

Minutes of the Proceedings of the City Council of the City of Champlin in the County of Hennepin and the State of Minnesota
Pursuant to Due Call and Notice Thereof

Regular Session
October 14, 2025
Municipal Center

Call to Order	The Champlin City Council met in Regular Session and was called to order by Mayor Ryan Sabas at 6:00 p.m.
Pledge of Allegiance	The Pledge of Allegiance was recited.
Roll Call	Present: Mayor Ryan Sabas and Councilmembers Jessica Tesdall (Ward 1), Tom Moe (Ward 2), Nate Truesdell (Ward 3), and Tim LaCroix (Ward 4). Absent: None.
	Also present were City Administrator Jenny Max, Finance Director Korrie Johnson, Community Development Director Scott Schulte, City Engineer Heather Nelson, Environmental Specialist Steven Touney, and Construction Manager Sam Morse, and City Attorney Dave Schaps.
Approval of Agenda (October 14, 2025) Motion	Motion by Councilmember LaCroix and seconded by Councilmember Tesdall to approve the agenda for the October 14, 2025, Regular Meeting as presented. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.
Approval of Minutes Motion	Motion by Councilmember Truesdell and seconded by Councilmember LaCroix to approve the minutes of the September 8, 2025 Worksession, September 8, 2025 Regular Session, September 22, 2025 Worksession, and September 22, 2025 Regular Session Meeting as presented. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.
Ratification of Payments (October 14, 2025) Motion	Motion by Councilmember Moe and seconded by Councilmember Truesdell to approve ratification of payments as submitted on October 14, 2025. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.
Announcements	Mayor Sabas made the following announcements: <ul style="list-style-type: none">Our upcoming Council meetings scheduled for Monday, October 27th, will include a worksession at 5:00 p.m. in the Council Conference Room and a Council meeting at 6:00 p.m. in the Council Chambers.Attention Champlin businesses – join us on Thursday, October 23rd, from 7:30 a.m. to 9:00 a.m. at the Mississippi Crossings Event Center to connect over coffee. This is an opportunity to network and showcase your business.Introducing Boo-Nanza, a fun new Halloween-themed event. Register now to have your home “boo’d” during the week of October 27-31. For \$15, our Boo Crew will deliver a festive yard sign and a bag of treats.Looking for something fun for the kids to do over MEA break? Sign up for a spooky science class or a pajama party art class. Learn more online.
Annual Presentation Regarding MS4 Program	<h4>Special Presentations</h4> <p>Environmental Specialist Touney explained that the City of Champlin is currently authorized to discharge stormwater under the permit referred to as the Small Municipal Separate Storm Sewer System (MS4) General Permit under the National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS) permit administered by the Minnesota Pollution Control Agency (MPCA). This permit was reissued to the City on September 30, 2021, and expires on November 15, 2025. The City is required to conduct a public meeting to educate the public and allow citizens an opportunity to comment on the existing Storm Water Pollution Prevention Program (SWPPP) and the progress toward reaching the required measurable goals of the permit. Touney conducted the annual review.</p>

Councilmember Moe asked if the City is in the process of applying for a new permit, as the current permit will soon expire.

Touney confirmed that the City has applied for the permit, but the MPCA has not yet released the new permit.

Councilmember LaCroix commented that he visited Night to Unite parties with Touney, and he did a great job interacting with residents, answering questions, and is a great asset to the City.

Overview of Worksession Discussion

The City Administrator provided a brief overview of the discussion that occurred earlier in the evening at the Council Worksession regarding:

- The Council began a discussion of a revised Assessment Policy, noting that the policy had not been updated since 2003. That discussion will continue after the Council meeting.
- The Council discussed potential amendments to accessory structure size regulations.
- After the Council meeting, the Council will discuss the process related to filling the upcoming Council vacancy.

Consent Agenda

Councilmember Moe requested to pull Item 9.5, Approve Change Order No. 1 for Goose Lake Parkway and Elm Creek Trail Area, Improvement Project No. 22502, from the Consent Agenda for further discussion.

Mayor Sabas requested to pull Items 9.1, Approve Proclamation Designating October as Domestic Violence Awareness Month in Champlin and Item 9.10, Authorize the Purchase of a New Backstop for Andrews Park Diamond No. Five, from the Consent Agenda for further discussion.

Approve Proclamation Designating October as Domestic Violence Awareness Month in Champlin Motion

Mayor Sabas read the proclamation aloud.

Motion by Councilmember Moe and seconded by Councilmember Truesdell to approve the proclamation designating October as Domestic Violence Awareness Month in Champlin. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Approval of Joint Powers Agreement (JPA) Between Champlin Police Department and Hennepin County for The Embedded Social Worker Position Motion

Motion by Councilmember LaCroix and seconded by Councilmember Truesdell to enter into a Joint Powers Agreement with Hennepin County for contracted full-time services of a social worker assigned to the Police Department. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Approve Final Payment and Closeout of the Andrews Park Pickleball Courts Project, Improvement Project No. 22404 Motion

Motion by Councilmember LaCroix and seconded by Councilmember Truesdell to approve the Final Payment to New Look Contracting for the Andrews Park Pickleball Courts Project, Improvement Project No. 22404, in the amount of \$24,871.63. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Appointment of Full-Time Mechanic Motion

Motion by Councilmember LaCroix and seconded by Councilmember Truesdell to authorize the appointment of Michael Searson to the position of full-time Mechanic at a starting wage of \$37.97/hr. with a tentative start date of October 27th, contingent upon successful completion of a background investigation, drug screen, physical examination, and verification of applicable licenses. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Approve Change Order No. 1 for Goose Lake Parkway and Elm Creek Trail Area, Improvement

Councilmember Moe recognized that the change order would extend the completion date and asked if the work in residential areas has been completed.

Project No. 22502
Motion

City Engineer Nelson confirmed that the remaining work is along Goose Lake Parkway and the work in residential areas has been completed, with the exception of some punch list items.

