Bruska, Finance Director

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**Recommended Council Action**

Motion to Approve Resolution No. 2025-98, A Resolution Authorizing a Transfer from General Fund to Facility Capital Reserve Fund

**Overview / Background / Analysis**

At the November 25, 2025 City Council meeting, the Council reviewed the General Fund's year-end balance in relation to the City's adopted Fund Balance Policy. The policy establishes a minimum Unassigned Fund Balance level of 45–50 percent of the following year's General Fund budgeted expenditures.

As of December 31, 2024, the City's Unassigned Fund Balance was 64.5 percent, which exceeds both the minimum threshold and the Council's expressed 60 percent target. Based on this review, the Council determined that approximately \$750,000 exceeded the desired target.

The Council directed staff to allocate the excess amount as follows:

- \$375,000 to be transferred to the Facility Capital Reserve Fund to support long-term facility needs.
- \$375,000 to be used to reduce the 2026 property-tax levy.

Because interfund transfers require formal Council authorization, staff has prepared a resolution to facilitate the transfer to the Facility Capital Reserve Fund.

**Staff Recommendation**

Motion to Approve Resolution No. 2025-98, A Resolution Authorizing a Transfer from General Fund to Facility Capital Reserve Fund

**Financial Impact:** \$375,000

**Source Fund:** General Fund

**Budgeted?** No

**Supporting Documentation**

A. Resolution 2025-94

**RESOLUTION NO. 2025 - 98**

**A RESOLUTION AUTHORIZING A TRANSFER FROM THE GENERAL FUND TO THE FACILITY CAPITAL RESERVE FUND**

**WHEREAS**, the City Council of the City of Rogers has adopted a Fund Balance Policy stating that the Unassigned Fund Balance of the General Fund should be maintained at a minimum level equal to 45–50 percent of the following year’s General Fund budgeted expenditures; and

**WHEREAS**, during the regularly scheduled City Council meeting held on November 25, 2025, the City Council reviewed the General Fund balance and discussed its alignment with the City’s adopted policy; and

**WHEREAS**, as of December 31, 2024, the estimated Unassigned Fund Balance in the General Fund was 64.5 percent, which exceeds the minimum level established within the policy; and

**WHEREAS**, it is common and appropriate for the fund balance percentage to exceed the minimum threshold, as the policy is intended to establish minimum—not maximum—target levels; and

**WHEREAS**, the City Council agreed that a 60 percent fund balance level is an appropriate target for long-term financial stability, and determined that the General Fund balance on December 31, 2024 exceeded this target by approximately \$750,000; and

**WHEREAS**, the City Council directed staff to allocate half of the excess balance—\$375,000—to the Facility Capital Reserve Fund for future facility needs, and to use the remaining \$375,000 to reduce the 2026 property-tax levy; and

**WHEREAS**, an interfund transfer is required to deposit the \$375,000 into the Facility Capital Reserve Fund, and such transfers require City Council approval.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Rogers, Minnesota, that an interfund transfer in the amount of \$375,000 is hereby authorized from the General Fund to the Facility Capital Reserve Fund; and

**BE IT FURTHER RESOLVED**, that the Finance Department is directed to execute said transfer and record all necessary accounting entries.

Moved by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 9<sup>th</sup> day of December, 2025.

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Mayor

ATTEST:

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City Clerk



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.11

**Subject:** Approval of Early Replacement/Trade-In of the Ice Resurfer at the Ice Arena  
**Prepared By:** Mike Bauer, Parks & Recreation Director

---

**Recommended Council Action**

Motion to approve the purchase of a Zamboni Model 552AC Ice Resurfer from Zamboni Company USA, Inc. for \$15,000 (net of trade) plus freight, funded through the Activity Center Capital Reserve Fund.

**Overview / Background / Analysis**

The Ice Arena's ice resurfer, purchased in 2023, has experienced ongoing reliability issues since being placed into service. The existing unit utilizes a lithium-ion battery system, and City staff and the vendor have worked extensively to troubleshoot it through warranty claims, software updates, component replacements, and service interventions. Despite these efforts, the unit continues to experience intermittent failures impacting day-to-day operations and equipment reliability.

The ice resurfer is one of the most critical pieces of equipment for maintaining a safe, consistent ice surface for community programming, leagues, and tournaments. Due to continued reliability challenges and growing safety and operational concerns, staff is recommending an early replacement of the unit.

The proposed replacement will utilize a traditional lead-acid battery system, which has a longer operating history within City facilities and a proven record of reliability, simplicity, and service support. This change is intended to reduce operational risk, minimize future downtime, and improve long-term dependability for daily ice operations.

**PROPOSAL**

Zamboni Company USA, Inc. has provided a proposal for a Model 552AC ice resurfer equipped with a lead-acid battery system. The total proposal amount is \$157,424.43, which includes standard equipment and accessories. After application of a manufacturer discount and a trade-in value of \$120,000 for the current 2023 unit, the net cost to the City is \$15,000 plus an estimated \$2,000 for transportation, for a total cost of approximately \$17,000

Funding for the purchase is proposed to come from the Activity Center Capital Reserve Fund.

Upon replacement, the new machine will reset the repair and replacement lifecycle

schedule for this critical piece of equipment and will include a new manufacturer's warranty.

**Staff Recommendation**

Staff recommends approval of the early replacement of the Rogers Activity Center ice resurfer using the Activity Center Capital Reserve Fund, as outlined in the attached proposal from Zamboni Company USA, Inc.

**Financial Impact:** ~\$17,000

**Source Fund:** 205-Capital Reserves

**Budgeted?** Yes

No

**Supporting Documentation**

A. 552AC11.05.25Proposal

November 12, 2025

Mike Bauer  
City of Rogers  
Rogers Activity Center  
21080-141<sup>st</sup> Ave N  
Rogers MN 55374



## PROPOSAL

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**“The principal product you have to sell is the ice itself.”**

**– Frank J. Zamboni**

**Maintaining an ice surface presents a multitude of challenges.** Having efficient and reliable resurfacing equipment should not be one of them. Driven by our founder’s commitment to innovation, we put our product to the test in the harsh environment it will call home. Every feature is deliberately designed to make resurfacing easier and to ensure that the end result is an exceptional sheet of ice. Built by hand. One at a time. The result is an ice resurfacing machine legendary for its quality, durability and superior performance.

### **MODEL 552AC:**

Clean ice. Clean air. Clear choice. Building upon the solid reputation of its predecessor, the Model 552AC features worry-free AC motors and controls, introducing new efficiencies and virtually eliminating associated maintenance. The battery package is easy to access and maintain. Proven and dependable controls built for tough industrial applications. Microprocessor controlled smart chargers deliver long battery life. The Model 552AC provides a low maintenance option for your high maintenance surface.

### **MODEL 552AC LITHIUM-ION (OPTIONAL):**

Zero battery maintenance and lithium-ion power combine for the ultimate upgrade to the world’s most popular electric ice resurfacer. Lithium-ion batteries charge quickly between resurfacings, eliminating overnight charging. Sealed zero maintenance batteries are truly emission-free. Charging is controlled by battery management system to optimize charging and balancing. Strong conveyor performance at any speed. Our unrivaled down pressure system ensures that all you leave behind is perfect.

### **INNOVATION:**

Our commitment to constant innovation is an investment in the end product. We apply decades of experience working with facility owners and operators into every decision we make. Automated processes provide a consistent end result and reduce the chance for operator error. Opportunities to retrieve and display data from the machine provide a new tool in rink management. The incremental and continued introduction of new and better technologies to our ice resurfacing machines facilitates savings of time and valuable resources.

# ZAMBONI®

**QUALITY:**

Zamboni sets the standard of quality to which the industry is held. The Zamboni Company holds itself to an even higher standard with ongoing assessment and meticulous quality control, resulting in products which consistently produce the finest sheet of ice even after many years of use. Our rugged four-wheel drive chassis is hand-built using strong all-welded steel tubing. Premium materials and components are used throughout. We continually collaborate with our customers to ensure the products that will ultimately end up in their facility exceed the high expectations of quality associated with our brand.

**VALUE:**

Zamboni has a well-deserved reputation as the Industry Leader. One which we don't take for granted. Our products have the lowest cost of operation and maintain the highest residual value. A network of Zamboni Authorized Distributors and our own Customer Service teams provide local service and support for our products. In the world of ice, time is money and unreliable equipment can be a show-stopper. Yet another reason that worldwide, more facility operators choose Zamboni for their ice resurfacing needs. Nothing else is even close.

**MACHINE SPECIFICATIONS:**

Machine specifications are also available online. Please copy the web links below into your browser.  
[https://zamboni.com/wp-content/uploads/specs/552AC\\_specs.pdf](https://zamboni.com/wp-content/uploads/specs/552AC_specs.pdf)  
[https://zamboni.com/wp-content/uploads/specs/552AC\\_Lithium-ion\\_specs.pdf](https://zamboni.com/wp-content/uploads/specs/552AC_Lithium-ion_specs.pdf)

**MANUFACTURER'S STATEMENT:**

This machine is proudly designed and manufactured in Paramount, California by Zamboni Company USA, Inc., a United States company.

**WARRANTY:**

Twenty-Four (24) months or 2,000 hours, whichever comes first, parts replacement only.

**SAFETY STANDARDS:**

This machine is engineered to meet or exceed OSHA and ANSI safety labeling requirements. In addition to digital safety information, operating instructions and service manuals being provided with the delivery of the machine, all owners/operators have access to all of these materials online at [www.zamboni.com](http://www.zamboni.com) to view and download at any time.

**FOR ADDITIONAL INFORMATION:**

[zamboni.com/machines/model-552ac](http://zamboni.com/machines/model-552ac)

[zamboni.com/machines/model-552ac-lithium-ion](http://zamboni.com/machines/model-552ac-lithium-ion)

[zamboni.com/options](http://zamboni.com/options)

<b>Zamboni 552AC</b>	<b>\$ 153,124.00</b>
510 AH Lead Acid Battery with Charger, Aluminum Wheels, Guide Wheel, Black Powder Coated Conditioner, Parking Brake, Conditioner Poly Side Plate, Spare Tire & Wheel Assembly, (2) 77" Blades, Wash Water System w/ Poly Tank, Board Brush	
<b>ADDITIONAL EQUIPMENT:</b>	
Single Point Water System for LA Battery	\$ 1,863.00
Wash water system with poly tank	\$ Standard
Board Brush Assembly	\$ Standard
Standard Water Level Sight Gauge	\$ 326.03
Tire Wash System	\$ 1,640.48
Stainless Steel Water Distribution Pipe	\$ 470.93
Subtotal	\$157,424.43
Discount	-\$24,424.43
Trade In Value 552-13551	\$120,000.00
Transportation (estimate will be adjusted at time of shipment)	\$2,000.00
<b>TOTAL</b>	<b>\$15,000.00</b>

**F.O.B:**  
Paramount, California USA

**TERMS:**  
**NET 30 DAYS FROM DATE OF SHIPMENT**

**THANK YOU:**

*Brandon Radeke*

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**Brandon Radeke,**  
Regional Sales Manager

November 12, 2025

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Date

**Zamboni Company USA, Inc.**  
15714 Colorado Ave. Paramount, California 90723 USA  
Phone: +1 562 633 0751 Fax: +1 562 633 9365



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.12

**Subject:** Approval of the First Amendment to the Purchase Agreement for the Sale of City-Owned Property with Brian Conneran (Little Caesars) Allowing for Additional Time to Close

**Prepared By:** Brett Angell, Community Development Director

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### **Recommended Council Action**

Motion to approve the First Amendment to the Purchase Agreement with Brian Conneran for the sale of city-owned property related to the Little Caesars development.

### **Overview / Background / Analysis**

On February 26th, 2025, the City of Rogers entered into a purchase agreement with Brian Conneran related to the sale of city-owned property along Northdale Blvd (PID 1412023210023). The proposed sale corresponds to the development of the property into a freestanding Little Caesars restaurant. Following entering into the purchase agreement for the sale, the buyer submitted all required land use plans pertaining to the proposed development, which received all required city approvals and the development is able to move forward into construction.

Following approval of the plans, the buyer solicited construction proposals and received necessary bids related to the development. The initial design had contemplated modular construction for the building. Following review and discussions with the primary lender for the development, additional quotes and exploration of more traditional construction were explored. This delay pushed the ability to properly begin construction before winter conditions. Instead, it is anticipated the development will be a spring 2026 start. As such, the buyer has requested an extension with the city to allow for additional time to close.

