



**City of Lake St. Croix Beach**  
City Hall  
16455 20<sup>th</sup> Street South  
Lake St. Croix Beach, MN 55043

**CITY COUNCIL MEETING**  
**October 20, 2025**  
**6.00PM**

## **AGENDA**

**Topic: City Council**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/9924417375?pwd=dmJGMXgzMmFMSzZGNWptaUNUclg4Zz09>**

**Meeting ID: 992 441 7375**

**Passcode: 5vh1rw**

**Dial by your location**

**+1 312 626 6799 US (Chicago)**

**Meeting ID: 992 441 7375**

**Passcode: 502054**

- 1 CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**

_____	Mayor McCarthy
_____	Council Member Bluesky
_____	Council Member Burger
_____	Council Member Freppert
_____	Council Member Schneider
- 4. APPROVE AGENDA**
  - A. Approval of the Agenda for the City Council Meeting September 15, 2025**

Motion _____	Second _____
_____	Mayor McCarthy
_____	Council Member Bluesky
_____	Council Member Burger
_____	Council Member Freppert
_____	Council Member Schneider
- 6. CONSENT AGENDA**

**All items on the Consent Agenda will be approved with one vote. If a council member wishes to pull any item from the Consent Agenda that item will be placed at the end of the agenda for discussion and a vote.**

  - A. Approval of the Minutes for the City Council Meeting of September 15th, 2025.
  - B. City Accountant Report
    1. State of Operations August, 2025
    2. Claims to be Approved – October 20th, 2025

**Motion to approve consent agenda for October 20<sup>th</sup>, 2025**

**Motion \_\_\_\_\_ Second \_\_\_\_\_**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mayor McCarthy  
Council Member Bluesky  
Council Member Burger  
Council Member Freppert  
Council Member Schneider

**7 PUBLIC INPUT**

Residents may share their comments or concerns on any issue that is a responsibility or function of the Lake St. Croix Beach City Council, whether the issue is on the agenda or not. The Council Chair will request your full name and address and you can then present your comments. Presentations are to be no more than 3 minutes and there will be no personal attacks.

**8. PUBLIC SAFETY REPORTS**

- A. Law Enforcement
- B. Emergency Response and Fire
- C. Animal Control

**9. CITY STAFF REPORTS**

**A. City Engineer Parotti**

- i. 16855 21<sup>st</sup> St S – Marzolf Project
  - Stormwater Management Facilities Declaration and Easement Agreement
  - Retaining Wall License
- ii. Truck Thoroughfare Map

**B. City Attorney Benson**

- i. Ordinance No. 2025-10-1. Amending Chapter 153 of the code of ordinances to regulate land use in the Lower St. Croix Natural Scenic Riverway.
- ii. Resolution 2025-10-1 Approving and directing summary publication of an ordinance amending Chapter 153.

**C. Administration-City Clerk Engstrom**

- I. Accounting company replacement update.
- II. Annual Fire Extinguisher Service Event
- III. Mattress pick up – Second Chance Recycling.
- IV. Building Permit Activity

**10. NEW BUSINESS**

**11. OLD BUSINESS**

- A. Resolution 2025-10-2 to approve the proposed 2026 Operating Budget of the Lower St. Croix Valley Fire Protection District (LSCVFPD).
- B. Water Main - Joint Powers Agreement for Joe Dvorak, St. Mary's Point.
- C. Vegetative Management Plan.

**12. COUNCIL REPORTS AND REQUESTS**

Council Member Bluesky  
Council Member Burger  
Council Member Freppert  
Council Member Schneider  
Mayor McCarthy

**14. ADJOURN**



City of Lake St. Croix Beach  
City Hall  
16455 20<sup>th</sup> Street South  
Lake St. Croix Beach, MN 55043

**CITY COUNCIL MEETING MINUTES**  
**September 15, 2025, 6:00PM**

Topic: City Council  
Join Zoom Meeting

<https://us02web.zoom.us/j/9924417375?pwd=dmJGMXgzMmFMSzZGNWptaUNUclg4Zz09>

Meeting ID: 992 441 7375

Passcode: 5vh1rw

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 992 441 7375

Passcode: 502054

1 CALL TO ORDER 6:11PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

\_\_\_\_P\_\_\_\_ Mayor McCarthy  
\_\_\_\_P\_\_\_\_ Council Member Bluesky  
\_\_\_\_P\_\_\_\_ Council Member Burger  
\_\_\_\_ Council Member Freppert - absent  
\_\_\_\_P\_\_\_\_ Council Member Schneider

4. APPROVE AGENDA

A. Approval of the Agenda for the City Council Meeting September 15, 2025

*Mayor McCarthy made a motion to approve the Agenda for the City Council Meeting of September 15, 2025. Council Member Bluesky seconded the motion.*

\_\_\_\_A\_\_\_\_ Mayor McCarthy  
\_\_\_\_A\_\_\_\_ Council Member Bluesky  
\_\_\_\_A\_\_\_\_ Council Member Burger  
\_\_\_\_ Council Member Freppert - absent  
\_\_\_\_A\_\_\_\_ Council Member Schneider

*Motion carried 4/1 absent*

5. CONSENT AGENDA

All items on the Consent Agenda will be approved with one vote. If a council member wishes to pull any item from the Consent Agenda that item will be placed at the end of the agenda for discussion and a vote.

A. Approval of the Minutes for the City Council Meeting of August 18, 2025

B. City Accountant Report

1. State of Operations July 2025

2. Claims to be Approved – September 15, 2025

Claims to be approved in the amount of \$86,925.27 with checks: 20508, 20522 – 20543, 20601 – 20603 and EFT/Deposits: 250901 – 250930.

Motion to approve consent agenda for September 15, 2025.

*Council Member Bluesky made a motion to approve the Consent Agenda For September 15, 2025, and Mayor McCarthy seconded the motion.*

\_\_\_\_A\_\_\_\_ Mayor McCarthy  
\_\_\_\_A\_\_\_\_ Council Member Bluesky  
\_\_\_\_A\_\_\_\_ Council Member Burger  
\_\_\_\_ Council Member Freppert - absent  
\_\_\_\_A\_\_\_\_ Council Member Schneider

Motion carried 4/1 absent

6. PUBLIC SAFETY REPORTS

A. Law Enforcement - 22 Incidents, 5 Traffic Stops, 14 Checks

B. Emergency Response and Fire - 54 Runs

C. Animal Control - None

7. Washington County Attorney Kevin Magnuson.

Attorney Kevin Magnuson gave a presentation. He introduced himself with his background history, to current. He gave an overview of his role as Washington County Attorney, and he stated his paramount concern is about public safety.

8. PUBLIC INPUT

Resident Dawn Bulera, 16777 16<sup>th</sup> St. S. – Voiced her concerns about disturbances happening at and around the supervised living home at 1589 Racine Avenue South in Lake St. Croix Beach.

Resident Kathy Drinkwine, 1590 Riviera Ave. S. – Kathy would like signs posted to better clarify if Riviera Avenue is a one-way street (from 17<sup>th</sup> St. S. to 19<sup>th</sup> St. S.). She also voiced concerns about the disturbances happening at and around the supervised living home at 1589 Racine Avenue South in Lake St. Croix Beach.

Resident Cindie Reiter, 16560 17<sup>th</sup> St. S. – Voiced her concerns about disturbances happening at and around the supervised living home at 1589 Racine Avenue South in Lake St. Croix Beach. She suggested the city should change the ordinance of four unrelated people living at the same residence, to three.



Resident Bonnie Markham of Lake St. Croix Beach - She requested not to state her address. Said she is very concerned about the disturbances that are taking place at the supervised living home at 1589 Racine Avenue South in Lake St. Croix Beach.

9. CITY STAFF REPORTS

A. City Engineer Parotti – Did not attend.

B. City Attorney Benson – Reviewed the role of the Council Member Personnel Appointee and the Council Member Financial Appointee.

Approve a motion outlining the Appointee's duties and responsibilities, with changes.

Council Member Bluesky moved to approve a motion outlining the Appointee's duties and responsibilities, with changes. Council Member Burger seconded the motion.

\_\_\_\_A\_\_\_\_ Mayor McCarthy  
\_\_\_\_A\_\_\_\_ Council Member Bluesky  
\_\_\_\_A\_\_\_\_ Council Member Burger  
\_\_\_\_ Council Member Freppert - absent  
\_\_\_\_A\_\_\_\_ Council Member Schneider

*Motion carried 4/1 absent*

City Attorney Benson – Continued. She reviewed the Health Care Benefit being paid to City staff. She recommended they pass a motion to pay tax on the benefit.

Approve a motion to pay tax on the employee's Health Care Benefit going forward and amend Appendix A of the Personnel Policy.

*Council Member Bluesky made a motion to approve amending Appendix A of the Personnel Policy to read as follows: An individual employee has the opportunity each year during open enrollment to renew or waive their City's Health Insurance coverage. An employee choosing to waive City-provided health insurance shall be eligible to receive additional compensation of up to \$750.00 per month for full time employees and \$375.00 per month for part-time employees less premiums for elected coverage. The monthly payment is considered taxable. Only employees who are covered under a group insurance policy are eligible to waive the city's health insurance. An employee choosing to waive the city-provided health insurance must do so in writing. This program is optional, and the city shall not encourage or force employees to waive their rights to obtain health insurance. The city wants to ensure all employees receive the health care and subsequent insurance coverage they require for themselves and their families. Mayor McCarthy seconded the motion.*

\_\_\_\_A\_\_\_\_ Mayor McCarthy  
\_\_\_\_A\_\_\_\_ Council Member Bluesky  
\_\_\_\_A\_\_\_\_ Council Member Burger  
\_\_\_\_ Council Member Freppert - absent  
\_\_\_\_A\_\_\_\_ Council Member Schneider

*Motion carried 4/1 absent*

**C. Administration-Engstrom –**

- a. Resolution 2025-09-02 – Approving Payment to the Lower St Croix Valley Fire Department in the Amount of \$3500 Received from The Bayport Legion.**

**Mayor McCarthy moved to approve Resolution 2025-09-02 – approving payment to the Lower St. Croix Valley Fire Department in the amount of \$3,500.00 received from the Bayport Legion. Council Member Bluesky seconded the motion.**

☐ **A** ☐ Mayor McCarthy  
☐ **A** ☐ Council Member Bluesky  
☐ **A** ☐ Council Member Burger  
☐ Council Member Freppert - absent  
☐ **A** ☐ Council Member Schneider

***Motion carried 4/1 absent***

**D. Building Permit Activity – In packet.**

- 10. NEW BUSINESS - None**

- 11. OLD BUSINESS - Consideration of filing city code violations. Attorney Benson reviewed the considerations.**

**Council Member Bluesky made the motion to approve Resolution 2025-09-03 adopting city fees for Criminal Offenses and Council Member Schneider seconded the motion.**

☐ **A** ☐ Mayor McCarthy  
☐ **A** ☐ Council Member Bluesky  
☐ **A** ☐ Council Member Burger  
☐ Council Member Freppert - absent  
☐ **A** ☐ Council Member Schneider

***Motion carried 4/1 absent***

**Approve Resolution 2025-09-01: Adopt the 2026 Preliminary Budget and Property Tax Levies.**

***Council Member Bluesky made a motion to approve Resolution 2025-09-01 to adopt the 2026 Preliminary Budget and Property Tax Levies and Council Member Schneider seconded the motion.***

☐ **A** ☐ Mayor McCarthy  
☐ **A** ☐ Council Member Bluesky  
☐ **A** ☐ Council Member Burger  
☐ Council Member Freppert - absent  
☐ **A** ☐ Council Member Schneider

***Motion carried 4/1 absent***

**12. Deputy Clerk Mary Ashby – Planning Commission Update – Announced a Public Hearing for Chapter 153 on October 1, 2025, at next Planning Commission Meeting. Discussed the Veteran’s Metal collection event.**

**13. COUNCIL REPORTS AND REQUESTS**

**Council Member Bluesky – Wondered what happened with the St. Mary’s Point Resident who needs water hook up from Lake St Croix Beach. Also wanted to know how the repair of resident’s driveways and lawns was coming along from the cable company.**

**Council Member Burger – Nothing to report.**

**Council Member Freppert – Absent**

**Council Member Schneider – Concerned about Riviera Ave. and the one way.**

**Mayor McCarthy – Mentioned the Field of Bands and the flood Run events. It was nice to meet Kevin Magnuson.**

**14. ADJOURN 8:35 PM – Mayor McCarthy made motion to adjourn the meeting and Council Member Bluesky seconded the motion.**



# **City of Lake St. Croix Beach**

## **Financial Reports**

**Meeting Date: October 20, 2025**

- A. Financial Snapshot: August 2025**
- B. Statement of Operations: August 2025**
- C. 2025 Recap – Street Improvement Fund**
- D. 2025 Recap Bluffland Fund**
- E. 2025 Recap – Building & Land Fund**
- F. 2025 Recap – Parks thru September 2025**
- G. Claims to be Approved will be provided with the Council packet**



**City of Lake St Croix Beach  
Financial Snapshot August 2025**

Fund #	Fund Description	Balance 12/31/23	Balance 12/31/24	Balance 07/31/25	Revenue Aug-25	Expense Aug-25	Transfers Aug-25	Balance 08/31/25	Aug-25 Net Income	2025 Budgeted Transfers
101	General Fund	\$245,415.36	\$205,221.35	\$269,918.25	\$20,520.41	\$52,429.04		\$238,009.62	(\$31,908.63)	(\$208,949.38)
250	Charitable Gaming Fund	\$12,706.48	\$13,369.37	\$4,250.55	\$429.24			\$4,679.79	\$429.24	\$0.00
402	Street Improvement Fund	\$104,868.86	\$146,229.33	\$96,870.14	\$457.95	\$17,500.00		\$79,828.09	(\$17,042.05)	\$151,028.00
404	Pettitt Park Imp Fund	\$5,792.68	\$407.74	\$1,954.55	\$207.13			\$2,161.68	\$207.13	\$1,000.00
405	Playground Imp Fund	\$15,937.15	\$9,218.92	\$9,755.69	\$35.03			\$9,790.72	\$35.03	\$1,000.00
410	Bluffland Fund	(\$79,021.71)	\$4,001.42	\$14,235.49	\$552.52			\$14,788.01	\$552.52	\$22,171.38
415	Building & Land Fund	\$25,616.46	\$3,527.11	\$3,287.82	\$11.78			\$3,299.60	\$11.78	\$0.00
450	LT Improvement Fund	\$140,433.22	\$129,010.34	\$89,103.06	\$325.81	\$3,380.00		\$86,048.87	(\$3,054.19)	\$33,750.00
<b>Total Fund Balances</b>		<b>\$471,748.50</b>	<b>\$511,985.56</b>	<b>\$489,375.55</b>	<b>\$22,539.87</b>	<b>\$73,309.04</b>	<b>\$0.00</b>	<b>\$438,606.38</b>	<b>(\$50,769.17)</b>	<b>\$0.00</b>

Significant/Notable Recelots and Transfers Between Funds:  
101 Beach Parking \$ 13,567

Significant/Notable Expenses and Reclases:  
101 Accounting/Audit \$ 6,298  
101 Comm Equip \$ 6,405  
402 Street Imp \$ 17,500

<b>Detail of LT Improvement Fund</b>									
	Balance 12/31/23	Balance 12/31/24	Balance 12/31/25	Revenue YTD 2025	Expense YTD 2025	Transfers YTD 2025	Balance 08/31/25	YTD 2025 Net Income	2025 Budgeted Transfers
36108 Investment Earnings	\$1,455.98	\$68.28		\$2,642.55			\$2,710.83	\$2,642.55	
58021 Water Main Repairs	\$66,750.00	\$56,896.00			\$50,000.00	\$4,052.00	\$10,948.00	(\$45,948.00)	\$8,104.00
58022 Vegetative Management	\$406.05	\$5,406.05				\$2,500.00	\$7,906.05	\$2,500.00	\$5,000.00
58023 Park Imp - General	(\$7,843.21)	\$4,594.79				\$500.00	\$5,094.79	\$500.00	\$1,000.00
58024 Vehicle Replacement	\$14,697.83	\$8,254.50				\$948.00	\$9,202.50	\$948.00	\$1,896.00
58025 Office Equipment	\$1,250.00	\$1,500.00				\$125.00	\$1,625.00	\$125.00	\$250.00
58026 City Hall Improvements	\$8,301.00	\$13,301.00					\$13,301.00	\$0.00	
58027 Comprehensive Plan	\$14,140.42	\$5,140.42				\$250.00	\$5,390.42	\$250.00	\$500.00
58028 Snow & Ice Reserve	\$6,000.00	\$6,000.00					\$6,000.00	\$0.00	\$0.00
58031 Warning Siren	\$4,600.00	\$600.00					\$600.00	\$0.00	\$0.00
58032 Codification	\$3,265.12	\$3,932.68			\$495.00	\$2,750.00	\$6,187.68	\$2,255.00	\$5,500.00
58033 Right of Way Maintenance	\$9,061.91	\$3,920.71			\$5,385.00	\$2,500.00	\$1,035.71	(\$2,885.00)	\$5,000.00
58034 Tree Program (Park Land)	\$9,708.12	\$10,255.89			\$7,599.00	\$2,500.00	\$5,156.89	(\$5,099.00)	\$5,000.00
58035 Audit & Legal Reserve	\$2,140.00	\$2,640.00				\$250.00	\$2,890.00	\$250.00	\$500.00
58036 MN UI Reserve	\$4,500.00	\$5,000.00				\$250.00	\$5,250.00	\$250.00	\$500.00
58037 Fire Relief	\$2,000.00	\$2,500.00				\$250.00	\$2,750.00	\$250.00	\$500.00
58038 Heritage Days	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00
58040 Levee	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00
58045 COVID/ACA/ARP Funding	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00
58046 2023 Flood	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00
58047 2023 Storm Damage	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00
58048 2024 Flood	\$0.00	\$0.00					\$0.00	\$0.00	\$0.00
<b>Total LT Imp Fund as Above</b>	<b>\$140,433.22</b>	<b>\$130,010.32</b>		<b>\$2,642.55</b>	<b>\$63,479.00</b>	<b>\$16,875.00</b>	<b>\$86,048.87</b>	<b>(\$43,961.45)</b>	<b>\$33,750.00</b>

City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description		2024 Full Year Actual	Current Month	2025 Actual Year to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
101 General Fund								
General Fund Revenue								
31000 General Prop Taxes								
31100 Genl Prop Taxes - Curr Yr		545,819	0	298,670	583,501	51.2%	284,831	Levy less Fiscal Disp
31101 Genl Prop Tax - Prior Yr		7,129	0	3,269	0		(3,269)	
31200 Fiscal Disp Levy - Curr		51,215	0	28,199	57,214	49.3%	29,015	Source: League of MN Cities
31201 Fiscal Disp Levy - Prior		256	0	0	0		0	
Total 31000 General Prop Taxes		604,419	0	330,138	640,715	51.5%	310,577	Total requested
31300 Franchise Fees & Taxes								
31301 Cable Commission		14,105	0	189	14,000	1.4%	13,811	For video/computers exp
Total 31300 Franchise Fees & Taxes		14,105	0	189	14,000	1.4%	13,811	
31500 Assessments - Water		0	0	0	0		0	
31700 Fire Stat Debt Levy		0	0	0	0		0	
31710 Fire Relief Assn Levy		0	0	0	0		0	
32000 Lic & Permits		0	0	0	0		0	
32100 Bus Lic & Permits								
32110 Liquor & Cigarettes		1,960	0	1,950	1,800	108.3%	(150)	
32120 Zoning - Business		2,055	0	1,145	1,500	76.3%	355	
32130 Refuse Haulers Permit		0	0	300	450	66.7%	150	
Total 32100 Bus Lic & Permits		4,015	0	3,395	3,750	90.5%	205	
32200 Non-Bus Lic & Permits								
32210 Animal Lic & Fees		25	0	25	0		(25)	No longer collect yearly
32215 Bldg Permits		32,312	1,868	21,550	15,000	143.7%	(6,550)	
32220 Zoning - Non-Bus		330	45	1,340	200	670.0%	(1,140)	
32225 ATV/Gof Cart Permits		1,290	75	765	450	170.0%	(315)	\$15/permit x 30 permits
Total 32200 Non-Bus Lic & Permits		33,957	1,988	23,680	15,650	151.3%	(7,715)	
Total 32000 Lic & Permits		37,972	1,988	27,075	19,400	139.6%	(7,510)	
33000 Intergov't Revenues								
33050 PERA Aid		0	0	0	0		0	
33100 Local Govt Aid								
33150 Federal Disaster Aid		119,317	0	59,714	119,428	50.0%	59,714	For Any Lawful Exp (currently appropriated for Streets)
33155 State Disaster Aid		0	0	0	0		0	
33160 Oth Disaster Aid/Contrib		0	0	0	0		0	
33200 Recycling Grant/Reimb		3,432	0	3,444	3,400	101.3%	(44)	
33250 MN Small City Assistance		23,749	0	7,699	31,600	24.4%	23,902	For Street Improvement
33255 MN Public Safety Aid		45,073	0	0	0		0	
33260 Local Grants - General		0	0	0	0		0	
Total 33000 Intergov't Revenues		191,571	0	70,857	154,428	45.9%	83,572	

City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description	2024 Full Year Actual	Current Month	2025 Actual to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
34000 Chgs for Serv							
34050 General Government							
34051 Newsletter Sponsors	3,650	0	3,540	3,600	98.3%	60	\$360/yr x 10 sponsors
34052 Assessment Searches	0	0	0	0		0	
34053 City Hall Rent	1,975	200	1,625	2,400	67.7%	775	\$200/mo x 12 months
Total 34050 General Government	5,625	200	5,165	6,000	86.1%	835	
34070 Garbage, Recycling & Oth	0	0	0	0		0	
34071 Clean Up Day	0	0	0	0		0	
Total 34070 Garbage, Recycling & Oth	0	0	0	0		0	
34100 Parks & Rec							
34105 Park Dedication Fees	0	0	0	0		0	
34107 Park Rental	460	0	255	400	63.8%	145	
34110 Beach Parking Permits	66,742	13,567	84,791	65,000	130.4%	(19,791)	
34120 Watercraft Permits	6,250	10	6,475	6,500	99.6%	25	
34130 Other Park Revenue	100	0	0	0		0	
Total 34100 Parks & Rec	73,552	13,577	91,521	71,900	127.3%	(19,621)	
34200 Other Service Charges	0	0	0	0		0	
Total 34000 Chgs for Serv	79,177	13,777	96,686	77,900	124.1%	(18,786)	
35000 Fines & Forfeits	5,202	220	964	2,200	43.8%	1,236	
36000 Investment Earnings	5,360	1,036	5,690	1,750	325.1%	(3,940)	
37000 All Oth Rev							
37010 Insurance Dividends	641	0	0	500	0.0%	500	
37020 Reimbursements	0	0	0	0		0	
37030 Miscellaneous	12	0	0	0		0	
37050 Donations - General City	0	3,500	3,500	0		(3,500)	
Total 37000 All Oth Rev	653	3,500	3,500	500	700.0%	(3,000)	
Total General Fund Revenue	938,459	20,520	535,099	910,893	58.7%	375,959	

City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description	2024 Full Year Actual	Current Month	2025 Actual Year to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
General Fund Expenses							
41000 Genl Govt							
41100 Mayor & Council							
41110 Wages & Benefits	8,303	1,129	9,096	13,500	67.4%	4,404	
41120 Other Expenses	0	0	0	0		0	
Total 41100 Mayor & Council	8,303	1,129	9,096	13,500	67.4%	4,404	
41200 Admin & Finance							
41210 Clerk/City Administrator							
41215 Deputy Clerk	88,329	8,054	65,659	96,257	68.2%	30,598	
41220 Treasurer/Accounting	73,211	7,911	57,287	70,393	81.4%	13,106	
41230 Payroll Service	42,444	6,298	49,940	40,200	124.2%	(9,740)	
41250 Other/Miscellaneous	0	0	0	0		0	
Total 41200 Admin & Finance	0	0	0	0	0.0%	0	
41300 Oth Genl Govt	203,984	22,262	172,886	206,950	83.5%	34,064	
41301 Meeting Per Diem & Exp	1,407	0	89	2,000	4.5%	1,911	
41303 Banking Fees & Charges	528	237	766	200	383.0%	(566)	
41305 Misc/Other Expense		0	0	500	0.0%	500	
41310 Financial Audit	17,009	0	6,435	17,000	37.9%	10,565	
41315 Elections	6,435	1,470	1,470	2,000	73.5%	530	Non-Election Year
41320 Printing & Publishing	1,373	0	73	1,750	4.1%	1,678	
41325 Assessment Services	9,151	0	9,388	9,150	102.6%	(238)	
41330 Legal Services	27,559	1,295	23,374	26,600	87.9%	3,226	
41335 Office Equip & Supplies	13,168	1,523	8,289	6,500	127.5%	(1,789)	
41340 Comm Equip & Service	15,878	6,405	23,830	12,500	190.6%	(11,330)	
41345 Transportation & Mileage	875	46	658	1,500	43.9%	842	
41350 Dues & Subscriptions	1,933	0	2,470	2,500	98.8%	30	
41355 Newsletter	6,828	200	2,288	7,500	30.5%	5,212	
41360 Training & Education	1,392	34	2,918	2,500	116.7%	(418)	
41390 Grants & Contributions	0	0	0	0		0	
Total 41300 Oth Genl Govt	103,537	11,210	82,048	92,200	89.0%	10,152	
41500 City Bldgs & Plant							
41507 City Hall Maint & Util	10,568	912	9,825	12,500	78.6%	2,675	
41509 City Hall Imp	0	0	0	0		0	
Total 41500 City Bldgs & Plant	10,568	912	9,825	12,500	78.6%	2,675	
Total 41000 Genl Govt	312,642	35,514	273,855	325,150	84.2%	51,295	