Motion by Councilmember Moe and seconded by Councilmember Tesdall to approve Change Order No. 1 for Goose Lake Parkway and Elm Creek Trail Area, Improvement Project No. 22502, resulting in a completion date extension. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Approve Engineering
Proposal from Hakanson
Anderson Associates for
the Champlin Ice Forum
Parking Lot, Improvement
Project No. 22606
Motion

Motion by Councilmember LaCroix and seconded by Councilmember Truesdell to approve Engineering Proposal submitted by Hakanson Anderson Associates for the Champlin Ice Forum Parking Lot, Improvement Project No. 22606. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Authorize CIP
Amendment for Public
Works Make-Up Air Unit
Motion

Motion by Councilmember LaCroix and seconded by Councilmember Truesdell to approve (after the fact) to replace a make-up air unit in the Public Works garage as identified in the 2026 CIP. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Resolution Ordering the
Public Hearing for the
Valley Forge Lane
Reconstruction,
Improvement Project No.
22603
Resolution 2025-48

Councilmember LaCroix introduced the following resolution and moved its adoption:

A Resolution Ordering the Public Hearing for the Valley Forge Lane Reconstruction, Improvement Project No. 22603

The motion for the adoption of the resolution was duly seconded by Councilmember Truesdell, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Resolution Ordering the
Public Hearing for the
2026 Street and Utility
Project, Improvement
Project No. 22604
Resolution 2025-49

Councilmember LaCroix introduced the following resolution and moved its adoption:

A Resolution Ordering the Public Hearing for the 2026 Street & Utility Project, Improvement Project No. 22604

The motion for the adoption of the resolution was duly seconded by Councilmember Truesdell, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Authorize the Purchase of
a New Backstop for
Andrews Park Diamond
No. Five
Motion

Mayor Sabas stated that this is an unexpected cost and had concerns that this improvement will only stop about 66 percent of the foul balls. He understood that a netting system would be about \$200,000, but also did not want to spend money that would not fix the problem. He asked if the proposed chain link system could be added to in the future to provide more height coverage.

City Administrator Max was unsure and noted that this item could be tabled in order to gain that additional data. She explained that they had funds available in the budget, and this project would be an improvement of the current situation.

Mayor Sabas asked if there have been discussions with Champlin Park Baseball, as they are a main user of the field and would perhaps contribute towards the cost.

The City Administrator noted that there have been discussions about potential cost-sharing of the project to some degree.

Mayor Sabas stated that he would prefer to table this to get more information.

Motion by Councilmember Truesdell and seconded by Councilmember Tesdall to continue consideration of the purchase of a new backstop for diamond number 5 at Andrews Park and direct

staff to investigate options and cost-share options. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Open Forum

No comments.

Public Hearings

The Community Development Director reported that the City removed damaged branches that were creating a hazard at 201 Dayton Road.

Resolution Adopting Assessments for Unpaid Abatement of Diseased or Hazardous Trees

Public Hearing

Mayor Sabas opened the public hearing at 6:28 p.m.

No comments made.

Motion

Motion by Councilmember Moe and seconded by Councilmember LaCroix to close the public hearing at 6:28 p.m. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Councilmember Truesdell referenced the dollar amounts shown in the packet and draft resolution and asked for clarification.

The Community Development Director noted that the dollar amount shown in the draft resolution is correct.

Resolution 2025-50

Councilmember Tesdall introduced the following resolution and moved its adoption:

A Resolution Adopting Assessments for Unpaid Abatement of Diseased or Hazardous Trees

The motion for the adoption of the resolution was duly seconded by Councilmember Truesdell, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Resolution Adopting the Assessment on Delinquent Water, Sanitary Sewer, Storm Water, Street Light and Refuse Fees

Public Hearing

Mayor Sabas opened the public hearing at 6:31 p.m.

No comments made.

Motion

Motion by Councilmember Moe and seconded by Councilmember LaCroix to close the public hearing at 6:31 p.m. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Resolution 2025-51

Councilmember Truesdell introduced the following resolution and moved its adoption:

A Resolution Adopting the Assessment Roll on Delinquent Water, Sanitary Sewer, Storm Water, Street Light and Refuse Fees

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Resolution Adopting the Assessment Roll for the Goose Lake Parkway and Elm Creek Trail Area, Improvement Project No. 22502

City Engineer Nelson stated that on September 22, 2025, the City Council approved a resolution declaring the project costs to be assessed and ordered the Assessment Hearing for the Goose Lake Parkway and Elm Creek Trail Area, Improvement Project No. 22502.

Construction Manager Morse stated that improvements included street reconstruction with spot curb replacement of broken or sunken curb sections. Improvements were made to the sidewalks, ADA pedestrian ramps (where required), trail reconstruction, storm sewer and drain tile installation, streetlight wiring, sanitary sewer improvements, water main gate valve replacements, and sign replacements, as necessary.

City Engineer Nelson provided additional details related to project costs and the proposed assessment.

Public Hearing

Mayor Sabas opened the public hearing at 6:46 p.m.

Daniel Burns, 11631 Magnolia Court, stated that he has lived in Champlin for nearly four decades, noting the tax dollars that he has paid during that time, and asked why those funds are not being used for the improvement project.

Finance Director Johnson explained how the City portion of property taxes are used, noting additional funds that are used towards large projects such as street reconstruction projects.

Mr. Burns was unsure how the tax dollars he has paid over the last four decades would not have been sufficient to cover this assessment cost. He believed that road projects should be covered within the City budget.

Mayor Sabas noted the other City services that are paid using the property tax dollars. He noted that some cities use assessments to contribute towards road projects, while other cities increase their levies to cover that cost within their budgets. He noted that the assessment is only a portion of the cost, in this case, 36 percent, while the remainder of the project cost is covered through the tax dollars.

Mr. Burns commented that he and his wife are on social security as their only source of income and asked what would happen if they did not pay the assessment.

The City Engineer replied that the amount would be added to the property taxes each year for the term of repayment.

Mr. Burns commented that the improvement was needed, but he is disappointed in the assessment.

City Engineer Nelson noted that there is an application for deferment that can be explored with the Finance Director. She provided additional information on the burden of road improvement projects within the community, noting that the City has 100 miles of roadway to manage.

Mayor Sabas noted that the City only receives a portion of the property taxes paid by residents. He noted that the City is very cognizant of how tax dollars are spent.

Ricardo Faure, 11533 Pondview Court N, presented an objection to the project cost assessment.

The City Attorney asked and received confirmation that the resident is submitting a formal objection to the assessment.

Mayor Sabas encouraged the resident to reach out to their real estate agent/broker, as the project was disclosed to residents in that neighborhood about one year ago.

Motion

Motion by Councilmember Moe and seconded by Councilmember Tesdall to close the public hearing at 7:00 p.m. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Councilmember Moe noted that submission of the written objection is just the first step and asked that staff provide a contact for the resident to follow up with.

The City Attorney stated that staff can provide that follow-up information on the statute.

Mayor Sabas reiterated that the resident should reach out to their real estate agent/broker, as those costs should have been disclosed and paid for by the seller.

Councilmember Tesdall commented that the Council often hears a story similar to Mr. Burns' each time there is an assessment, which leads to a discussion of whether the process should be changed. She stated that she has always been a proponent that the road projects should be covered within the City budget but recognized the high cost to do so and the increase in taxes that would occur in order to support that increase to the budget. She also noted the issue of fairness for those who have already paid assessments and will continue to do so, while also paying the higher tax rate to support the change going forward.

Mayor Sabas recognized how quickly Champlin developed, which means many of the roads need repair at the same time. He stated that this Council has focused on infrastructure with a focus on those items having a longer life expectancy.