The proposed first amendment to the purchase agreement would allow for an extension to the closing. Based on the amendment, the closing would be required to take place on or before April 1st, 2026. No other provisions of the purchase agreement (including sale price) would be changed.

### **Staff Recommendation**

Staff recommend approval of the First Amendment to the Purchase Agreement for the sale of city-owned property to Brian Conneran to allow for additional time to close.

**Financial Impact:** Not applicable.

**Source Fund:** Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. First Amendment to Purchase Agreement (Little Caesars)

## **FIRST AMENDMENT TO PURCHASE AGREEMENT**

THIS FIRST AMENDMENT is made and entered into this 9th day of December 2025 (“Effective Date”), by and between the City of Rogers, a Minnesota municipal corporation (the “Seller”) and Brian Conneran, and or his assignees, an individual (the “Buyer”).

### **RECITALS**

- 1) The Seller is the fee owner of approximately 1.00 acres of real property legally described at Lot 1, Block 1, Uptown Rogers 3<sup>rd</sup> Addition, Hennepin County, Minnesota (the “Property”).
- 2) The Seller has agreed to sell and the Buyer has agreed to purchase the Property subject to the terms and conditions of the purchase agreement duly executed between the parties on February 26<sup>th</sup>, 2025 (the “Purchase Agreement”).
- 3) The parties agree to amend Section 7 Closing Date based upon a request from the Buyer for additional time to finalize construction details and receive financing commitments from lenders.

NOW, THEREFORE, the parties hereto agree as follows:

- 1) The Closing Date (Within Section 7 of the Purchase Agreement) shall be amended from requiring a closing within 14 days after the expiration of the Due Diligence Period to a closing being required to occur on or before April 1, 2026.
- 2) All other terms of the purchase agreement and any amendments remain binding.

*[Signatures on following page.]*

**BUYER:**

Brian Conneran

By: \_\_\_\_\_  
Brian Conneran

**SELLER:**

City of Rogers

By: \_\_\_\_\_  
Shannon Klick, Mayor

By: \_\_\_\_\_  
Stacie Brown, City Clerk



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.13

**Subject:** Approval of the Fourth Amendment to the Purchase Agreement with Jacob Ventures (Ray Js) to Allow Additional Time to Close

**Prepared By:** Brett Angell, Community Development Director

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### **Recommended Council Action**

Motion to approve the Fourth Amendment to the Purchase Agreement with Jacob Ventures (Ray Js) allowing for additional time to close.

### **Overview / Background / Analysis**

On July 9th, 2024, the City of Rogers ("City") entered into a purchase agreement with Jacob Ventures, LLC ("Buyer") for the sale of approximately 2.7-acres of city-owned property along Northdale Blvd for the development of a new Ray Js American Grill. On November 26th, 2024, the City and the Buyer entered into the First Amendment to the purchase agreement, slightly reducing the sale price of the property due to the need for soil corrections on the site. On March 25th, 2025, the City and Buyer entered into the Second Amendment to the purchase agreement to amend the amount of due diligence timing to further define construction expectations. On June 24, 2025, the City and Buyer entered into the Third Amendment to the purchase agreement, allowing for additional time to close to ensure the Buyer had adequate financing to move forward. The third amendment required a minimum of monthly updates from the Buyer, which they have adequately provided.

The proposed Fourth Amendment to the purchase agreement would grant an extension to allow for a closing to occur by no later than May 1, 2026. Said extension would allow for further time for the Buyer to ensure adequate financing and would allow for the Buyer to not have to hold the property during winter non-construction months. The Buyer has a defined avenue for the project to move forward and staff have reviewed this with the Buyer and feel confident in its ability to occur. The Buyer has been very transparent with staff and they remain dedicated to seeing this project come to fruition within the community. No other components of the Purchase Agreement would be changed with the proposed amendment.

### **Staff Recommendation**

Staff recommends approval of the Fourth Amendment to the Purchase Agreement for the sale of city-owned land to Jacob Ventures (Ray Js) allowing for additional time to close.

**Financial Impact:** Not applicable.

**Source Fund:** Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Fourth Amendment to Purchase Agreement (Ray Js)

## FOURTH AMENDMENT TO PURCHASE AGREEMENT

THIS FOURTH AMENDMENT is made and entered into this 9th day of December, 2025 (“Effective Date”), by and between the City of Rogers, a Minnesota municipal corporation (the “Seller”) and Jacob Ventures, LLC., a Minnesota limited liability company (the “Buyer”).

### RECITALS

- 1) The Seller is the fee owner of approximately 2.72 acres of real property legally described at Lot 3, Block 1, Uptown Rogers 3<sup>rd</sup> Addition, Hennepin County, Minnesota (the “Property”).
- 2) The Seller has agreed to sell and the Buyer has agreed to purchase the Property, following the Buyer’s environmental investigation and testing of the Property, and subject to the additional terms and conditions of the purchase agreement duly executed between the parties on July 9, 2024 (the “Purchase Agreement”).
- 3) The Seller and Buyer agreed to a First Amendment to the Purchase Agreement on November 25, 2024 adjusting the purchase price due to soil correction costs.
- 4) The Seller and Buyer agreed to a Second Amendment to the Purchase Agreement on March 25, 2025 adding an additional 120 days of due diligence timing.
- 5) The Seller and Buyer agreed to a Third Amendment to the Purchase Agreement on June 24, 2025 adding an additional 190 days of due diligence timing.
- 6) The parties agree to amend the Due Diligence timing of the agreement to allow the Buyer sufficient time to finalize construction contracts and financing for the development and due to current winter construction limitations.

NOW, THEREFORE, the parties hereto agree as follows:

- 1) The Due Diligence Period (Section 5 of the Purchase Agreement) shall be amended to allow for an additional one hundred and twenty-one (121) days of additional due diligence timing from the date current expiration (December 31, 2025). The new expiration shall be May 1, 2026.
- 2) All other terms of the purchase agreement and any amendments remain binding.

*[Signatures on following page.]*

**BUYER:**

Jacob Ventures, LLC

By: \_\_\_\_\_  
Mark Jacob, President

**SELLER:**

City of Rogers

By: \_\_\_\_\_  
Shannon Klick, Mayor

By: \_\_\_\_\_  
Stacie Brown, City Clerk



**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 5.14

**Subject:** Approval of the Seventh Amendment to the Purchase Agreement with Duffy Development for the Sale of City-Owned Property Allowing Additional Time to Close

**Prepared By:** Brett Angell, Community Development Director

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**Recommended Council Action**

Motion to approve the Seventh Amendment to the Purchase Agreement with Duffy Development for the sale of city-owned property to allow for additional time to close.

**Overview / Background / Analysis**

On February 21st, 2025, the City of Rogers ("City") and Duffy Development ("Buyer") entered into a new purchase agreement corresponding to the sale of city-owned property on Main Street for the redevelopment of the parcel into a new 40-unit senior affordable development with attached senior center, small commercial space, and other improvements to the property. This purchase agreement replaced two prior purchase agreements which the City and Buyer had entered into since the development was nearing the point of beginning work.

Since the purchase agreement was entered into, there have been six amendments that have been entered into. The six amendments are further detailed below.

- 1st Amendment - added an additional 60 days to close;
- 2nd Amendment - added an additional 45 days to close;
- 3rd Amendment - added an additional 45 days to close;
- 4th Amendment - added an additional 21 days to close;
- 5th Amendment - added an additional 26 days to close;
- 6th Amendment - added an additional 21 days to close and additional language pertaining to buyer rights.

The proposed 7th amendment would allow for an additional 26 days to close and change the structuring for how the deal financially closes. This would bring the closing date to on or before December 31st, 2025. The additional time is required to allow both the City and Buyer to determine the proper route for conveying the property with the title company and Minnesota Housing. A closing date was planned and closing documents were delivered to title prior to the existing deadline but slight alterations to these documents may be required.

The proposed amendment also amends the language pertaining to legal proceedings to reflect the existing conditions as we go to closing. Original language reflected no

potential legal proceedings and the amendment clarifies existing proceeds as it pertains to the overall development.

Pertaining to the closing cost changes, the proposed amendment amends the purchase price which is currently \$630,000 in purchase price + \$136,324.02 in relocation costs (half was due at closing and half post-construction) + \$39,524 in previous city incurred development costs. The amendment changes the purchase price to \$805,848.02 (i.e. all the costs that were previously separated in the agreement into one). This change is related to clarity for the title company, removal of the need to hold a separate escrow through construction with title, and for grant purposes. Additionally, it benefits the city as the entire amount is paid at closing rather than the delay for half the relocation being paid after construction is completed.

No other changes are proposed to any of the terms or conditions of the purchase agreement.

**Staff Recommendation**

Staff recommend approval of the Seventh Amendment to the Purchase Agreement with Duffy Development for the sale of city-owned property to allow for additional time to close.

**Financial Impact:** Not applicable.

**Source Fund:** Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

A. Seventh Amendment to the Duffy Purchase Agreement

## SEVENTH AMENDMENT TO PURCHASE AGREEMENT

THIS SEVENTH AMENDMENT is made and entered into this 9th day of December 2025 (“Effective Date”), by and between the City of Rogers, a Minnesota municipal corporation (the “Seller”) and Duffy Development Company, Inc., a Minnesota corporation (the “Buyer”).

### RECITALS

- 1) The Seller is the fee owner of approximately 1.94 acres of real property legally described at Lot 2, Block 1, Main Street Center Addition, Hennepin County, Minnesota (the “Property”).
- 2) The Seller has agreed to sell and the Buyer has agreed to purchase the Property subject to the terms and conditions of the purchase agreement duly executed between the parties on February 21<sup>st</sup>, 2025 (the “Purchase Agreement”).
- 3) The Buyer and Seller agreed to the First Amendment to the Purchase Agreement on April 22<sup>nd</sup>, 2025, allowing for an additional 60-days to closing related to the Buyer’s financing.
- 4) The Buyer and Seller agreed to the Second Amendment to the Purchase Agreement on June 24<sup>th</sup>, 2025, allowing for an additional 45-days to closing related to the Buyer’s financing.
- 5) The Buyer and Seller agreed to the Third Amendment to the Purchase Agreement on August 12<sup>th</sup>, 2025, allowing for an additional 45 days to close related to the Buyer’s financing.
- 6) The Buyer and Seller agreed to the Fourth Amendment to the Purchase Agreement on September 23<sup>rd</sup>, 2025, allowing for an additional 21 days to close related to the completion of required agreements.
- 7) The Buyer and Seller agreed to a Fifth Amendment to the Purchase Agreement on October 14, 2025, allowing for an additional 26 days to close related to timing and restructuring of agreements.
- 8) The Buyer and Seller agreed to a Sixth Amendment to the Purchase Agreement on November 13, 2025, allowing for an additional 21 days to close and the addition of language to the Purchase Agreement corresponding to buyer rights post-closing.
- 9) The parties agree to amend Section 2 Purchase Price to increase the defined total purchase price to make it inclusive of relocation and previous city-incurred development costs. This amendment subsequently removes the need for Exhibit C and language from Section 8.

10) The parties agree to amend Section 3 Closing Date based upon the need for an additional 26 days for the final review and approval of all documents, including the deed for the conveyance of the property.

NOW, THEREFORE, the parties hereto agree as follows:

- 1) The Purchase Price (Section 2 of the Purchase Agreement) shall be amended to read: The total purchase price for the Property shall be \$805,848.02 (“Purchase Price”), paid to the Seller, as defined in Sections 2a and 2b.
- 2) The Closing Date (Section 3 of the Purchase Agreement) shall be amended from December 5, 2025, to December 31, 2025.
- 3) No Proceedings (Section 6(k) of the Purchase Agreement) shall be amended to read “The Buyer and Seller acknowledge the W&W Properties, LLC vs. the City of Rogers legal challenge (the “Legal Challenge”). Seller will indemnify the Buyer and Buyer’s assigns against, and will hold them harmless from; any damages arising out of W&W’s claims in the Legal Challenge related to easement rights.. There are no additional legal or administrative proceedings pending: (i) which would adversely affect Seller’s right to convey the Property to Buyer as contemplated in this Agreement, or (ii) affecting the Property. There are no condemnation or eminent domain proceedings pending or, to the Seller’s Knowledge, threatened with respect to the property.
- 4) Closing Costs (Section 8 of the Purchase Agreement) shall be amended to remove the third paragraph language as detailed below:

In addition to the foregoing, the Buyer shall reimburse Seller’s costs of relocation benefits paid to tenants or occupants of the Property in an amount of \$136,324.02 with such reimbursement paid as follows: one half at Closing; one half upon Buyer’s completion of construction of improvements on the Property as evidenced by a certificate of occupancy issued by Seller. This obligation shall survive Closing.