City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description	2024 Full Year Actual	Current Month	2025 Actual Year to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
<b>42000 Public Safety</b>							
42103 Law Enforcement	94,506	0	49,792	99,811	49.9%	50,019	
42105 Fire & Emergency Response	77,198	0	57,932	77,242	75.0%	19,311	
42107 Animal Control	2,362	185	2,108	1,500	140.5%	(608)	
42109 Building Inspection Serv	23,153	2,041	15,552	10,500	148.1%	(5,052)	
42111 Oth Public Safety	10,000	0	0	0		0	
42150 Erosion & Flood Control	0	0	0	5,000	0.0%	5,000	
42160 Public Safety Grants	0	0	0	0		0	
42203 Fire Hall Debt Serv	0	0	0	5,000	0.0%	5,000	Fire Hall Roof
<b>Total 42000 Public Safety</b>	<b>207,218</b>	<b>2,226</b>	<b>125,384</b>	<b>199,053</b>	<b>63.0%</b>	<b>73,669</b>	
<b>43000 Public Works</b>							
<b>43100 Streets</b>							
43102 Contract Labor	0	0	0	0		0	
43103 Street Maintenance	13,160	385	4,408	17,500	25.2%	13,092	Curb cutting
43105 Snow & Ice Removal	4,074	0	12,065	25,000	48.3%	12,935	
43107 Engineering Services	11,010	1,376	13,944	15,500	90.0%	1,556	
43109 Traffic Signs & Control	965	0	0	1,250	0.0%	1,250	
43111 Street Lighting	8,706	862	6,801	10,600	64.2%	3,799	
43113 Street Drainage/Flooding	4,600	0	0	5,000	0.0%	5,000	Annual sweeping/drain clean up
43115 Weed Control	0	0	0	1,000	0.0%	1,000	
<b>Total 43100 Streets</b>	<b>42,516</b>	<b>2,623</b>	<b>37,218</b>	<b>75,850</b>	<b>49.1%</b>	<b>38,632</b>	
<b>43200 Sanitation</b>							
43203 Recycling Services	45,854	4,023	31,821	48,700	65.3%	16,879	\$3,833/mo with 5% increase + Qrtly \$100 Bill
43205 City Clean Up Day	0	0	0	0		0	
43207 Garbage/Refuse Removal	530	47	372	505	73.6%	133	\$42/mo x 12 mo.
<b>Total 43200 Sanitation</b>	<b>46,384</b>	<b>4,070</b>	<b>32,193</b>	<b>49,205</b>	<b>65.4%</b>	<b>17,012</b>	
<b>Total 43000 Public Works</b>	<b>88,900</b>	<b>6,693</b>	<b>69,411</b>	<b>125,055</b>	<b>55.5%</b>	<b>55,644</b>	
<b>45000 Parks &amp; Rec</b>							
45100 Park Wages & Benefits	12,624	2,216	8,096	14,771	54.8%	6,675	
45103 Mowing & Lawn Maint	22,778	0	4,992	18,500	27.0%	13,508	
45105 Park Mnt, Supplies & Util	13,144	4,244	10,530	13,000	81.0%	2,470	
45107 Beach Patrol	9,609	856	856	10,500	8.1%	9,644	
<b>Total 45000 Parks &amp; Rec</b>	<b>58,155</b>	<b>7,316</b>	<b>24,474</b>	<b>56,771</b>	<b>43.1%</b>	<b>32,297</b>	
<b>46500 Econ Dev</b>							
46505 Water Mgmt Org	4,346	0	4,403	4,400	100.1%	(3)	
46525 Easement & Land Acq	0	0	0	0		0	
46530 City Dev - Heritage Day	929	681	1,257	1,500	83.8%	243	
<b>Total 46500 Econ Dev</b>	<b>5,274</b>	<b>681</b>	<b>5,660</b>	<b>5,900</b>	<b>95.9%</b>	<b>240</b>	
<b>49000 Miscellaneous</b>							
49240 Insurance - Prop & Liab	10,669	0	10,275	11,750	87.4%	1,475	
49250 Insurance - Workers Comp	1,580	0	1,264	1,750	72.2%	486	

Prepared by RiverBluff Accounting, Inc.



City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description		2024 Full Year Actual	Current Month	2025 Actual Year to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
Total 49000 Miscellaneous		12,249	0	11,539	13,500	85.5%	1,961	
49300 Oth Financing Uses/Trfs								
49303 Trf to Debt Service Fd		0	0	0	0		0	
49305 Trf to Street Imp Fd (LGA)		59,659	0	59,714	119,428	50.0%	59,714	
49306 Trf to Street Imp Fd (SCA)		21,583	0	7,699	31,600	24.4%	23,902	
49307 Trf to Pettitt Park Fd		1,000	0	500	1,000	50.0%	500	
49309 Trf to Playground Fd		(3,500)	0	500	1,000	50.0%	500	
49310 Trf to Bluffland Fd		84,655	0	16,700	33,400	50.0%	16,700	
49315 Trf to Bldg & Land Fd 39315		10,000	0	0	0		0	
49319 Trf to Street Imp Fd - Other 39319		40,247	0	(60,000)	0		60,000	
49320 Trf to LT Imp Fd - Water Main		0	0	(45,948)	8,104	-567.0%	54,052	
49320 Trf to LT Imp Fd - Veg Mgmt 58022		5,000	0	2,500	5,000	50.0%	2,500	
49320 Trf to LT Imp Fd - Parks Genl 58023		1,500	0	500	1,000	50.0%	500	
49320 Trf to LT Imp Fd - Vehicles 58024		0	0	948	1,896	50.0%	948	
49320 Trf to LT Imp Fd - Office Equip 58025		250	0	125	250	50.0%	125	
49320 Trf to LT Imp Fd - City Hall Imp 58026		5,000	0	0	0		0	
49320 Trf to LT Imp Fd - Comp Plan 58027		(6,000)	0	250	500	50.0%	250	
49320 Trf to LT Imp Fd - Snow Ice Reserve 58028		0	0	0	0		0	
49320 Trf to LT Imp Fd - Clean Up Day 58029 Moved to Gen		0	0	0	0		0	
49320 Trf to LT Imp Fd - Warning Siren 58031		(4,000)	0	0	0		0	
49320 Trf to LT Imp Fd - Codification 58032		2,000	0	2,750	5,500	50.0%	2,750	
49320 Trf to LT Imp Fd - ROW 58033		5,000	0	2,500	5,000	50.0%	2,500	
49320 Trf to LT Imp Fd - Tree Prog 58034		5,000	0	2,500	5,000	50.0%	2,500	
49320 Trf to LT Imp Fd - Audit Legal 58035		500	0	250	500	50.0%	250	
49320 Trf to LT Imp Fd - MN UI 58036		500	0	250	500	50.0%	250	
49320 Trf to LT Imp Fd - Fire Relief 58037		500	0	250	500	50.0%	250	
49320 Trf to LT Imp Fd - Heritage Days 58038		0	0	250	500	50.0%	250	
49320 Trf to LT Imp Fd - Future Infrastructure 58039		0	0	0	0		0	
49320 Trf to LT Imp Fd - Levee 58040		0	0	0	0		0	
49320 Trf to LT Imp Fd 2023 Flood 58046		29,983	0	0	0		0	
49320 Trf to LT Imp Fd 2024 Flood 58048		4504.85	0	0	0		0	
Total 49300 Oth Financing Uses/Trfs		263,381	0	(8,013)	220,178	-3.6%	228,191	
Total General Fund Expense		961,652	52,429	502,310	945,607	53.1%	443,297	
Total 101 General Fund		(23,194)	(31,909)	32,788	(34,714)	-94.5%	(67,337)	

City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description	2024 Full Year Actual	Current Month	2025 Actual Year to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
<b>250 Charitable Gaming Fd</b>							
31820 Charitable Gaming Rev	0	390	929	0			
36102 Investment Earnings	663	40	381	0			Gaming Tax. Not Levied
45820 Charitable Gaming Exp	0	0	(10,000)	0			
<b>Total 250 Charitable Gaming Fd</b>	<b>663</b>	<b>429</b>	<b>(8,690)</b>	<b>0</b>			
<b>402 Street Imp Fd</b>							
36103 Investment Earnings	4,928	458	3,238	0			
39305 Trf fr Gen'l Fd (LGA)	97,739	0	48,485	119,428	40.6%		
39306 Trf fr Gen'l Fd (SCA)	23,749	0	7,699	31,600	24.4%		
39310 Trf fr Gen'l Fd (Other)	(26,000)	0	(58,800)	0			
43407 Engineering - Street Imp	(1,650)	0	(3,530)	0			
43415 Street Improvements	(57,405)	(17,500)	(63,493)	(100,000)	63.5%		
<b>Total 402 Street Imp Fd</b>	<b>41,360</b>	<b>(17,042)</b>	<b>(66,401)</b>	<b>51,028</b>	<b>-130.1%</b>		
<b>404 Pettit Park Imp Fd</b>							
34810 Pettit Park Banner Fees	1,200	200	400	1,000	40.0%		
34811 Pettit Park Rental Fees	0	0	300	0			
36104 Investment Earnings	315	7	54	0			
36836 Grants & Donations	500	0	500	0			
39307 Trf fr Gen'l (Pettit Park)	1,000	0	500	1,000	50.0%		
45810 Pettit Park Imp	(11,400)	0	0	0			
<b>Total 404 Pettit Park Imp Fd</b>	<b>(8,385)</b>	<b>207</b>	<b>1,754</b>	<b>2,000</b>	<b>87.7%</b>		

City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description	2024 Full Year Actual	Current Month	2025 Actual Year to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
<b>405 Playground Imp Fd</b>							
33270 Local Grants - Playground	0	0	0	0			
36105 Investment Earnings	772	35	275	0			
36835 Donations - Playground Imp	0	0	0	0			
39309 Trf fr Genl (Playground)	(3,500)	0	500	1,000	50.0%		
39329 Trf fr Charitable (Playground)	0	0	0	0			
45815 Playground Improvements	(3,920)	0	(203)	0			
Total 405 Playground Imp Fd	(6,648)	35	572	1,000	57.2%		
<b>410 Bluffland</b>							
33265 Grant - SCRA Shoreline Stabilization	0	0	0	0			
36106 Investment Earnings	1,126	53	428	0			
39315 Trf fr Genl (Bluffland)	84,655	0	27,929	33,400	83.6%		
43805 Bluff Maint, Suppl & Util	(2,020)	0	0	0			
43807 Eng'g - Bluffland/Levee	(9,381)	0	(10,982)	0			
43810 Rip Rap Maintenance	(2,679)	0	0	(5,000)	0.0%		WCD
43813 Veg Mgmt - Natural Shore	0	500	(6,589)	(5,000)	131.8%		Natural Shore
43815 SCRA Shoreline Stabil Proj	0	0	0	0			
Total 410 Bluffland	71,702	553	10,787	23,400	46.1%		
<b>415 Bldg &amp; Land Fd</b>							
36107 Investment Earnings	1,020	12	211	0			
39315 Trf fr Genl (Bldg & Land)	10,000	0	0	0			
41709 City Hall Imp	0	0	0	0			
41785 16860 19th Street	(33,019)	0	(439)	0			
41790 Other Bldg & Land Exp	(90)	0	0	0			
Total 415 Bldg & Land	(22,089)	12	(228)	0			

City of Lake St Croix Beach  
Statement of Operations  
August 2025

Fund and Account Numbers/Description	2024 Full Year Actual	Current Month	2025 Actual Year to Date	2025 Annual Budget	YTD % Annual Budget	Remaining Budget	Comments
450 LT Imp Fd							
36108 Investment Earnings	(1,388)	326	2,643	0			
58021 Water Main Repairs	(9,854)	0	(45,948)	8,104	-567.0%		
58022 Vegetative Management	5,000	0	2,500	5,000	50.0%		
58023 Park Imp - General	12,438	0	500	1,000	50.0%		
58024 Vehicle Replacement	(6,443)	0	948	1,896	50.0%		
58025 Office Equipment	250	0	125	250	50.0%		
58026 City Hall Imp	5,000	0	0	0			
58027 Comprehensive Plan	(9,000)	0	250	500	50.0%		
58029 Clean Up Day Reserve	0	0	0	0			
58031 Warning Siren	(4,000)	0	0	0			
58032 Codification	668	(495)	2,255	5,500	41.0%		
58033 Right of Way Maint	(5,141)	(2,885)	(2,885)	5,000	-57.7%		
58034 Tree Program (Park Land)	548	0	(5,099)	5,000	-102.0%		
58035 Audit & Legal Reserve	500	0	250	500	50.0%		
58036 MN UI Reserve	500	0	250	500	50.0%		
58037 Fire Relief	500	0	250	500	50.0%		
58038 Heritage Day	0	0	0	0			
58039 Future Infrastructure	0	0	0	0			
58040 Levee	0	0	0	0			
58045 COVID-19/ACA Funding	0	0	0	0			
58046 2023 Flood	0	0	0	0			
58047 2023 Storm Damage	0	0	0	0			
58048 2024 Flood	0	0	0	0			
Total 450 LT Imp Fd	(10,423)	(3,054)	(43,961)	33,750	-130.3%		
TOTAL	42,986	(50,769)	(73,379)				

Street Improvement Fund Recap 2025

Acct #	Funding:		
402	Fund Balance 12/31/2024	\$	146,229.33
	Investment Earnings		3,237.70
	Koller Street Damage (Escrow) to Street Imp Fund		1,200.00
	2025 LGA		48,485.38
	2025 SCA		7,698.50
	Expenditures:		
	Engineering		(3,529.52)
	Street Improvements		(63,493.30)
	To General Fund		(60,000.00)
			Capital Projects Planning & Microsurfacing Project
			Blow Patch, Infrared Patch, and Microsurfacing Projects
			Replenish General Fund
	Ending Balance 8/31/2025	\$	79,828.09

Proposed Future 2025 Transactions:	
2025 Local Government Aid (LGA) Funding	59,715.00
2025 Small Cities Assistance (SCA) Funding	23,901.50
Street Improvements	(6,500.00)
	\$119,428 less \$11,228 to Bluffland

Estimated 12/31/25 Fund Balance	\$	156,944.59
---------------------------------	----	------------



Bluffland Fund Recap 2025

Funding:

Fund Balance 12/31/2024	\$	4,001.42	12/31/24 Bal \$6,679.92 - 2024 BMP Maint Inv for \$2,678.50 Rec'd in March
Investment Earnings		428.20	
9.402% of 1st Half 2025 LGA fr Gen'l to Bluffland Fd		11,228.62	
Budgeted Transfers		16,700.00	
Bluffland Income		500.00	Middle St Croix River WMIO

Expenditures:

Engineering		(10,981.58)	January -June
Rip Rap Maintenance		0.00	
Veg Mgmt - Natural Shore		(7,088.65)	
Other Expenses		0.00	

Ending Balance 8/31/2025

\$ 14,788.01

Proposed Future 2025 Transactions:

Budgeted Transfers		16,700.00
Rip Rap Maintenance		(5,000.00)
Estimated 12/31/25 Fund Balance	\$	26,488.01

**Building & Land Fund Recap 2025**

**Funding:**

Fund Balance 12/31/2024	\$	3,527.11
Investment Earnings		211.49
1st Half General Prop Tax Levy 2025		0.00
		0.00
		0.00

**Expenditures:**

16860 19th Street:		
Washington County Property Taxes		(439.00)
		0.00
Ending Balance 08/31/2025		0.00
	\$	3,299.60

**Proposed Future Transactions:**

2025 Budgeted Transfer		
	0.00	No funding 2025

**Estimated 12/31/25 Fund Balance**

\$	3,299.60
----	----------

# Parks Budget Analysis for 2025 as of September 30, 2025

Fund and Account Numbers/Descript		2025 Annual Budget	Actual to Date	Variance Over/(Under)
<b>101 General Fund</b>				
<b>34100 Parks &amp; Rec</b>				
34107 Park Rental		\$ 400.00	\$ 265.00	\$ (135.00)
34110 Beach Parking Permits		\$ 65,000.00	\$ 90,949.26	\$ 25,949.26
34120 Watercraft Permits		\$ 6,500.00	\$ 6,475.00	\$ (25.00)
34130 Other Park Revenue		\$ -	\$ -	\$ -
<b>Total 34100 Parks &amp; Rec</b>		<b>\$ 71,900.00</b>	<b>\$ 97,689.26</b>	<b>\$ 25,789.26</b>
<b>45000 Parks &amp; Rec</b>				
45100 Park Wages & Benefits		\$ 14,771.00	\$ 10,198.32	\$ (4,572.68)
45105 Park Mnt, Supplies & Util (Includes 5% CC Fee)		\$ 13,000.00	\$ 11,369.87	\$ (1,630.13)
45107 Beach Patrol		\$ 10,500.00	\$ 855.57	\$ (9,644.43)
<b>Total 45000 Parks &amp; Rec</b>		<b>\$ 38,271.00</b>	<b>\$ 22,423.76</b>	<b>\$ (15,847.24)</b>
<b>404 Pettitt Park</b> <i>This fund includes the banner fees</i>				
12/31/2024 Beginning Balance		\$ 407.74		
Banner Fee Revenue		\$ 1,400.00	See Below	
Revenue - Int/Donations, etc		\$ 860.72		
Budgeted Transfer		\$ 500.00		
Expenses		\$ -		
9/30/2025 Ending Balance		\$ 3,168.46		
Budget 2025 Funding		\$ 500.00		
12/31/2025 Projected Balance		\$ 3,668.46		
<b>405 Playground Imp Fund</b>				
12/31/2024 Beginning Balance		\$ 9,218.92		
Revenue - Int/Donations, etc		\$ 308.55		
Budgeted Transfer		\$ 500.00		
Expenses		\$ (203.24)		
Expenses - Other		\$ -		
9/30/2025 Ending Balance		\$ 9,824.23		
Budget 2025 Funding		\$ 500.00		
12/31/2025 Projected Balance		\$ 10,324.23		
<b>450-58023 Park Imp Fund</b>				
12/31/2024 Beginning Balance		\$ 4,594.79		
Revenue - Donations, etc		\$ -		
Budgeted Transfer		\$ 500.00		
		\$ -		
		\$ -		
		\$ -		
9/30/2025 Ending Balance		\$ 5,094.79		
Budget 2025 Funding		\$ 500.00		
12/31/2025 Projected Balance		\$ 5,594.79		
<b>Banner Fees:</b>				
St Croix Valley Athletic Assoc		200.00		
Al's Automatic Transmission		200.00		
Alec's Auto, LLC		200.00		
Pinky's Sewer Service		200.00		
Windmill Marina		200.00		
Hubbard		200.00		
River Valley Catering		200.00		

**City of Lake St Croix Beach**  
**Claims to be Approved**  
**October 20, 2025**

Checks Numbered		Description	Amount
From	To		
20604	20606	Manual Checks - Freppert Outdoor Solutions, USPS, LSCVFD (Flag Pole)	\$5,985.20
20547	20572	Vendor Bills: Routine Budgeted Expenses	\$36,289.35
251020	251030	EFT/DD: Phone, Utilities	\$2,297.34
Subtotal			\$44,571.89
20544	20546	CKS: Payroll Council, Staff & Benefits - See Attached Report	
251001	251019	EFT/DD: 9/30/25, 10/15/25 Payroll-Staff, Council, Pera - See Attached Report	\$19,774.17
Total Claims to Be Approved			\$64,346.06

Checks: 20544-20572, 20604-0606

EFT/Direct Deposits: 251001-251030

City of Lake St Croix Beach  
Reconciliation to Claims  
September 16 through October 20, 2025

101 - General Fund				
Date	Num	Name	Credit	
10/15/2025	20544	Bluesky, Noah	0.00	
10/15/2025	20545	Raven, Leona A	0.00	
10/20/2025	20546	MN PEIP - C/O MMB Fiscal Services	0.00	
10/20/2025	20547	Cintas	45.69	
10/20/2025	20548	City of St Mary's Point	4,127.62	
10/20/2025	20549	Community Connections Network	350.00	
10/20/2025	20550	Don Fixmer (Videographer)	300.00	
10/20/2025	20551	Eckberg Lammers	2,195.00	
10/20/2025	20552	ECM Publishers, Inc.	68.00	
10/20/2025	20553	Ellingson Drainage, Inc.	4,320.32	
10/20/2025	20554	GreatAmerica Financial Svcs	559.48	
10/20/2025	20555	Highland Sanitation & Recycling, Inc.	655.22	
10/20/2025	20556	LVC Companies	173.00	
10/20/2025	20557	Madison National Life Insurance Co., Inc	404.24	
10/20/2025	20558	Menards	234.68	
10/20/2025	20559	Minuteman Press	150.63	
10/20/2025	20560	PeopleService, Inc.	87.64	
10/20/2025	20561	Quill Corporation	249.69	
10/20/2025	20562	RiverBluff Accounting, Inc.	5,495.00	
10/20/2025	20563	SEH	7,659.05	
10/20/2025	20564	Shred-it USA	340.34	
10/20/2025	20565	Stensand Inspections 2	2,038.75	
10/20/2025	20566	Tri-County (Streets)	6,075.00	
10/20/2025	20567	USPS	370.00	
10/20/2025	20568	Peterson, Kris	60.00	
10/20/2025	20569	Prater, Scott	50.00	
10/20/2025	20570	Sandom, Joe (Reim. Exp)	100.00	
10/20/2025	20571	Sultan, Collin	100.00	
10/20/2025	20572	Witzel, Dave (Reimb Exp)	80.00	
09/29/2025	20604	Freppert Outdoor Solutions, LLC	2,285.00	
09/30/2025	20605	USPS	200.20	
09/18/2025	20606	LSCV Fire Dept	3,500.00	
09/29/2025	251001	QuickBooks Payroll Service	0.00	
09/30/2025	251002	Ashby, Mary F	0.00	
09/30/2025	251003	Billig, Carol J	0.00	
09/30/2025	251004	Engstrom, Dorcey David	0.00	
09/30/2025	251005	Shearer, Robert A	0.00	
10/03/2025	251006	PERA (Staff)	0.00	
10/03/2025	251007	IRS (Form 941 Payroll Taxes)	0.00	
10/03/2025	251008	MIN Dept of Revenue	0.00	
10/14/2025	251009	QuickBooks Payroll Service	0.00	



City of Lake St Croix Beach

Reconciliation to Claims

September 16 through October 20, 2025

Date	Num	Name	Credit
10/15/2025	251010	Ashby, Mary F	0.00
10/15/2025	251011	Billig, Carol J	0.00
10/15/2025	251012	Burger, Warren B	0.00
10/15/2025	251013	Engstrom, Dorcey David	0.00
10/15/2025	251014	Freppert, Bradley P	0.00
10/15/2025	251015	McCarthy, Thomas G	0.00
10/15/2025	251016	Schneider, Timothy M	0.00
10/15/2025	251017	Shearer, Robert A	0.00
10/20/2025	251018	PERA (Staff)	0.00
10/20/2025	251019	PERA (Council)	0.00
09/18/2025	251020	Maroneys (Trash Pickup)	47.12
09/22/2025	251021	US Bank Credit Card (EFT)	629.31
10/20/2025	251022	Comcast (EFT) Voice 8772105 12269	565.16
10/20/2025	251023	CP Energy 7711653 (EFT)	17.00
10/20/2025	251024	CP Energy 7711657 (EFT)	17.00
10/20/2025	251025	CP Energy 7711658 (EFT)	19.08
10/20/2025	251026	Xcel Energy 4267 (EFT)	850.25
10/20/2025	251027	Xcel Energy 5536 (EFT)	11.48
10/20/2025	251028	Xcel Energy 5987 (EFT)	123.56
10/20/2025	251029	Xcel Energy 6284 (EFT)	8.69
10/20/2025	251030	Xcel Energy 8596 (EFT)	8.69
Total 101 - General Fund			44,571.89
TOTAL			44,571.89

**City of Lake St Croix Beach**  
**Claims to be Approved thru CC Mtg Date**  
September 16 through October 20, 2025

Type	Date	Num	Name	Memo	Class	Paid Amount
Bill	10/20/2025	20547	Cintas			
TOTAL						
Bill	09/18/2025	4243808068		Floor Mats Service	101 Gen'l Fd:2 Exp:41000 Genl Govt:41500 City Bld	-45.69
TOTAL						-45.69
Bill	10/20/2025	20548	City of St Mary's Point			
Bill	09/30/2025	2025-09LSCB		September Recycling	101 Gen'l Fd:2 Exp:43000 Public Works:43200 Sani	-4,022.62
Bill	09/30/2025	2025-JPBLSCB Q3		Recycle Administration Q3 2025	101 Gen'l Fd:2 Exp:43000 Public Works:43200 Sani	-106.00
TOTAL						-4,127.62
Bill	10/20/2025	20549	Community Connections Network			
Bill	09/30/2025	LSCB 2025-5		Monthly Subscription Fee (Sept)	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-350.00
TOTAL						-350.00
Bill	10/20/2025	20550	Don Fixmer (Videographer)			
Bill	10/01/2025			Videographer Services		
TOTAL						
Bill	10/20/2025	20551	Eckberg Lammers			
Bill	08/31/2025	47899		Video Recording Services 9/15 and 10/1	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-300.00
TOTAL						-300.00
Bill	10/20/2025	20552	ECM Publishers, Inc.			
Bill	09/19/2025	1066406		General	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-850.00
TOTAL				Police	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-180.00
				Meetings	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-300.00
				General Employment	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-264.00
				Variance - 16855 21st St S	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-337.00
				Professional Malpractice Claim	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-264.00
TOTAL						-2,195.00
Bill	10/20/2025	20553	Ellingson Drainage, Inc.			
Check	10/20/2025	20553		Account # 427294		
TOTAL				Oct 1 PH Chapter 153	101 Gen'l Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-68.00
						-68.00
TOTAL				Return of Escrowed Funds		-4,320.32
						-4,320.32