Resolution 2025-52

Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Adopting the Assessment Roll for the Goose Lake Parkway & Elm Creek Trail Area,
Improvement Project No. 22502

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Resolution Adopting Assessments for Unpaid Rental Fees, Code Violation Fees and Grass/Weed Violations

The Community Development Director stated that outstanding code violations, grass/weed and abatement fees are placed on an assessment roll subject to a public hearing by the City Council. He noted that payment was received on two items that will then be removed from the assessment roll and provided those details.

Public Hearing

Mayor Sabas opened the public hearing at 7:09 p.m.

Motion

Motion by Councilmember LaCroix and seconded by Councilmember Tesdall to close the public hearing at 7:09 p.m. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Resolution 2025-53

Councilmember Moe introduced the following resolution and moved its adoption:

A Resolution Adopting Assessments for Unpaid Rental Fees, Code Violation Fees, and Grass and Weeds

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Unfinished Business

Community Development Director Schulte noted that this is a continuation of the request from the September 22nd meeting, where the Council tabled the item in order to have further discussion. Staff's opinion remains unchanged and recommends denial of both requests, noting that additional background information can be found within the packet.

Resolution Denying a Variance to the Maximum Allowable Square Footage for Accessory Buildings and a Conditional Use Permit for a Garage Exceeding 1,000 Square Feet at 1213 Independence Avenue by Craig Butler (Project #2025-13)

Mayor Sabas noted that the Council did have a discussion on this item at the worksession earlier in the night. He stated that the Council is going to continue to discuss potential amendments to the allowed garage size/accessory structures. He noted that the Council has discussed garage size variances a number of times over the years, and therefore, is something they would like to address.

Councilmember Truesdell asked the applicant for information on their construction timeline, whether they would begin this fall or in the spring.

Councilmember Tesdall asked if the variance hardship could be that the ordinance is currently under review.

Community Development Director Schulte stated that during the worksession, the Council discussed a few scenarios that could provide relief and additional square footage for the lot that could relieve the need for a variance. He recognized the time to review and approve an ordinance amendment.

Mayor Sabas asked if the ten percent rule could be approved by the City Council tonight, and the remainder of the changes would follow the standard ordinance amendment process. It was noted changing the ordinance would not be allowed at this meeting. Mayor Sabas asked legal counsel for input on the variance request.

The City Attorney stated that staff's recommendation is based on the current ordinance, although the Council is looking to amend that current ordinance. He noted that the applicant has waived the 60-day review period and recognized that there will be additional time for the process to be completed for an ordinance amendment.

Mayor Sabas stated that the Council is looking to make changes to the ordinance to allow the applicant's request to move forward, but it would most likely not occur until the last week of November.

Councilmember Tesdall commented that the Council wants to make the ordinance more flexible for requests like this that check all the boxes.

Resolution

Councilmember Tesdall introduced the following resolution and moved its adoption:

A Resolution Approving a Variance and Conditional Use Permit for a Garage Exceeding 1,000 Square Feet at 1213 Independence Avenue N (Craig Butler)

The motion for the adoption of the resolution was duly seconded by Councilmember Truesdell.

Further discussion: Councilmember Truesdell noted the uniqueness of this property, where the garage will have no impact on others, with the exception of the roofline continuing along the fence line.

Councilmember LaCroix commented that findings of fact need to be specified based on the current ordinance that would substantiate hardship.

The City Attorney confirmed that there would need to be findings before the City Council could move on this action.

Community Development Director Schulte referenced page 170 of the packet, which lists the practical difficulties criteria.

Councilmember Moe stated that when the Council reviewed this at a previous meeting, they could not find a hardship and therefore requested to review and potentially amend the ordinance to create more flexibility. He believed that they would need to complete the ordinance amendment, as he would have a hard time finding a hardship in this case. He asked that the City take the additional time to complete the amendment process.

Councilmember Tesdall noted the increasing costs for materials if there is a delay in the process. She stated that the Council has creatively found hardships in the past and believed they could do so again in this case.

Mayor Sabas recognized that this will be a delay, but they are moving as quickly as possible in order to move the amendment forward. He stated that he supports the garage, as does the Council, and they are following the necessary process to allow that. He recognized that the delay would create a larger delay with winter conditions approaching.

Councilmember LaCroix stated that he supports the ordinance amendment, and this project would fit into that. He agreed that the current Code is too restrictive and was apologetic that they cannot move quicker than this.

Councilmember Tesdall withdrew her motion.

Motion by Councilmember Tesdall and seconded by Councilmember Moe to continue consideration of this item to allow the ordinance amendment to move forward. Voting in favor were Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix. Voting against: none. Motion carried.

Adjournment

The Champlin City Council adjourned the regular meeting at 7:29 p.m.



Ryan Sabas, Mayor

Attest:



Julie Tembreull, Executive Assistant/City Clerk

Councilmember LaCroix introduced the following resolution and moved its adoption:

RESOLUTION NO. 2025-48
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

**RESOLUTION ORDERING THE PUBLIC HEARING FOR THE VALLEY FORGE
LANE RECONSTRUCTION, IMPROVEMENT PROJECT NO. 22603**

BE IT RESOLVED, by the Champlin City Council, that a Public Hearing will be held at the Municipal Center on November 10th, 2025, at 6:00 pm for the purpose of reviewing Improvement Project No. 22603, and the Clerk shall give mailed and published notice of such hearing and improvements as required by law.

The motion for the adoption of the resolution was duly seconded by Councilmember Truesdell, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk

Councilmember LaCroix introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-49
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

**RESOLUTION ORDERING THE PUBLIC HEARING FOR THE 2026 STREET &
UTILITY PROJECT, IMPROVEMENT PROJECT NO. 22604**

BE IT RESOLVED, by the Champlin City Council, that a Public Hearing will be held at the Municipal Center on November 10th, 2025, at 6:00 pm for the purpose of reviewing Improvement Project No. 22604, and the Clerk shall give mailed and published notice of such hearing and improvements as required by law.

The motion for the adoption of the resolution was duly seconded by Councilmember Truesdell, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Tesdall introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-50
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

**RESOLUTION ADOPTING ASSESSMENTS FOR UNPAID ABATEMENT OF
DISEASED OR HAZARDOUS TREES**

WHEREAS, pursuant to proper notice given as required by law, the City Council has met, held a public hearing, and passed upon all objections to the proposed assessments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Champlin, Minnesota that:

1. The proposed assessments, highlighted below and a part hereof, are hereby accepted and shall constitute a special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

Property Address	Property PID#	Amount
<u>Property Owner</u>		
<u>Due</u>		
201 Dayton Rd Champlin MN 55316 Chase Franzen Hazardous tree removal	19-120-21-23-0088	\$757.92

1. The assessment shall be payable in full with taxes payable in 2025. All these fees carry a 20% administrative fee.
2. The owner of any property so assessed may, within the 30 days after the adoption of this Resolution Adopting the Assessment Roll, pay the whole of the assessment on such property with no interest.
3. The owner of any property assessed may pay all or a portion of the assessment, with interest accrued to date of payment prior to November 14, 2025. A property owner may at any time, thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the

year in which such payment is made. Such payment must be made before November 14th or interest will be charged through December 31st of the next succeeding year.