- 5) Exhibit C of the Purchase Agreement shall be removed.
- 6) All other terms of the purchase agreement and any amendments remain binding.

*Remainder of this page intentionally left blank.*

**BUYER:**

Duffy Development Company, Inc.

By: \_\_\_\_\_  
John Duffy, President

**SELLER:**

City of Rogers

By: \_\_\_\_\_  
Shannon Klick, Mayor

By: \_\_\_\_\_  
Stacie Brown, City Clerk



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 7.1

**Subject:** Approval of 2026 Final Budget and Levy Certifications

- Open for Public Comment
- Adopt the 2026 Budget
- Approval of Resolution No. 2025-94, A Resolution Setting the 2026 General and Special Levies

**Prepared By:** Bridget Bruska, Finance Director

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**Recommended Council Action**

- Open for Public Comment
- Motion to Adopt the 2026 City of Rogers Budget, Including the General Fund, Special Revenue Funds; the Enterprise Fund Budgets, the Five-Year Financial Management Plan, Capital Equipment Plan, Capital Improvement Plan, and Other Supporting Budget Documents
- Motion to Adopt Resolution No. 2025-94, A Resolution Setting the 2026 General and Special Levies

**Overview / Background / Analysis**

Each year, the City of Rogers must prepare a budget and set a property tax levy for the upcoming year. Staff carefully analyzed revenue sources, expenditure needs, and City initiatives to develop a budget and levy for your consideration. The City is required to adopt the final budget and property tax levy for 2026 and certify the levy to the County Auditor for taxes payable in 2026 by December 29, 2025. Additionally, the City must review the proposed budget and levy during a regular City Council meeting, providing an opportunity for public testimony as part of the process.

Budget decisions are made with a long-term perspective, ensuring that the City can continue offering quality services at a reasonable cost. Rogers remains in a strong financial position, supported by its AA+ credit rating, which reflects the growing local economy, healthy reserves, and sound financial management practices and policies. The City benefits from its strong tax base, including continued residential growth, expanding commercial and industrial development, and stable market values that help support ongoing service delivery.

2026 Budgets

The City prepares budgets for the following funds:

*General Fund.* The City's general fund accounts for day-to-day operational expenses, such as public safety, parks, street maintenance, and general government services, funded primarily by property taxes and other local revenues. For 2026, the City Council made a conscious policy decision to utilize a portion of available Fund Balance to help balance the budget rather than fully funding the increased expenditure needs through additional revenues. This approach allows the City to maintain service levels while managing the impact on taxpayers. General Fund budgeted expenditures for 2026 are \$18,973,601, a 14.52 percent increase from 2025. The General Fund levy of \$12,390,535 increased 13.06 percent, which is slightly less than the expenditure increase.

*Special Revenue Funds.* Special revenue funds are used to account for specific revenues that are designated for a particular purpose. The City's three budgeted special revenue funds include (1) the Economic Development Authority, (2) the Rogers Activity Center (RAC), and (3) the Health Partners Fieldhouse, which opened in Fall of 2025. The proposed budget includes a \$150,000 tax levy for the EDA and a \$475,000 tax levy for the RAC. The HealthPartners Fieldhouse revenue budget exceeds the expenditure budget, resulting in no tax levy for this special revenue fund in 2026.

*Enterprise Funds.* Enterprise Fund budgets include the Utility and Liquor Funds. These funds are meant to account for activities that provide goods or services to the public for a fee. Careful consideration was put into these budgets to ensure their long-term financial health. Two critical items to note when looking at Enterprise Budgets are: (1) whether the operating revenues cover operating expenditures (including depreciation and debt payments) and (2) whether a strong cash balance is sustained to support continued operations and maintenance of equipment and infrastructure.

#### Final Levy

The proposed 2026 levy is \$16,840,601, a 9.82 percent increase from the prior year. Details regarding the final levy are included in the attached resolution and presentation. It is important to note that the proposed levy increase is due primarily to a balancing of the following:

- Increases in expenditures due to inflation, increased staffing to meet the service level needs of the community, utility costs, insurance costs, and contractual agreements.
- Union contracts and personnel costs programmed across all departments.
- Continuation (and increases) of capital reserve funds to lower borrowing costs related to replacement of depreciated capital and new capital needs (replacement/new equipment, city facilities, roads, parks, trails)

Existing property values in Rogers have remained relatively stable, with a 5.10% increase in local tax capacity driven largely by new residential growth rather than changes in existing property values. The City's tax rate is determined by dividing the

levy by the total tax capacity. For 2026, the estimated tax rate is 40.293%, up from the 2025 rate of 38.767%. For comparison, a median-valued home of \$455,400, which saw a slight decrease in value of about 2% from 2025, would see an estimated increase of approximately \$106 in the City-only portion of their property tax bill.

The City is committed to maintaining stable tax conditions for existing homes and businesses. As the community continues to grow rapidly, with increasing demand for a broader range of services, the City has responded proactively to these needs. Although economic conditions have led to higher operational costs, this growth presents exciting opportunities for future development, including new facilities to serve residents better. To support these goals and ensure the continued delivery of quality services, the tax rate has been adjusted over the past two years and is expected to gradually rise as we plan for the future.

**Staff Recommendation**

After opening the meeting for public comment, staff recommends motions to:

- Adopt the 2026 City of Rogers Budget, Including the General Fund, Special Revenue Funds; the Enterprise Fund Budgets, the Five-Year Financial Management Plan, Capital Equipment Plan, Capital Improvement Plan, and Other Supporting Budget Documents
- Adopt Resolution No. 2025-94, A Resolution Setting the 2026 General and Special Levies

**Financial Impact:** N/A

**Source Fund:** N/A

**Budgeted?** N/A

**Supporting Documentation**

- A. Resolution 2025-94
- B. 2026 Final Budget & Levy Presentation

**RESOLUTION NO. 2025 - 94**

**A RESOLUTION SETTING THE 2026 GENERAL AND SPECIAL LEVIES**

**WHEREAS**, on December 9, 2025, in accordance with Minnesota Statute, the City Council reviewed the proposed budget and levy allowing for public testimony.

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Rogers hereby certifies:

General Levy:

General Fund Levy	\$ 12,390,535
Special Revenue Fund Levy (Rogers Activity Center)	\$ 254,027
Special Revenue Fund Levy (Economic Development)	\$ 150,000
Economic Development Tax Abatement Levy (SE Rogers)	\$ 180,000
Rogers Activity Center Abatement Bond Debt Levy – Principal	\$ 190,000
2020-21 Capital Equipment Interfund Loan Levy	\$ 69,364
2022-23 Capital Equipment Interfund Loan Levy	\$ 432,167
2024-25 Capital Equipment Interfund Loan Levy	\$ 794,288
Public Safety Capital Reserve Levy (PD Building)	\$ 182,939
Capital Improvement Reserve Funds	\$ 1,575,000
Total General Levy	<u>\$ 16,218,320</u>

Special Levies:

G.O. Improvement/Abatement Bonds, 2015A – Interest	\$ 30,973
G.O. Capital Improvement Plan Bonds, 2024A – Fire Station #2	\$ 591,308
Total Special Levies	<u>\$ 622,281</u>

Total City of Rogers Payable 2026 Certified Levy \$ 16,840,601

Moved by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_

The following voted in favor of said resolution:

The following voted against the same:

The following abstained:

Whereupon said resolution was declared duly passed and adopted, and was signed by the Mayor, and attested by the Clerk dated this 9<sup>th</sup> day of December, 2025.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



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# 2026 Final Budget & Levy

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PRESENTATION & PUBLIC INPUT

DECEMBER 9, 2025

*Connect. Explore. Thrive.*



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# AGENDA

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Final presentation  
of 2026 Budget &  
Levy



City Council  
comments and  
questions



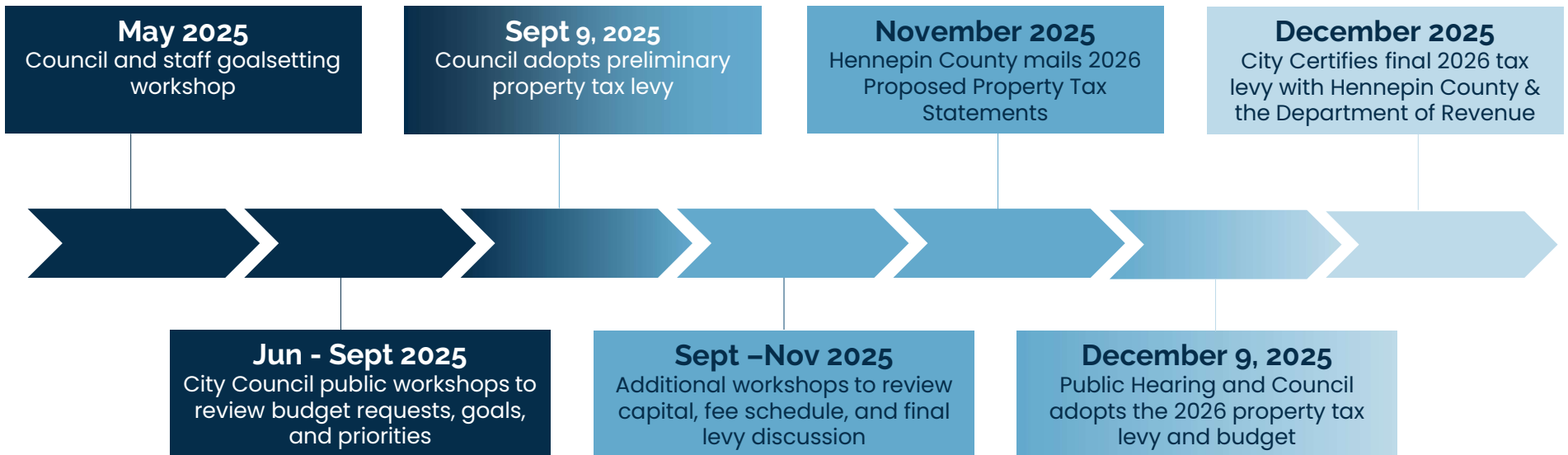
Public Comment –  
Resident comments  
and questions on  
City levy & budget



Adopt 2026 Budget  
& Levy



# BUDGET PROCESS



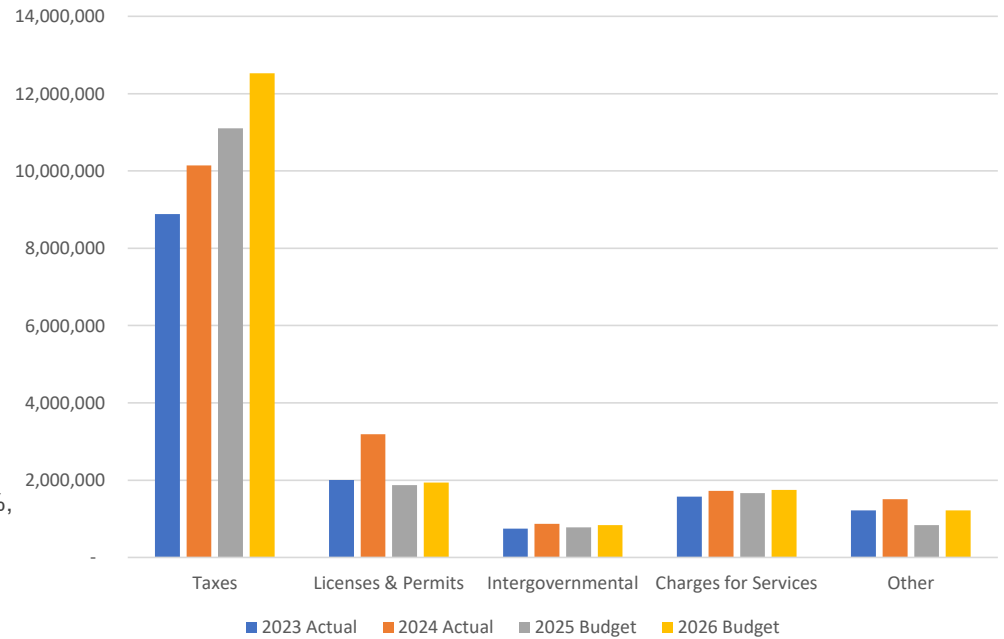
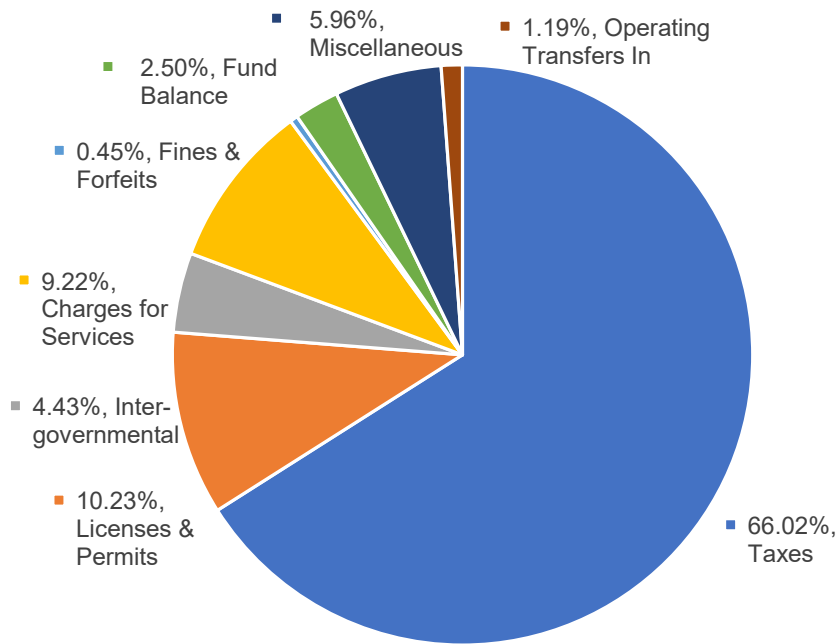