City of Lake St Croix Beach  
**Claims to be Approved thru CC Mtg Date**  
 September 16 through October 20, 2025

Type	Date	Num	Name	Memo	Class	Paid Amount
Bill	10/20/2025	20554	GreatAmerica Financial Svcs	003-3094259-000		
Bill	09/30/2025	40252863		Agreement 003-3094259-000; Kycocera TASKalfa 35 101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger Freight Fee	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-541.36
TOTAL						-18.12
						-559.48
Bill	10/20/2025	20555	Highland Sanitation & Recycling, Inc.	Acct No. 008390		
Bill	09/23/2025	1441026		4YD Front Load Service - Weekly	101 Genl Fd:2 Exp:41000 Genl Govt:41500 City Bid	-373.22
				64 Gallon Seasonal Compost - Weekly	101 Genl Fd:2 Exp:41000 Genl Govt:41500 City Bid	-16.00
TOTAL				Vets Memorial Park - On Call Service	510 Veterans Memorial:45830 Veterans Mem Imp/E	-266.00
						-655.22
Bill	10/20/2025	20556	LVC Companies	Bill To #101200		
Bill	10/14/2025	180906		Annual Fire Extingulsher Service - 2025	101 Genl Fd:2 Exp:41000 Genl Govt:41500 City Bid	-173.00
TOTAL						-173.00
Bill	10/20/2025	20557	Madison National Life Insurance Co., Inc			
Bill	10/01/2025	1716023		LTD Dave Engstrom	101 Genl Fd:2 Exp:41000 Genl Govt:41200 Admin l	-184.62
Bill	11/01/2025	1724653		STD Dave Engstrom	101 Genl Fd:2 Exp:41000 Genl Govt:41200 Admin l	-17.50
				LTD Dave Engstrom	101 Genl Fd:2 Exp:41000 Genl Govt:41200 Admin l	-184.62
TOTAL				STD Dave Engstrom	101 Genl Fd:2 Exp:41000 Genl Govt:41200 Admin l	-17.50
						-404.24
Bill	10/20/2025	20558	Menards	30890495		
Bill	09/02/2025	35700		BS - Supplies	101 Genl Fd:2 Exp:45000 Parks & Rec:45105 Park	-31.83
Bill	09/05/2025	35680		BS - Supplies	101 Genl Fd:2 Exp:45000 Parks & Rec:45105 Park	-87.29
Bill	09/10/2025	36207		DE - Supplies	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-52.21
Bill	09/23/2025	36962		DE - Supplies	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-28.13
Bill	09/29/2025	37378		BS - Supplies	101 Genl Fd:2 Exp:45000 Parks & Rec:45105 Park	-16.46
Bill	10/06/2025	37826		DE - Supplies	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-18.76
TOTAL						-234.68
Bill	10/20/2025	20559	Minuteman Press			
Bill	10/15/2025	96547		100 - Reflective Date Stickers	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-150.63
TOTAL						-150.63

City of Lake St Croix Beach  
Claims to be Approved thru CC Mtg Date  
September 16 through October 20, 2025

Type	Date	Num	Name	Memo	Class	Paid Amount
Bill	10/20/2025	20560	PeopleService, Inc.	Acct No. 20-000351-01 20 - 16455 20th St S		
Bill	09/30/2025			Water - 7/1/25- 9/30/25	101 Genl Fd:2 Exp:41000 Genl Govt:41500 City Bld	-87.64
TOTAL						-87.64
Bill	10/20/2025	20561	Quill Corporation	Acct No. 6055912		
Bill	09/10/2025	45702547		Supplies	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-249.69
TOTAL						-249.69
Bill	10/20/2025	20562	RiverBluff Accounting, Inc.			
Bill	09/30/2025			September 2025	101 Genl Fd:2 Exp:41000 Genl Govt:41200 Admin &	-5,445.00
TOTAL				Payroll Software	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-50.00
						-5,495.00
Bill	10/20/2025	20563	SEH			
Bill	08/31/2025	494826		Prepare for and Attend City Council Meeting	101 Genl Fd:2 Exp:43000 Public Works:43100 Stre	-513.19
				Pavement Markings	101 Genl Fd:2 Exp:43000 Public Works:43100 Stre	-384.91
Bill	09/01/2025	489125		16855 21st st S - Engineering Plan Review	101 Genl Fd:2 Exp:43000 Public Works:43100 Stre	-1,858.52
				Prepare for and Attend City Council Meeting	101 Genl Fd:2 Exp:43000 Public Works:43100 Stre	-1,971.98
				Xcel Electric Street Opening Permit Review	101 Genl Fd:2 Exp:43000 Public Works:43100 Stre	-755.31
TOTAL				16855 21st st S - Engineering Plan Review	101 Genl Fd:2 Exp:43000 Public Works:43100 Stre	-2,175.14
						-7,659.05
Bill	10/20/2025	20564	Shred-it USA	Cust No. 1000142186		
Bill	09/18/2025	8011992753		9/4/25 Off-Site Purge Service	101 Genl Fd:2 Exp:41000 Genl Govt:41300 Oth Ger	-340.34
TOTAL						-340.34
Bill	10/20/2025	20565	Stensand Inspections 2			
Bill	09/30/2025			Building Permits 2025-40 thru 2025-48	101 Genl Fd:2 Exp:42000 Public Safety:42109 Bulic	-2,038.75
TOTAL						-2,038.75
Bill	10/20/2025	20566	Tri-County (Streets)			
Bill	10/12/2025	1302				
Bill	10/15/2025	1303		Black Dirt Seed Leve	410 Bluffland:43805 Bluff Maint, Suppl & Utili	-1,200.00
				Fix Curb Stop	450 LT Imp Fd:58021 Water Main Repairs	-4,875.00

**City of Lake St Croix Beach**  
**Claims to be Approved thru CC Mtg Date**  
September 16 through October 20, 2025

Type	Date	Num	Name	Memo	Class	Paid Amount
TOTAL						
Bill	10/20/2025	20567	USPS	Permit Acct #138844		-6,075.00
Bill	10/20/2025					
TOTAL					101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-370.00
Bill	10/15/2025	20568	Peterson, Kris	Marketing Mail permit		-370.00
Bill	10/15/2025					
TOTAL				2025 Meetings	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-60.00
Bill	10/20/2025	20569	Prater, Scott			-60.00
Bill	10/15/2025					
TOTAL				2025 Meetings	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-50.00
Bill	10/20/2025	20570	Sandom, Joe (Reimb. Exp)			-50.00
Bill	10/15/2025					
TOTAL				2025 Meetings	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-100.00
Bill	10/20/2025	20571	Sultan, Colin			-100.00
Bill	10/15/2025					
TOTAL				2025 Meetings	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-100.00
Bill	10/20/2025	20572	Witzel, Dave (Reimb Exp)			-100.00
Bill	10/15/2025					
TOTAL				2025 Meetings	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-80.00
Bill	09/29/2025	20604	Freppert Outdoor Solutions, LLC			-80.00
Bill	08/30/2025	133		Tree and Brush Removal		-2,285.00
TOTAL					450 LT Imp Fd:58033 Right of Way Maint	-2,285.00
Bill	09/30/2025	20605	USPS			
Bill	10/01/2025			October Newsletter		
TOTAL					101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-200.20
						-200.20

City of Lake St Croix Beach  
**Claims to be Approved thru CC Mtg Date**  
September 16 through October 20, 2025

Type	Date	Num	Name	Memo	Class	Paid Amount
Check	09/18/2025	20806	LSCV Fire Dept			
TOTAL				Resolution 2025-09-02 (Flag Pole for Fire Hall)	101 Gen'l Fd:2 Exp:42000 Public Safety:42111 Oth	-3,500.00
Bill	09/18/2025	251020	Maroneys (Trash Pickup)	001431		-3,500.00
TOTAL				Garbage Pick-Up	101 Gen'l Fd:2 Exp:43000 Public Works:43200 Sani	-47.12
Bill	09/22/2025	251021	US Bank Credit Card (EFT)			-47.12
Bill	07/31/2025	July End		2025 Clerks Academy - Mary and Carol	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-500.00
Bill	08/25/2025			Highway 55 Rental - Dunk Tank	101 Gen'l Fd:2 Exp:46500 Econ Dev:46530 City Dev	-117.79
TOTAL				Walmart	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-11.52
Bill	10/20/2025	251022	Comcast (EFT) Voice 8772105 12269			-629.31
Bill	10/03/2025			Comcast Voice/Business Internet 877210570001226	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41300 Oth Ger	-565.16
Bill	10/20/2025	251023	CP Energy 7711653 (EFT)	7711653-1		-565.16
Bill	09/29/2025			16455 20th St S	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41500 City Bld	-17.00
TOTAL						-17.00
Bill	10/20/2025	251024	CP Energy 7711657 (EFT)	7711657-2		
Bill	09/29/2025			16455 20th St S	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41500 City Bld	-17.00
TOTAL						-17.00
Bill	10/20/2025	251025	CP Energy 7711658 (EFT)	7711658-0		
Bill	09/29/2025			16455 20th St S	101 Gen'l Fd:2 Exp:41000 Gen'l Govt:41500 City Bld	-19.08
TOTAL						-19.08
Bill	10/20/2025	251026	Xcel Energy 4267 (EFT)	Acct No. 51-5580426-7		
Bill	09/03/2025	942869435		Street Lighting: Installs 163992, 163991, 229803, 22	101 Gen'l Fd:2 Exp:43000 Public Works:43100 Stre	-850.25

**City of Lake St Croix Beach**  
**Claims to be Approved thru CC Mtg Date**  
September 16 through October 20, 2025

Type	Date	Num	Name	Memo	Class	Paid Amount
TOTAL						
Bill	10/20/2025	251027	Xcel Energy 5536 (EFT)	Acct No. 51-6544553-6		-850.25
Bill	09/08/2025	943502081		Beach 16763 20th St S Premises 302451496 Meter . 101 Genl Fd:2 Exp:45000 Parks & Rec:45105 Park		-11.48
TOTAL						-11.48
Bill	10/20/2025	251028	Xcel Energy 5987 (EFT)	51-0011704598-7		
Bill	09/05/2025	943375377		Premises 303281737 16455 20th St S Meter 347173 101 Genl Fd:2 Exp:41000 Genl Govt:41500 City Bid		-123.56
TOTAL						-123.56
Bill	10/20/2025	251029	Xcel Energy 6284 (EFT)	51-0011704628-4		
Bill	09/05/2025	943375361		Premise 303864763 1910 Riviera Ave S Meter 8945 101 Genl Fd:2 Exp:45000 Parks & Rec:45105 Park		-8.69
TOTAL						-8.69
Bill	10/20/2025	251030	Xcel Energy 8596 (EFT)	Acct No. 51-0011291859-6		
Bill	09/05/2025	943304427		Rectifier Stat: 2039 Riviera Av S: Meter 79637242 P 101 Genl Fd:2 Exp:45000 Parks & Rec:45105 Park		-8.69
TOTAL						-8.69

**City of Lake St Croix Beach**  
**Payroll Summary**  
 September 16 through October 20, 2025

	Ashby, M	Billig, C	Bluesky, N	Burger, W	Engstrom, D	Freppert, B	McCarthy, T	Raven, L	Schneider, T	Shearer, R	TOTAL
Employee Wages, Taxes and Adjustments											
Gross Pay											
Total Gross Pay	3,784.94	3,618.87	203.17	203.17	6,480.21	203.17	243.75	125.00	203.17	1,696.06	16,761.51
Additions to Net Pay	3,784.94	3,618.87	203.17	203.17	6,480.21	203.17	243.75	125.00	203.17	1,696.06	16,761.51
Flexible Benefits - Employer	187.50	187.50	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	1,125.00
Total Additions to Net Pay	187.50	187.50	0.00	0.00	750.00	0.00	0.00	0.00	0.00	0.00	1,125.00
Net Pay	3,972.44	3,806.37	203.17	203.17	7,230.21	203.17	243.75	125.00	203.17	1,696.06	17,886.51
Employer Taxes and Contributions											
Medicare Company	54.89	52.47	2.94	2.94	93.96	2.94	3.53	1.81	2.94	24.59	243.01
Social Security Company	234.67	224.37	0.00	12.60	401.77	12.60	0.00	7.75	0.00	105.16	998.92
PERA - Staff Employer 7.5%	0.00	0.00	0.00	0.00	486.02	0.00	0.00	0.00	0.00	127.20	613.22
PERA Council Employer 5.0%	0.00	0.00	10.16	0.00	0.00	0.00	12.19	0.00	10.16	0.00	32.51
EE Soc. Sec. Deferral Credit	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Employer Taxes and Contributions	289.56	276.84	13.10	15.54	981.75	15.54	15.72	9.56	13.10	256.95	1,887.66
											19,774.17





# LAKE ST. CROIX BEACH

MONTHLY NEWSLETTER | OCTOBER 202



## IMPROVING 911 SERVICE

When you call 911, every second counts. But so does giving telecommunicators the best possible information to send the right kind of help when you need it most. In 2024, more than 97 percent of 911 calls coming into Washington County Sheriff's Emergency Communications Response Center were answered within 10 seconds. And now ECRC telecommunicators have a new tool that will allow them to assist first responders reach people faster and with better information of how to help once they arrive on-scene. The ECRC recently launched TotalResponse CACH (Computer-Aided Call Handling), a system that provides structured, real-time guidance during emergency calls. After several years of planning and testing, this powerful new system will first be used for all medical-based emergency calls, with plans to gradually expand its use to all types of incidents over time. "This upgrade is another way the ECRC is investing in cutting-edge technology and top-tier training to keep our community safe," said Darlene Pankonie, ECRC Division Manager.

## TRICK-OR-TREAT SAFETY

To help keep our young ghosts and goblins safe and happy this Halloween, consider these tips:

- Carry glow sticks or flashlights, use reflective tape or stickers on costumes and bags, and wear light colors to help kids see and be seen by drivers.
- A responsible adult should join kids under age 12 for trick-or-treating.
- Drivers: Slow down and be alert! Excited kids may dart into the street. Turn on headlights early to spot kids from further away.
- Remind kids to cross the street at corners or crosswalks.
- Trick or treat only in well-lit, familiar areas and stick with friends.
- Don't eat any treats until coming home to help avoid allergic reactions or spot unsafe items.

Check out more [Halloween safety tips](#) to help your trick-or-treaters have the most fun, safely.

NUMBER OF  
INCIDENTS

35

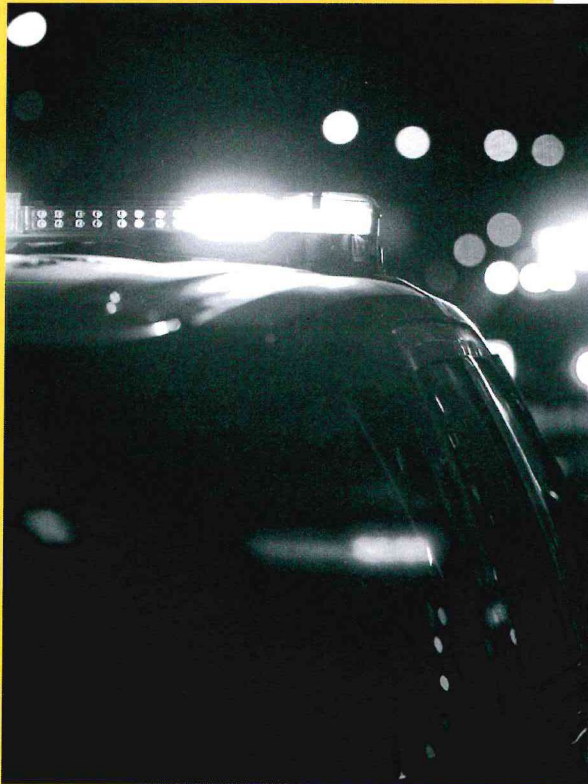
TRAFFIC  
STOPS

3

LOCAL AREA  
CHECKS

9





## WC25050038 UNWANTED PERSON

1XXX RIVIERA AVENUE S

At 12:20am on Sept. 17, a deputy arrived at an address where a resident was reporting that a stranger had showed up at the home and was asking to be let inside to sleep. The resident said the stranger seemed very disoriented and possibly intoxicated. When the deputy arrived, the stranger was standing next to a door near the detached garage. The deputy was able to confirm the stranger's identity, but the person was too intoxicated to answer questions or to have a logical conversation. Due to the severity of the impairment, the deputy requested paramedics for an evaluation. After they arrived, the deputy got a weak preliminary breath sample that registered 0.315 blood alcohol concentration. Paramedics said that as they were attempting to complete an evaluation, the person was becoming increasingly uncooperative and that due to the level of intoxication needed to be medically treated. The deputy completed a 72-hour hold form and the person was taken to a hospital.

## MESSAGE FROM THE SHERIFF

The continued safety of our communities relies on the encouragement and support that we provide now for the next generation of peace officers and law enforcement personnel. To that end, the Washington County Sheriff's Office will once again proudly participate in the Law Enforcement Scholarship program. Sponsored by the Minnesota Sheriff's Association, the scholarship fund has the privilege of awarding up to 18 scholarships of \$2,000 in 2025.

To be eligible for these scholarships, applicants must meet one of the following requirements: Be enrolled in a mandated POST Skills Program, be in their second year of a two-year law enforcement program or be in their third year of a four-year collegiate criminal justice program.

If you're interested or know someone who might be, applications can be turned into the Washington County Sheriff's Office records department through Friday, Nov. 28. The scholarships will be awarded by Dec. 30. For more information and to start an application, please go online to [mnsheriffs.org](http://mnsheriffs.org).

We wish these recipients a bright future as committed public servants.



In service,

*Dan Starry*

Sheriff Dan Starry



**Total for City LAKE SAINT CROIX BEACH: 35**

Incident Date	Case#	Address	Event Description
9/1/2025 3:54:33 PM	WC25047365	1XXX Riviera Ave S, LAKE SAINT CROIX BEACH	911 ABANDONED/HANGUP/OPEN LINE
9/1/2025 9:14:26 PM	WC25047408	Riviera Ave S / 18th St S, LAKE SAINT CROIX BEACH	ORDINANCE VIOLATION
9/2/2025 2:06:00 PM	WC25047488	SAINT CROIX TRL S / UPPER 22ND ST S, LAKE SAINT CROIX BEACH	DEER TAG
9/3/2025 9:44:54 AM	WC25047657	1XXX - 1999 RIVIERA AVE S, LAKE SAINT CROIX BEACH	DIRECTED PATROL
9/3/2025 10:39:34 AM	WC25047670	16XXX 20th St S, LAKE SAINT CROIX BEACH	DISORDERLY CONDUCT
9/4/2025 9:38:03 AM	WC25047826	16XXX 20th St S, LAKE SAINT CROIX BEACH	COUNTERFEIT/FORGERY
9/4/2025 7:02:27 PM	WC25047893	SAINT CROIX RIVER - MNR10, LAKE SAINT CROIX BEACH	DRIVING COMPLAINT
9/5/2025 3:52:39 PM	WC25048027	16XXX 13th St S, LAKE SAINT CROIX BEACH	PARKING COMPLAINT
9/5/2025 11:56:39 PM	WC25048114	2XXX Saint Croix Trl S, LAKE SAINT CROIX BEACH	911 ABANDONED/HANGUP/OPEN LINE
9/6/2025 10:46:56 AM	WC25048171	Saint Croix Trl S / 13th St S, LAKE SAINT CROIX BEACH	ANIMAL COMPLAINT
9/7/2025 9:19:30 AM	WC25048343	1XXX Quinlan Ave S, LAKE SAINT CROIX BEACH	DEATH
9/7/2025 5:53:05 PM	WC25048389	1XXX Quinlan Avenue Ct S, LAKE SAINT CROIX BEACH	ANIMAL COMPLAINT
9/10/2025 5:58:04 AM	WC25048816	1XXX Racine Ave S, LAKE SAINT CROIX BEACH	WELFARE CHECK
9/10/2025 10:26:22 PM	WC25048987	1XXX Racine Ave S, LAKE SAINT CROIX BEACH	OVERDOSE
9/10/2025 10:51:27 PM	WC25048992	1XXX Racine Ave S, LAKE SAINT CROIX BEACH	CIVIL MATTER/DISPUTE
9/11/2025 2:40:05 PM	WC25049123	1XXX Racine Ave S, LAKE SAINT CROIX BEACH	OVERDOSE
9/11/2025 8:30:33 PM	WC25049177	1XXX Ramada Ave S, LAKE SAINT CROIX BEACH	MEDICAL
9/12/2025 9:29:34 AM	WC25049246	1XXX Redwing Ave S, LAKE SAINT CROIX BEACH	PROBATION VIOLATION
9/12/2025 2:00:15 PM	WC25049283	16XXX 16TH ST S, LAKE SAINT CROIX BEACH	SUSPICIOUS PERSON/ACTIVITY
9/12/2025 3:47:12 PM	WC25049301	13th St S / Quinlan Ave S, LAKE SAINT CROIX BEACH	ANIMAL COMPLAINT
9/13/2025 5:09:19 PM	WC25049458	2XXX Quentin Ave S, LAKE SAINT CROIX BEACH	WELFARE CHECK
9/14/2025 4:41:09 AM	WC25049563	1XXX Queens Ave S, LAKE SAINT CROIX BEACH	911 ABANDONED/HANGUP/OPEN LINE
9/17/2025 12:20:00 AM	WC25050038	1XXX Riviera Ave S, LAKE SAINT CROIX BEACH	REQUEST FOR EMERGENCY EXAM - 72 HR HOLD
9/17/2025 1:59:32 PM	WC25050126	20th St S / Saint Croix Trl S, LAKE SAINT CROIX BEACH	ACCIDENT
9/17/2025 7:35:33 PM	WC25050199	1XXX Ramada Ave S, LAKE SAINT CROIX BEACH	LIFT ASSIST
9/19/2025 6:31:00 PM	WC25050549	16XXX 15th St S, LAKE SAINT CROIX BEACH	LOST PROPERTY/ITEM
9/22/2025 5:58:57 AM	WC25050904	1XXX Ramada Ave S, LAKE SAINT CROIX BEACH	MEDICAL
9/22/2025 2:51:42 PM	WC25050972	16XXX 15th St S, LAKE SAINT CROIX BEACH	WARRANT ATTEMPT

9/22/2025 5:10:49 PM	WC25050991	16XXX 15TH ST S, LAKE SAINT CROIX BEACH	FOLLOW UP
9/23/2025 5:12:01 AM	WC25051070	1XXX Ramada Ave S, LAKE SAINT CROIX BEACH	MEDICAL
9/23/2025 2:46:33 PM	WC25051164	1XXX - 1998 RIVIERA AVE S, LAKE SAINT CROIX BEACH	DIRECTED PATROL
9/23/2025 7:53:34 PM	WC25051222	15th St S / Saint Croix Trl S, LAKE SAINT CROIX BEACH	ACCIDENT
9/25/2025 12:01:00 AM	WC25051465	1XXX Riviera Ave S, LAKE SAINT CROIX BEACH	MEDICAL
9/25/2025 5:09:09 PM	WC25051587	1XXX Queens Ave S, LAKE SAINT CROIX BEACH	NEIGHBOR DISPUTE
9/26/2025 9:03:56 PM	WC25051805	2XXX Saint Croix Trl S, LAKE SAINT CROIX BEACH	VEHICLE UNLOCK



## LOWER ST. CROIX VALLEY FIRE DEPARTMENT

### District Run Summary – September 2025

#### Total Number of Runs

September	<b>59</b>	2025 Year to Date	464
-----------	-----------	-------------------	-----

#### Runs by District

District	# of Calls this Month	# of Calls YTD
Afton	23	168
Lakeland	11	108
Lakeland Shores	1	10
Lake St. Croix Beach	18	84
St. Mary's Point	1	29
Interstate 94	1	26
St. Croix River	1	3
Other	3	36

#### Mutual Aid LSCVFD Responded to:

<b>Fire</b>	Month: 2	YTD: 30	<b>Ambulance</b>	Month: 0	YTD: 0
-------------	----------	---------	------------------	----------	--------

#### Mutual Aid LSCVFD Received from other Agencies:

<b>Fire</b>	Month: 2	YTD: 13	<b>Ambulance</b>	Month: 6	YTD: 36
		Year to date	LSCV A1 OAC: 14	ALS: 13 ] OOS: 6	Multiple Pts: 3

#### Incident Type Summary - Month

Type	Total # of Runs
Medical/Ambulance	49
Fire/Hazmat	8
Duty Officer Only Response	2
Dive Team	0

#### Number of Runs by Shift – Month

A Shift (Mon.-Fri, 6am-6pm)	B Shift (Mon-Fri. 6pm-6am + Weekends/Holidays)
19	40

MONTHLY INVOICE

Companion Animal Care & Control

Providing Animal Welfare Services in Minnesota & Wisconsin since 2011  
P.O. Box 3 Bayport, MN 55003  
www.companionanimalcontrol.com  
715-220-1332  
Please reach out with any questions or concerns & thank you for partnering to help animals in your community!