4. City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

The motion for the adoption of the resolution was duly seconded by Councilmember Truesdell, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Truesdell introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-51
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

**RESOLUTION ADOPTING THE ASSESSMENT ROLL ON DELINQUENT WATER,
SANITARY SEWER, STORM WATER, STREET LIGHT AND REFUSE FEES**

WHEREAS, pursuant to property notice given as required by law, the City Council has met, heard and passed upon all objections to the proposed assessment designated as Delinquent Water, Sanitary Sewer, Storm Water, Street Light, and Refuse Fees.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Champlin, Minnesota, that:

1. Such proposed assessment is hereby accepted and shall constitute the special assessment against the lands named therein, as named on Exhibit A, attached hereto.
2. The assessment shall be payable in equal principal installments extending over a period of one (1) year, the first of the installments to be payable on or before the first Monday in January 2026 and shall bear a 10 percent administrative fee.
3. The owner of the property so assessed, may at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, except that no administrative fee shall be charged if the entire assessment is paid on or before November 14, 2025.
4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other Municipal property taxes.

The motion for the adoption of the resolution was duly seconded by Councilmember Tesdall, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City
Clerk.

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
101-05380-012	ANTOINETTE RICHARDSON	1312022330175	13414 XIMINES LANE	760.02
101-05660-005	MATTHEW CEPHUS	1312022320015	1312 DAYTON ROAD	585.96
103-14850-005	JAMAIN WARE	2412022140088	9809 129TH Lane N	1,429.86
103-16200-001	BRIAN O'DONNELL	2412022410039	12848 MONTICELLO LANE	1,351.84
103-31440-002	JASON CROONQUIST	2412022320023	10956 GLENVIEW PLACE	140.24
103-43600-001	MICHAEL WILLIAMS	2412022120098	366 NATHAN LANE	1,289.58
104-14050-002	JENNIFER JACKSON	2912021410033	12112 EDGEWOOD COURT	312.03
105-02450-002	ROLAND FANNOH	3012021410073	11919 UTAH AVENUE	142.40
201-12200-001	COLLEEN STREEMANN	2412022440014	307 CARTWAY COURT	1,129.49
102-01000-005	AGNES Y GONLETUO	2412022120071	622 WEST RIVER Parkway	402.35
103-09750-002	LATONYA TAYLOR	2412022140048	309 KIMBALL DRIVE	1,961.26
103-13050-001	DARCY NOVAK	2412022420027	12818 BELLE AIRE DRIVE	1,441.71
103-44100-002	TONEY ONDRACHEK	2412022110034	551 131ST Avenue N	1,656.18
104-05050-002	ASHLEY ANDERSON	2912021220040	1001 WEST RIVER ROAD	817.73
104-05300-003	JOEL OAKES	2912021220058	1021 WEST RIVER ROAD	2,107.13
104-14460-001	JIM SCHACK	2812021320063	12019 PORTER DRIVE	464.71
104-14660-005	NATHAN NASSAU	2812021320054	11907 PORTER CIRCLE	47.92
104-15350-002	RICHARD LUKES	2812021330027	11740 WEST RIVER ROAD	324.05
101-05670-007	KELSEY PETERSON	1312022320016	1320 DAYTON ROAD	1,634.00
103-44200-003	EMMANUEL ABU	2412022110042	550 131ST Avenue N	1,785.17
104-11900-003	MARVIN UMANA	2912021420005	12105 HAMPSHIRE AVENUE	1,044.85
105-01050-004	MAXWELL OLSEN	3012021410007	11915 WINNETKA AVENUE	1,172.66
105-02200-002	BRANDON HILL	3012021410086	11900 UTAH AVENUE	1,664.08
105-06450-003	ANDREA GRABOW	3012021140081	900 LUDWIG AVENUE	509.77
201-08150-004	JEFFREY A WALSH	3012021220027	1300 HILLSBORO AVENUE	1,712.47
203-17180-002	CYRUS MASSENBURG	3612022310053	10512 HIDDEN OAKS LANE	1,305.58
203-18210-001	PAULA CUMMINGS	3612022420035	11232 MARSHVIEW LANE	179.55
203-18280-001	JEFF MUNNEKE	3612022420042	11274 MARSHVIEW LANE	356.92
205-04700-001	DAVID BRILEY	3112021410062	11119 UTAH AVENUE	1,889.72
101-07250-001	SCOTT HEMENWAY	1312022340005	901 WEST RIVER Parkway	1,283.42
104-05850-001	WENDI ABELL	2912021230076	1206 MISSISSIPPI DRIVE	650.30
104-13450-004	MONICA TALBOT	2912021410012	12024 FLORIDA AVENUE	1,408.56
104-15750-002	VANESSA HELMER	2812021330014	11823 PORTER DRIVE	1,326.02
203-10470-002	PAUL AHLEMEYER	3612022410069	11127 BLAZINGSTAR COURT	144.31
203-10810-003	PICKARD	3612022440022	9550 CONEFLOWER CIRCLE	590.34
203-18090-002	JAMES RUSS	3612022420022	10200 HIDDEN OAKS LANE	199.45
205-07950-001	MARK PEHLKE	3112021440008	8115 109TH Place N	1,076.59
205-08650-002	STEPHANIE TURNER	3112021440022	11002 UTAH AVENUE	1,225.22
103-11710-001	KRISTI SHANK	2412022240002	10550 FRENCH LAKE ROAD	1,227.76
104-05000-001	DAN CHRISTOPHERSON	2912021220039	933 WEST RIVER ROAD	560.93
104-05950-002	MELISSA LEBEAU	2912021220024	1209 PRIBBLE STREET	1,152.63
104-13300-003	CHASKE OWEN	2912021140022	12144 MISSISSIPPI DRIVE	122.58
105-04100-002	CHRISTI ELLINGSON	3012021410041	11968 WISCONSIN AVENUE	1,296.52
201-07500-001	ROBERT BENEDICT	3012021220015	1301 INDEPENDENCE AVEN	1,052.22
201-12300-001	MELISSA SLIND	2412022440016	319 CARTWAY COURT	899.11
205-03500-001	DENNIS HORVATH	3112021410036	11141 VIRGINIA AVENUE	118.99
301-00200-002	RANDY ANDERSON	2912021330014	7648 117TH Avenue N	1,889.67
303-07400-003	DUSTIN KAHN	3312021230079	6200 113 1/2 Avenue N	1,720.46
303-09650-002	XENG MOUA	3312021310053	11224 YATES AVENUE	10.41