# 2026 BUDGETS

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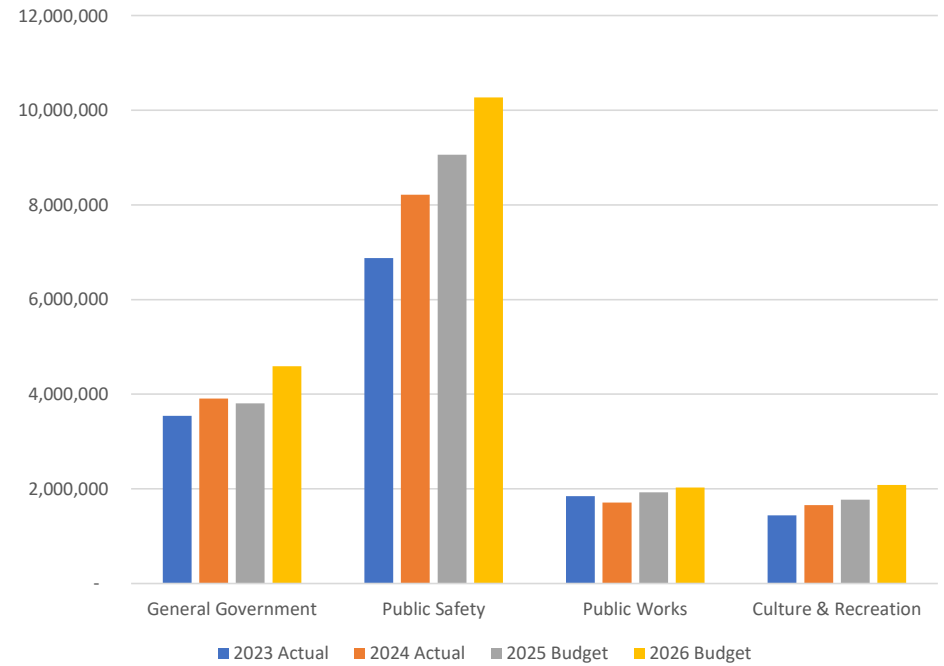
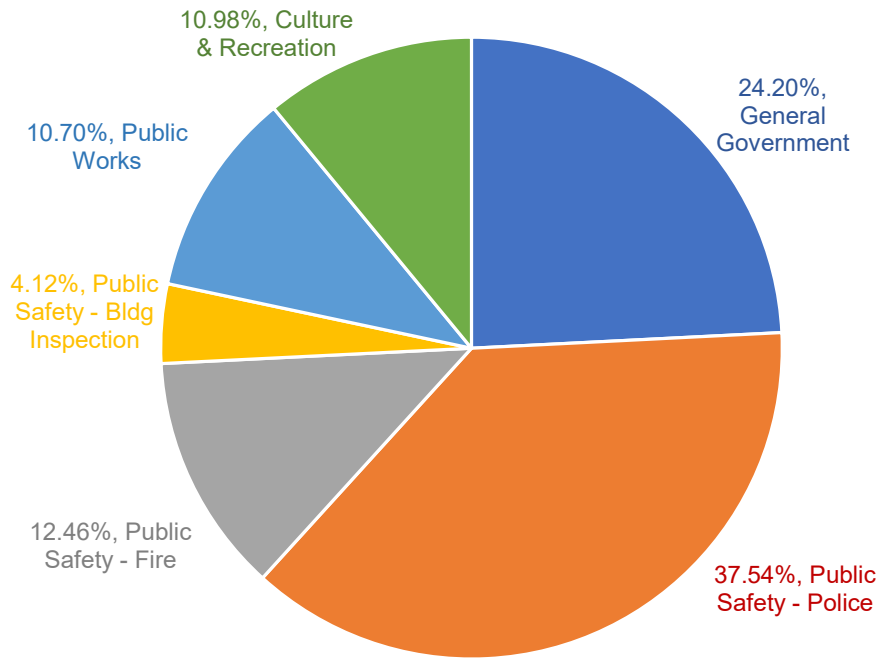


# GENERAL FUND BUDGET: REVENUES





# GENERAL FUND BUDGET: EXPENDITURES





# SPECIAL REVENUE FUNDS

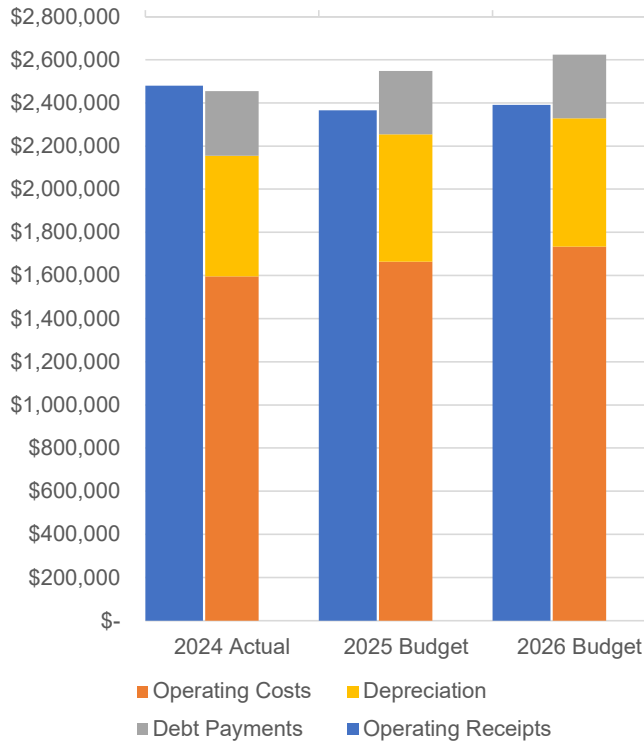
	<u>EDA</u>	<u>RAC</u>	<u>Turf</u>
Revenues			
Taxes	330,000	254,027	-
Charges for Services	-	623,400	459,000
Miscellaneous	2,000	102,200	-
Total Revenues	<u>332,000</u>	<u>979,627</u>	<u>459,000</u>
Expenditures			
Personal Services	59,034	477,487	266,309
Supplies	-	98,363	38,550
Other Services and Charges	227,000	335,200	141,725
Capital Outlay	-	-	-
Total Expenditures	<u>286,034</u>	<u>911,050</u>	<u>446,584</u>
Revenues Over (Under) Expenditures	45,966	68,577	12,416



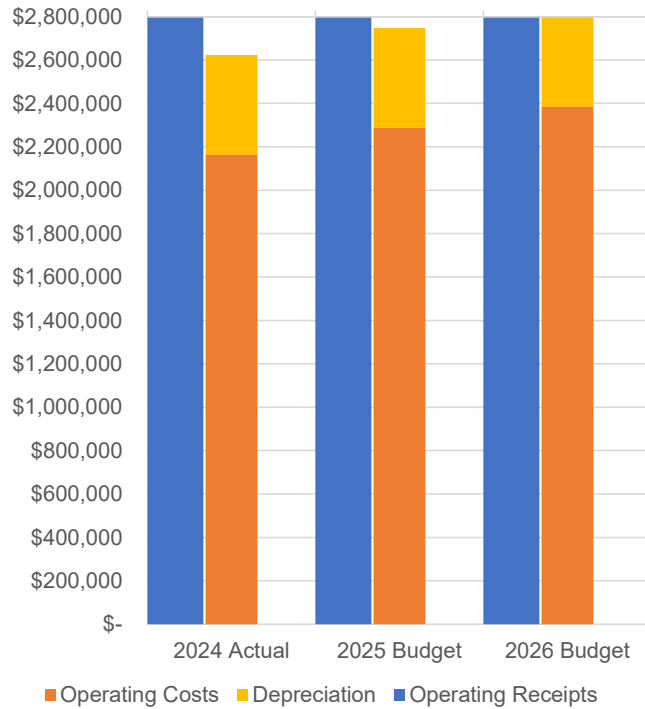


# UTILITY FUNDS

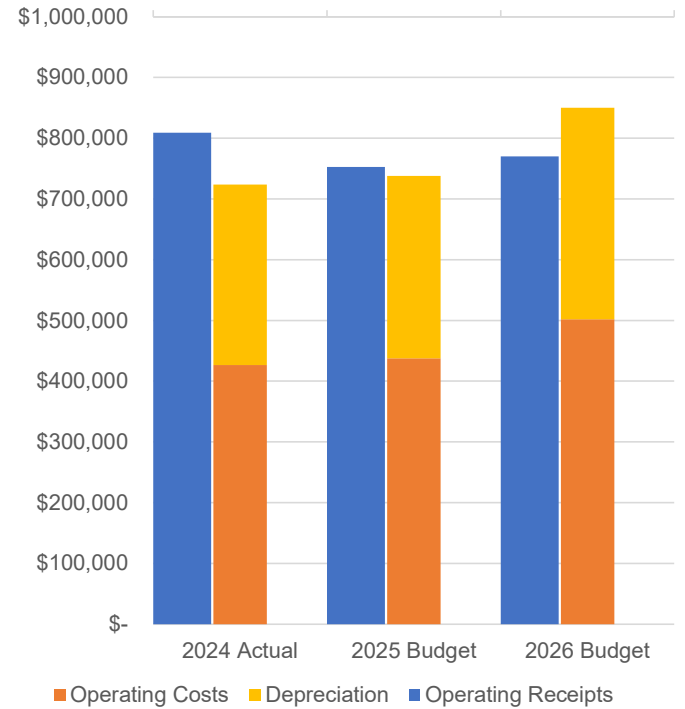
### Water Cashflows from Operations



### Sewer Cashflows from Operations



### Storm Sewer Cashflows from Operations





# LIQUOR FUND

## City of Rogers Municipal Liquor Fund Budget Summary

	2024 Actual		2025 Budget		2026 Budget	
	Amount	Percent of Sales	Amount	Percent of Sales	Amount	Percent of Sales
Sales	4,671,978	100.0%	4,401,800	100.0%	4,271,800	100.0%
Cost of Sales	3,105,075	66.5%	3,104,500	70.5%	3,012,600	70.5%
Gross Profit	1,566,903	33.5%	1,297,300	29.5%	1,259,200	29.5%
Operating Expenses	1,397,330	29.9%	1,049,674	23.8%	1,179,515	27.6%
Operating Income (Loss)	169,573	3.6%	247,626	5.6%	79,685	1.9%