Month: September  
CA Control Monthly Retainer: \$110  
(retainer for 24/7/365 animal control services for your jurisdiction)  
CA Care Monthly Retainer: \$75  
(retainer to reserve boarding kennels for animals from your jurisdiction)  
Total Due: \$185.00  
(total includes monthly retainers & service fees listed below)

Date & Time	Call/Intake type	Address	Case ID	Photo	Notes	Outcome	Call Fee	Mileage	Boarding Fee
9/1/2025 2:00pm	No Pickups/Impounds This Month		2025-1		<p>Note: This month, there were no calls requiring an on-site response from animal control. However, services such as resident inquiries, nuisance complaints, bite incident reviews, and dangerous dog case evaluations may not always be reflected in this report but are included as part of the monthly animal control retainer.</p> <p>Additionally, the monthly animal impound/boarding retainer serves as a reservation of kennel space at the impound facility. This ensures that kennels remain available for animals from contract jurisdictions and are not occupied by non-contract animals.</p>		\$0.00	\$0.00	\$0



**STORMWATER MANAGEMENT FACILITIES  
DECLARATION AND EASEMENT AGREEMENT**

THIS STORMWATER MANAGEMENT FACILITIES DECLARATION AND EASEMENT AGREEMENT is made and given on October 20, 2025 by William J Jr Marzolf and Maureen Bausch (“Owners”), to the City of Lake St. Croix Beach, a Minnesota municipal corporation, (“City”).

**WHEREAS**, Owner is the fee owner of the property legally described on attached Exhibit A (“Property”); and

**WHEREAS**, stormwater management facilities on the Property will be connected to the City’s stormwater utility system, and the City’s system and the surface waters of the City and the State may be adversely affected by the operation and maintenance of stormwater management facilities on the Property; and

**WHEREAS**, in connection with an application by Owner for \_\_\_\_\_, the City has required, as a condition of approval, the execution and recording of this Stormwater Management Facilities Declaration and Easement Agreement (“Agreement”); and

**WHEREAS**, to secure the benefits and advantages of the City’s approval, Owner desires to subject the Property to the terms hereof;

**NOW, THEREFORE**, Owner declares that the Property is, and shall be, held, transferred, sold, conveyed and occupied subject to the easement hereinafter granted and the terms of this Agreement.

1. **Definitions.** For purposes of this Agreement, the following terms shall have the meanings given.

1.1. “Stormwater Management Facilities” means the following improvements designed and constructed to manage stormwater. The designation of the improvement corresponds to the designation on Exhibit B, the approved plans for the Stormwater Management Facilities.

1.1.1. [Vegetative Filter System]

1.1.2. [Infiltration Trench/Basin]

1.1.3.

1.1.4.

- 1.2. “Operations and Maintenance Checklist” means the operations and maintenance checklist form for the corresponding Stormwater Management Facility. The Operations and Maintenance Checklist[s] for the corresponding Stormwater Management Facilities [is/are] attached as Exhibit C.

## **2. Owner’s Obligations.**

- 2.1. The Owner shall construct Stormwater Management Facilities in accordance with the approved plans attached as Exhibit B. A full size original of Exhibit B is on file with the City Engineer of the City. Construction of the Stormwater Management Facilities shall be completed by \_\_\_\_\_.
- 2.2. The Owner shall inspect the Stormwater Management Facilities, at least as frequently as is specified, and meeting all of the requirements for inspections listed, on the Operations and Maintenance Checklists. Completed Operations and Maintenance Checklists forms shall be completed annually and delivered to the City Engineer within thirty (30) days of their completion and no later than October 1<sup>st</sup> of each calendar year.
- 2.3. The Owner shall continuously and perpetually maintain, clean, repair and replace the Stormwater Management Facilities. All Stormwater Management Facilities shall be so maintained, repaired and replaced as to maintain their original, approved design, function, volume, capacity, and efficiency. Without limiting the generality of the foregoing, maintenance, repair and replacement activities shall include, at a minimum, activities listed on the Operations and Maintenance Checklists.

## **3. Enforcement.**

- 3.1. This Agreement is enforceable by the City acting through its City Council. The City may enter the Property for the purposes of inspection of the Stormwater Management Facilities and enforcement of the obligations of Owner under this Agreement. If Owner fails to perform its obligations under this Agreement, the City must provide written notice of default to Owner before taking any corrective action. If the failure continues for 30 days after the City’s written notice, the City may take whatever actions it deems reasonably necessary in order to fulfill the obligations of Owner under this Agreement. If it is determined by the City that it is necessary to enter the Property to maintain or repair Stormwater Management Facilities to protect public utility facilities or the public health, safety or welfare without first giving such notice to the Owner, it may do so, giving the Owner such notice as is reasonably possible under the circumstances. Owner must reimburse the City for the reasonable out-of-pocket costs incurred by the City for its corrective action within 30 days after receipt by Owner of a written demand from the City accompanied by reasonable



documentation of the expenses. If Owner fails to reimburse the City within such 30-day period, the City may recover its costs by assessing the amounts against the Property to be collected with property taxes. Owner waives any and all rights to receive notice and a hearing or to contest these assessments. Further, City may enforce the terms of this Agreement by any proceeding in law or in equity to restrain violation, to compel compliance, to recover costs for corrective action, or to recover damages, including attorneys' fees and costs of the enforcement actions. The Owner is not liable for the actions of any third party, other than its employees, agents, or contractors, that violate the terms of this Agreement unless the Owner, its employees, agents, or contractors had actual knowledge of the violation and failed to take reasonable action to stop the violation.

4. **Grant of Easement.**

4.1. **Grant of Easement.** For valuable consideration, Owner conveys to the City an easement for inspection, maintenance and repair of Stormwater Management Facilities purposes over, under, and across the Property on the terms and conditions hereinafter set forth.

4.2. **Scope of Easement Rights.** The Easement hereby conveyed includes the right of the City, its contractors, employees, agents and assigns to:

- 4.2.1. reasonable right of ingress and egress to inspect Stormwater Management Facilities in accordance with Section 3.1 hereof;
- 4.2.2. reasonable right of ingress and egress to perform the Owner's Obligations upon default by Owner in accordance with Section 3.1 hereof;
- 4.2.3. locate, construct, reconstruct, operate, maintain, inspect, alter and repair the Stormwater Management Facilities in accordance with Section 3.1 hereof; and
- 4.2.4. cut, trim, or remove trees, shrubs, or other vegetation that, in the City's judgment, unreasonably interfere with the Stormwater Management Facilities.

5. **Miscellaneous.**

5.1. **No Waiver.** Failure to enforce any provision of this Agreement upon a violation of it will not be deemed a waiver of the right to do so as to that or any subsequent violation.

5.2. **Validity.** Invalidation of any of the terms of this Agreement will in no way affect any of the other terms, which will remain in full force and effect.

5.3. **Duration of Easements.** The agreements and easements granted herein

are permanent and shall remain in effect in perpetuity.

- 5.4. **Warranty of Grantor.** The Owner warrants that it is the owner of a fee simple interest in the Property, that it has the right to grant this Agreement, and that the Property is free and clear of any lien, encumbrance, easement, restriction, covenant or condition, except for those filed of record with the County Recorder or Registrar of Titles for Washington County, Minnesota.
- 5.5. **Easement Runs with Land.** This Agreement runs with the land and is binding on the Owner, its heirs, successors and assigns.
- 5.6. **Amendments.** This Agreement may not be amended without the written approval of the City and the Middle St. Croix Watershed Management Organization.

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

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2012,  
by \_\_\_\_\_, the \_\_\_\_\_ of  
\_\_\_\_\_, on behalf of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:  
The City of Lake St. Croix Beach  
16455 20<sup>th</sup> St. S  
Lake St. Croix Beach, MN 55043

<b>For City use only:</b>
Planning File # _____
Date of Council approval _____

## **EXHIBIT A**

### Description of the Property

## **EXHIBIT B**

### **Stormwater Management Facilities Approved Plans**

## **EXHIBIT C**

### **Operations and Maintenance Checklists**

CONSENT

The undersigned Mortgagee of the real estate described in the attached instrument pursuant to the Mortgage recorded as Document No. \_\_\_\_\_ in the office of the Washington County \_\_\_\_\_, hereby joins in and consents to all of the terms and provisions contained in the attached Stormwater Management Facilities Declaration and Easement Agreement (the "Agreement"). The undersigned Mortgagee further agrees that its interest in the property covered by the Mortgage is subject to the Agreement and to all of the terms and provisions contained in it and agrees that if the Mortgagee forecloses its mortgage(s) on the property, or takes a deed in lieu of foreclosure, the Mortgagee will take title subject to the Agreement.

\_\_\_\_\_  
By \_\_\_\_\_  
Its \_\_\_\_\_

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of  
\_\_\_\_\_, on behalf of the corporation.

\_\_\_\_\_  
Notary Public





## **RETAINING WALL LICENSE**

**THIS RETAINING WALL LICENSE** ("License") is made this 20<sup>th</sup> day of October, 2025, granted and issued by the City of Lake St. Croix Beach, a Minnesota municipal corporation ("City").

- A. William J Jr Marzolf and Maureen Bausch ("Landowners") are the owners of that certain property located in the City, as described in the attached Exhibit A.
- B. The City is the owner of a retaining wall adjacent to Landowner's property.
- C. The Landowners have requested, and the City has agreed to grant, a License consistent with the terms herein.

**NOW THEREFORE**, pursuant to the terms and conditions of this license, the parties hereby agree to the following:

- 1. Recitals. The above recitals are hereby incorporated as if they were fully set forth herein.
- 2. License Grant. The City hereby grants for the benefit of the Landowners the License to enter the City's property as described in Exhibit B for the purposes of removing and replacing the existing timber retaining walls.
- 3. Design. The wall design shall be prepared by a Professional Engineer licensed in the state of Minnesota and competent and experienced in the area of retaining wall design. The design submittal shall include scale drawings, wall cross sections, and supporting calculations.
- 4. Review and Approval. The design submittal shall be submitted to the City Engineer for review. The concept shall be reviewed by the Parks Board and a recommendation for approval provided to the City Council. The wall design is to be submitted to the Middle St. Croix Watershed Management Organization for review. The final approval will be issued by the City Council.
- 5. Ownership. The City will take ownership of the replacement retaining wall upon completion of installation.
- 6. Maintenance.      will be responsible for ongoing maintenance activities of the replacement retaining wall.
- 7. Runs with the Land, Successors and Assigns. Unless revoked or modified, all provisions of this License shall run with the Property and shall inure to the benefit of and be binding upon the Landowners and their respective successors and assigns, including all parties having or acquiring any right, title, interest in or to all or any portion of the Property.
- 8. No Further Conveyance. Nothing in this agreement shall be construed as a grant by the City of anything other than a temporary license for the terms and conditions set forth

herein. No further property right is or shall be passed based on the City's allowance of the use contemplated herein.

**CITY OF LAKE ST. CROIX BEACH**

---

By: Tom McCarthy  
Its: Mayor

---

By: Dave Engstrom  
Its: City Administrator

[insert notary block?]

[Landowners sign?]

### **Exhibit A – Legal Descriptions**

Legal Description of Marzolf property:

Lots 2096-2101, inclusive, Lake Saint Croix Beach, Section 1, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County and State.

PID: 14-028-20-11.0026

Legal Description of License Area:

PID: 11.028.20.44.0072

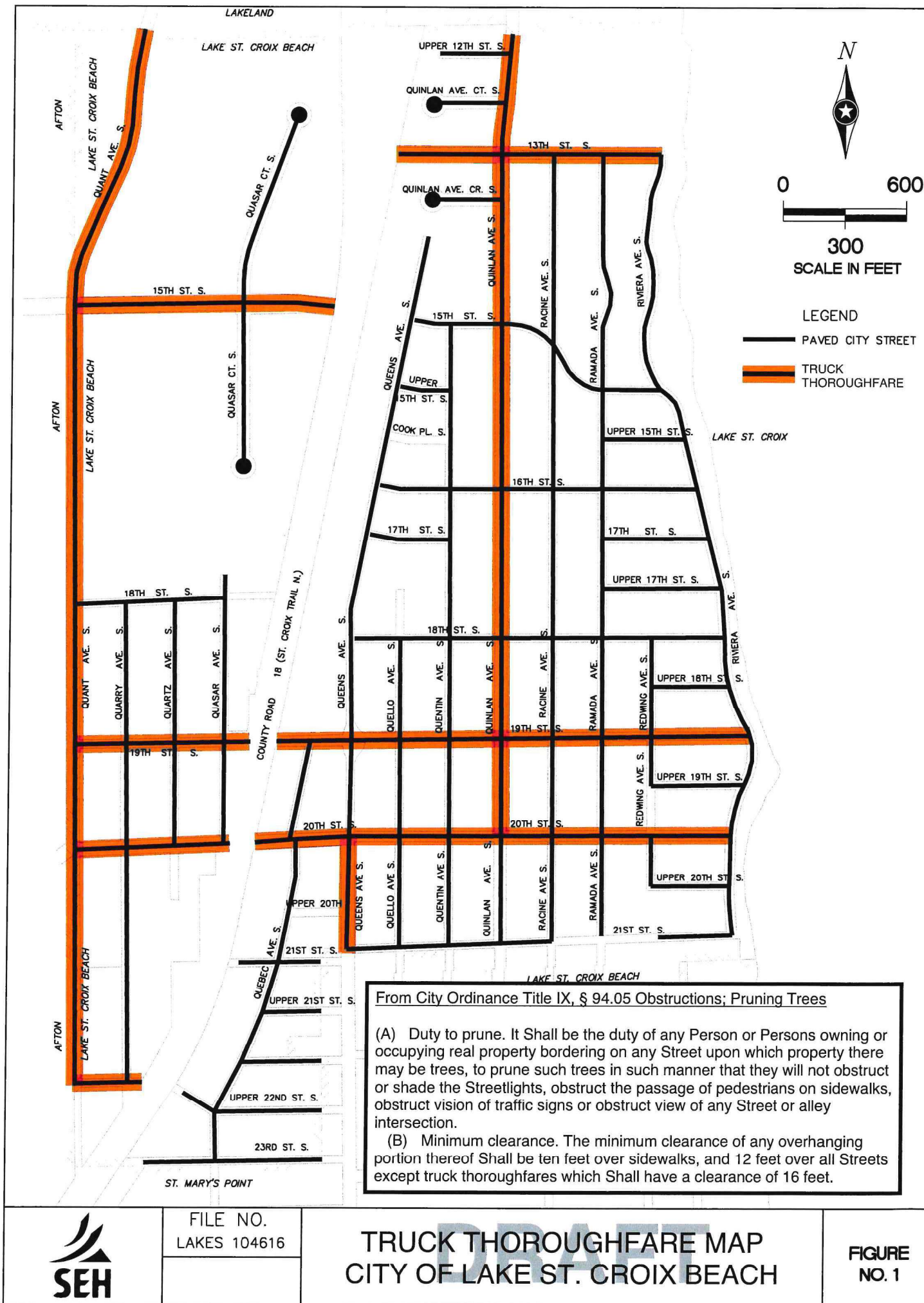
City of Lake St. Croix Beach – Southernmost area of Shoreland Park beach adjacent to the east property line of abovementioned property.

**Exhibit B – Retaining Wall**

[RETAINING WALL IMAGE/DESCRIPTION]

**Exhibit C – Resolution Granting Variance**

[CITY RESOLUTION OF VARIANCE – cannot find \*signed\* copy]



FILE NO.  
LAKES 104616

# TRUCK THOROUGHFARE MAP CITY OF LAKE ST. CROIX BEACH

FIGURE  
NO. 1

TITLE XV:

CHAPTER 153: LOWER ST. CROIX RIVER BLUFFLAND  
AND SHORELAND MANAGEMENT

Section

- 153.01 Title
- 153.02 Intent and purpose
- 153.03 Definitions
- 153.04 District provisions generally
- 153.05 Uses within the St. Croix Riverway
- 153.06 General conditional provisions
- 153.07 Subdivisions
- 153.08 Administration
- 153.09 Severability
- 153.10 Enforcement

§ 153.01 TITLE.

This chapter shall be known, cited and referred to as the Lower St. Croix River Bluffland and Shoreland Management Ordinance, except as referred to herein, where it shall be known as “this chapter.”

(Ord. passed - -)

§ 153.02 INTENT AND PURPOSE.

This chapter is adopted for the purposes of:

(A) Designating suitable land use districts along the bluffland and shoreland of the Lower St. Croix River;

(B) Regulating the area of a lot, and the length of bluffland and water frontage suitable for building sites;

(C) Regulating the setback of structures and sanitary waste treatment facilities from blufflines to protect the existing and/or natural scenic values, vegetation, soils, water and bedrock from disruption by human-made structures or facilities;



(D) Regulating the setback of structures and sanitary waste treatment facilities from shorelines to protect the natural scenic value, floodplain and water quality;

(E) Regulating alterations of the natural vegetation and topography; and

(F) Conserving and protecting the natural scenic values and resources of the river valley and maintaining a high standard of environmental quality to comply with State Department of Natural Resources Standards and Criteria for the Lower St. Croix National Scenic Riverway (~~NR 2200-2202~~ Minnesota Rules, parts 6105.0351 to 6105.0440).

(Ord. passed - -)

### § 153.03 DEFINITIONS.

(A) Construction.

(1) In the event of conflicting provisions in the text of this chapter, and/or other ordinances, the more restrictive provision shall apply. The Zoning Administrator shall determine which is more restrictive and appeals from such determination may be made in the manner provided herein.

(2) Words used in the present tense include the past and future tense; the singular number includes the plural and the plural includes the singular; the word SHALL is mandatory, the word MAY is permissive.

(3) Unless otherwise specified, all distances shall be measured horizontally.

(B) Definitions. For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ACCESSORY USE. A use subordinate to and serving the principal use on the same lot and customarily incidental thereto, such as vegetative cutting and grading and filling.

APPURTENANCE. A structure subordinate to and serving the principal structure on the same lot and customarily incidental thereto, such as garages, decks, essential services, signs, docks, stairways and lifts, except that APPURTENANCE does not include private water supply and sewage and waste disposal systems below the ground.

BLUFFLINE. A line along the top of a slope connecting the points at which the slope, proceeding away from the river or adjoining watershed channel, becomes less than 12% except that BLUFFLINE does not include the tops of Slopes not visible from the river assuming no vegetation cover or the tops of Slopes associated with minor undulations or roadside ditches, provided that the construction and presence of any proposed Structure near the tops of such Slopes will not cause erosion and that the Structure will not be visible from the river. The location of the BLUFFLINE for any particular property shall be certified by a registered land surveyor or the Zoning Administrator. More than one BLUFFLINE may be encountered proceeding away from the river or adjoining watershed channel. All setbacks required herein shall be applicable to each BLUFFLINE.



**BUILDING LINE.** A line measured across the width of the lot at the point where the principal structure is placed in accordance with setback provisions.

**CHANNEL.** A natural or artificial depression of perceptible extent with a definite bed and banks to confine and conduct flowing water either continuously or periodically.

**DWELLING UNIT.** A residential accommodation which is arranged, designed, used or intended for use exclusively as living quarters for one family.

**HARBOR.** A portion of a body of water along or landward of the natural shoreline deep enough for recreational watercraft navigation, and so situated with respect to shoreline features as to provide protection from winds, waves, ice and currents. Natural HARBORS consist of bays and estuaries, while artificial HARBORS are constructed by dredging.

~~**IMPERVIOUS SURFACE.** A constructed hard surface that prevents or retards entry of water into the soil and causes water to run off the surface in greater quantities and at an increased rate of flow than prior to development, including rooftops, decks, sidewalks, patios, swimming pools, parking lots, concrete, asphalt, gravel driveways, or permeable pavers, and other similar surfaces.~~

**MARINA.** An area of concentrated small craft mooring, where ancillary facilities may be provided for some or all of such services as fueling, sewage pumpout, boat launching, boat repair and boat storage; except that MARINA does not mean temporary docks associated with riparian residential development if the mooring area is of a size not to exceed the resource limitations of the site and the needs of the residents of the development.

**NON-CONFORMING USE.** Any use of land established before the 1974 Lower St. Croix National Scenic Riverway, [M.S. § 104.25](#), which does not conform to the use restrictions of a particular zoning district. This should not be confused with substandard dimensions of a conforming use.

**ORDINARY HIGH WATER MARK.** A mark ~~at 675 feet elevation~~ delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape. ~~For the purposes of measuring setback, this elevation is 675.0' MSL (674.6' NAVD88). For the purposes of determining the public waters boundary and associated permitting authority, this elevation is 680.04' MSL (679.6' NAVD88). The ORDINARY HIGH WATER MARK is commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial, in areas where the ORDINARY HIGH WATER MARK is not evident, setbacks shall be measured from the stream bank of the following water bodies that have permanent flow or open water; the main channel, adjoining side channels, backwaters and sloughs.~~

**RIVERWAY BOUNDARY.** A legally described line delineating the landward extent of the St. Croix Riverway.

**SCENIC EASEMENT.** An interest in land, less than fee title, that limits the use of the land for the purpose of protecting the SCENIC, recreational and natural characteristics of areas in the St. Croix Riverway. Unless otherwise expressly and specifically provided by mutual agreement of the parties, the EASEMENT shall be: perpetually held for the benefit of the

people of the state; specifically enforceable by its holder or any beneficiary; and binding on the holder of the servient estate, ~~his or her~~ their heirs, successors or assigns. Unless specifically provided by the parties, no such EASEMENT shall give the holder or any beneficiary the right to enter on the land except for enforcement of the EASEMENT.

SCREENING. The presence of vegetation or topography which makes any structure on any property visually inconspicuous in summer months as viewed from the river.

SETBACK. The minimum horizontal distance between any part of a structure and the ordinary high water mark or a bluffline. In areas where the ordinary high water mark is not evident, SETBACKS shall be measured from the stream bank of the following water bodies that have permanent flow or open water: the main channel, adjoining side channels, backwaters and sloughs.

SLOPE. All lands between the ordinary high water mark and the riverway boundary having an angle of ascent or descent of more than 12% from the horizontal.

ST. CROIX RIVERWAY. All lands and public waters within the riverway boundary subject to the Standards and Criteria for the Lower St. Croix National Scenic Riverway in the state.

STRUCTURE. Any building or appurtenance thereto, except transmission services.

STRUCTURE HEIGHT. The distance between the average height of the natural ground level at the building line and the uppermost portion of the structure.

SUBSTANDARD STRUCTURE. Any structure established before the effective date of this chapter which is permitted within a particular zoning district but does not meet the structure setbacks or other dimensional standards of this chapter.

VARIANCE. Any modification or variation of the dimensional standards of this chapter where it is determined that, because of practical difficulties, strict enforcement of this chapter is impractical.

VISUALLY INCONSPICUOUS. Difficult to see or not readily noticeable in summer months as viewed from the river.

WATERCOURSE. A channel in which a flow of water occurs either continuously or intermittently. The term applies to either natural or artificially constructed channels.

WETLANDS. Land which is annually subject to periodic or continual inundation by water and commonly referred to as a bog, swamp, marsh or slough.

(Ord. passed - -)

#### § 153.04 DISTRICT PROVISIONS GENERALLY.

(A) Designation of districts.



(1) For the purpose of protecting the natural resources and natural scenic values of the land within the boundaries of the Lower St. Croix Riverway and because there is a difference in development patterns, rural and urban districts shall be established.

(2) The boundaries of the Lower St. Croix Riverway and the urban and rural zoning districts within the riverway include all of the land riverward of the legally described boundary line in the official copy of the Lower St. Croix National Scenic Riverway Master Plan and as shown on the map designated as the official zoning map.

(3) The boundaries of the Lower St. Croix Riverway zoning districts on the map designated as the official zoning map published herewith is made a part of this chapter and is on file with the Zoning Administrator.

(4) Lake St. Croix Beach is an urban district. M.S. § 103F.351.4.25.

(B) Minimum district dimensional requirements.

(1) The following chart sets forth the minimum area, setbacks and other requirements of each district:

	<del>Rural</del> <del>District</del>	Urban District
<del>Building Structure</del> setback from bluffline	<del>100-feet</del>	40 feet
<del>Building Structure</del> setback from ordinary high water mark	<del>200-feet</del>	100 feet
Lot width at building setback line	<del>200-feet</del>	150 feet
Lot width at water line	<del>200-feet</del>	150 feet
Maximum structure height	<del>35-feet</del>	35 feet
Maximum total lot area covered by impervious surface	<del>20%</del> <del>(1/2 acre)</del>	20% (8,700 square feet)
Minimum lot size above ordinary high water mark	<del>2-1/2 acres</del>	1 acre
On slopes less than 12%, the controlled vegetative cutting areas setback are from:		
ordinary high water mark	<del>200-feet</del>	100 feet
Blufflines	<del>40-feet</del>	40 feet
On-site sewage treatment system setback from bluffline	<del>40-feet</del>	40 feet
On-site sewage treatment system setback from ordinary high water mark	<del>200-feet</del>	100 feet

(2) No structures shall be placed or grading done on any slopes greater than 12% (12 feet vertical rise in 100 feet horizontal distance). The physical alteration of slopes shall not be permitted for the purposes of overcoming this limitation.