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
101-05230-005	BRADY HANSON	1312022330180	13445 XIMINES LANE	114.66
103-10600-005	ONECIMO MORALES	2412022140036	309 GARFIELD AVENUE	172.95
201-12400-002	KATHRYN KARLSON	2412022440018	308 CARTWAY COURT	242.71
205-05500-001	SCOTT LEVANG	3112021410091	11202 UTAH AVENUE	953.05
205-07600-001	CHRIS IVERSON	3112021440059	10949 UTAH AVENUE	1,265.94
301-04100-001	KURT DAHL	2912021440049	11707 FLORIDA AVENUE	1,800.46
301-17680-001	VICKI TYLER	2912021240097	12041 NEVADA COURT	54.58
303-06050-004	TROKON REEVES	3312021230056	6208 THOUSAND PINES ENTRY	1,629.66
103-08950-001	KATHRYN SLANEY	2412022140061	601 KENISTON STREET	423.09
103-11700-003	MATHIAS SPANIER	2412022130003	717 FRENCH LAKE ROAD	1,052.22
203-10280-001	JACKIE KALDENBERG	3612022410040	9677 TRILLIUM COURT	338.46
203-10680-004	AARON FREEBERG	3612022440007	9500 WINDFLOWER PLACE	205.26
203-12510-002	NANCY OLSEN	3612022430063	10956 FOXHOLLOW CIRCLE	1,202.39
203-16060-001	ROBIN MORRIS	3612022430015	11018 OAKWOOD LANE	1,662.38
301-00000-001	MELISSA POLICH	2912021330010	7832 117TH Avenue N	1,112.13
301-03350-004	KA XIONG	2912021430016	11833 IDAHO AVENUE	1,712.99
301-13800-001	DARIN NELSON	2912021320064	11901 SUMTER AVENUE	1,347.78
301-21850-001	MELVIN THOMAS	2912021310082	7201 120TH Avenue N	1,065.99
303-02050-001	DENNIS FITZGERALD	3312021220045	11609 ZANE CIRCLE	1,957.15
303-05350-004	SIES KHAMSISAVANG	3312021230040	11440 ZANE AVENUE	38.70
102-01060-002	KATHRYN NELSON	2412022120076	203 PILGRIM COURT	1,912.81
104-04050-001	ANNA STARKWEATHER	1912021440007	709 WEST RIVER ROAD	1,080.31
104-12350-001	SANDRA WALLS	2912021140013	12124 HAMPSHIRE AVENUE	970.93
104-14720-001	JEFF MC LAUGHLIN	2812021320059	11914 PORTER CIRCLE	1,704.77
105-01350-001	MICHAEL SALMON	3012021410103	11987 WINNETKA AVENUE	327.66
105-03950-001	MELODY USHER	3012021410038	8201 120TH Avenue N	1,242.73
205-04800-001	ROBERT POIRIER	3112021410060	11105 UTAH AVENUE	310.12
303-04200-001	HENRY FELDMANN	3312021220040	6009 115TH Avenue N	99.20
303-05150-001	PATRICK FISCUS	3312021230020	5924 114TH Lane N	1,474.40
205-04550-001	BRAD ALLENDER	3112021410065	11201 UTAH AVENUE	1,105.82
205-05750-001	MICHAEL ROGERS	3112021410096	7909 113TH Avenue N	1,501.24
301-13070-001	DAVID CARLSON	2912021440074	11844 FLORIDA AVENUE	1,093.29
301-14000-001	LISA THESING	2912021320058	7824 119TH Lane N	271.36
303-10250-001	JAMES GBANJAH	3312021310084	11117 XENIA AVENUE	472.02
303-12550-001	GEORGE CROSSMAN	3312021320005	6200 112TH Avenue N	69.94
401-11000-002	CHRISTOPHER MELIKIORE	3212021110079	6508 116TH Avenue N	1,507.04
401-14200-001	CHAD DICKEY	3212021120028	6811 117TH Avenue N	8.09
301-11650-004	COLEEN DIGATONO	2912021320023	12008 SUMTER CIRCLE	840.14
301-16600-002	KEITH HATCHER	2912021240084	12049 OREGON CIRCLE	1,341.01
401-11700-005	JASON LESSARD	3212021110050	11630 EDGEWOOD AVENUE	223.69
401-14750-001	MIKE MICHALSKI	3212021120009	6903 117TH Avenue N	8.09
401-16100-002	ELIZABETH SHAFFER	3212021210039	11644 OREGON AVENUE	132.24
402-07550-001	GREG CHISMAR	3212021310045	11216 MARYLAND AVENUE	8.22
205-03300-001	MAWUSI AHELEGBE	3112021410040	11217 VIRGINIA AVENUE	653.83
205-10600-001	JEFF MACIEJ	3112021440027	8220 109TH Place N	874.67
205-11300-001	BRIAN OLLILA	3112021440042	10949 XYLON COURT	8.09
301-15800-001	PAUL CSIKOS	2912021320045	11965 PENNSYLVANIA Avenue	1,203.62
303-11400-001	JON SCHONBERG	3312021310052	5801 111TH Avenue N	1,279.26
303-12200-002	ARUNA KAMARA	3312021320067	6109 113TH Avenue N	1,366.48