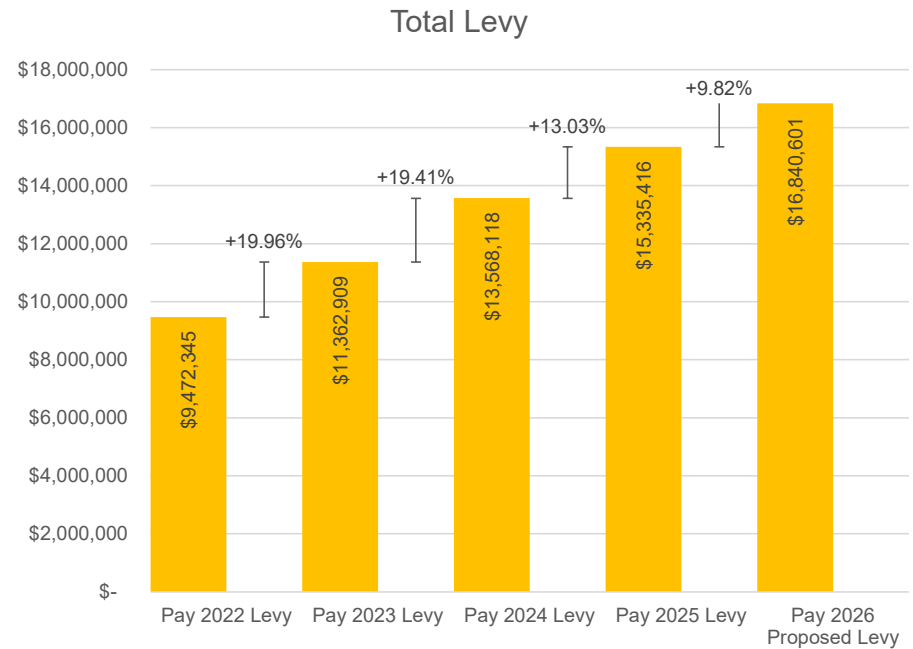
# 2026 PROPERTY TAX LEVY

*Connect. Explore. Thrive.*



# 2026 PROPERTY TAX LEVY

Description	Pay 2025	Pay 2026	% Change
<b>General Levy</b>			
General Fund Operating Levy	10,959,495	12,390,535	13.06%
Special Revenue Fund Levy (Ec Dev)	150,000	150,000	0.00%
Special Revenue Fund Levy (RAC)	254,907	254,027	-0.35%
Economic Development Tax Abatement Levy	170,000	180,000	5.88%
RAC 2015A Abatement Bond Debt Levy	185,000	190,000	2.70%
Interfund Loan Repayment - 2020-21 Equipment	201,224	69,364	-65.53%
Interfund Loan Repayment - 2022-23 Equipment	432,167	432,167	0.00%
Interfund Loan Repayment - 2024-25 Equipment	794,288	794,288	0.00%
Capital Improvement Project Reserves	1,378,471	1,575,000	14.26%
Police Department Building Reserves	181,626	182,939	0.72%
<b>Total General Levy</b>	<b>14,707,178</b>	<b>16,218,320</b>	<b>10.27%</b>
<b>Debt Levies</b>			
GO Improvement/Abatement Bonds of 2015A	35,093	30,973	-11.74%
GO Capital Improvement Plan Bonds of 2024A	593,145	591,308	-0.31%
<b>Total Debt Levies</b>	<b>628,238</b>	<b>622,281</b>	<b>-0.95%</b>
<b>Net Levy to Taxpayers</b>	<b>15,335,416</b>	<b>16,840,601</b>	<b>9.82%</b>





# 2026 PROPERTY TAX LEVY

**The proposed levy increase is due primarily to a balancing of the following factors:**

- Increases in expenditures due to inflation, increased staffing to meet the service level needs of the community, utility costs, insurance costs, and contractual agreements.
- Union contracts and personnel costs programmed across all departments.
- Continuation (and increase) of capital reserve funds to lower borrowing costs related to replacement of depreciated capital and new capital needs (replacement/new equipment, city facilities, roads, parks, trails)
- Updated revenue projections.





# 2026 TAX CAPACITY

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# TAX CAPACITY

## What is Tax Capacity?

- Measures the taxable value of property.
- Percentage of the assessed value based on property type
- Used to determine the amount property tax by multiplying it by the City's tax rate.

New properties typically take about two years to be added to the City's tax rolls.

## Residential Market Value Homestead Exclusion

Description	2026
Maximum Exclusion	\$38,000
Minimum Value	\$95,000
Maximum Value	\$517,200

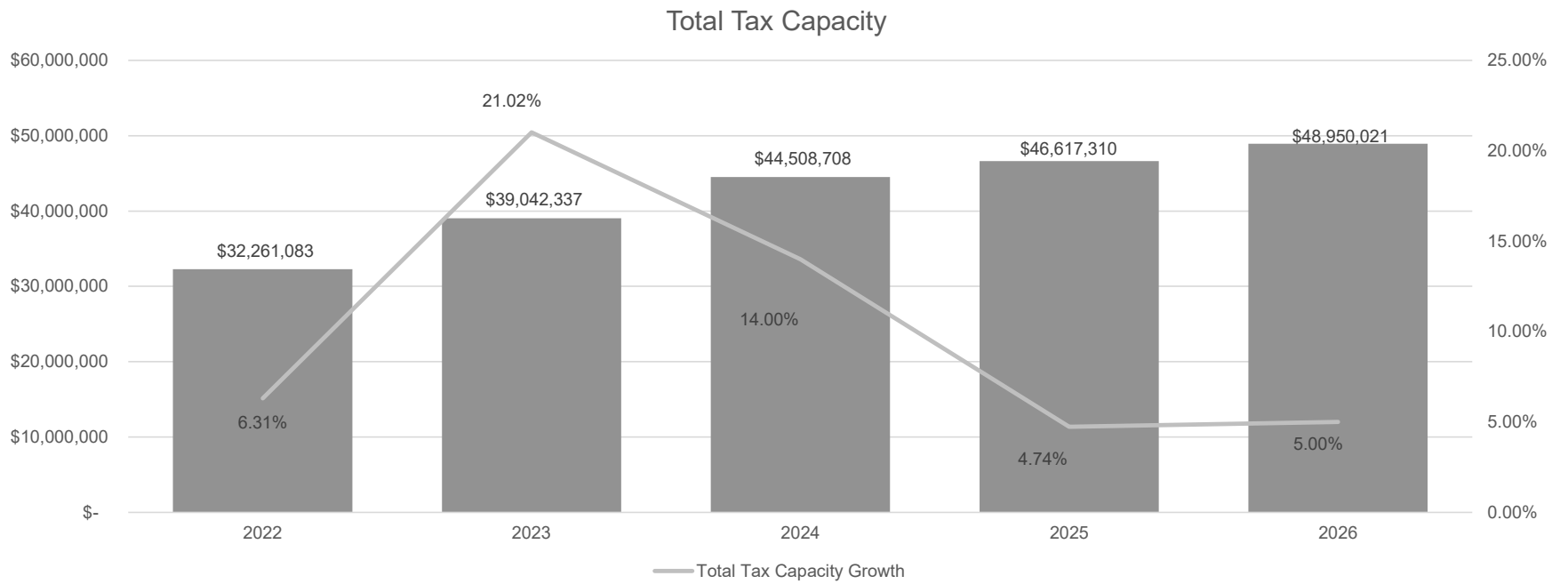


# TAX CAPACITY BY TYPE

Property Type	Tax Capacity		Change from 2025 to 2026 % Increase (Decrease)
	Pay 2025	Est. Pay 2026	
Commercial	5,496,759	5,682,405	3.38%
Farm	684,922	705,810	3.05%
Industrial	15,955,573	15,887,371	-0.43%
Residential	21,509,942	23,627,792	9.85%
Apartment	2,414,530	2,361,192	-2.21%
Subtotal	46,061,726	48,264,570	4.78%
Personal Property	557,752	687,792	23.32%
Less: Transmission Line	(2,168)	(2,341)	7.98%
Total	46,617,310	48,950,021	5.00%



# TOTAL TAX CAPACITY





# 2026 TAX RATE

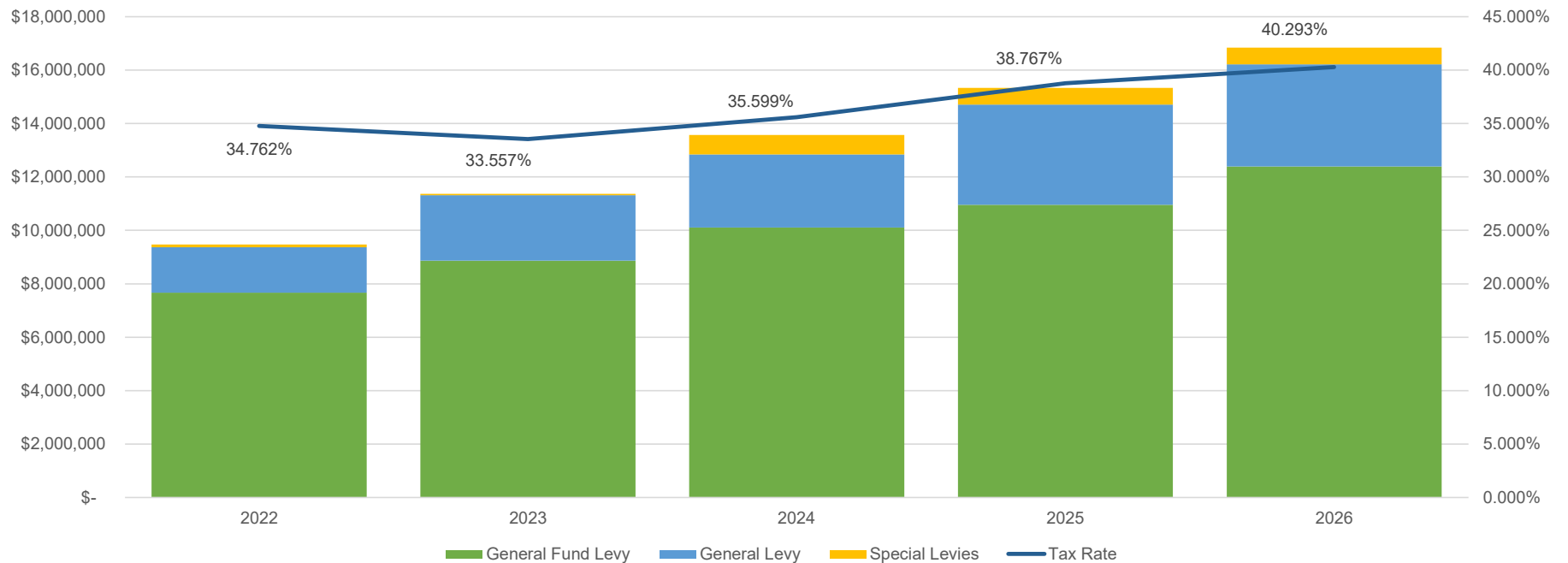
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# TAX RATE FORMULA

$$\text{TAX RATE} = \text{PROPERTY TAX LEVY} \div \text{TAX CAPACITY}$$





# 2026 TAXES CALCULATION

## Effect on Median Valued Home:

Description	2025	2026	Change
Median Value	\$446,100	\$455,400	\$9,300
Tax Capacity (1%)	\$4,461	\$4,554	\$93
Tax Rate	38.767%	40.293%	1.526%
Property Taxes	\$1,729	\$1,835	\$106

**+ \$106 / Year**

**+ \$8.80 / Month**

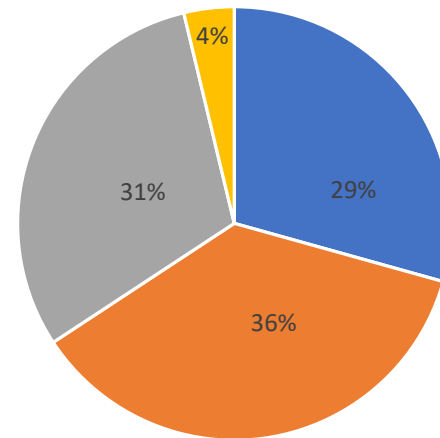


# PROPERTY TAXES

- **Where do property taxes go?**

- County
- City
- School
- Special Districts

- **Approximately 30% of residential property taxes go to the City to pay for City services**



■ Hennepin County     ■ School District  
■ City of Rogers     ■ Other Taxing Districts



# CONCLUDING REMARKS

- Staff and City Council are cognizant of the impact that levy and tax rate increases have on our taxpayers, especially in a time of rising costs.
- While growth presents challenges, such as balancing the demand for services and infrastructure, it also brings long-term benefits by strengthening the local economy and enhancing residents' quality of life.
- The City Council has adopted a forward-thinking, fiscally responsible approach, planning not only for the upcoming year but also for the long term to ensure financial stability while achieving our goals.