(3) No structures shall be placed in any floodway. Structures proposed within a floodplain shall be consistent with city and state floodplain ordinances. In situations where elevation of structures using fill would result in excessive vegetation removal and exposure of the structure when viewed from the water, alternative elevation methods shall be employed.

(4) Exceptions to the minimum dimensional requirements include the following:

(a) In rural districts, structure setback from the bluffline may be varied to within the 40-100 foot range from the bluffline only by the variance procedure of this chapter. In the event that such a variance is necessary, the following items shall be considered conditions of the variance.

(i) The existing drainage patterns shall not be disturbed.

(ii) All construction and grading excavation or disruption of the natural ground cover due to the on-site construction shall be resodded or seeded within 180 days of the date of issuance of the building permit.

(iii) To the greatest extent possible, vegetation over six inches in diameter shall not be removed.

(iv) The structure shall be visually inconspicuous as viewed from the river during summer months.

(v) The site shall be capable of supporting a standard septic treatment system as required in Chapter 52.

(b) Developments which provide service to the public and which by their nature require a location on or adjacent to the public waters and which also require approval of the Commissioner of Natural Resources;

(c) Temporary or seasonal docks which extend into the water a minimum distance necessary for the launching or mooring of watercraft;

(d) Signs which are necessary for public health and safety or which designate areas available or not available for public use;

(e) Visually inconspicuous stairways and lifts enabling access to the river from steep slopes; and

(f) On a vacant bluffland or shoreland lot which has two adjacent lots, with principal dwelling structures on both such adjacent lots within 200 feet of the common lot line, any new structure shall be setback the average setback of said adjacent structures plus 40 feet or the minimum standard setback, whichever is less. This



exception shall apply only to substandard lots which do not meet the minimum lot width requirements of Section 153.04(B)(1).

(Ord. passed - -) Penalty, see § 10.99

#### § 153.05 USES WITHIN THE ST. CROIX RIVERWAY.

(A) Purpose. The purpose of establishing standards and criteria for uses in the St. Croix Riverway shall be to protect and preserve existing natural, scenic and recreational values, to maintain proper relationships between various land use types, and to prohibit new residential, commercial or industrial uses that are inconsistent with the National Wild and Scenic Rivers Act (being 16 U.S.C. §§ 1271 et seq.), and the Federal and State Lower St. Croix River Acts (being Minn. Rules 6105.0300 - 6105.0440).

(B) Permitted uses.

(1) All structures associated with the following uses are permitted in the St. Croix Riverway, subject to the dimensional requirements of a St. Croix Riverway Ordinance:

(a) Conservancy;

(b) Agriculture; and

(c) ~~Single-family~~ Single-family residential.

(2) Accessory uses. Accessory uses which are incidental to the permitted primary uses of the property are permitted.

(3) Existing uses. In the urban districts ~~of this model ordinance~~, existing zoning districts in effect and uses permitted ~~on on May 1, 1974 in March 1, 1990~~, by the existing City of Lake St. Croix Beach Zoning Ordinance may again be permitted by the City Council of the City of Lake St. Croix Beach, provided the project is listed in 153.05 (D)(2) 302.033, has been approved in writing by the Commissioner of Natural Resources and meets or exceeds the following standards:

(a) The proposed use is consistent with and complimentary to the existing, adjacent, urban land uses and municipal plans.

(b) The dimensional requirements of § 4 ~~of said model ordinance~~.

(c) The sideyard setbacks and frontage requirements of the local zoning ordinance.

(d) A parking layout and site plan which provide on-site, off-street parking spaces for all employees of the project, an exclusive area for loading docks where required by local ordinance, and off-street customer parking spaces as required by local ordinance.

(e) An on-site grading and surface water run-off plan for the site which minimizes soil erosion and degradation of surface water quality.

(f) In sewered areas, public sewer will service the proposed project.

(g) A landscaping plan for the site is illustrated which minimizes the visual impact of the proposed project as viewed from the river and which visually screens all parking areas from the river. The applicant shall provide the community with a performance bond for the cost of all landscaping to ensure compliance with the landscaping plan.

(h) A public hearing, as per Section 153.08801 of said model ordinance, and forwarding of the final action of the local community to the Commissioner of Natural Resources within ten days of the final action.

(i) The project meets all other existing local zoning and subdivision requirements.

(j) The project requires no alteration of fill of shoreline, bluffland, or floodway, except for temporary docking and launching of watercraft.

(k) No lighted or flashing signs shall face riverward.

(l) Detailed plans and specifications as presented at the public hearing are sufficient to obtain all local access, building, zoning, and sewer permits.

(C) Site preservation. The following standards and criteria are provided to preserve vegetative and topographical screening, and to retard surface run-off, soil erosion and nutrient loss.

(1) Vegetative cutting. On land within 200 feet of the ordinary high water mark in rural districts, 100 feet of the ordinary high water mark in urban districts and 40 feet landward of bluff lines and on slopes greater than 12% in all districts, there shall be no vegetative cutting of live trees or shrubs without a vegetative cutting permit from the Zoning Administrator.

(a) Vegetative Cutting Permit. A permit may be issued only if: a plan is submitted and approved by the zoning administrator that is consistent with the following provisions:

(i) The cutting, including topping, may not involve trees less than six inches in diameter at a height of four and one-half (4 ½) feet above groundbreast height;

(ii) The cutting, including topping, involves vegetation which is not screening any structure from view from the river;

(iii) The essential character, quality and density of existing growths is preserved and continuous canopy cover is maintained; or



(iv) The cutting involves The removal of any Dd diseased, noxious, or hazardous trees or shrubs ~~are to be removed, and is allowed if and~~ their removal is in the public interest, ~~or~~

~~(b) (e) Trees and shrubs may not be removed to expand areas maintained as lawn.~~

~~(e) (e) The cutting is necessary for the maintenance of transportation or utility rights-of-way.~~

~~(d) (2)~~ Permit not required. A vegetative cutting permit is not required for the following activities, provided the existing quality, character, density and canopy is maintained as viewed from the river:

~~(e)(b)~~ \_\_\_\_\_

(i) Clearing the minimum necessary for a validly permitted structure, septic system, roadway and parking areas; ~~and~~

(ii) Maintenance trimming or pruning on a particular parcel or in transportation or utility rights-of-way; ~~and~~.

(iii) Clearing on land that is not within two hundred (200) feet of the ordinary high water mark in rural districts, within one hundred (100) feet of the ordinary high water mark in urban districts, on slopes greater than twelve (12) percent or within forty (40) feet landward of blufflines, provided the vegetation to be cleared is not screening any structure from view from the river.

~~(f) (3)~~ Vegetation Restoration

~~(g)(c)~~ \_\_\_\_\_

(i) As a condition of permit approval, the tree inspector zoning administrator may require a vegetation restoration plan meeting the standards in part (3)(c) below.

(ii) Vegetation Cutting Violations. Where a violation of the vegetative cutting standards in this section have been documented, the property owner shall be subject to a vegetation restoration plan meeting the standards in part (3)(c) below

Standards for Vegetation Restoration:

(1) Vegetation restorations, when required, must be accompanied by a restoration plan approved by the tree inspector/local zoning administrator.

(2) Restorations must utilize native plant species for replacement, and located near shore, within setback areas, and/or steep slopes. It should be made up of a dense mix of deep-rooted woody and herbaceous vegetation, and if applicable, is resilient to fluctuations in water levels.

(3) Any removal of woody trees must be replaced consistent with the replacement standards in the table below. Applicant must detail the scheduled maintenance over the next three years in the restoration plan, and Replacement trees are is subject to restoration for noncompliance or unsuccessful restorations for two growing seasons.

(4) Restoration is subject to inspection by the tree inspector-Zoning Administrator and Washington Conservation District to make a finding that tree survival/growth and integrity and inherent stability of the existing landscape will be maintained.

An affidavit describing the approved restoration plan shall be executed and recorded with the county recorders office to alert subsequent purchasers of the land of the requirements of the mitigation plan.

<b>Diameter at Breast Height (DBH) of Existing Tree Removed</b>	<b>Number of Replacement Trees (one (1) inch DBH minimum)</b>
<del>Between six (6) inches and twelve (12) inches</del>	3
<del>Between twelve (12) inches and eighteen (18) inches</del>	4
<del>Between eighteen (18) and twenty four (24) inches</del>	5
<del>Greater than twenty four (24) inches</del>	7

(w)(d) \_\_\_\_\_ Penalty. A property owner shall be subject to a vegetation restoration plan upon the occurrence of vegetative cutting of live trees or shrubs without a vegetative cutting permit from the tree inspector on their property unless a vegetative cutting permit is not required in accordance with § 153.05(C)(1)(b).

(3) Grading and filling. Grading, filling, excavating or otherwise changing the topography landward of the ordinary high water mark shall not be conducted without a grading permit from the Zoning Administrator. A grading permit may be issued only if:



(a) Slopes greater than 12% (12 feet vertical rise in 100 horizontal feet) are preserved to the greatest extent possible;

(b) Earthmoving, erosion, vegetative cutting, draining or filling of wetlands, and the destruction of natural amenities is minimized;

(c) The smallest amount of ground is exposed for as short a time as feasible;

(d) During construction, temporary ground cover, such as mulch, is used and permanent ground cover, such as ~~deep-rooted woody vegetation~~sod, is planted upon completion;

(e) Methods to prevent erosion and trap sediment are employed; and

(f) Fill is stabilized to accepted engineering standards.

(4) When separate permit not required. A separate grading and filling permit is not required for grading, filling or excavating the minimum area necessary for a structure, sewage disposal system and private road and parking area undertaken pursuant to a validly issued building permit, however the standards and criteria in 153.05(C)(3)(4) shall be satisfied.

(D) Conditional uses.

(1) Description of conditional uses. Conditional uses are uses which normally are not permitted in the urban or rural districts of the St. Croix Riverway unless it is determined by the City Council, after a public hearing, that the proposed use shall:

(a) Preserve the scenic and recreational resources of the St. Croix Riverway, especially in regard to the view from and use of the river;

(b) Maintain safe and healthful conditions; and

(c) Limit erosion potential of the site based on degree and direction of slope, soil type and vegetative cover.

(2) Urban district conditional uses. In urban districts of this chapter, existing zoning districts and uses permitted on May 1, 1974, by the city may again be permitted, provided the use has been listed in this chapter by the City Council and has been approved in writing by the Commissioner of Natural Resources. The following urban district uses are considered conditional uses:

~~— (a) Marinas.~~

(a) Parks, beaches and related structures.

~~— (b) Accessory apartments pursuant to Zoning Code Section 157.067 (Q) 703.19.1~~

~~— (3) Rural district conditional uses. In the rural districts of this chapter, the following uses may be permitted as conditional uses:~~

~~— (a) Government resource management and interpretive activities;~~

~~(b) Marinas between the Boonsite Highway Wayside and the northern boundary of Stillwater; and~~

~~(c) Governmental highway waysides, rest areas, information areas and scenic overlooks.~~

(E) Prohibited uses. In all districts within the St. Croix Riverway, the following new uses or expansion of existing uses shall be prohibited:

(1) Sand and gravel operations;

(2) Junk yards;

(3) Mobile Manufactured home parks;

(4) Downhill ski areas;

(5) Marinas ~~upstream from the Boonsite Highway Wayside and downstream from Stillwater in rural districts; and~~

(6) All uses not authorized in the local zoning ordinances.

(F) Non-conforming uses. Uses which are prohibited by this chapter but which are in existence prior to May 1, 1974 ~~the effective date of this chapter~~ shall be non-conforming uses and may continue as lawful, non-conforming uses. Such uses shall not be intensified, enlarged or expanded beyond the permitted or delineated boundaries of the use, activity or reclamation plan as stipulated in the most current permit issued prior to ~~the adoption of this chapter~~ May 1, 1974.

(Ord. passed - -) Penalty, see § 10.99

## § 153.06 GENERAL CONDITIONAL PROVISIONS.

(A) Substandard structures.

(1) All structures in existence prior to ~~the adoption date of this chapter~~ May 1, 1974 which do not meet the structure setbacks and other dimensional standards of this chapter shall be considered substandard structures.

(2) Any extension, enlargement or alteration of an existing substandard structure or sanitary facility shall meet the setback standards of this chapter.

(3) Exceptions to the setback standards for substandard structures may include the following.

(a) An extension, enlargement or alteration of an existing substandard structure or sanitary facility may be permitted on the side of the structure or facility facing away from the river and/or bluffline.



(b) Any alteration or expansion of a substandard structure which increases the horizontal or vertical riverward building face shall not be allowed unless it can be demonstrated that the structure will be visually inconspicuous in summer months as viewed from the river. An improvement to an existing structure or facility may be allowed to extend laterally (parallel to the river or bluff) when the improvement is in compliance with the dimensional standards of this chapter and the side yard standards of this chapter.

~~—(c) Exterior decks attached to the structure which do not extend any roof or foundation may be permitted to extend laterally (parallel to the river or bluffline) at the same setback as the substandard structure if said deck is visually inconspicuous in summer months as viewed from the river, and provided the deck has no roof or building foundation.~~

~~—(d) Substandard structures which do not meet the bluffland and/or shoreland setbacks shall not be raised in elevation or roof line, except in floodplain areas and then only to protect the structure.~~

(4) If a substandard structure needs replacing due to destruction, deterioration or obsolescence, such replacement shall comply with the dimensional standards of this chapter.

(B) Substandard lots.

(1) A lot or parcel of land for which a deed has been recorded in the office of the County Recorder on or prior to May 1, 1974, shall be deemed a buildable lot, or eligible for expansion without variances, provided it has frontage on a maintained public right-of-way, maintained by the city or other unit of government, or frontage on a private road established and of record in the office of the County Recorder prior to May 1, 1974, and it can be demonstrated that a proper and adequate sewage disposal system can be installed; ~~a proposed structure can meet the sideyard setbacks of the zoning ordinance and the pre-existing lot area dimensions meet or exceed 60% of the requirements for a new lot in the same district.~~ The dimensional standards in §153.04 (B) Section 4.2 shall be complied with to the greatest extent practicable.

(2) If in a group of contiguous ~~platted~~ lots under a single ownership, any individual vacant lot does not meet the minimum requirements of this chapter, such individual vacant lot cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots under the same ownership, so that the combination of lots will equal one or more parcels of land each meeting the full minimum requirements of this chapter.

(C) Sewage disposal.

(1) Any premises intended for human occupancy must be provided with an adequate method of sewage disposal. Public or municipal collection and treatment facilities must be used where available and where feasible. Where public or municipal facilities are not available, all on-site individual sewer disposal systems shall conform to the minimum standards as set forth in Chapter 52 and § 153.04. A septic tank/drainfield system shall be the only acceptable system for installation unless it can be demonstrated that this system is



not feasible on the particular lot in question and it can be demonstrated that the system being proposed as an alternate will not cause a pollution problem.

(2) No person, firm or corporation shall install, alter, repair or extend any individual sewer disposal system without first obtaining a permit therefor from the Zoning Administrator for the specific installation, alteration, repair or extension.

(D) Color of structures. The exterior color of new or renovated structures, including roofs, shall be of earth or summer vegetation tones, unless completely screened from the river.

~~—(E) Marinas.~~

~~—(1) New and/or expanded marinas may only be allowed:~~

~~—(a) Between the Boomsite Highway Wayside and the City of Stillwater; and~~

~~—(b) Downstream from the northern city limits of Stillwater in urban districts.~~

~~—(2) New marinas shall meet the design standards of Natural Resources Regulations including NR 2201(f(2)).~~

~~—(3) No construction or development associated with a marina shall begin until all of the following authorizations have been obtained by the applicant:~~

~~—(a) Marinas shall be a conditional use in this chapter.~~

~~—(b) For uses and structures above the ordinary high water mark associated with a marina, a public hearing shall be held by the City Council to consider a marina as a conditional use in accordance with Department of Natural Resources Regulations including NR 2202(d(2)). The City Council may approve or deny the marina on said standards of the Department of Natural Resources. If the City Council approves the marina, final issuance of the local permit shall be conditioned upon granting of all state and federal permits required in Department of Natural Resources Regulations including NR 2201(f).~~

(F) Alterations in public waters. Changing the course, current or cross section of public waters shall require state and federal permits as specified in ~~(g) of NR 2201~~ Minnesota Rules, parts 6115.0150 to 6115.0280 before any local permits may be issued.

(G) Transmission services. A permit from the Commissioner of Natural Resources is required pursuant to M.S. §§ 84.415 or 103G. ~~127245~~, as they may be amended from time to time, before transmission services may cross state-owned lands or public waters and shall be in accordance with the Natural Resources Regulations including ~~NR 2201(h)~~ Minnesota Rules, parts 6135.0100 to 6135.1800.

(H) Public roads. A permit from the Commissioner of Natural Resources is required before construction, reconstruction, removal or abandonment of any road or railroad crossing of public waters within the Riverway. Said permit shall be in accordance with the Natural Resources Regulations including Minnesota Statutes, Section 103G.245 and Minnesota Rules, part 6105.0200-NR 2201(i).

(Ord. passed - -) Penalty, see § 10.99

#### § 153.07 SUBDIVISIONS.

(A) Land suitability. No land shall be subdivided which is found by the City Council to be unsuitable for reason of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography. Inadequate water supply or sewer disposal capabilities or any other feature likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or the city. The City Council, in applying the provisions of this section, shall in writing cite the particular features upon which it bases its conclusions that the land is not suitable for the proposed use and afford the subdivider an opportunity to present evidence regarding such suitability at a public hearing. Thereafter the City Council may affirm, modify or withdraw its determination of unsuitability.

(B) Preliminary plans.

~~—(1) Preliminary plans for all plats, including planned cluster developments shall be approved by the Commissioner of Natural Resources or their his or her agent in writing prior to preliminary approval by the City Council.~~

(1) All subdivisions shall comply with the applicable provisions of Chapter 156.

(C) Planned cluster developments.

(1) A pattern of subdivision development which places dwelling units into compact groupings may be allowed when the proposed clustering provides a better means of preserving agricultural land, open space, woods, scenic views, wetlands and other features of the natural environment than traditional subdivision development.

(2) Except for minimum setbacks and height limits, altered dimensional standards may be allowed as exceptions to this chapter for planned cluster developments, provided:

(a) In rural districts of this chapter the number of dwelling units allowed shall not exceed the total number of dwelling units allowed if the development was based on the minimum lot size requirements for a single-family residential subdivision;

(b) In urban districts of this chapter and only where public sewer and water will be installed in the proposed cluster development, the number of dwelling units shall not exceed 50% more than the total number of dwelling units allowed if the development was based on the minimum lot size requirements for single-family residential subdivision;

(c) Open space shall be preserved. At least 50% of the length of shoreland or bluffland frontage as viewed from the river shall be kept in its natural state.

(d) Temporary docks, if allowed, shall be centralized and of a size not to exceed the needs of the residents of the development.

(Ord. passed - -) Penalty, see § 10.99



§ 153.08 ADMINISTRATION.

(A) Administrative procedure.

(1) In addition to the applicable administrative procedures set forth in the zoning ordinance, the following procedures shall be implemented with respect to land, subject to this chapter.

(a) A public hearing shall be held by the local authority for all zoning district amendments, conditional use permits, subdivision and variances.

(b) No less than 20 days prior to the public hearing, the Zoning Administrator shall send notice and copies of the applicant's information as specified in division (C) below to the following agencies for review and comment:

(i) Department of Natural Resources;

(ii) City Planning Commission;

(iii) Middle St. Croix WMO and Watershed District;

(iv) Valley Branch Watershed District.

(2) The applicant for any permit requiring a public hearing shall submit to the City Council at least 30 days prior to such hearing, an abstractors certificate showing the names and addresses of all property owners within 500 feet of the affected incorporated areas, or one-half mile in unincorporated areas, the affected Board of Town Supervisors, and the Municipal Council of any municipality within two miles of the affected property.

(3) Notice of the purpose, time and place of any such public hearing shall be mailed to all property owners and the elected officials listed in division (A)(2) above by the local authority at least ten days prior to the date of the hearing.

(4) Notice of the purpose, time and place of any such public hearing shall be published in the official newspaper of the affected communities at least ten days prior to the date of the hearing.

(B) Forwarding of a final decision. The City Council shall forward decisions within ten days of final action on all conditional use permits and subdivisions to the Commissioner of Natural Resources.

(C) Permit process.

<b><i>St. Croix Riverway Ordinance Permits</i></b>	<b><i>Urban District</i></b>	<b><i>Rural District</i></b>
Amendments to district boundary	PH - CC	<del>PH - CC</del>
Amendments to ordinance	PH - CC	<del>PH - CC</del>

Building permits	LP	<del>LP</del>
Conditional use permits	PH - FD	<del>PH - FD</del>
Grading permits	LP	<del>LP</del>
Plats and cluster developments	PH - <del>WA</del> - FD	<del>PH - WA - FD</del>
Septic permits	LP	<del>LP</del>
Tree cutting permits	LP	<del>LP</del>
Variances	PH - <del>FD</del> - <del>CC</del>	<del>PH - CC</del>
<u>CC</u>	<u>Certification by the Commissioner of Natural Resources prior to final local approval</u>	
<u>FD</u>	<u>Local authority forwards any decisions to the Commissioner of Natural Resources within ten days after taking final action.</u>	
<u>LP</u>	<u>Permit issued by the local authority in accordance with this chapter and all other local permits.</u>	
<u>PH</u>	<u>Public hearing necessary by the local authority giving 20 days notice of meeting to the Commissioner of Natural Resources and other agencies listed in division (A)(1)(b) above.</u>	
<u>WA</u>	<u>The Commissioner of Natural Resources shall submit, after notice of public hearing and before the local authority gives preliminary approval, a written review and approval of the project.</u>	

(D) Variances.

(1) Variances shall only be granted where there are practical difficulties in complying with the official control. PRACTICAL DIFFICULTIES, as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute PRACTICAL DIFFICULTIES. PRACTICAL DIFFICULTIES include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in M.S. § 216C.06, subdivision 15, when in harmony with the ordinance. No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located. The variance, if granted, must be in harmony with the general purpose and intent of the ordinance and consistent with the comprehensive plan. Conditions may be imposed in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

(2) The formal public hearing for a variance shall be held by the City Council as set forth in the zoning ordinance.

(E) Requirements of the applicant for a public hearing. The applicant shall submit sufficient copies of the following information and additional information as requested to the local authority 30 days prior to the public hearing on the application for a conditional use, variance or subdivision:



- (1) Plat of survey showing the property location, boundaries, dimensions, elevations, blufflines, utility and roadway corridors, the ordinary high water mark, floodway and floodplain;
- (2) The most recent aerial photo of the property with property lines drawn in;
- (3) Location of existing and proposed structures including height and setback dimensions;
- (4) Location of existing and proposed alterations of vegetation and topography;
- (5) Stormwater management and erosion control plans and supporting calculations as may be required by this and other city regulations;

~~(5)~~(6) \_\_\_ Adjoining water-oriented uses;

~~(6)~~(7) \_\_\_ Suitability of the area for on-site waste disposal. Type, size and location of the system shall be indicated. If a public or municipal wastewater collection and treatment system is to be utilized, the applicant must submit a written agreement from the municipality or sanitary authority indicating that the system has the capacity to handle the development;

~~(7)~~(8) \_\_\_ Water supply system; and

~~(8)~~(9) \_\_\_ An estimate of permanent and transient residents.

(F) Factors to be considered. When considering a proposal or zoning amendment within the St. Croix River District, the City Council shall address the following items in making its decisions:

- (1) Preserving the scenic and recreational resources of the St. Croix Riverway, especially in regard to the view from and use of the river;
  - (2) The maintenance of safe and healthful conditions;
  - (3) The prevention and control of water pollution, including sedimentation;
  - (4) The location of the site with respect to floodways, floodplains, slopes and blufflines.
  - (5) The erosion potential of the site based on degree and direction of slope, soil type and vegetative cover;
  - (6) Potential impact on game and fish habitat;
  - (7) Location of the site with respect to existing or future access roads;
  - (8) The amount of wastes to be generated and the adequacy of the proposed disposal systems;
  - (9) The anticipated demand for police, fire, medical and school services and facilities;
- and



(10) The compatibility of the proposed development with uses on adjacent land.

(Ord. passed - -) Penalty, see § 10.99

#### § 153.09 SEVERABILITY.

It is hereby declared to be the intention that the several provisions of this chapter are separable in accordance with the following.

(A) If any court of competent jurisdiction shall adjudge any provision of this chapter to be invalid, such judgment shall not affect any other provisions of this chapter not specifically included in said judgment.

(B) If any court of competent jurisdiction shall adjudge invalid the application of any portion of this chapter to a particular property, building or other structure, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in said judgment.

(C) Nothing contained in this chapter repeals or amends any ordinance requiring a permit or license to engage in any business or occupation.

(Ord. passed - -)

#### § 153.10 ENFORCEMENT.

(A) It is declared unlawful for any person to violate any of the terms and provisions of this chapter. Violation thereof shall be a misdemeanor. Each day that a violation is permitted to exist shall constitute a separate offense. In the event of a violation or a threatened violation of this chapter, the City Council or the Commissioner of Natural Resources, in addition to other remedies, may institute appropriate actions or proceedings to prevent, restrain, correct or abate such violations or threatened violations and it is the duty of the City Attorney to institute such action.