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
303-12500-001	THOMAS A ANDERSON	3312021320004	6208 112TH Avenue N	1,001.55
401-02850-001	DAVID ZICOPULA	3212021140031	11339 FLORIDA AVENUE	1,721.34
401-03150-002	DEEANN MORGAN	3212021140117	11326 FLORIDA AVENUE	823.79
401-13150-002	GAYLENE BOSHEA	3212021120036	6707 117TH Avenue N	955.72
402-03350-001	JAMES DICKHUT	3212021130009	11401 JERSEY AVENUE	885.89
401-04000-001	DOUGLAS BERG	3212021410033	6317 113TH Place N	1,974.17
401-04300-004	ASHIKA JOHNSON	3212021410039	6308 112TH Place N	1,097.35
401-07900-001	STUART HAJICEK	3212021140082	11430 EDGEWOOD AVENUE	460.05
401-07950-001	BARB STAHL	3212021140083	11422 EDGEWOOD AVENUE	1,132.41
401-12450-002	WOHMA PEWU	3212021110073	11630 GEORGIA AVENUE	1,503.30
402-04450-003	ALEXANDER JUENEMANN	3212021130068	11312 JERSEY AVENUE	341.90
402-05700-001	JAMES BABCOCK	3212021130057	11304 KENTUCKY AVENUE	955.02
402-21600-002	DANIEL WHITE	3212021320083	7616 111TH Avenue N	902.02
402-18200-002	LOGAN BURCHILL	3212021310017	11209 OREGON AVENUE	36.61
203-03550-003	KAMAH MYERS	3112021320082	9101 OVERLOOK LANE	764.98
301-03400-001	MICHELLE YANTES	2912021430002	6711 119TH Avenue N	1,568.17
303-13250-001	RICO REGINO	3312021320012	6117 112TH Avenue N	660.14
401-10500-002	SHARON CROOKER	3212021110059	6401 116TH Avenue N	680.90
401-12750-001	TRACY AENEY	3212021110027	6508 116 1/2 Avenue N	1,375.58
402-07500-001	TIMOTHY LACROIX	3212021310044	11224 LOUISIANA AVENUE	1,556.56
401-27400-006	HOME TOWN	3212021220064	11656 WINNETKA AVENUE	783.08
204-05000-002	HALLEY SABAS	3112021110050	11632 UTAH AVENUE	738.35
303-06200-001	BRENDA ROOD	3312021230070	6109 THOUSAND PINES ENTRY	1,981.49
303-07050-004	JOHN SETTEMIRE	3312021230072	6009 114TH Avenue N	1,305.78
303-09850-002	RICHARD MARTIN	3312021310057	11124 YATES AVENUE	1,667.70
401-03800-003	CODY JACOWAY	3212021140115	6309 113TH Place N	1,085.04
401-07600-001	RORY SCOTT SHILTZ	3212021140076	11415 EDGEWOOD AVENUE	1,269.90
401-14950-001	JULIE HOFER	3212021120015	11610 KENTUCKY AVENUE	1,348.44
105-80008-001	EMERY OAKS PARTNERS C	3012021430157	11810 EMERY OAKS Lane N	40.41
401-06750-003	LAUREN BARBERIO	3212021140059	11428 FLORIDA AVENUE	1,810.67
401-11600-001	DARLENE DESLAURIERS	3212021110052	6305 117TH Avenue N	1,180.78
401-14150-004	ERICA JENSON	3212021120019	6803 117TH Avenue N	461.48
401-14450-001	LES STORMOEN	3212021120032	6803 116TH Avenue N	596.56
102-12000-003	AMANDA REIMAN	2412022240018	13041 SARATOGA LANE	26.42
102-00650-003	SAMORY DIAKITE	2412022110023	505 DAYTON ROAD	146.34
103-16350-001	DENNIS GARSINII	2412022140085	12908 MONTICELLO LANE	967.45
101-02200-001	LEZLEY JOHANSEN	1312022330147	13313 LINWOOD FOREST CI	722.46
403-03500-004	DYNASTY SCOTT	3212021430106	10915 IDAHO AVENUE	68.86
102-04600-002	JARRETT LASTER	2412022120033	325 BELLE AIRE DRIVE	952.62
401-15750-001	CHRISTOPHER KAPALA	3212021210006	7126 116TH Avenue N	1,429.33
401-01450-002	KHALED DOLAPO SOULEYMAN	3212021140027	11348 GEORGIA AVENUE	216.12
101-05000-006	ESTHER TATEE	1312022330082	13451 YORKTOWN LANE	289.22
102-06000-010	SALOME BEE	2412022130037	12860 BELLE AIRE DRIVE	70.85
101-01850-002	CASSANDRA CARLSON	1312022330140	10871 133RD Circle N	172.27
103-07700-003	ADRIENNE RUTH VASSAR	2412022410013	723 BAXTER STREET	1,445.94
401-03050-005	KEKO FLEMISTER-SMITH	3212021140019	11330 FLORIDA AVENUE	32.84
401-07100-002	ZACHARY PIRJEVEC	3212021140066	11429 EDGEWOOD PLACE	751.16
401-09850-001	SCOTT CASTILLO	3212021110020	11541 GEORGIA AVENUE	1,728.55
401-13100-001	JEFF LONG	3212021110013	11651 GEORGIA AVENUE	1,419.85

DATE 10/3/2025

ACCOUNTS OVER 90 DAYS

CITY OF CHAMPLIN, MN

EXHIBIT A

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LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
401-16050-001	ANDREW MILLER	3212021210040	11652 OREGON AVENUE	1,521.01
402-09200-002	HANNAH LUNDQUIST	3212021420029	11257 JERSEY AVENUE	563.00
303-24900-006	THOMAS BERRY	3212021440176	6506 109TH Lane N	6.30
301-33900-005	JAI VANG	2912021440094	11725 GEORGIA AVENUE	3.85
103-12310-001	MOLLY SMIEJA	2412022420030	12772 BELLE AIRE DRIVE	712.97
103-06450-002	NINA SOLBERG	1912021320013	107 KIMBALL DRIVE	284.42
102-11450-001	ROBERT GERVAIS	2412022240029	12909 SARATOGA LANE	209.92
104-03800-002	DANIEL JOHNSON	1912021440003	716 BRADFORD AVENUE	1,893.51
102-05290-015	BREANNA UNGER	2412022130026	407 BELLE AIRE DRIVE	488.33
105-41240-008	BRIAN TOUSSAINT	3012021130073	8422 YUKON CIRCLE	257.80
205-05900-004	KATIE ARNESON	3112021440099	7910 110TH Place N	112.37
303-16750-001	MIKE J BURNS	3312021220095	6101 117TH Avenue N	630.53
205-01750-008	DANIEL YORK	3112021410029	11130 XYLON AVENUE	947.18
205-01100-003	MICHAEL PALESOTTI	3112021410007	11135 XYLON AVENUE	1,462.63
205-00450-001	GREG MACIEJ	3112021410101	8110 113TH Avenue N	1,395.37
204-14800-002	MIKHAIL JOHNSON	3012021440057	11833 TEXAS CIRCLE	982.84
204-11050-003	ROBERT KENNEDY	3112021120066	8336 116TH Way N	173.47
203-11320-001	KEVIN MCCARTHY	3612022340027	10316 DEERWOOD AVENUE	101.07
203-06870-001	BROADWAY BAR & PIZZA	3112021310016	11186 COMMERCE DRIVE	84.05
104-12450-002	TODD DEFRENCE	2912021140012	12116 HAMPSHIRE CIRCLE	493.19
401-16750-004	SATURIA CAPPARD	3212021210026	11653 NEVADA LANE	249.90
401-16650-006	ROLAND POUR	3212021210028	11637 NEVADA LANE	502.53
102-04050-002	SANDY STANHOPE	2412022120023	316 SUNRISE LANE	1,052.22
301-07550-006	LORI WASHINGTON	2912021230010	1503 QUEBEC AVENUE	175.95
201-06910-004	FYR SFR BORROWER LLC	3012021220052	9206 123RD Place N	48.75
403-12000-001	PENINAH OMOSA	3212021330097	10909 QUEBEC WAY	359.09
403-00200-004	IAN MCAREE	3212021430085	10922 KENTUCKY AVENUE	1,037.04
402-20800-001	MICAH YARCO	3212021320112	7515 111TH Avenue N	1,218.52
402-11450-001	RHONDA MINCEY	3212021420081	11108 IDAHO COURT	1,135.56
401-01750-001	DONNY JOHNSON	3212021140096	11316 GEORGIA AVENUE	37.84
303-22600-003	LISA STALLMAN	3212021440124	10938 EDGEWOOD AVENUE	188.89
302-09650-001	PATRICIA WEBSTER	3312021310011	11125 WELCOME AVENUE	871.31
202-18300-003	MARISSA QUILLING	3112021330063	10908 HILLSBORO AVENUE	1,225.37
202-03020-003	LANCE UDEN	3612022110039	9556 LAKESIDE TRAIL	990.57
105-40800-004	LISA SHIMMIN	3012021130162	12131 YUKON AVENUE	427.64
105-40700-003	BRYAN PALMQUIST	3012021130055	12110 YUKON AVENUE	817.55
105-10700-001	DONNA VOTH	3012021120023	1325 XYLON AVENUE	849.75
105-51430-002	HUGHES ACKOM	3012021420064	11886 EMERY VILLAGE DRIVE	239.06
104-08150-002	TIBLI O DICKSON SR	2912021240066	7400 122ND Avenue N	793.04
104-07700-001	LAURA DANNER	2912021240075	7174 122ND Avenue N	4.24
103-04050-012	TONI BAUER	1912021320055	809 ELM CREEK CIRCLE	1,719.83
102-11750-003	DANIEL OGREN	2412022240023	13001 SARATOGA LANE	107.50
204-05250-002	MOLLY PADDOCK	3112021110024	7917 116TH Avenue N	1,222.81
303-19650-005	RAYMOND LOGAN	3212021440078	6418 110TH Avenue N	52.85
103-06450-004	DARWIN GUAMAN	1912021320013	107 KIMBALL DRIVE	63.35
102-03600-005	NIC KYWERIGA	2412022130013	339 SUNRISE LANE	1,426.14
102-11400-001	CALVIN JOHNSON	2412022240030	12901 SARATOGA LANE	567.38
102-06800-006	CNA PROPERTIES	2412022130007	346 BELLE AIRE DRIVE	117.19
102-03450-003	THOMAS CARLISLE	2412022120047	331 SUNRISE LANE	196.15