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# CONTACT INFORMATION

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- **Budget Questions**

- Budget questions may be directed to the Finance Director at 763-428-2253 or [bbruska@rogersmn.gov](mailto:bbruska@rogersmn.gov)

- **Property Value**

- Property value questions may be directed to the County Assessor directly at 612-348-3046 or [assessor.ao@hennepin.us](mailto:assessor.ao@hennepin.us).





# QUESTIONS?

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*Connect. Explore. Thrive.*



# PUBLIC COMMENT

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24

*Connect. Explore. Thrive.*



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# RECOMMENDATIONS:

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## **Motion to Approve Resolution No. 2025-94**

A Resolution Setting the 2026 General and Special Levies

## **Motion to Adopt the 2026 City of Rogers Budget**

Including the General Fund, Rogers Activity Center (RAC) and Economic Development Authority (EDA) Special Revenue Funds; the Enterprise Fund Budgets, the 5-Year Financial Management Plan, Capital Equipment Plan, Capital Improvement Plan, and Other Supporting Budget Documents





**STAFF REPORT**

**Meeting Date:** December 9, 2025

**ROGERS CITY COUNCIL**

**Agenda Item:** 7.2

**Subject:** Consideration of a Redevelopment Tax Increment Financing Term Sheet Related to 21601 John Deere Lane

**Prepared By:** Brett Angell, Community Development Director

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### **Recommended Council Action**

Motion to approve the redevelopment tax increment financing term sheet with Ebert Companies and Bader Companies for the proposed development at 21601 John Deere Lane.

### **Overview / Background / Analysis**

At the November 13th meeting, the City Council reviewed a proposed concept plan for the redevelopment of the property at 21601 John Deere Lane into a 181-unit market rate multifamily development. The proposed development is consistent with the zoning and guidance for the property. During the concept plan review, a high-level discussion on the request and need for tax increment financing (TIF) took place. This discussion primarily focused on the proposed TIF district type and a general overview of how tax increment financing districts work and would correspond to this development. TIF is a commonly used tool by municipalities to help incentivize development or redevelopment within the community and is guided by Minnesota State Statute and the city's adopted economic development financing policy. Per the city's policy, the proposed development meets the public purposes objectives of: increasing the tax base, encouraging redevelopment, encouraging spin-off development, offsetting increased costs of redevelopment, and infrastructure improvements (sidewalks).

Following the submission of an application for public assistance (TIF) from the developer, the proposed financials for the development were reviewed by Ehlers, the City's consultant, and staff. The initial request for assistance included an ask for full term (26 years) TIF assistance in the amount of \$12,000,000. Following the initial review, there was extensive discussion between staff, Ehlers, and the developer to ensure all assumptions and proposed terms were aligned and the defined need was shown. Upon finalization of these negotiations, a term sheet was drafted related to the proposed assistance. Please note this term sheet is non-binding as there would need to be additional agreement to a TIF plan and assistance agreement. Additionally, the approval of the term sheet does not grant land use approvals and the developer will still be required to obtain any and all approvals as required by code.

The proposed TIF term sheet with Ebert and Bader corresponds to the creation of a redevelopment TIF district for the development site. Redevelopment districts have a maximum term of 26 years and are used on properties which are undergoing

redevelopment with substandard buildings on the parcels and other property characteristics that would make redevelopment otherwise unlikely or challenging. The existing structures on the subject property were inspected by LHB and were deemed substandard by defined rules. Additionally, the site has contamination which will have to be remediated upon redevelopment.

The TIF run related to the proposed development and the proposed term sheet are attached to this item. Additionally, the concept plan and architectural renderings are also attached. Additional details related to the proposed term sheet can be found below.

#### Development and Valuation

Minimum improvements include the new 3-story, class A market-rate apartments of 181 units. The anticipated assessed value of the proposed development would be approximately \$43,440,000.

#### Timing

The term sheet includes an anticipated timing of construction beginning by June 1st, 2026 and completion by December 31, 2027.

#### Assistance Duration and Amount

The total projected duration would be 22 years. The anticipated total assistance amount over this number of years is \$7,620,000. The TIF note would be defined in a manner which the assistance would be for up to 22 years or until the note is paid off, whichever is soonest. If the note was paid prior to reaching 22 years, the district would decertify early. If the TIF payments reached 22 years, but it did not generate that amount, the district would still decertify and the city would hold no obligation to pay off any remaining portion.

#### Look-Back Provisions

The proposed amounts include three look back provisions. The first would occur after construction is completed to ensure the project costs matched what was anticipated, and it was not less. The second would ensure that returns on investment are not above a certain threshold. The third would occur if there was a future sale or refinancing and the proceeds exceeded thresholds. If the lookback provisions found any items that went above the thresholds defined, the city has the ability to reduce the TIF note amount.

As a reminder, the amount of increment generated corresponding to this TIF note is based solely off the proposed development site. No outside or separate parcels influence or pay for any of the assistance that would be granted.

Following a potential TIF term sheet, the developer anticipates submitting land use plans in Q1 2026 for review by the City Council and Planning Commission. It is anticipated that the TIF items for a district creation would be on the agenda for council review at the same meetings as entitlements or after.

**Staff Recommendation**

Staff recommend the approval of the tax increment financing TIF term sheet with Ebert and Bader for the redevelopment project for the property at 21601 John Deere Lane

**Financial Impact:** Not applicable.

**Source Fund:** Not applicable.

**Budgeted?** N/A

**Supporting Documentation**

- A. Willis Trucking TIF Term Sheet
- B. TIF Run
- C. Development Concept Plan

## Term Sheet

This Term Sheet is executed as of this 9th day of December, 2025 by and between the Developer and the City of Rogers (the “City”) and is intended to set forth the general terms upon which the parties hereto may be willing to enter into a Tax Increment Financing (TIF) Assistance Agreement. Except for Section 9 below (which shall be binding upon the Developer), this Term Sheet shall not be deemed conclusive or legally binding upon either party and neither party shall have any obligations regarding the property defined below unless and until a definitive TIF Assistance Agreement is approved by the City and executed by both parties.

1. Developer: Ebert Companies, Bader Companies, and/or its affiliates/related parties
2. Property: 21601 John Deere Lane, Rogers, MN  
(PIDs: 23-120-23-24-0046; 23-120-23-24-0047)
3. Key Business Terms – Developer:
  - a. Execution of TIF Assistance Agreement
  - b. Acquisition of Property
  - c. Preparation and Submittal of Construction Plans
4. Key Business Terms – City:
  - a. Creation of a new Tax Increment Financing District for the project, subject to qualification as a redevelopment Tax Increment District
  - b. Approval of Construction Plans
  - c. Execution of TIF Assistance Agreement
  - d. Determination that Developer has sufficient financial means to construct Minimum Improvements
  - e. Obtain all land use approvals, permits necessary to construct the project, and payment of customary City fees
5. Minimum Improvements: Construction of a 3-story, Class A market rate apartment building with approximately 181 housing units, 196 underground parking stall, and 172 surface parking stalls.
6. Estimated Construction Schedule: Commence construction by August 1, 2026, and complete by February 28, 2028. For the purpose hereof, “Commence” shall mean beginning of physical improvement to the Property, including demolition, grading, excavation, or other physical site preparation work. “Complete” shall mean that the Minimum Improvements are sufficiently complete for the issuance of a Certificate of Occupancy.
7. Public Assistance: Subject to all terms and conditions of the TIF Assistance Agreement, the City will reimburse the Developer through Available Tax Increment for up to a total of approximately \$7,620,000 (Present Value) of Qualified Costs related to the Minimum Improvements. “Qualified Costs” shall mean acquisition, demolition, remediation, site improvement and infrastructure costs incurred in connection with the construction of the Minimum Improvements. Payments will be made through a Note issued on a pay-as-you-go basis over a MAXIMUM of 22 years at a rate of 5.5% per annum.

8. Building Value: The buildings to be constructed upon the Property are anticipated to have an assessed value of approximately \$43,440,000
9. Fees: The City acknowledges the Developer made an escrow deposit of \$10,000 for reasonable out-of-pocket expenses for legal and financial consultant services related to TIF district creation, drafting the TIF Assistance Agreement, analysis, and administrative fees associated with this transaction. This includes costs related to the above incurred to date as well as future expenditures.

The Developer will be required to deposit additional funds if the initial deposit is fully drawn. Any funds deposited by Developer and not expended by the City for its legal, financial advisor, or other consultant fees on or before the date of execution of the TIF Assistance Agreement will be returned to the Developer without interest. The Developer shall pay all other normal and customary City fees and expenses, unless otherwise specified in the TIF Assistance Agreement, for the approval and construction of the Minimum Improvements.

10. Look-Back Provision: The TIF Assistance Agreement will include a look-back provision to review actual project performance against initial projections. If (1) project costs are less than anticipated, (2) returns on investment are projected to exceed certain thresholds, and (3) proceeds from a future sale or refinancing of the Project exceed certain limitations, then the Note may be reduced. This provision will be further defined in a future TIF Assistance Agreement and agreed upon by the Parties.
11. Miscellaneous:
  - a. No transfer of Property or TIF Assistance Agreement without City consent.
  - b. Developer covenants to pay property taxes and maintain customary insurance.

IN WITNESS WHEREOF, the parties have executed this Term Sheet as of the date first set forth above.

BADER DEVELOPMENT AND EBERT COMPANIES OR ITS  
AFFILIATES/RELATED PARTIES

By: \_\_\_\_\_

Its: \_\_\_\_\_

CITY OF ROGERS

By: \_\_\_\_\_

Its: \_\_\_\_\_

## Bader / Ebert Apartments - 3% Inflation

City of Rogers, MN

181 Apartment Units



### ASSUMPTIONS AND RATES

<b>DistrictType:</b>	<b>Redevelopment</b>
<b>District Name/Number:</b>	
<b>County District #:</b>	
<b>First Year Construction or Inflation on Value</b>	<b>2026</b>
<b>Existing District - Specify No. Years Remaining</b>	
Inflation Rate - Every Year:	<b>3.00%</b>
Interest Rate:	<b>5.50%</b>
Present Value Date:	<b>1-Aug-27</b>
First Period Ending	1-Feb-28
Tax Year District was Certified:	<b>Pay 2025</b>
Cashflow Assumes First Tax Increment For Development:	2028
Years of Tax Increment	26
Assumes Last Year of Tax Increment	2053
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	<b>Inside(B)</b>
Incremental or Total Fiscal Disparities	<b>Incremental</b>
Fiscal Disparities Contribution Ratio	37.7232% Pay 2025
Fiscal Disparities Metro-Wide Tax Rate	123.8880% Pay 2025
Maximum/Frozen Local Tax Rate:	107.382% Pay 2025
Current Local Tax Rate: (Use lesser of Current or Max.)	107.382% Pay 2025
State-wide Tax Rate (Comm./Ind. only used for total taxes)	28.8570% Pay 2025
Market Value Tax Rate (Used for total taxes)	0.25349% Pay 2025

Tax Rates		
Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First \$150,000		1.50%
Over \$150,000		2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First \$100,000		0.25%
Over \$100,000		0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First \$500,000		1.00%
Over \$500,000		1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First \$500,000		1.00%
Over \$500,000		1.25%
Agricultural Non-Homestead		1.00%

### BASE VALUE INFORMATION (Original Tax Capacity)

Map ID	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	23-120-23-24-0046	Willis Enterprises	21601 John Deer Ln	242,000	713,000	955,000	100%	955,000	Pay 2025	C/I	19,100	Rental	11,938	1
2	23-120-23-24-0047	Willis Enterprises	21601 John Deer Ln	733,000	0	733,000	100%	733,000	Pay 2025	C/I	14,660	Rental	9,163	
				<b>975,000</b>	<b>713,000</b>	<b>1,688,000</b>		<b>1,688,000</b>			<b>33,760</b>		<b>21,100</b>	

**Note:**

1. Base values are for pay 2026 based on review of County website on 10-8-25.
2. Located in SD #728, WS #2

Bader / Ebert Apartments - 3% Inflation

City of Rogers, MN  
181 Apartment Units



PROJECT INFORMATION (Project Tax Capacity)													
Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2026	Percentage Completed 2027	Percentage Completed 2028	Percentage Completed 2029	First Year Full Taxes Payable
	Apartments	240,000	240,000	181	43,440,000	Rental	543,000	3,000	40%	100%	100%	100%	2029
<b>TOTAL</b>					<b>43,440,000</b>		<b>543,000</b>						
Subtotal Residential				181	43,440,000		543,000						
Subtotal Commercial/Ind.				0	0		0						

Note:

1. Market values are based upon estimates from the County Assessor

TAX CALCULATIONS									
New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Apartments	543,000	0	543,000	583,084	0	0	110,116	693,200	3,829.84
<b>TOTAL</b>	543,000	0	543,000	583,084	0	0	110,116	693,200	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.