(B) All misdemeanor violations shall be punishable in accordance with Minnesota Statute 609.02 Subd. 3 as it may be amended from time to time; and the cost of prosecution may be added pursuant to Minn. Stat. §631.48. ~~to the extent specified in § 10.99 of the Lake St. Croix Beach Municipal Code.~~

(Ord. passed - -)



**ORDINANCE NO. 2025-\_\_\_\_\_**

**CITY OF LAKE ST. CROIX BEACH  
WASHINGTON COUNTY, MINNESOTA**

**AN ORDINANCE OF THE CITY OF LAKE ST. CROIX BEACH, WASHINGTON  
COUNTY, MINNESOTA, AMENDING CHAPTER 153 OF THE CODE OF  
ORDINANCES TO REGULATE LAND USE IN THE LOWER ST. CROIX NATURAL  
SCENIC RIVERWAY**

**WHEREAS**, the Minnesota Department of Natural Resources provided conditional approval for Lake St. Croix Beach's proposed riverway ordinance amendments in accordance with Minnesota Rule 6105.0230 on September 29, 2025;

**WHEREAS**, the Planning Commission held a public hearing on October 1, 2025, regarding the proposed changes to Chapter 153, and following that hearing, recommended the below amendments; and

**WHEREAS**, the City Council wishes to adopt the recommendations of the Planning Commission with regard to Chapter 153.

**NOW THEREFORE**, the City Council of the City of Lake St. Croix Beach hereby ordains that the following Chapter of the City Code is hereby amended to read as follow:

Section 1. AMENDMENT TO CODE. Chapter 153 of the City of Lake St. Croix Beach Code of Ordinances is hereby amended to read as follows:

**CHAPTER 153: LOWER ST. CROIX RIVER BLUFFLAND  
AND SHORELAND MANAGEMENT**

**Section**

- 153.01 Title
- 153.02 Intent and purpose
- 153.03 Definitions
- 153.04 District provisions generally
- 153.05 Uses within the St. Croix Riverway
- 153.06 General conditional provisions
- 153.07 Subdivisions
- 153.08 Administration
- 153.09 Severability
- 153.10 Enforcement

§ 153.01 TITLE.

This chapter shall be known, cited and referred to as the Lower St. Croix River Bluffland and Shoreland Management Ordinance, except as referred to herein, where it shall be known as “this chapter.”

(Ord. passed - -)

§ 153.02 INTENT AND PURPOSE.

This chapter is adopted for the purposes of:

(A) Designating suitable land use districts along the bluffland and shoreland of the Lower St. Croix River;

(B) Regulating the area of a lot, and the length of bluffland and water frontage suitable for building sites;

(C) Regulating the setback of structures and sanitary waste treatment facilities from blufflines to protect the existing and/or natural scenic values, vegetation, soils, water and bedrock from disruption by human-made structures or facilities;

(D) Regulating the setback of structures and sanitary waste treatment facilities from shorelines to protect the natural scenic value, floodplain and water quality;

(E) Regulating alterations of the natural vegetation and topography; and

(F) Conserving and protecting the natural scenic values and resources of the river valley and maintaining a high standard of environmental quality to comply with State Department of Natural Resources Standards and Criteria for the Lower St. Croix National Scenic Riverway (Minnesota Rules, parts 6105.0351 to 6105.0440).

(Ord. passed - -)

§ 153.03 DEFINITIONS.

(A) Construction.

(1) In the event of conflicting provisions in the text of this chapter, and/or other ordinances, the more restrictive provision shall apply. The Zoning Administrator shall determine which is more restrictive and appeals from such determination may be made in the manner provided herein.

(2) Words used in the present tense include the past and future tense; the singular number includes the plural and the plural includes the singular; the word SHALL is mandatory, the word MAY is permissive.

(3) Unless otherwise specified, all distances shall be measured horizontally.

(B) Definitions. For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ACCESSORY USE.** A use subordinate to and serving the principal use on the same lot and customarily incidental thereto, such as vegetative cutting and grading and filling.

**APPURTENANCE.** A structure subordinate to and serving the principal structure on the same lot and customarily incidental thereto, such as garages, decks, essential services, signs, docks, stairways and lifts, except that APPURTENANCE does not include private water supply and sewage and waste disposal systems below the ground.

**BLUFFLINE.** A line along the top of a slope connecting the points at which the slope, proceeding away from the river or adjoining watershed channel, becomes less than 12% except that BLUFFLINE does not include the tops of Slopes not visible from the river assuming no vegetation cover or the tops of Slopes associated with minor undulations or roadside ditches, provided that the construction and presence of any proposed Structure near the tops of such Slopes will not cause erosion and that the Structure will not be visible from the river. The location of the BLUFFLINE for any particular property shall be certified by a registered land surveyor or the Zoning Administrator. More than one BLUFFLINE may be encountered proceeding away from the river or adjoining watershed channel. All setbacks required herein shall be applicable to each BLUFFLINE.

**BUILDING LINE.** A line measured across the width of the lot at the point where the principal structure is placed in accordance with setback provisions.

**CHANNEL.** A natural or artificial depression of perceptible extent with a definite bed and banks to confine and conduct flowing water either continuously or periodically.

**DWELLING UNIT.** A residential accommodation which is arranged, designed, used or intended for use exclusively as living quarters for one family.

**HARBOR.** A portion of a body of water along or landward of the natural shoreline deep enough for recreational watercraft navigation, and so situated with respect to shoreline features as to provide protection from winds, waves, ice and currents. Natural HARBORS consist of bays and estuaries, while artificial HARBORS are constructed by dredging.

**MARINA.** An area of concentrated small craft mooring, where ancillary facilities may be provided for some or all of such services as fueling, sewage pumpout, boat launching, boat repair and boat storage; except that MARINA does not mean temporary docks associated with riparian residential development if the mooring area is of a size not to exceed the resource limitations of the site and the needs of the residents of the development.

**NON-CONFORMING USE.** Any use of land established before the 1974 Lower St. Croix National Scenic Riverway, which does not conform to the use restrictions of a particular zoning district. This should not be confused with substandard dimensions of a conforming use.

**ORDINARY HIGH WATER MARK.** A mark delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape. For the purposes of measuring setback, this elevation is 675.0' MSL (674.6' NAVD88).

**RIVERWAY BOUNDARY.** A legally described line delineating the landward extent of the St. Croix Riverway.

**SCENIC EASEMENT.** An interest in land, less than fee title, that limits the use of the land for the purpose of protecting the SCENIC, recreational and natural characteristics of areas in the St. Croix Riverway. Unless otherwise expressly and specifically provided by mutual agreement of the parties, the EASEMENT shall be: perpetually held for the benefit of the people of the state; specifically enforceable by its holder or any beneficiary; and binding on the holder of the servient estate, their heirs, successors or assigns. Unless specifically provided by the parties, no such EASEMENT shall give the holder or any beneficiary the right to enter on the land except for enforcement of the EASEMENT.

**SCREENING.** The presence of vegetation or topography which makes any structure on any property visually inconspicuous in summer months as viewed from the river.

**SETBACK.** The minimum horizontal distance between any part of a structure and the ordinary high water mark or a bluffline. In areas where the ordinary high water mark is not evident, SETBACKS shall be measured from the stream bank of the following water bodies that have permanent flow or open water: the main channel, adjoining side channels, backwaters and sloughs.

**SLOPE.** All lands between the ordinary high water mark and the riverway boundary having an angle of ascent or descent of more than 12% from the horizontal.

**ST. CROIX RIVERWAY.** All lands and public waters within the riverway boundary subject to the Standards and Criteria for the Lower St. Croix National Scenic Riverway in the state.

**STRUCTURE.** Any building or appurtenance thereto, except transmission services.

**STRUCTURE HEIGHT.** The distance between the average height of the natural ground level at the building line and the uppermost portion of the structure.

**SUBSTANDARD STRUCTURE.** Any structure established before the effective date of this chapter which is permitted within a particular zoning district but does not meet the structure setbacks or other dimensional standards of this chapter.

**VARIANCE.** Any modification or variation of the dimensional standards of this chapter where it is determined that, because of practical difficulties, strict enforcement of this chapter is impractical.

**VISUALLY INCONSPICUOUS.** Difficult to see or not readily noticeable in summer months as viewed from the river.

**WATERCOURSE.** A channel in which a flow of water occurs either continuously or intermittently. The term applies to either natural or artificially constructed channels.

**WETLANDS.** Land which is annually subject to periodic or continual inundation by water and commonly referred to as a bog, swamp, marsh or slough.

(Ord. passed - -)

## § 153.04 DISTRICT PROVISIONS GENERALLY.

### (A) Designation of districts.

(1) For the purpose of protecting the natural resources and natural scenic values of the land within the boundaries of the Lower St. Croix Riverway and because there is a difference in development patterns, rural and urban districts shall be established.

(2) The boundaries of the Lower St. Croix Riverway and the urban and rural zoning districts within the riverway include all of the land riverward of the legally described boundary line in the official copy of the Lower St. Croix National Scenic Riverway Master Plan and as shown on the map designated as the official zoning map.

(3) The boundaries of the Lower St. Croix Riverway zoning districts on the map designated as the official zoning map published herewith is made a part of this chapter and is on file with the Zoning Administrator.

(4) Lake St. Croix Beach is an urban district. M.S. § 103F.351.

### (B) Minimum district dimensional requirements.

(1) The following chart sets forth the minimum area, setbacks and other requirements of each district:

	Urban District
Structure setback from bluffline	40 feet
Structure setback from ordinary high water mark	100 feet
Lot width at building setback line	150 feet
Lot width at water line	150 feet
Maximum structure height	35 feet
Maximum total lot area covered by impervious surface	20% (8,700 square feet)
Minimum lot size above ordinary high water mark	1 acre
On slopes less than 12%, the controlled vegetative cutting areas setback are from:	
ordinary high water mark	100 feet
Blufflines	40 feet
On-site sewage treatment system setback from bluffline	40 feet
On-site sewage treatment system setback from ordinary high water mark	100 feet

(2) No structures shall be placed or grading done on any slopes greater than 12% (12 feet vertical rise in 100 feet horizontal distance). The physical alteration of slopes shall not be permitted for the purposes of overcoming this limitation.

(3) No structures shall be placed in any floodway. Structures proposed within a floodplain shall be consistent with city and state floodplain ordinances.

(4) Exceptions to the minimum dimensional requirements include the following:

(a) In rural districts, structure setback from the bluffline may be varied to within the 40-100 foot range from the bluffline only by the variance procedure of this chapter. In the event that such a variance is necessary, the following items shall be considered conditions of the variance.

(i) The existing drainage patterns shall not be disturbed.

(ii) All construction and grading excavation or disruption of the natural ground cover due to the on-site construction shall be resodded or seeded within 180 days of the date of issuance of the building permit.

(iii) To the greatest extent possible, vegetation over six inches in diameter shall not be removed.

(iv) The structure shall be visually inconspicuous as viewed from the river during summer months.

(v) The site shall be capable of supporting a standard septic treatment system as required in Chapter 52.

(b) Developments which provide service to the public and which by their nature require a location on or adjacent to the public waters and which also require approval of the Commissioner of Natural Resources;

(c) Temporary or seasonal docks which extend into the water a minimum distance necessary for the launching or mooring of watercraft;

(d) Signs which are necessary for public health and safety or which designate areas available or not available for public use;

(e) Visually inconspicuous stairways and lifts enabling access to the river from steep slopes; and

(f) On a vacant bluffland or shoreland lot which has two adjacent lots, with principal dwelling structures on both such adjacent lots within 200 feet of the common lot line, any new structure shall be setback the average setback of said adjacent structures plus 40 feet or the minimum standard setback, whichever is less. This exception shall apply only to substandard lots which do not meet the minimum lot width requirements of Section 153.04(B)(1).

(Ord. passed - -) Penalty, see § 10.99



## § 153.05 USES WITHIN THE ST. CROIX RIVERWAY.

(A) Purpose. The purpose of establishing standards and criteria for uses in the St. Croix Riverway shall be to protect and preserve existing natural, scenic and recreational values, to maintain proper relationships between various land use types, and to prohibit new residential, commercial or industrial uses that are inconsistent with the National Wild and Scenic Rivers Act (being 16 U.S.C. §§ 1271 et seq.), and the Federal and State Lower St. Croix River Acts (being Minn. Rules 6105.0300 - 6105.0440).

### (B) Permitted uses.

(1) All structures associated with the following uses are permitted in the St. Croix Riverway, subject to the dimensional requirements of a St. Croix Riverway Ordinance:

- (a) Conservancy;
- (b) Agriculture; and
- (c) Single-family residential.

(2) Accessory uses. Accessory uses which are incidental to the permitted primary uses of the property are permitted.

(3) Existing uses. In the urban districts, existing zoning districts in effect and uses permitted on May 1, 1974, by the existing City of Lake St. Croix Beach Zoning Ordinance may again be permitted by the City Council of the City of Lake St. Croix Beach, provided the project is listed in 153.05 (D)(2), has been approved in writing by the Commissioner of Natural Resources and meets or exceeds the following standards:

(a) The proposed use is consistent with and complimentary to the existing, adjacent, urban land uses and municipal plans.

(b) The dimensional requirements of § 4.

(c) The sideyard setbacks and frontage requirements of the local zoning ordinance.

(d) A parking layout and site plan which provide on-site, off-street parking spaces for all employees of the project, an exclusive area for loading docks where required by local ordinance, and off-street customer parking spaces as required by local ordinance.

(e) An on-site grading and surface water run-off plan for the site which minimizes soil erosion and degradation of surface water quality.

(f) In sewerred areas, public sewer will service the proposed project.

(g) A landscaping plan for the site is illustrated which minimizes the visual impact of the proposed project as viewed from the river and which visually screens all parking areas from the river. The applicant shall provide the community with a performance bond for the cost of all landscaping to ensure compliance with the landscaping plan.

(h) A public hearing, as per Section 153.08, and forwarding of the final action of the local community to the Commissioner of Natural Resources within ten days of the final action.

(i) The project meets all other existing local zoning and subdivision requirements.

(j) The project requires no alteration of fill of shoreline, bluffland, or floodway, except for temporary docking and launching of watercraft.

(k) No lighted or flashing signs shall face riverward.

(l) Detailed plans and specifications as presented at the public hearing are sufficient to obtain all local access, building, zoning, and sewer permits.

(C) Site preservation. The following standards and criteria are provided to preserve vegetative and topographical screening, and to retard surface run-off, soil erosion and nutrient loss.

(1) Vegetative cutting. On land within 100 feet of the ordinary high water mark in urban districts and 40 feet landward of bluff lines and on slopes greater than 12% in all districts, there shall be no vegetative cutting of live trees or shrubs without a vegetative cutting permit from the Zoning Administrator.

(a) Vegetative Cutting Permit. A permit may be issued only if:

(i) The cutting, including topping, involves trees less than six inches in diameter at a height of four and one-half (4 ½) feet above ground;

(ii) The cutting, including topping, involves vegetation which is not screening any structure from view from the river;

(iii) The essential character, quality and density of existing growths is preserved and continuous canopy cover is maintained; or

(iv) The cutting involves diseased, noxious, or hazardous trees or shrubs and their removal is in the public interest.

(b) Permit not required. A vegetative cutting permit is not required for the following activities, provided the existing quality, character, density and canopy is maintained as viewed from the river:

(i) Clearing the minimum necessary for a validly permitted structure, septic system, roadway and parking areas;

(ii) Maintenance trimming or pruning on a particular parcel or in transportation or utility rights-of-way; and

(iii) Clearing on land that is not within one hundred (100) feet of the ordinary high water mark in urban districts, on slopes greater than twelve (12) percent or within forty (40) feet landward of blufflines, provided the vegetation to be cleared is not screening any structure from view from the river.

(c) Vegetation Restoration

(i) As a condition of permit approval, the tree inspector may require a vegetation restoration plan meeting the standards below.

(ii) Standards for Vegetation Restoration:

(1) Vegetation restorations, when required, must be accompanied by a restoration plan approved by the tree inspector.

(2) Restorations must utilize native plant species for replacement, and located near shore, within setback areas, and/or steep slopes.

(3) Any removal of woody trees must be replaced. Replacement trees are subject to restoration for noncompliance or unsuccessful restorations for two growing seasons.

(4) Restoration is subject to inspection by the tree inspector to make a finding that tree survival/growth and integrity and inherent stability of the existing landscape will be maintained.

(d) Penalty. A property owner shall be subject to a vegetation restoration plan upon the occurrence of vegetative cutting of live trees or shrubs without a vegetative cutting permit from the tree inspector on their property unless a vegetative cutting permit is not required in accordance with § 153.05(C)(1)(b).

(3) Grading and filling. Grading, filling, excavating or otherwise changing the topography landward of the ordinary high water mark shall not be conducted without a grading permit from the Zoning Administrator. A grading permit may be issued only if:

(a) Slopes greater than 12% (12 feet vertical rise in 100 horizontal feet) are preserved to the greatest extent possible;

(b) Earthmoving, erosion, vegetative cutting, draining or filling of wetlands, and the destruction of natural amenities is minimized;

(c) The smallest amount of ground is exposed for as short a time as feasible;

(d) During construction, temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is planted upon completion;

(e) Methods to prevent erosion and trap sediment are employed; and

(f) Fill is stabilized to accepted engineering standards.

(4) When separate permit not required. A separate grading and filling permit is not required for grading, filling or excavating the minimum area necessary for a structure, sewage disposal system and private road and parking area undertaken pursuant to a validly issued building permit, however the standards and criteria in 153.05(C)(3)) shall be satisfied.

(D) Conditional uses.

(1) Description of conditional uses. Conditional uses are uses which normally are not permitted in the urban or rural districts of the St. Croix Riverway unless it is determined by the City Council, after a public hearing, that the proposed use shall:

(a) Preserve the scenic and recreational resources of the St. Croix Riverway, especially in regard to the view from and use of the river;

(b) Maintain safe and healthful conditions; and

(c) Limit erosion potential of the site based on degree and direction of slope, soil type and vegetative cover.

(2) Urban district conditional uses. In urban districts of this chapter, existing zoning districts and uses permitted on May 1, 1974, by the city may again be permitted, provided the use has been listed in this chapter by the City Council and has been approved in writing by the Commissioner of Natural Resources. The following urban district uses are considered conditional uses:

(a) Parks, beaches and related structures.

(b) Accessory apartments pursuant to Zoning Code Section 157.067 (Q)1

(E) Prohibited uses. In all districts within the St. Croix Riverway, the following new uses or expansion of existing uses shall be prohibited:

(1) Sand and gravel operations;

(2) Junk yards;

(3) Manufactured home parks;

(4) Downhill ski areas;

(5) Marinas

(6) All uses not authorized in the local zoning ordinances.

(F) Non-conforming uses. Uses which are prohibited by this chapter but which are in existence prior to May 1, 1974 shall be non-conforming uses and may continue as lawful, non-conforming uses. Such uses shall not be intensified, enlarged or expanded beyond the permitted or delineated boundaries of the use, activity or reclamation plan as stipulated in the most current permit issued prior to May 1, 1974.

(Ord. passed - -) Penalty, see § 10.99

## § 153.06 GENERAL CONDITIONAL PROVISIONS.

(A) Substandard structures.

(1) All structures in existence prior to May 1, 1974 which do not meet the structure setbacks and other dimensional standards of this chapter shall be considered substandard structures.

(2) Any extension, enlargement or alteration of an existing substandard structure or sanitary facility shall meet the setback standards of this chapter.

(3) Exceptions to the setback standards for substandard structures may include the following.

(a) An extension, enlargement or alteration of an existing substandard structure or sanitary facility may be permitted on the side of the structure or facility facing away from the river and/or bluffline.

(b) Any alteration or expansion of a substandard structure which increases the horizontal or vertical riverward building face shall not be allowed unless it can be demonstrated that the structure will be visually inconspicuous in summer months as viewed from the river.

(4) If a substandard structure needs replacing due to destruction, deterioration or obsolescence, such replacement shall comply with the dimensional standards of this chapter.

(B) Substandard lots.

(1) A lot or parcel of land for which a deed has been recorded in the office of the County Recorder on or prior to May 1, 1974, shall be deemed a buildable lot, or eligible for expansion without variances, provided it has frontage on a maintained public right-of-way, maintained by the city or other unit of government, or frontage on a private road established and of record in the office of the County Recorder prior to May 1, 1974, and it can be demonstrated that a proper and adequate sewage disposal system can be installed. The dimensional standards in §153.04 (B) shall be complied with to the greatest extent practicable.

(2) If in a group of contiguous lots under a single ownership, any individual vacant lot does not meet the minimum requirements of this chapter, such individual vacant lot cannot be considered as a separate parcel of land for purposes of sale or development, but must be combined with adjacent lots under the same ownership, so that the combination of lots will equal one or more parcels of land each meeting the full minimum requirements of this chapter.

(C) Sewage disposal.

(1) Any premises intended for human occupancy must be provided with an adequate method of sewage disposal. Public or municipal collection and treatment facilities must be used where available and where feasible. Where public or municipal facilities are not available, all on-site individual sewer disposal systems shall conform to the minimum standards as set forth in Chapter 52 and § 153.04. A septic tank/drainfield system shall be the only acceptable system for installation unless it can be demonstrated that this system is not feasible on the particular lot in question and it can be demonstrated that the system being proposed as an alternate will not cause a pollution problem.

(2) No person, firm or corporation shall install, alter, repair or extend any individual sewer disposal system without first obtaining a permit therefor from the Zoning Administrator for the specific installation, alteration, repair or extension.

(D) Color of structures. The exterior color of new or renovated structures, including roofs, shall be of earth or summer vegetation tones, unless completely screened from the river.

(F) Alterations in public waters. Changing the course, current or cross section of public waters shall require state and federal permits as specified in Minnesota Rules, parts 6115.0150 to 6115.0280 before any local permits may be issued.

(G) Transmission services. A permit from the Commissioner of Natural Resources is required pursuant to M.S. §§ 84.415 or 103G.245, as they may be amended from time to time, before transmission services may cross state-owned lands or public waters and shall be in accordance with the Natural Resources Regulations including Minnesota Rules, parts 6135.0100 to 6135.1800.

(H) Public roads. A permit from the Commissioner of Natural Resources is required before construction, reconstruction, removal or abandonment of any road or railroad crossing of public waters within the Riverway. Said permit shall be in accordance with the Natural Resources Regulations including Minnesota Statutes, Section 103G.245 and Minnesota Rules, part 6105.0200.

(Ord. passed - -) Penalty, see § 10.99

#### § 153.07 SUBDIVISIONS.

(A) Land suitability. No land shall be subdivided which is found by the City Council to be unsuitable for reason of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, unfavorable topography. Inadequate water supply or sewer disposal capabilities or any other feature likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or the city. The City Council, in applying the provisions of this section, shall in writing cite the particular features upon which it bases its conclusions that the land is not suitable for the proposed use and afford the subdivider an opportunity to present evidence regarding such suitability at a public hearing. Thereafter the City Council may affirm, modify or withdraw its determination of unsuitability.

(B) Preliminary plans.

(1) All subdivisions shall comply with the applicable provisions of Chapter 156.

(C) Planned cluster developments.

(1) A pattern of subdivision development which places dwelling units into compact groupings may be allowed when the proposed clustering provides a better means of preserving agricultural land, open space, woods, scenic views, wetlands and other features of the natural environment than traditional subdivision development.

(2) Except for minimum setbacks and height limits, altered dimensional standards may be allowed as exceptions to this chapter for planned cluster developments, provided:

(a) In rural districts of this chapter the number of dwelling units allowed shall not exceed the total number of dwelling units allowed if the development was based on the minimum lot size requirements for a single-family residential subdivision;

(b) In urban districts of this chapter and only where public sewer and water will be installed in the proposed cluster development, the number of dwelling units shall not exceed 50% more than the total number of dwelling units allowed if the development was based on the minimum lot size requirements for single-family residential subdivision;

(c) Open space shall be preserved. At least 50% of the length of shoreland or bluffland frontage as viewed from the river shall be kept in its natural state.

(d) Temporary docks, if allowed, shall be centralized and of a size not to exceed the needs of the residents of the development.

(Ord. passed - -) Penalty, see § 10.99

#### § 153.08 ADMINISTRATION.

(A) Administrative procedure.

(1) In addition to the applicable administrative procedures set forth in the zoning ordinance, the following procedures shall be implemented with respect to land, subject to this chapter.

(a) A public hearing shall be held by the local authority for all zoning district amendments, conditional use permits, subdivision and variances.

(b) No less than 20 days prior to the public hearing, the Zoning Administrator shall send notice and copies of the applicant's information as specified in division (C) below to the following agencies for review and comment:

(i) Department of Natural Resources;

(ii) City Planning Commission;

(iii) Middle St. Croix WMO and Watershed District;

(iv) Valley Branch Watershed District.

(2) The applicant for any permit requiring a public hearing shall submit to the City Council at least 30 days prior to such hearing, an abstractors certificate showing the names and addresses of all property owners within 500 feet of the affected incorporated areas, or one-half mile in unincorporated areas, the affected Board of Town Supervisors, and the Municipal Council of any municipality within two miles of the affected property.

(3) Notice of the purpose, time and place of any such public hearing shall be mailed to all property owners and the elected officials listed in division (A)(2) above by the local authority at least ten days prior to the date of the hearing.

(4) Notice of the purpose, time and place of any such public hearing shall be published in the official newspaper of the affected communities at least ten days prior to the date of the hearing.

(B) Forwarding of a final decision. The City Council shall forward decisions within ten days of final action on all conditional use permits and subdivisions to the Commissioner of Natural Resources.

(C) Permit process.