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
101-03850-002	ABDALLA ANYETH	1312022330125	11020 134TH Circle N	1,262.49
104-07200-003	JULIE NAKANDAKARE	2912021240029	7201 122ND Avenue N	36.15
403-04500-002	TREVOR TJELMELAND	3212021340059	10912 MARYLAND AVENUE	79.50
102-01910-003	KORPO KENNEDY	2412022120064	210 SUNRISE LANE	1,263.94
103-09850-002	RYAN SABAS	2412022140047	616 CARTWAY ROAD	933.37
402-08100-007	SETH SABOT	3212021420012	11289 KENTUCKY AVENUE	278.57
102-07300-004	DAVID WALTMAN	2412022120009	308 BELLE AIRE DRIVE	87.89
301-05050-004	JAMIE SABAS	2912021440018	11817 EDGEWOOD AVENUE	1,087.84
102-20103-001	ROBERT REVAK	2412022130025	405 BELLE AIRE Drive	808.28
202-17150-003	KEVIN HARDER	3112021330005	10933 JEFFERSON CIRCLE	1,447.42
401-12250-003	SENNETH TOGBA	3212021110036	11610 FLORIDA AVENUE	270.41
202-15500-002	NICOLE HERNANDEZ	3612022120024	10128 HILLTOP COURT	1,740.76
403-01150-001	GARRETT CANTON	3212021430063	6814 110TH Avenue N	863.92
402-19200-010	CHARLIE KARST	3212021240009	11325 113TH Circle N	1,958.11
402-12250-001	JEFF DOONAN	3212021420065	11100 LOUISIANA Court E	2,085.47
302-16110-006	TIMOTHY CAMPBELL	3412021330048	10949 RIVER PINES DRIVE	694.93
104-19040-013	ABAYOMI AKINRODOYE	2912021130047	12124 KENTUCKY CIRCLE	365.34
104-06950-007	DANIEL DOERR	2912021240034	7315 122ND Avenue N	119.23
202-17600-007	PHINSAYKEO SOURIYATHA	3112021330014	10932 GETTYSBURG AVENUE	3,249.28
105-41640-000	ANIL JAIN	3012021130087	8438 YUKON CIRCLE	46.12
403-11950-003	SCOTT S CRONEN	3212021330096	10915 QUEBEC WAY	321.63
403-05050-001	STEVEN KRAMAR	3212021340010	7202 110TH Circle N	1,565.36
403-02700-002	DWEDI GERRING	3212021430050	11028 LOUISIANA LANE	149.21
402-15800-003	DARLA KEELER	3212021310024	7308 111TH Avenue N	540.05
402-12700-002	ROBERT BLAKE	3212021420059	11109 LOUISIANA Court E	42.92
103-46791-001	ABDIMAHAD MUHUMED AB	2412022220093	13145 BAUER Drive N	1,477.81
101-04650-001	GUST ALEXANDER	1312022330089	13361 YORKTOWN LANE	1,204.99
101-00550-003	MOLLY K WELCH	1312022330057	10807 LINWOOD FOREST Drive	1,226.04
101-00350-007	KRISTOPHER REICHEL	1312022330163	13367 WELLINGTON CIRCLE	929.94
103-04350-001	ERIC W VEECK	1912021310059	829 ELM CREEK CIRCLE	1,037.22
401-23330-003	JONATHAN TARPEH	3212021230085	11429 QUEBEC AVENUE	914.32
102-18810-003	MICHELLE PASKEWICH	2412022130045	10205 129TH Avenue N	989.86
205-03200-003	LAYTOPOE KWANNUE	3112021410042	8005 113TH Avenue N	1,208.58
402-10000-003	CHARLES BOAKAI	3212021410049	11115 HAMPSHIRE Court E	713.88
103-46704-001	CASEY MURRAY	2412022230044	12913 BURR OAK Lane	17.25
402-00350-001	KATIE MORRISON	3212021230059	11449 RHODE ISLAND COUR	986.57
303-36510-003	SHIRLEY BOOCK	3212021440215	10931 DOUGLAS LANE	216.23
303-36500-004	SEMIR CUMURIJA	3212021440214	10929 DOUGLAS LANE	78.89
303-24950-001	CHRISTINE SIMNING-FLOR	3212021440177	6468 109TH Lane N	212.85
303-00700-004	KUDDY ZARZAR	3312021220081	11617 COLORADO AVENUE	1,698.84
302-29540-001	PETER CROSBY	3312021420067	5132 OXBOW PLACE	1,326.67
302-07200-003	KEITH WARD	3312021240033	11333 YATES AVENUE	1,499.78
302-01550-002	BRIAN BASTIANSEN	3312021210052	11513 WELCOME CIRCLE	1,181.93
302-00050-002	RYAN SABAS	2812021340003	11816 MISSISSIPPI DRIVE	1,616.68
301-33950-007	ELIJAH BOSIRE	2912021230090	1121 HEARD AVENUE	73.36
203-11460-002	SAMMY MARWA	3612022430012	10900 OAKWOOD LANE	1,927.03
205-11350-005	JADE PINCE	3112021430039	10947 XYLON COURT	218.39
105-06800-003	CONSIR WEH	3012021140029	8036 121ST Lane N	197.45
303-00800-002	STANLEY PRYOR	3312021220079	11625 COLORADO AVENUE	171.75