WHAT IS EXCLUDED FROM TIF?	
Total Property Taxes	693,200
less State-wide Taxes	0
less Fiscal Disp. Adj.	0
less Market Value Taxes	(110,116)
less Base Value Taxes	(22,658)
<b>Annual Gross TIF</b>	<b>560,427</b>



Bader / Ebert Apartments - 3% Inflation  
 City of Rogers, MN  
 181 Apartment Units

TAX INCREMENT CASH FLOW														
% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
														02/01/28
100%	217,200	(21,100)	-	196,100	107.382%	210,576	105,288	(379)	(10,491)	94,418	89,432	0.5	2028	08/01/28
							105,288	(379)	(10,491)	94,418	176,470	1	2028	02/01/29
100%	543,000	(21,100)	-	521,900	107.382%	560,427	280,213	(1,009)	(27,920)	251,284	401,913	1.5	2029	08/01/29
							280,213	(1,009)	(27,920)	251,284	621,323	2	2029	02/01/30
100%	559,290	(21,100)	-	538,190	107.382%	577,919	288,960	(1,040)	(28,792)	259,127	841,526	2.5	2030	08/01/30
							288,960	(1,040)	(28,792)	259,127	1,055,835	3	2030	02/01/31
100%	576,069	(21,100)	-	554,969	107.382%	595,936	297,968	(1,073)	(29,690)	267,206	1,270,911	3.5	2031	08/01/31
							297,968	(1,073)	(29,690)	267,206	1,480,230	4	2031	02/01/32
100%	593,351	(21,100)	-	572,251	107.382%	614,494	307,247	(1,106)	(30,614)	275,527	1,690,291	4.5	2032	08/01/32
							307,247	(1,106)	(30,614)	275,527	1,894,730	5	2032	02/01/33
100%	611,151	(21,100)	-	590,051	107.382%	633,609	316,804	(1,140)	(31,566)	284,098	2,099,887	5.5	2033	08/01/33
							316,804	(1,140)	(31,566)	284,098	2,299,553	6	2033	02/01/34
100%	629,486	(21,100)	-	608,386	107.382%	653,297	326,648	(1,176)	(32,547)	292,925	2,499,913	6.5	2034	08/01/34
							326,648	(1,176)	(32,547)	292,925	2,694,910	7	2034	02/01/35
100%	648,370	(21,100)	-	627,270	107.382%	673,575	336,788	(1,212)	(33,558)	302,018	2,890,580	7.5	2035	08/01/35
							336,788	(1,212)	(33,558)	302,018	3,081,013	8	2035	02/01/36
100%	667,822	(21,100)	-	646,722	107.382%	694,462	347,231	(1,250)	(34,598)	311,383	3,272,096	8.5	2036	08/01/36
							347,231	(1,250)	(34,598)	311,383	3,458,065	9	2036	02/01/37
100%	687,856	(21,100)	-	666,756	107.382%	715,976	357,988	(1,289)	(35,670)	321,029	3,644,663	9.5	2037	08/01/37
							357,988	(1,289)	(35,670)	321,029	3,826,267	10	2037	02/01/38
100%	708,492	(21,100)	-	687,392	107.382%	738,135	369,068	(1,329)	(36,774)	330,965	4,008,481	10.5	2038	08/01/38
							369,068	(1,329)	(36,774)	330,965	4,185,819	11	2038	02/01/39
100%	729,747	(21,100)	-	708,647	107.382%	760,959	380,479	(1,370)	(37,911)	341,199	4,363,746	11.5	2039	08/01/39
							380,479	(1,370)	(37,911)	341,199	4,536,912	12	2039	02/01/40
100%	751,639	(21,100)	-	730,539	107.382%	784,467	392,234	(1,412)	(39,082)	351,739	4,710,649	12.5	2040	08/01/40
							392,234	(1,412)	(39,082)	351,739	4,879,737	13	2040	02/01/41
100%	774,188	(21,100)	-	753,088	107.382%	808,681	404,341	(1,456)	(40,288)	362,596	5,049,379	13.5	2041	08/01/41
							404,341	(1,456)	(40,288)	362,596	5,214,480	14	2041	02/01/42
100%	797,414	(21,100)	-	776,314	107.382%	833,621	416,811	(1,501)	(41,531)	373,779	5,380,118	14.5	2042	08/01/42
							416,811	(1,501)	(41,531)	373,779	5,541,323	15	2042	02/01/43
100%	821,336	(21,100)	-	800,236	107.382%	859,310	429,655	(1,547)	(42,811)	385,297	5,703,048	15.5	2043	08/01/43
							429,655	(1,547)	(42,811)	385,297	5,860,445	16	2043	02/01/44
100%	845,976	(21,100)	-	824,876	107.382%	885,769	442,884	(1,594)	(44,129)	397,161	6,018,345	16.5	2044	08/01/44
							442,884	(1,594)	(44,129)	397,161	6,172,020	17	2044	02/01/45
100%	871,356	(21,100)	-	850,256	107.382%	913,021	456,511	(1,643)	(45,487)	409,381	6,326,184	17.5	2045	08/01/45
							456,511	(1,643)	(45,487)	409,381	6,476,221	18	2045	02/01/46
100%	897,496	(21,100)	-	876,396	107.382%	941,092	470,546	(1,694)	(46,885)	421,967	6,626,732	18.5	2046	08/01/46
							470,546	(1,694)	(46,885)	421,967	6,773,215	19	2046	02/01/47
100%	924,421	(21,100)	-	903,321	107.382%	970,004	485,002	(1,746)	(48,326)	434,931	6,920,157	19.5	2047	08/01/47
							485,002	(1,746)	(48,326)	434,931	7,063,167	20	2047	02/01/48
100%	952,154	(21,100)	-	931,054	107.382%	999,784	499,892	(1,800)	(49,809)	448,283	7,206,622	20.5	2048	08/01/48
							499,892	(1,800)	(49,809)	448,283	7,346,237	21	2048	02/01/49
100%	980,718	(21,100)	-	959,618	107.382%	1,030,457	515,229	(1,855)	(51,337)	462,037	7,486,285	21.5	2049	08/01/49
							515,229	(1,855)	(51,337)	462,037	7,622,584	22	2049	02/01/50
100%	1,010,140	(21,100)	-	989,040	107.382%	1,062,051	531,025	(1,912)	(52,911)	476,202	7,759,303	22.5	2050	08/01/50
							531,025	(1,912)	(52,911)	476,202	7,892,362	23	2050	02/01/51
100%	1,040,444	(21,100)	-	1,019,344	107.382%	1,094,592	547,296	(1,970)	(54,533)	490,793	8,025,828	23.5	2051	08/01/51
							547,296	(1,970)	(54,533)	490,793	8,155,722	24	2051	02/01/52
100%	1,071,657	(21,100)	-	1,050,557	107.382%	1,128,110	564,055	(2,031)	(56,202)	505,822	8,286,011	24.5	2052	08/01/52
							564,055	(2,031)	(56,202)	505,822	8,412,812	25	2052	02/01/53
100%	1,103,807	(21,100)	-	1,082,707	107.382%	1,162,633	581,316	(2,093)	(57,922)	521,301	8,539,996	25.5	2053	08/01/53
							581,316	(2,093)	(57,922)	521,301	8,663,777	26	2053	02/01/54
<b>Total</b>							<b>20,902,959</b>	<b>(75,251)</b>	<b>(2,082,771)</b>	<b>18,744,938</b>				
<b>Present Value From 08/01/2027</b>				<b>Present Value Rate</b>	<b>5.50%</b>		<b>9,661,199</b>	<b>(34,780)</b>	<b>(962,642)</b>	<b>8,663,777</b>				