<i>St. Croix Riverway Ordinance Permits</i>		<i>Urban District</i>
Amendments to district boundary		PH - CC
Amendments to ordinance		PH - CC
Building permits		LP
Conditional use permits		PH - FD
Grading permits		LP
Plats and cluster developments		PH - FD
Septic permits		LP
Tree cutting permits		LP
Variances		PH - FD
CC	Certification by the Commissioner of Natural Resources prior to final local approval	
FD	Local authority forwards any decisions to the Commissioner of Natural Resources within ten days after taking final action.	
LP	Permit issued by the local authority in accordance with this chapter and all other local permits.	
PH	Public hearing necessary by the local authority giving 20 days notice of meeting to the Commissioner of Natural Resources and other agencies listed in division (A)(1)(b) above.	

(D) Variances.

(1) Variances shall only be granted where there are practical difficulties in complying with the official control. PRACTICAL DIFFICULTIES, as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by an official control; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute PRACTICAL DIFFICULTIES. PRACTICAL DIFFICULTIES include, but are not limited to, inadequate access to direct sunlight for solar energy systems. Variances shall be granted for earth sheltered construction as defined in M.S. § 216C.06, subdivision 15, when in harmony with the ordinance. No variance may be granted that would allow any use that is not allowed in the zoning district in which the subject property is located. The variance, if granted, must be in harmony with the general purpose and intent of the ordinance and consistent with the comprehensive plan. Conditions may be imposed in the granting of a variance. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.



(2) The formal public hearing for a variance shall be held by the City Council as set forth in the zoning ordinance.

(E) Requirements of the applicant for a public hearing. The applicant shall submit sufficient copies of the following information and additional information as requested to the local authority 30 days prior to the public hearing on the application for a conditional use, variance or subdivision:

- (1) Plat of survey showing the property location, boundaries, dimensions, elevations, blufflines, utility and roadway corridors, the ordinary high water mark, floodway and floodplain;
- (2) The most recent aerial photo of the property with property lines drawn in;
- (3) Location of existing and proposed structures including height and setback dimensions;
- (4) Location of existing and proposed alterations of vegetation and topography;
- (5) Stormwater management and erosion control plans and supporting calculations as may be required by this and other city regulations;
- (6) Adjoining water-oriented uses;
- (7) Suitability of the area for on-site waste disposal. Type, size and location of the system shall be indicated. If a public or municipal wastewater collection and treatment system is to be utilized, the applicant must submit a written agreement from the municipality or sanitary authority indicating that the system has the capacity to handle the development;
- (8) Water supply system; and
- (9) An estimate of permanent and transient residents.

(F) Factors to be considered. When considering a proposal or zoning amendment within the St. Croix River District, the City Council shall address the following items in making its decisions:

- (1) Preserving the scenic and recreational resources of the St. Croix Riverway, especially in regard to the view from and use of the river;
- (2) The maintenance of safe and healthful conditions;
- (3) The prevention and control of water pollution, including sedimentation;
- (4) The location of the site with respect to floodways, floodplains, slopes and blufflines.
- (5) The erosion potential of the site based on degree and direction of slope, soil type and vegetative cover;
- (6) Potential impact on game and fish habitat;
- (7) Location of the site with respect to existing or future access roads;

(8) The amount of wastes to be generated and the adequacy of the proposed disposal systems;

(9) The anticipated demand for police, fire, medical and school services and facilities; and

(10) The compatibility of the proposed development with uses on adjacent land.

(Ord. passed - -) Penalty, see § 10.99

#### § 153.09 SEVERABILITY.

It is hereby declared to be the intention that the several provisions of this chapter are separable in accordance with the following.

(A) If any court of competent jurisdiction shall adjudge any provision of this chapter to be invalid, such judgment shall not affect any other provisions of this chapter not specifically included in said judgment.

(B) If any court of competent jurisdiction shall adjudge invalid the application of any portion of this chapter to a particular property, building or other structure, such judgment shall not affect the application of said provision to any other property, building or structure not specifically included in said judgment.

(C) Nothing contained in this chapter repeals or amends any ordinance requiring a permit or license to engage in any business or occupation.

(Ord. passed - -)

#### § 153.10 ENFORCEMENT.

(A) It is declared unlawful for any person to violate any of the terms and provisions of this chapter. Violation thereof shall be a misdemeanor. Each day that a violation is permitted to exist shall constitute a separate offense. In the event of a violation or a threatened violation of this chapter, the City Council or the Commissioner of Natural Resources, in addition to other remedies, may institute appropriate actions or proceedings to prevent, restrain, correct or abate such violations or threatened violations and it is the duty of the City Attorney to institute such action.

(B) All misdemeanor violations shall be punishable in accordance with Minnesota Statute 609.02 Subd. 3 as it may be amended from time to time; and the cost of prosecution may be added pursuant to Minn. Stat. §631.48.

(Ord. passed - -)

Section 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after is passage and approval by the affirmative vote of a majority of the City Council and publication as required by law.

Passed and adopted by the City Council of the City of Lake St. Croix Beach, Washington County, Minnesota this \_\_\_\_ day of October, 2025.

ATTEST:

\_\_\_\_\_  
Tom McCarthy, Mayor

\_\_\_\_\_  
Dave Engstrom, Clerk/Administrator



EXHIBIT A

Ordinance No. 2025-\_\_\_\_\_

AN ORDINANCE OF THE CITY OF LAKE ST. CROIX BEACH, WASHINGTON COUNTY,  
MINNESOTA, AMENDING CHAPTER 153 OF THE CODE OF ORDINANCES TO REGULATE  
LAND USE IN THE LOWER ST. CROIX NATURAL SCENIC RIVERWAY

On October \_\_\_\_, 2025 the City of Lake St. Croix Beach adopted an ordinance to amend the land use regulations in the Lower St. Croix Natural Scenic Riverway to ensure compliance with State Department of Natural Resources regulations and city zoning regulations.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at the office of the City Administrator or by standard or electronic mail.

RESOLUTION 2025-\_\_\_\_\_

**CITY OF LAKE ST. CROIX BEACH  
WASHINGTON, COUNTY, MINNESOTA**

**A RESOLUTION APPROVING AND DIRECTING SUMMARY PUBLICATION OF AN  
ORDINANCE OF THE CITY OF LAKE ST. CROIX BEACH, WASHINGTON COUNTY,  
MINNESOTA, AMENDING CHAPTER 153 OF THE CODE OF ORDINANCES TO  
REGULATE LAND USE IN THE LOWER ST. CROIX NATURAL SCENIC RIVERWAY**

Councilmember \_\_\_\_\_ offered the following Resolution, Seconded by Councilmember \_\_\_\_\_, and moved its adoption:

**WHEREAS**, the Planning Commission held a public hearing on October 1, 2025, regarding the proposed changes to Chapter 153, and following that hearing, recommended amendments; and

**WHEREAS**, City has enacted Ordinance No. 2025-\_\_\_\_\_ amending Chapter 153 regulating land use in the Lower St. Croix Natural Scenic Riverway; and

**WHEREAS**, the new ordinance is lengthy and the Council finds that publication of the title and a summary of the ordinance will clearly inform the public of the intent and effect of this ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF LAKE ST. CROIX BEACH, MINNESOTA, AS FOLLOWS:**

1. Approved the text of the summary of Ordinance No. 2025-\_\_\_\_\_ attached as Exhibit A.
2. Directs the City Clerk/Administrator to post a copy of the entire text of Ordinance No. 2025-\_\_\_\_\_ in all public locations designated by the City Council.
3. Directs the City Clerk/Administrator to public the summary in the City's legal newspaper within ten days.
4. Directs the City Clerk/Administrator to file the executed Ordinance upon the books and records of the City along with proof of publication.

Approved

Councilmember Bluesky \_\_\_\_\_

Councilmember Burger \_\_\_\_\_

Councilmember Freppert \_\_\_\_\_

Councilmember Schneider \_\_\_\_\_

Mayor McCarthy \_\_\_\_\_

WHEREUPON, said Resolution was declared duly passed and adopted.

I certify that the City of Lake St. Croix Beach adopted the above Resolution on this \_\_\_\_\_ day of October, 2025.

\_\_\_\_\_  
Tom McCarthy, Mayor

\_\_\_\_\_  
Dave Engstrom, Clerk/Administrator

**RESOLUTION 2025-10-\_\_**

**CITY OF LAKE ST. CROIX BEACH  
WASHINGTON, COUNTY, MINNESOTA**

**A RESOLUTION AMENDING FINES FOR OFFENSES AND MANDATORY COURT  
APPEARANCES**

Councilmember \_\_\_\_\_ offered the following Resolution, Seconded by  
Councilmember \_\_\_\_\_, and moved its adoption:

WHEREAS, the City of Lake St. Croix Beach completed recodification in Spring of 2023;

WHEREAS, to charge for offenses local ordinances must be filed with the court administrator's  
office;

WHEREAS, the City of Lake St. Croix Beach has had the opportunity to identify state law  
redundancies.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF  
LAKE ST. CROIX BEACH, MINNESOTA, AS FOLLOWS:**

1. Offenses contained in Exhibit A are payable in the amount as set in Exhibit A and  
require mandatory court appearance as set in Exhibit A.

Approved

Councilmember Bluesky	_____
Councilmember Burger	_____
Councilmember Freppert	_____
Councilmember Schneider	_____
Mayor McCarthy	_____

WHEREUPON, said Resolution was declared duly passed and adopted.

I certify that the City of Lake St. Croix Beach adopted the above Resolution on this 20th day of  
October, 2025.

\_\_\_\_\_  
Tom McCarthy, Mayor

\_\_\_\_\_  
Dave Engstrom, Clerk/Administrator

[illegible]



Lower St. Croix Valley Fire Department  
*Rob Corey, Fire Chief*

Lower St. Croix Valley Fire Department  
*Kevin Kirby, Assistant Fire Chief*

---



Lower St. Croix Valley Fire Protection  
*Tim Hatten, Chair*

1560 St. Croix Trl. S  
Lake St. Croix Beach, Minnesota 55043

Telephone: 651-436-7033  
Facsimile: 651-436-1620  
Web: [www.lscv.org](http://www.lscv.org)

## **Annual Fire Extinguisher Service Event**

The Lower St. Croix Valley Fire Department is excited to announce an upcoming opportunity to help you stay fire-code compliant!

Becker Fire and Safety Services will be at the Fire Department on November 19th, 2025, starting at 9:00am and going till 12:00pm to perform annual fire extinguisher service.

Who should participate?

This service applies to both commercial buildings and homeowners, as all fire extinguishers are required to be serviced annually by a licensed contractor.

What to do:

- Bring your fire extinguisher(s) to the back parking lot of the Fire Station on the day of the event.
- Becker Fire and Safety Services will inspect and service the units on-site.
- You'll be billed directly by the company.
- Once serviced, you can take your extinguishers back to their original locations.

Don't miss this convenient opportunity to ensure your extinguishers are up to code and ready in case of emergency!

Becker Fire and Safety Services, LLC  
Bill Becker  
[bill@beckerfire.net](mailto:bill@beckerfire.net)  
651-739-7776



## Mary Ashby

---

**From:** Randy Arnold <ArnoldR@emerge-mn.org>  
**Sent:** Thursday, October 16, 2025 11:31 AM  
**To:** Mary Ashby; Michelle Palm  
**Subject:** RE: Lake St. Croix Beach sign ups

We have collected 16 items so far from 11 Residents with another 7 items from 4 residents scheduled for future dates over the next two weeks

Randy Arnold | Operations Management Team | Second Chance Recycling |

1179 15th Ave. SE, Minneapolis, MN 55414

Direct: 612-230-7524 | Main 612-332-0664 Ext 3 | Email [arnoldr@emerge-mn.org](mailto:arnoldr@emerge-mn.org)

<https://www.secondchancerecyclingmn.com>

<https://emerge-mn.org>



<https://youtu.be/vtnfvh5l42k>

**From:** Mary Ashby <[mary.ashby@ci.lakestcroixbeach.mn.us](mailto:mary.ashby@ci.lakestcroixbeach.mn.us)>  
**Sent:** Thursday, October 16, 2025 11:26 AM  
**To:** Randy Arnold <ArnoldR@emerge-mn.org>; Michelle Palm <[Michelle.Palm@recyclingandenergy.org](mailto:Michelle.Palm@recyclingandenergy.org)>  
**Subject:** RE: Lake St. Croix Beach sign ups

Hello Randy,

Can you give me a quick update on the number of mattresses picked up in Lake St. Croix Beach?  
Thanks.

*Mary Ashby*

Mary Ashby  
Deputy Clerk  
16455 20<sup>th</sup> Street South  
Lake St. Croix Beach, MN 55043  
651-436-7031



Permit #	Date	Permit Type	Contractor	Owner	Job Description	Hs #	Address
2025-37	09.02.2025	Remodel	Home Owner	Adam Rietz	Finish basement, bath plumbing, windows	1595	Quasar Ct. S.
2025-38	09.02.2025	Window	Renewal By Andersen	Charles Flogquist	Replacw 4 windows in existing openings	1445	Remada Ave. S.
2025-39	09.08.2025	Fire Place Insert	Twin City Fire & Stone Co.	Tom Schmidt	Replace wood chinney, wood burning insert	1425	Recline Ave. S.
2025-40	09.15.2025	Mechanical	Borfes Plumbing & Heating	Donna Williams	Replace AC	1470	Quinlan Ave. S.
2025-41	09.15.2025	Mechanical	Apollo Heating , Air & Plum	Joe Corey	Replace existing furnace	16330	18th St. S.
2025-42	09.22.2025	Sliding	Sela Roofing & Remodeling	Brian Beedle	Reside house, Garage and Chimney	1840	Queens Ave. S.
2025-43	09.22.2025	Mechanical	Thielen Plumbing, Heating	Gina Allen	Install gas furnace using existing duckwork	16811	18th St. S.
2025-44	09.29.2025	Plumbing	Thielen Plumbing, Heating	Gina Allen	Replace water heater	16811	18th St. S.
2025-45	09.29.2025	Reroof	Home Owner	Doug Nelson	Reroof garage	1815	Queens Ave. S.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION to approve the proposed 2026 Operating Budget of the Lower St. Croix Valley Fire Protection District (LSCVFPD) in the total amount of 706,292 dollars; an increase requiring special City Council approvals due to exceeding the 5% cap prescribed by the LSCVFPD Joint Powers Agreement.**

**WHEREAS**

- *Whereas the Lower St. Croix Valley Fire Protection District (LSCVFPD) must gain approval from each Council from the five cities comprising the District, including: Afton, St. Mary's Point, Lake St. Croix Beach, Lakeland, and Lakeland Shores, for any annual budget increase request above 5%;*
- *Whereas the overall proposed 2026 budget increase, approved by the LSCVFPD Board is 10.85% above the prescribed 5% cap for an overall total increase of 15.85%;*
- *Whereas the overall total dollar cost and percentage increase is divided among the Joint Powers Cities proportionally, based on a formula considering tax capacity and population, as presented to the Cities in the 2026 LSCVFPD Operating Budget;*

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ST. CROIX BEACH, MINNESOTA AS FOLLOWS:**

*That the Lake St. Croix Beach City Council approves the overall proposed 2026 Operating Budget for the Lower St. Croix Valley Fire Protection District, in the total amount of 706,292 dollars, of which Lake St. Croix Beach's levy portion is 89,058 dollars.*

Passed by the City Council of Lake St. Croix Beach, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attested:

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

## 2026 Operating Tax Levy - Summary Allocation

### LSCV FIRE PROTECTION DISTRICT

Total Operating Tax Levy		\$706,292							
CITY	POPULATION	POPULATION % OF TOTAL	TAX CAPACITY	TAX CAPACITY % OF TOTAL	COMBINED PERCENT OF TOTAL	2026 Levy	2025 Levy	INCREASE	PERCENT INCREASE
AFTON	3044	47.2891%	\$10,581,518	58.5804%	52.9347%	\$373,874	\$325,211	\$48,663	14.96%
LAKELAND	1656	25.7263%	\$3,580,733	19.8233%	22.7748%	\$160,857	\$139,308	\$21,549	15.47%
LAKELAND SHORES	327	5.0800%	\$926,013	5.1265%	5.1033%	\$36,044	\$29,978	\$6,066	20.23%
LAKE ST CROIX BEACH	1037	16.1100%	\$1,645,305	9.1086%	12.6093%	\$89,058	\$77,242	\$11,816	15.30%
ST MARY'S POINT	373	5.7946%	\$1,329,676	7.3612%	6.5779%	\$46,459	\$37,937	\$8,522	22.46%
	6437	100.0000%	\$18,063,245	100.0000%	100.000%	\$706,292	\$609,676	\$96,616	15.85%

SOURCES: POPULATION - METROPOLITAN COUNCIL Metropolitan Council - 2023 Estimate (Pub July 2024)

(THIS WILL CHANGE ONLY IF CORRECTED BY MET COUNCIL)

TOTAL TAX CAPACITY - WASHINGTON CO Final Pay 2025 Values

TAX CAPACITY IS BASED ON TOTAL BEFORE DEDUCTIONS

BASIS FOR APPORTIONMENT TO CITIES: 50% ON POPULATION AND 50% ON TAX CAPACITY

\$640,160	6000	facility reserve
\$66,132	34880	duty weekend non-summer
	25252	chief salary & benefit increase
	66132	

THIS TABLE SHOWS THE EFFECTIVE COST PER PERSON,  
PER DOLLAR OF TAX CAPACITY AND PER HOUSEHOLD  
FOR EACH CITY.

	COST/CAPITA		COST/TAX CAP		COST/HH	
	Rank		Rank		Rank	
AFTON	2	\$122.82	4	\$0.035	1	1,146
LAKELAND	4	\$97.14	2	\$0.045	4	688
LAKELAND ST	3	\$110.23	3	\$0.039	3	118
LAKE SCB	5	\$85.88	1	\$0.054	1	472
ST MARY'S P	1	\$124.55	5	\$0.035	5	149
TOTAL DISTR		\$109.72		\$0.039		2,573



## LSCV FIRE PROTECTION DISTRICT

2026

## Tax Levy Summary

Funding Area	Tax Levy for 2026
I. Reserve Funding	\$214,126
II. General Operations (Fire & Ambulance)	\$492,166
<b>TOTAL TAX LEVY FOR YEAR</b>	<b>\$706,292</b>

## Reserve Funding Summary

	Fund Balance (Cash)	Tax Levy for
<b>Reserve Fund</b>	<b>12/31/24</b>	<b>2026</b>
Medical Reserve - Medical & Psych	\$28,920	\$3,000
Tires & Batteries Reserve	\$5,893	\$2,000
Equipment Replacement Reserve	\$66,096	\$15,000
Vehicle Replacement Reserve - Fire Only	\$690,193	\$185,126
Facility Reserve	\$73,507	\$9,000
Designated Funds - not including Mason Trust	\$144,339	\$0
<b>Net Reserve Funding from Cities</b>	<b>\$1,008,948</b>	<b>\$214,126</b>

## Yearly Operations Summary

	Actual 2022	Actual 2023	Actual 2024	Budget 2025	Budget 2026	Projections (2.5% YOY)	2027	2028	2029
<b>Total II. A. - Oper Tax Levies &amp; Dist Inc</b>									
District Income	\$237,841	\$266,823	\$350,326	\$234,242	\$300,992	\$308,517	\$316,230	\$324,135	
<b>II. B. Operating Expense</b>									
Total II. B1. - Board, Fire & Amb Personnel	\$329,174	\$340,053	\$352,366	\$356,162	\$431,660	\$442,452	\$453,513	\$464,851	
Total II. B2. - Facilities & Administration	\$83,351	\$96,102	\$124,807	\$108,159	\$117,988	\$120,938	\$123,961	\$127,060	
Total II. B3. - Insurance	\$31,574	\$37,534	\$43,472	\$47,082	\$47,082	\$48,259	\$49,466	\$50,702	
Total II. B4. - Vehicles & Equipment	\$87,598	\$114,864	\$105,133	\$107,510	\$106,710	\$109,378	\$112,112	\$114,915	
Total II. B5. - Training	\$21,528	\$26,622	\$1,462	\$23,000	\$23,500	\$24,088	\$24,690	\$25,307	
Total II. B6. - Other Expenses	\$24,052	\$43,959	\$71,267	\$44,600	\$63,818	\$65,413	\$67,048	\$68,724	
Total 440.0 - Recruit and Recog	\$145	\$0	\$3,007	\$2,400	\$2,400	\$2,460	\$2,522	\$2,585	
<b>Total II. B. Operating Expense</b>	<b>\$577,422</b>	<b>\$659,133</b>	<b>\$701,514</b>	<b>\$688,913</b>	<b>\$793,158</b>	<b>\$812,987</b>	<b>\$833,312</b>	<b>\$854,144</b>	
Net Transfers	(\$2,355)	\$12,720	(\$22,348)	\$0	\$0	\$0	\$0	\$0	
<b>Net II. Oper Funding Required</b>	<b>\$341,936</b>	<b>\$379,590</b>	<b>\$373,536</b>	<b>\$454,671</b>	<b>\$492,166</b>	<b>\$504,470</b>	<b>\$517,082</b>	<b>\$530,009</b>	

## Budgeted Levy Historical Summary

	Budget 2021	Budget 2022	Budget 2023	Budget 2024	Budget 2025	Budget 2026
310.0 - Budgeted Tax Levies	\$536,033	\$557,334	\$582,457	\$581,562	\$609,676	<b>\$706,292</b>
Budgeted Tax Levy Increase \$	\$21,301	\$25,123	(\$895)	\$28,114	\$96,616	
Budgeted Tax Levy Increase %	3.97%	4.51%	-0.15%	4.83%	15.85%	

CONFIDENTIAL

**Lower St. Croix Valley Fire Protection District  
Budget FY 2026 Worksheet**

<b>I. Tax Levies - Reserve Funds</b>		Actual 2023	Actual 2024	Budget 2025	Budget 2026	% Change 2026-2025	Annual Avg (Actual) 2021- 2024	2024 Budget compared to 2024 Actual	Budget 2024	Budget 2023
Tax Levy - Medical										
Tax Levy - Tires & Batteries		\$3,000	\$3,000	\$3,000	\$3,000	0.0%	\$3,250	\$0	\$3,000	\$3,000
		\$1,000	\$2,000	\$2,000	\$2,000	0.0%	\$1,750	(\$0)	\$2,000	\$1,000
Tax Levy - Equipment Replacement										
Tax Levy - Vehicle Replacement		\$10,000	\$10,000	\$15,000	\$15,000	0.0%	\$9,250	\$0	\$10,000	\$10,000
Tax Levy - Facility		\$167,803	\$164,513	\$178,006	\$185,126	4.0%	\$164,529	(\$0)	\$164,513	\$167,803
		\$6,000	\$3,000	\$3,000	\$9,000	200.0%	\$3,750	\$0	\$3,000	\$6,000
Tax Levy - Designated Fund										
		\$0	(\$20,000)	(\$46,000)	\$0	-100.0%	(\$5,000)	\$0	(\$20,000)	(\$30,000)
<b>Total I.A. Tax Levies - Reserve Funds</b>		\$187,803	\$162,513	\$155,006	\$214,126	38.1%	\$177,529	(\$0)	\$162,513	\$157,803
<b>II. Income and Expense - Operations (F&amp;A)</b>										
<b>II. A. Operating Tax Levies &amp; District Income</b>										
340.0 - Ambulance Service Billings										
340.3 - Ambulance Billing Adjustments		\$407,541	\$403,641	\$400,000	\$505,000	26.3%	\$408,065	(\$53,641)	\$350,000	\$330,000
		(182,366)	(165,553)	(189,000)	(227,250)	20.2%	(\$186,078)	\$4,553	(161,000)	(160,000)
340.4 - EMT Trng Classes, Contrib & Grants										
340.6 - Fire & Rescue Services		\$19,503	\$82,494	\$7,242	\$7,242	0.0%	\$25,956	(\$78,694)	\$3,800	\$2,000
360.0 - Interest Earned		\$3,853	\$50	\$1,500	\$1,500	0.0%	\$1,332	\$950	\$1,000	\$1,000
361.0 - Fire Inspections/Burn Permits		\$14,562	\$15,031	\$11,500	\$11,500	0.0%	\$8,399	(\$6,031)	\$9,000	\$1,000
362.0 - Other Income/Service Charges		\$3,156	\$2,475	\$2,500	\$2,500	0.0%	\$2,623	(\$475)	\$2,000	\$2,500
<b>Subtotal- District Income</b>		\$574	\$12,188	\$500	\$500	0.0%	\$3,244	(\$11,688)	\$500	\$500
310.0 - Tax Levy - General Operations		\$266,823	\$350,326	\$234,242	\$300,992	28.5%	\$263,541	(\$145,026)	\$205,300	\$177,000
<b>Total II. A. Oper Tax Levies &amp; Dist Inc</b>		\$394,654	\$399,049	\$454,671	\$492,166	8.2%	\$381,817	\$20,001	\$419,050	\$401,940
		\$661,477	\$749,375	\$688,913	\$793,158	15.1%	\$645,358	(\$125,025)	\$624,350	\$578,940