WILLIS TRUCKING SITE  
JOHN DEERE LANE  
ROGERS, MN









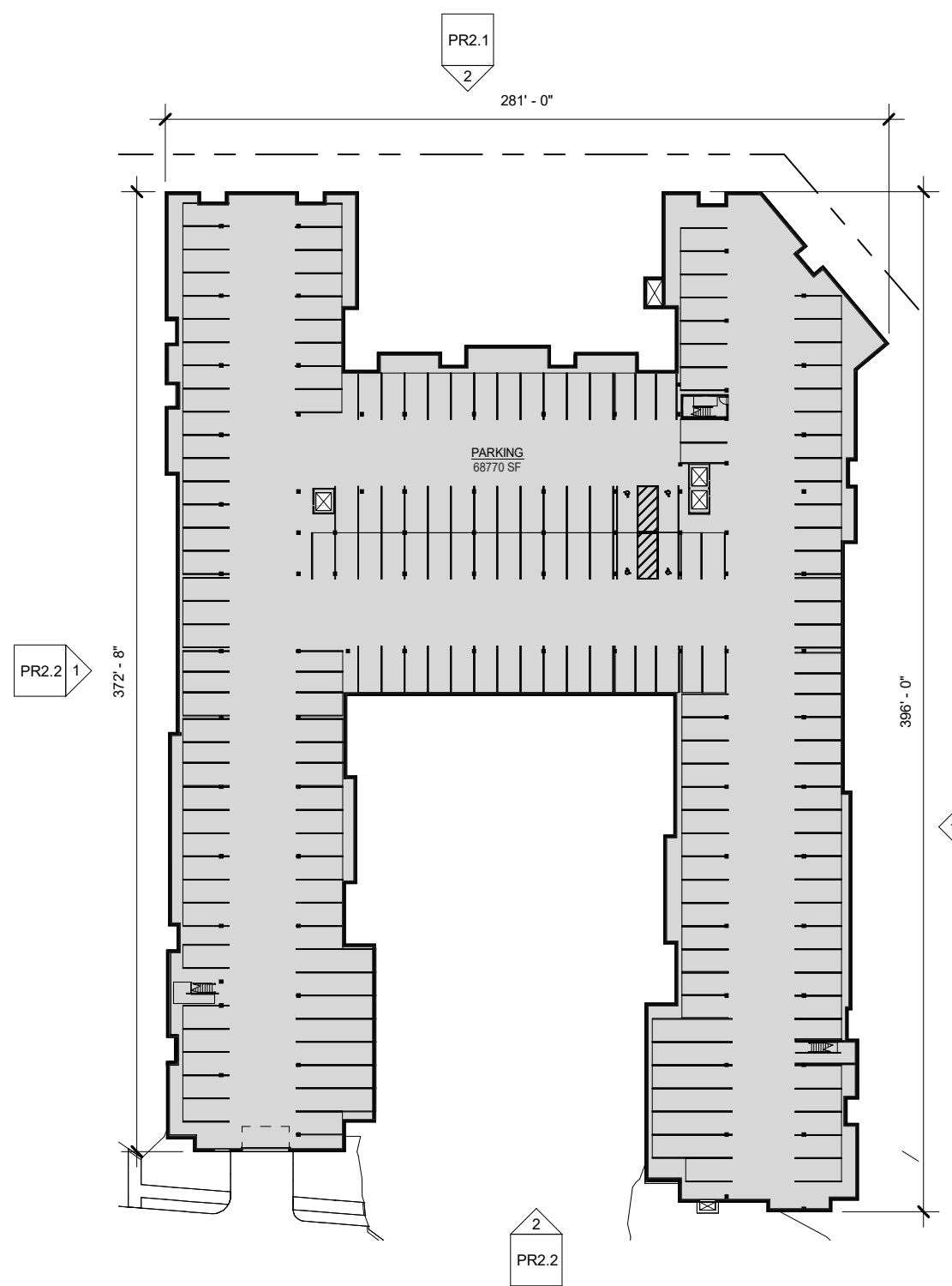




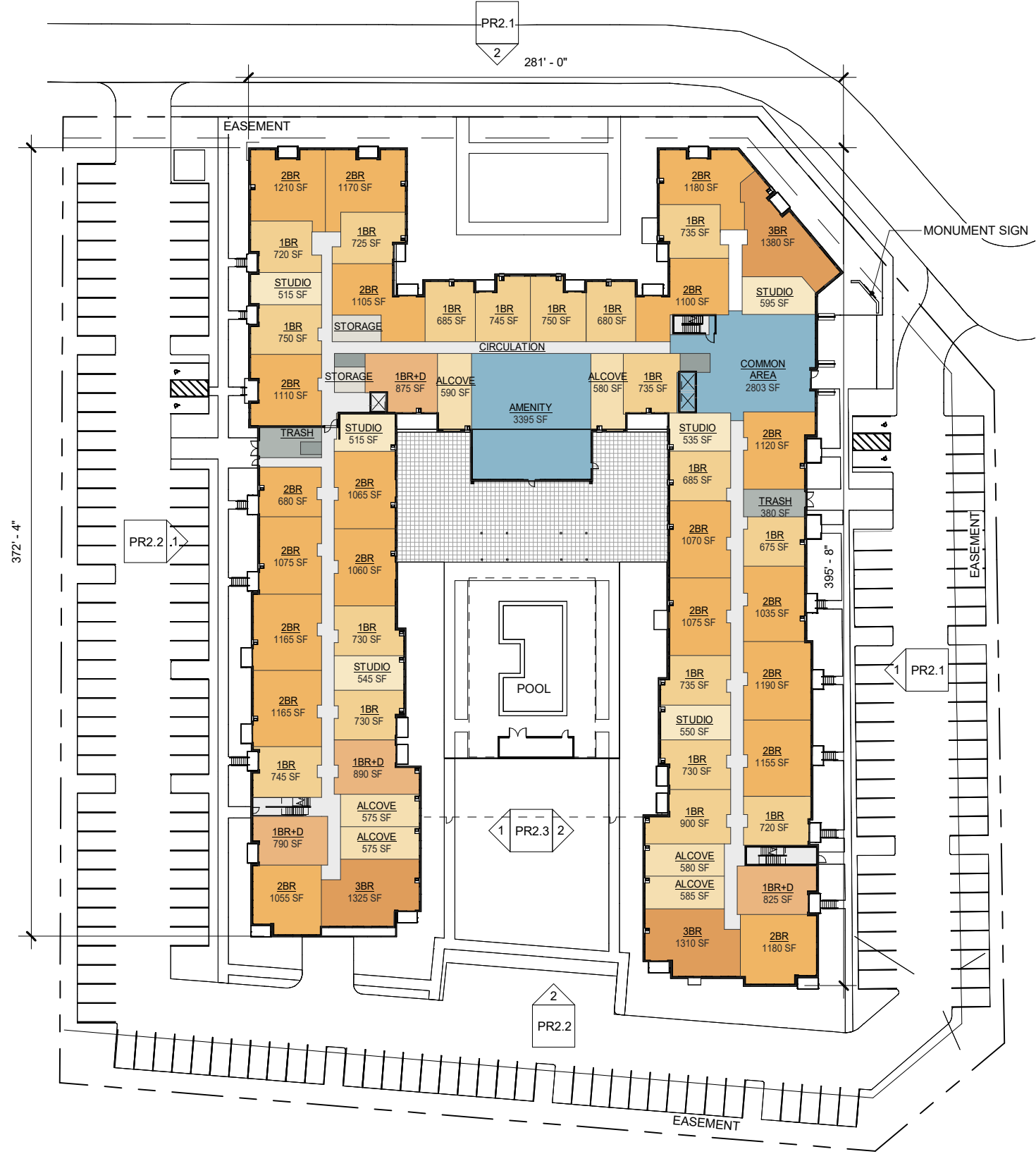


1 | SITE AND SURROUNDING AREA  
1" = 160'-0"





**2 LOWER LEVEL FLOOR PLAN**  
1/64" = 1'-0"



**1 LEVEL 1 FLOOR PLAN**  
1/64" = 1'-0"

SEE CIVIL AND LANDSCAPE DRAWINGS FOR EXTERIOR IMPROVEMENTS AND BUILDING LOCATION

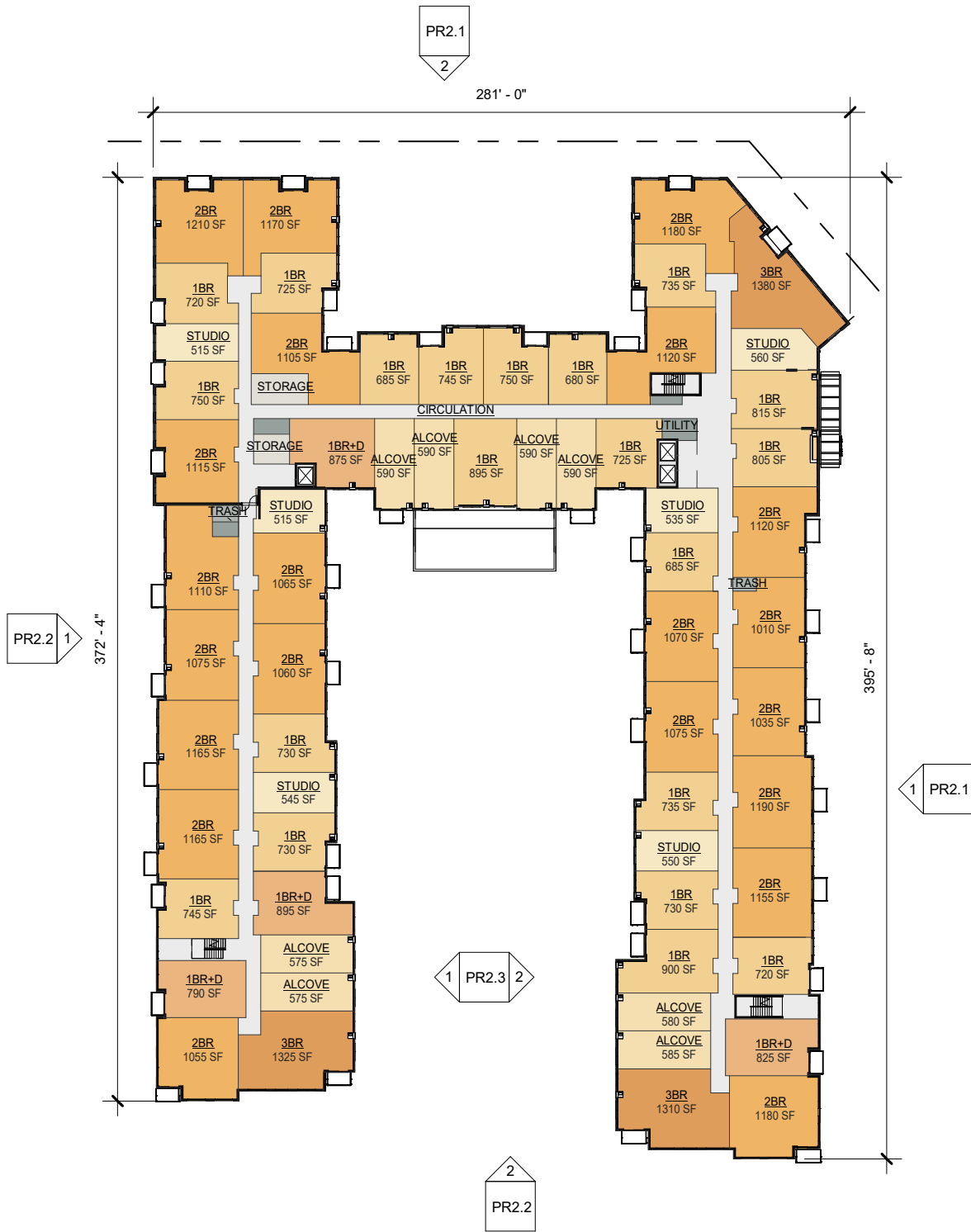
LEVEL	AREA
LOWER LEVEL	68,770 SF
LEVEL 1	62,880 SF
LEVEL 2	61,840 SF
LEVEL 3	61,850 SF
<b>GRAND TOTAL</b>	<b>255,340 SF</b>

UNIT TYPE	#	%	AREA*
1BR	58	32%	43130 SF
1BR+D	12	7%	10155 SF
2BR	62	34%	68765 SF
3BR	9	5%	12055 SF
ALCOVE	22	12%	12830 SF
STUDIO	18	10%	9675 SF
<b>UNITS TOTAL</b>	<b>181</b>		<b>156615 SF</b>

PARKING LEVEL	#
LOWER LEVEL	195
SURFACE LOT	172
<b>TOTAL PARKING</b>	<b>367</b>



**2** LEVEL 3 FLOOR PLAN  
1/64" = 1'-0"



**1** LEVEL 2 FLOOR PLAN  
1/64" = 1'-0"



**1** **SOUTHEAST ELEVATION**  
1" = 30'-0"

EXTERIOR MATERIALS - SOUTHEAST		
SOUTHEAST		
BRICK	1670 SF	13.9%
BURNISHED BLOCK	214 SF	1.8%
FIBER CEMENT SIDING	6174 SF	51.3%
GLAZING	3772 SF	31.4%
METAL INSULATED DOOR	133 SF	1.1%
SF GLAZING	66 SF	0.5%
	12030 SF	

EXTERIOR MATERIALS - EAST		
EAST		
BRICK	1334 SF	49.3%
FIBER CEMENT SIDING	595 SF	22%
GLAZING	775 SF	28.7%
	2703 SF	



**2** **NORTHEAST ELEVATION**  
1" = 30'-0"

EXTERIOR MATERIALS - NORTHEAST		
NORTHEAST		
BRICK	3632 SF	41.5%
FIBER CEMENT SIDING	2581 SF	29.5%
GLAZING	2535 SF	29%
	8748 SF	



**1 | NORTHWEST ELEVATION**  
1" = 30'-0"

EXTERIOR MATERIALS - NORTHWEST		
NORTHWEST		
BRICK	3276 SF	23.5%
BURNISHED BLOCK	699 SF	5%
FIBER CEMENT SIDING	5902 SF	42.4%
GLAZING	3770 SF	27.1%
METAL INSULATED DOOR	271 SF	1.9%
	13920 SF	



**2 | SOUTH ELEVATION**  
1" = 30'-0"

EXTERIOR MATERIALS - SOUTHWEST		
SOUTHWEST		
BURNISHED BLOCK	1265 SF	11.7%
FIBER CEMENT SIDING	6151 SF	56.8%
GLAZING	3059 SF	28.3%
SF GLAZING	348 SF	3.2%
	10823 SF	



**1 | COURTYARD - NW SIDE**  
1" = 30'-0"

EXTERIOR MATERIALS - COURTYARD NW SIDE		
COURTYARD - NW SIDE		
BRICK	1148 SF	9.1%
BURNISHED BLOCK	517 SF	4.1%
FIBER CEMENT SIDING	8022 SF	63.4%
GLAZING	2973 SF	23.5%
	12661 SF	



**2 | COURTYARD SE SIDE**  
1" = 30'-0"

EXTERIOR MATERIALS - COURTYARD SE SIDE		
COURTYARD - SE SIDE		
BRICK	883 SF	7.6%
BURNISHED BLOCK	541 SF	4.7%
FIBER CEMENT SIDING	6963 SF	59.9%
GLAZING	3242 SF	27.9%
	11629 SF	



**STAFF REPORT**  
**ROGERS CITY COUNCIL**

**Meeting Date:** December 9, 2025

**Agenda Item:** 7.3

**Subject:** Approve Promotion of Firefighter Wes Gedatus to Paid-on-Call Fire Lieutenant  
**Prepared By:** Patrick Farrens, Fire Chief

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**Recommended Council Action**

Approve the promotion of paid-on-call firefighter Wes Gedatus to paid-on-call Lieutenant.

**Overview / Background / Analysis**

Firefighter Wes Gedatus has served with the Rogers Fire Department since 2013, demonstrating dedication and reliability. He consistently responds to more than 30% of all service calls, reflecting his commitment to public safety and departmental operations. Wes holds several professional certifications that meet the minimum requirements for the position, including Fire Instructor I, Fire Apparatus Operator, and Blue Card Command Certification, all of which enhance his capabilities and contributions within the department.

**Staff Recommendation**

Approve the promotion of paid-on-call firefighter Wes Gedatus to paid-on-call Lieutenant.

**Financial Impact:**

**Source Fund:**

**Budgeted?** Yes

**Supporting Documentation**

None