CONFIDENTIAL

**Lower St. Croix Valley Fire Protection District  
Budget FY 2026 Worksheet**

	Actual 2023	Actual 2024	Budget 2025	Budget 2026	% Change 2026-2025	Annual Avg (Actual) 2021- 2024	2024 Budget compared to 2024 Actual	Budget 2024	Budget 2023
<b>II. B. Operating Expense</b>									
<b>II. B1. Board, Fire &amp; Amb Personnel</b>				\$125,262	current chief sal & ben				
401.1 · Comp-Board									
401.2 · Comp-Fire									
401.3 · Comp-Ambulance	\$6,606	\$5,266	\$6,804	\$6,424	-5.6%	\$5,707	\$652	\$5,918	\$5,975
401.34 · Comp - Duty Crew (Weekends Only)	\$109,811	\$115,729	\$115,000	\$119,201	3.7%	\$112,855	\$9,389	\$125,118	\$99,000
401.4 · Comp-Fire Chief	\$37,277	\$34,611	\$38,395	\$35,649	-7.2%	\$32,893	\$9	\$34,620	\$27,000
401.5 · Comp-Officers/Admin	\$12,596	\$13,916	\$16,000	\$50,880	218.0%	\$13,256	(\$13,916)		\$15,120
401.6 · Comp-Fire Chief Add on	\$92,902	\$95,689	\$98,560	\$101,517	3.0%	\$92,419	(\$1,913)	\$93,776	\$90,228
401.7 · Reimb Expense/Equip Allowance (REEA)	\$22,333	\$24,378	\$20,583	\$25,109	22.0%	\$20,806	(\$5,997)	\$18,381	\$20,806
401.8 · Comp-Vac Pay for Volunteers	\$0	\$0	\$100	\$26,700	26600.0%	\$53	\$200	\$200	\$1,500
403.0 · FICA-Employers Portion	\$14,620	\$14,417	\$15,600	\$15,600	0.0%	\$15,093	\$1,532	\$15,949	\$16,780
403.2 · Medicare-Employers Portion	\$1,750	\$2,000	\$2,000	\$2,000	0.0%	\$2,313	\$1,476	\$3,476	\$2,500
403.6 · PERA EMT	\$9,837	\$11,068	\$10,050	\$12,548	24.9%	\$9,707	(\$1,081)	\$9,987	\$7,600
403.7 · PERA Police & Fire - Employers Portion	\$4,114	\$4,409	\$4,200	\$4,407	4.9%	\$4,062	(\$235)	\$4,174	\$3,500
403.8 · Medical & Oth Benefits - Employers Portion	\$5,468	\$7,652	\$5,632	\$7,881	39.9%	\$5,252	(\$3,085)	\$4,567	\$4,800
<b>Total II. B1. Board, Fire &amp; Amb Personnel</b>	\$16,444	\$16,937	\$16,937	\$17,445	3.0%	\$16,358	(\$339)	\$16,598	\$16,421
	\$6,295	\$6,295	\$6,300	\$6,300	0.0%	\$6,295	\$5	\$6,300	\$6,300
<b>II. B2. Facilities &amp; Administration</b>	\$340,053	\$352,366	\$356,162	\$431,660	21.2%	\$330,440	(\$13,302)	\$339,064	\$317,530
404.3 - Facility Cash Contrib - Amb	\$4,200	\$4,200	\$4,200	\$4,200	0.0%	\$4,200	\$0	\$4,200	\$4,200
404.4 - Comp - Administrative Assistant	\$1,528	\$1,574	\$1,621	\$1,670	3.0%	\$1,506	(\$74)	\$1,500	\$0
404.5 - Comp - Facility Personnel	\$2,659	\$2,850	\$2,821	\$2,906	3.0%	\$3,558	\$650	\$3,500	\$4,200
404.6 - Employer Paid Taxes - Facility & Admin	\$494	\$357	\$530	\$546	3.0%	\$597	\$133	\$400	\$600
405.0 - Taxes, Licenses & Fees	\$312	\$1,223	\$500	\$1,000	100.0%	\$581	(\$823)	\$400	\$350
405.5 - Prof Fees (Legal, Acct & Audit)	\$52,461	\$79,282	\$58,220	\$65,000	11.6%	\$49,080	(\$31,282)	\$48,000	\$35,500
405.7 - Fire & Amb Billing & Collections	\$4,743	\$10,759	\$6,000	\$8,400	40.0%	\$6,824	(\$4,759)	\$6,000	\$5,500
406.1 - Light & Power	\$6,517	\$5,072	\$6,917	\$6,917	0.0%	\$5,923	\$1,845	\$6,917	\$5,200
407.1 - Heat	\$5,446	\$4,128	\$5,750	\$5,750	0.0%	\$4,967	\$2,308	\$6,436	\$4,500
408.1 - Telephone/Internet	\$5,344	\$5,615	\$7,000	\$7,000	0.0%	\$5,471	\$1,385	\$7,000	\$8,000
409.1 - Admin Office Supplies & Software	\$3,746	\$2,541	\$6,000	\$6,000	0.0%	\$3,417	\$1,659	\$4,200	\$4,500
415.1 - Repairs & Maint - Building	\$8,652	\$7,206	\$8,600	\$8,600	0.0%	\$7,116	(\$1,706)	\$5,500	\$5,500
<b>Total II. B2. Facilities &amp; Administration</b>	\$96,102	\$124,807	\$108,159	\$117,988	9.1%	\$93,238	(\$30,664)	\$94,143	\$78,050

CONFIDENTIAL

**Lower St. Croix Valley Fire Protection District  
Budget FY 2026 Worksheet**

	Actual 2023	Actual 2024	Budget 2025	Budget 2026	% Change 2026-2025	Annual Avg (Actual) 2021- 2024	2024 Budget compared to 2024 Actual	Budget 2024	Budget 2023
<b>II.B3. - Insurance</b>									
410.1 - Insurance-Vehicle Fleet	\$3,980	\$4,896	\$4,992	\$4,992	0.0%	\$4,071	(\$629)	\$4,267	\$4,000
410.2 - Insurance-Commercial Package	\$10,017	\$12,706	\$12,565	\$12,565	0.0%	\$8,501	(\$5,365)	\$7,341	\$5,000
410.4 - Insurance-Disability Income/AD&D	\$2,140	\$2,140	\$2,684	\$2,684	0.0%	\$2,130	\$207	\$2,347	\$2,100
410.5 - Insurance-General Liability	\$3,182	\$2,573	\$3,992	\$3,992	0.0%	\$2,800	\$601	\$3,174	\$3,000
410.8 - Ins-Worker's Comp/Unemploy Claims	\$18,215	\$21,157	\$22,849	\$22,849	0.0%	\$17,870	(\$3,555)	\$17,602	\$15,850
410.9 - Insurance - Equipment			\$0	\$0			\$0	\$0	
<b>Total II.B3. - Insurance</b>	\$37,534	\$43,472	\$47,082	\$47,082	0.0%	\$35,371	(\$8,741)	\$34,731	\$29,950
<b>II.B4. - Vehicles &amp; Equipment</b>									
411.2 - Minor Equip - Fire	\$19,520	\$13,007	\$6,000	\$6,000	0.0%	\$10,218	(\$7,007)	\$6,000	\$9,000
411.3 - Minor Equip - Ambulance	\$1,225	\$1,407	\$2,100	\$2,100	0.0%	\$1,544	\$393	\$1,800	\$1,250
411.4 - Minor Equip - Boat	\$67	\$1,793	\$500	\$500		\$930	(\$1,793)		
412.2 - Supplies - Fire	\$521	\$462	\$1,500	\$1,500	0.0%	\$702	\$1,038	\$1,500	\$1,500
412.3 - Supplies - Ambulance	\$10,639	\$9,416	\$12,000	\$11,000	-8.3%	\$9,346	\$84	\$9,500	\$9,500
413.2 - Vehicle-Fuel/Oil - Fire	\$13,371	\$8,658	\$13,000	\$13,000	0.0%	\$11,722	\$3,342	\$12,000	\$10,000
413.3 - Vehicle-Fuel/Oil - Ambulance	\$4,271	\$2,874	\$4,600	\$4,600	0.0%	\$3,853	\$1,126	\$4,000	\$3,000
413.4 - Vehicle-Fuel/Oil - Boat		\$199	\$0	\$200		\$199	(\$199)		
414.1 - 800 Mhz System County User Fee	\$11,702	\$12,002	\$12,300	\$12,300	0.0%	\$11,327	(\$1,002)	\$11,000	\$11,000
414.2 - Vehicle Maintenance - Fire	\$16,188	\$13,738	\$14,500	\$14,500	0.0%	\$14,856	(\$1,738)	\$12,000	\$12,000
414.3 - Vehicle-Maintenance - Ambulance	\$3,836	\$9,008	\$3,200	\$3,200	0.0%	\$4,475	(\$6,808)	\$2,200	\$2,200
414.4 - Vehicle Maintenance - Boat	\$1,000	\$8	\$750	\$750	0.0%	\$252	\$1,242	\$1,250	\$0
415.2 - Equip Maint & Uniforms - Fire	\$7,957	\$8,572	\$6,500	\$6,500	0.0%	\$6,112	(\$2,572)	\$6,000	\$6,000
415.3 - Equip Maint - Ambulance	\$2,007	\$1,430	\$2,500	\$2,500	0.0%	\$1,651	(\$430)	\$1,000	\$1,000
417.3 - Amb Replacement Cash Contrib	\$19,500	\$19,500	\$25,000	\$25,000	0.0%	\$19,500	\$0	\$19,500	\$19,500
418.3 - Duty Veh Cash Contrib - Amb	\$1,260	\$1,260	\$1,260	\$1,260	0.0%	\$1,260	\$0	\$1,260	\$1,260
419.3 - EMS Equip Cash Contrib - Amb	\$1,200	\$1,200	\$1,200	\$1,200	0.0%	\$1,200	\$0	\$1,200	\$1,200
420.3 - T&B Amb Cash Contrib - Amb	\$420	\$420	\$420	\$420	0.0%	\$420	\$0	\$420	\$420
421.3 - T&B Duty Veh Cash Contrib - Amb	\$180	\$180	\$180	\$180	0.0%	\$180	\$0	\$180	\$180
<b>Total II.B4. - Vehicles &amp; Equipment</b>	\$114,864	\$105,133	\$107,510	\$106,710	-0.7%	\$99,133	(\$14,323)	\$90,810	\$89,010

CONFIDENTIAL

**Lower St. Croix Valley Fire Protection District  
Budget FY 2026 Worksheet**

	Actual 2023	Actual 2024	Budget 2025	Budget 2026	% Change 2026-2025	Annual Avg (Actual) 2021- 2024	2024 Budget compared to 2024 Actual	Budget 2024	Budget 2023
<b>II.B5. - Training</b>									
422.2 - Training - Fire	\$19,548	(\$8,725)	\$18,000	\$18,000	0.0%	\$7,716	\$26,725	\$18,000	\$18,000
422.3 - Training - Ambulance	\$5,493	\$5,274	\$5,000	\$5,000	0.0%	\$4,140	(\$274)	\$5,000	\$5,000
422.4 - Training Exp - EMT/CPR Classes	\$1,581	\$4,912	\$0	\$500		\$1,770	(\$4,912)	\$0	\$0
<b>Total II.B5. - Training</b>	\$26,622	\$1,462	\$23,000	\$23,500	2.2%	\$13,626	\$21,538	\$23,000	\$23,000
<b>II.B6. - Other Expenses</b>									
431.2 - Fire Prevention	\$411	\$1,543	\$1,000	\$1,000	0.0%	\$1,132	(\$143)	\$1,500	\$750
433.2 - Dues & Subs - Fire	\$2,662	\$3,064	\$1,800	\$1,800	0.0%	\$2,093	(\$1,264)	\$1,800	\$1,500
433.3 - Dues & Subs - Amb	\$476	\$793	\$1,000	\$1,000	0.0%	\$724	\$207	\$1,000	\$1,000
434.2 - Confer & Meetings - Fire	\$4,496	\$4,884	\$5,700	\$5,700	0.0%	\$5,034	\$1,116	\$6,000	\$6,000
434.3 - Confer & Meetings - Ambulance	\$0	\$259	\$1,600	\$1,600	0.0%	\$470	\$1,341	\$1,600	\$1,600
435.3 - Prov for Amb Writeoffs	\$32,610	\$57,260	\$30,000	\$47,218	57.4%	\$28,013	(\$32,260)	\$25,000	\$25,000
436.3 - Medical Direction Fees	\$1,804	\$1,865	\$2,000	\$4,000	100.0%	\$1,746	(\$65)	\$1,800	\$1,650
437.3 - Med Exam Cash Contrib - Amb	\$1,500	\$1,500	\$1,500	\$1,500	0.0%	\$1,500	\$0	\$1,500	\$1,500
<b>Total II.B6. - Other Expenses</b>	\$43,959	\$71,267	\$44,600	\$63,818	43.1%	\$40,712	(\$31,067)	\$40,200	\$39,000
<b>II.B7. - Recruitment and Recognition</b>									
440.1 - Employee Recruitment	\$0	\$0	\$0	\$0		\$11	\$2	\$2	\$0
440.2 - Employee Recognition	\$0	\$3,007	\$2,400	\$2,400	0.0%	\$862	(\$607)	\$2,400	\$2,400
<b>Total II.B7. - Recruit and Recog</b>	\$0	\$3,007	\$2,400	\$2,400	0.0%	\$873	(\$605)	\$2,402	\$2,400
<b>Total II.B. Operating Expense</b>	\$659,133	\$701,514	\$688,913	\$793,158	15.1%	\$613,393	(\$77,164)	\$624,350	\$578,940
<b>Net Oper Inc (Exp) b/4 Trff/Debt Serv</b>									
388.0 - Transfers In	\$2,344	\$47,860	\$0	\$0		\$ 31,965	(\$47,860)	\$0	\$0
888.0 - Transfers Out	\$15,120	\$174,701				\$94,911	(\$174,701)		
	(\$2,400)	(\$197,049)				(\$51,026)	\$197,049		
<b>III. Net Operating Income (Expense)</b>	\$15,064	\$25,513	\$0	\$0		\$28,394	(\$25,513)	\$0	\$0

2026 Debt Service Tax Levy Allocation

LSCV FIRE PROTECTION DISTRICT

Debt Service Levy		0		Note: There was no Debt					
CITY	POPULATION	POPULATION % OF TOTAL	TAX CAPACITY	TAX CAPACITY % OF TOTAL	COMBINED PERCENT OF TOTAL	2026 Levy	2025 Levy	Increase (Decrease)	Percent Inc (Dec)
AFTON	3044	47.2891%	\$10,581,518	58.5804%	52.9347%	\$0	\$0	\$0	
LAKELAND	1656	25.7263%	\$3,580,733	19.8233%	22.7748%	\$0	\$0	\$0	
LAKELAND SHORES	327	5.0800%	\$926,013	5.1265%	5.1033%	\$0	\$0	\$0	
LAKE ST CROIX BEACH	1037	16.1100%	\$1,645,305	9.1086%	12.6093%	\$0	\$0	\$0	
ST MARY'S POINT	373	5.7946%	\$1,329,676	7.3612%	6.5779%	\$0	\$0	\$0	
	6437	100.0000%	\$18,063,245	100.0000%	100.0000%	\$0	\$0	\$0	

SOURCES: POPULATION - METROPOLITAN COUNCIL Metropolitan Council - 2023 Estimate (Pub July 2024)  
(THIS WILL CHANGE ONLY IF CORRECTED BY NET COUNCIL)  
TOTAL TAX CAPACITY - WASHINGTON COUNTY Final Pay 2025 Values  
TAX CAPACITY IS BASED ON TOTAL BEFORE DEDUCTIONS

BASIS FOR APPORTIONMENT TO CITIES: 50% ON POPULATION AND 50% ON TAX CAPACITY



**JOINT POWERS AGREEMENT BY AND BETWEEN  
THE CITY OF ST. MARY'S POINT, THE CITY OF LAKE  
ST. CROIX BEACH, AND THE CITY OF LAKELAND  
RELATING TO THE EXTENSION OF WATER FROM  
LAKELAND AND LAKE ST. CROIX BEACH INTO ST.  
MARY'S POINT FOR PID 14.028.20.24.0030**

**THIS AGREEMENT** ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, (the "Effective Date") by and between the City of St. Mary's Point, a Minnesota municipal corporation ("St. Mary's Point"), the City of Lake St. Croix Beach, a Minnesota municipal corporation ("Lake St. Croix Beach"), and the City of Lakeland, a Minnesota municipal corporation ("Lakeland").

Based on the representations, covenants, and provisions hereafter contained, the parties do hereby agree as follows:

**ARTICLE 1 – RECITALS**

**WHEREAS**, St. Mary's Point, Lake St. Croix Beach, and Lakeland have determined that a St. Mary's Point property legally described on Exhibit A, attached hereto and incorporated herein ("Property"), should be connected to the Lake St. Croix Beach water main and the Lakeland municipal water system; and

**WHEREAS**, the Property owner has requested and Lakeland has agreed to supply water to the Property from its municipal water system through a connection near the Property, subject to the terms of this Agreement; and

**WHEREAS**, St. Mary's Point has, to date, elected not to extend water distribution systems within their municipal or corporate limits at this time, but has no objection to the service of this Property by Lake St. Croix Beach and Lakeland given the Property's proximity to Lake St. Croix Beach; and

**WHEREAS**, the purpose of this Agreement is to memorialize the arrangement between St. Mary's Point, Lake St. Croix Beach, and Lakeland for payment of costs, ownership and responsibility for maintenance of supplying water to the Property, pursuant to the powers granted in Minn. Stat. §471.59.

**ARTICLE 2 – TERM**

**1. Term. This Agreement shall be permanently in effect**

**from the Effective Date.**

**ARTICLE 3 – WATER LINE ACCESS,  
CONSTRUCTION, AND MAINTENANCE**

1. **Construction of Access and Water Line.** The Property owner will be responsible for the construction and installation of the water lateral line from the water main to the Property (the “water line”). The Property owner will be responsible for all associated costs with construction, installation, remediation and restoration efforts.
2. **Permits.** The Property owner will obtain a ROW work permit from both St. Mary’s Point and Lake St. Croix Beach. The ROW permits from both St. Mary’s Point and Lake St. Croix Beach will state that any repairs to the street or ditch that are needed as a result of the construction of the water line will be the responsibility of the Property owner, and that the condition of the ROW will be restored to as good or better condition than before the construction of the water line.
3. **Ownership and Maintenance Responsibilities and Costs.** All costs associated with the construction and ongoing maintenance of the access to the Property, the water line, water meter, and connection charges shall be borne by the Property’s owner.
4. **Water Meter Installation.** Before any water is conveyed through the municipal water system to the Property as described above, there shall first be installed a water meter by Lakeland that will accurately measure the water consumed on the premises unless and until such installation be specifically exempted in writing by Lakeland.
5. **Payment for Residential Water Use.** Lakeland residential water rates will apply at the rate identified in Lakeland’s approved fee schedule for the year the use is consumed or discharged. Lakeland will bill the Property owner for total water usage in accordance with their established billing system.
6. **Payment for Repairs or Replacement.** If repair or replacement of the water line is needed, the Property owner shall bear the responsibility and costs for such repair or replacement.
7. **Unpaid Fees and Charges.** If the owner of the Property fails to pay any fees and charges associated with the water line, access, or other fees and charges identified in this

Agreement, St. Mary's Point may assess on behalf of Lakeland the unpaid costs against the Property pursuant to Minn. Stat. §444.075 or any other such process it uses to collect such fees and charges.

8. Discontinuance of Service. Lakeland reserves the express right to discontinue service to the Property owner without notice when necessary for repairs, additional connection or reconnection, or when tampering with the water meter has occurred in the opinion of Lakeland.

#### **ARTICLE 4 – INDEMNIFICATION AND INSURANCE**

1. Indemnification. Each party to this Agreement shall be liable for its own acts and its officers, employees, or agents and the results thereof to the extent authorized by law and shall not be responsible for the acts of any other party, its officers, employees, or agents. Each party hereby agrees to indemnify, defend, and hold harmless any other party, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, or actions, including attorney's fees that any other party, its officers and employees may hereafter sustain, incur or be required to pay, arising out of or by reason of any act or omission of the party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this Agreement. Under no circumstances, however, shall a party be required to pay on behalf of itself and the other parties any amounts in excess of the limits on liability established in Minnesota Statutes Chapter 466 applicable to any one party. The limits of liability for all parties may not be added together to determine the maximum amount of liability for any party. The intent of this paragraph is to impose on each party a limited duty to defend and indemnify each other subject to the limits of liability under Minnesota Statutes Chapter 466. The purpose of creating this duty to defend and indemnify is to simplify the defense of claims by eliminating conflicts among the parties and to permit liability claims against all parties from a single occurrence to be defended by a single attorney.
2. Insurance. Each party to this Agreement shall maintain insurance equal to or greater than the maximum liability applicable to municipalities as set forth in Minnesota Statutes, Section 466.04, subd. 1, as amended. Each party shall name the other parties as an additional insured for purposes of liability claims that may arise under this

Agreement.

## **ARTICLE 5 – GENERAL PROVISIONS**

1. **Governing Law.** This Agreement shall be construed and interpreted according to the laws of the State of Minnesota.
2. **Amendment.** This Agreement may be amended by written agreement of the parties.
3. **Notice.** All notices or communications required or permitted pursuant to this Joint Powers Agreement shall be either hand delivered or mailed to St. Mary's Point, Lake St. Croix Beach, and Lakeland, at the following address:  
  
St. Mary's Point  
Attn: City Clerk  
16491 St. Mary's Drive  
St. Mary's Point, MN 55043  
  
Lake St. Croix Beach  
Attn: City Clerk  
16455 20<sup>th</sup> Street South  
Lake St. Croix Beach, MN 55043  
  
Lakeland  
Attn: City Clerk  
690 Quinnell Avenue N, P.O. Box 321  
Lakeland, MN 55043  
  
Any party may change its address or authorized representative by written notice delivered to the other party.
4. **Counterparts.** This Agreement may be executed in more than one counterpart, each of which shall be deemed to be an original but all of which taken together shall be deemed a single instrument.
5. **Survival of Representations and Warranties.** The representations, warranties, covenants and agreements of the parties under this Agreement, and the remedies of either party for the breach of such representations, warranties, covenants and agreements by the other party shall survive the execution and termination of this Agreement.
6. **Records – Availability and Retention.** Pursuant to Minn. Stat. § 16C.05, subd. 5, the parties agree that the State Auditor, or any of their duly authorized representatives at

any time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to and involve transactions relating to this Agreement. The parties agree to maintain these records for a period of six years from the date of termination of this Agreement.

7. Data Practices. The parties acknowledge that this Agreement is subject to the requirements of Minnesota's Government Data Practices Act, Minnesota Statutes, Section 13.01 *et seq.*
8. Compliance with Laws. The parties shall abide by applicable Federal, State and local laws, statutes, ordinances, rules and regulations now in effect or hereinafter adopted pertaining to this Agreement.
9. No Waiver. Any Party's failure in any one or more instances to insist upon strict performance of any of the terms and conditions of this Agreement or to exercise any right herein conferred shall not be construed as a waiver or relinquishment of that right or of that Party's right to assert or rely upon the terms and conditions of this Agreement. Any express waiver of a term of this Agreement shall not be binding and effective unless made in writing and properly executed by the waiving Party.
10. Entire Agreement. These terms and conditions constitute the entire Agreement between the Parties regarding the subject matter hereof. All discussions and negotiations are deemed merged in this Agreement.
11. Severability. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law, or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of this Agreement.

**(remainder of page left blank intentionally; signature page to follow)**

□

**IN WITNESS WHEREOF,** the parties have executed this Agreement the date and year first set forth above.

**CITY:**

**CITY OF ST MARY'S POINT**

By:

Jay Roettger

Its Mayor

By:

Cindie Reiter

Its City Clerk

STATE OF MINNESOTA                    )

)           ss.

COUNTY OF WASHINGTON            )

On this                    day of                    , 2025, before me a Notary Public within and for said County, personally appeared Jay Roettger and Cindie Reiter to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of St. Mary's Point, the municipality named in the foregoing instrument, and that the said instrument was signed in behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

Notary Public

☐

**CITY:**

**CITY OF LAKE ST. CROIX BEACH**

By:

Thomas McCarthy

Its Mayor

By:

Dave Engstrom

Its City Clerk

STATE OF MINNESOTA                    )

) ss.

COUNTY OF WASHINGTON            )

On this \_\_\_\_ day of \_\_\_\_\_ 2025, before me a Notary Public within and for said County, personally appeared Thomas McCarthy and Dave Engstrom, to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Lake St. Croix Beach, the municipality named in the foregoing instrument, and that the said instrument was signed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

---

Notary Public

☐

**CITY:**



**CITY OF LAKELAND**

By:

[NAME]

Its Mayor

By:

[NAME]

Its City Clerk

STATE OF MINNESOTA                    )

) ss.

COUNTY OF WASHINGTON            )

On this \_\_\_\_ day of \_\_\_\_\_ 2025, before me a Notary Public within and for said County, personally appeared [NAME] and [NAME], to me personally known, who being each by me duly sworn, each did say that they are respectively the Mayor and City Clerk of the City of Lakeland, the municipality named in the foregoing instrument, and that the said instrument was signed on behalf of said municipality by authority of its City Council and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said municipality.

---

Notary Public

☐

**EXHIBIT A**

## **LEGAL DESCRIPTION OF PROPERTY**

That certain real property located in the City of, County of Washington, State of Minnesota, legally described as follows:

Lots 4695 through 4699, inclusive, and Lots 4705, 4706, 4707, 4710 and 4711, inclusive, all in Lake St. Croix Beach, Section No. 5, Washington County, Minnesota.

*(Abstract Property)*

AND

Lots 4708 and 4709, inclusive, Lake St. Croix Beach, Section No. 5, Washington County, Minnesota.

*(Torrens Property)*

□

## **EXHIBIT B**

### **DEPICTION OF WATER LINE**