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
203-09160-002	DANIEL WREH	3112021230143	9462 PRAIRIEVIEW TRAIL	130.14
102-09900-004	JASON BAROTT	2412022210019	13209 REVERE LANE	477.19
204-06450-008	HUONG CAO	3112021110043	11625 WINNETKA AVENUE	246.05
104-06800-009	JENIFER FLORES	2912021240121	7351 122ND Avenue N	2,548.41
104-16350-003	RYAN LEWIS	2812021320031	12000 PORTER DRIVE	416.17
103-10210-002	GREG HAIR	2412022140014	312 GARFIELD AVENUE	1,052.22
401-22550-002	JUSTINA ROSS	3212021220019	11508 QUEBEC AVENUE	1,286.34
401-20450-001	PATRICK BRENNAN	3212021120090	7021 115 1/2 Avenue N	1,130.97
303-19250-002	SUNA LAMIN	3212021440070	6558 110TH Avenue N	211.40
302-14200-002	AARON JACOBS	3312021440032	11008 PERRY AVENUE	1,595.35
301-25150-001	KIM COLLINS	2912021330102	11850 PENNSYLVANIA Avenue	713.98
301-10400-004	LISA HAMMERSTAD	2912021230048	1504 PRIBBLE STREET	1,373.04
301-07650-001	MIKE ANTHONY	2912021230014	1511 QUEBEC AVENUE	97.78
205-01550-004	DERRICK OMBONGI	3112021410004	11098 XYLON AVENUE	1,703.23
203-50680-001	KRISTI OCKULY	3612022230081	11499 BASSWOOD LANE	1,570.64
202-22550-001	MATT LEONETTI	3112021330089	11102 HILLSBORO AVENUE	1,405.94
102-03500-008	KARA CARISLE	2412022120047	333 SUNRISE LANE	45.39
102-11800-002	RICHARD RAABE	2412022240022	13009 SARATOGA LANE	923.10
105-41500-009	CHERE GLOSSER	3012021130082	8437 YUKON CIRCLE	92.35
301-07400-007	BRENDA VICE	2912021230011	1212 WEST RIVER ROAD	94.51
301-07400-006	ANDREA KESSLER	2912021230011	1212 WEST RIVER ROAD	66.99
301-11300-004	EUNICE NJIE	2912021320016	12025 SUMTER CIRCLE	154.70
402-15100-002	JULIO VARGAS	3212021310020	7309 111TH Avenue N	114.82
101-04400-004	RICHARD KAMARA	1312022330094	13311 YORKTOWN LANE	1,946.74
204-06450-007	AMY HAYDEN	3112021110043	11625 WINNETKA AVENUE	287.46
402-20150-002	MATT TURNER	3212021320099	11234 QUEBEC LANE	176.97
101-04950-002	JASON DOMEIER	1312022330083	13441 YORKTOWN LANE	1,282.49
102-04500-001	WILLIAM JOHNSON	2412022120035	317 BELLE AIRE DRIVE	1,165.93
202-07000-002	ANDREW HELLWEG	3112021220104	9445 PARKSIDE COURT	103.85
103-46801-001	MAIDI ABDI	2412022220110	13165 BAUER Drive N	86.13
103-11850-002	RYAN HOLLAND	2412022320004	11085 FRENCH LAKE ROAD	46.15
302-16000-005	FYR SFR BORROWER LLC	3412021330016	10965 MISSISSIPPI DRIVE	8.07
103-46716-001	JERMAINE HILL	2412022220071	10870 131ST Avenue N	520.73
402-13050-003	SOLOMAN REEVES	3212021420052	11140 LOUISIANA Court W	286.33
104-14300-002	SHEM OIGO	2912021410027	12060 PORTER DRIVE	2,986.24
103-44000-002	ANNIE MANRAJ	2412022110032	567 131ST Avenue N	1,282.85
203-21140-002	CASSANDRA BECKMANN	3612022240003	10521 FERNWOOD LANE	944.19
403-07650-002	VYACHESLAV MOSTOV	3212021330053	11010 QUEBEC AVENUE	187.30
102-15000-003	WADE DANIELSON	2412022210092	13224 UNION TERRACE Lane N	1,257.24
102-19200-002	HOLLY HAMILTON	2412022130035	12900 PILGRIM LANE	329.79
103-01050-000	CHASE FRANZEN	1912021230088	201 DAYTON ROAD	1,482.98
403-06800-003	CHRISTIAN BANKER	3212021340045	10903 MARYLAND AVENUE	1,608.92
105-40920-008	LEA ANGELA RODGERS	3012021130156	12119 YUKON AVENUE	32.86
102-06750-006	ANTHONY LOFFMAN	2412022130007	348 BELLE AIRE DRIVE	5.36
105-13900-002	SABAS ESTATES LLC	3012021120015	12322 BUSINESS PARK Blvd	1,992.42
205-02150-007	JOSE MARTINEZ	3112021410021	11217 WISCONSIN AVENUE	3.85
205-12700-003	ANTHONY JAYE	3112021430006	11009 XYLON AVENUE	796.52
303-20100-002	ALBERT SHERMAN	3212021440081	6409 110TH Lane N	930.74
104-16800-002	COLETTE ACKELSON	2812021330020	11812 PORTER DRIVE	1,281.57

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
103-01950-003	ALISHA ZIPF	1912021230059	18 RICHARDSON AVENUE	168.05
204-01800-004	SARAH WILLMS	3112021110059	11633 WISCONSIN AVENUE	839.21
301-18700-001	JESSICA L MORETTER	2912021240110	12040 MARYLAND COURT	1,430.40
301-07400-004	MICHAEL MILLS	2912021230011	1212 WEST RIVER ROAD	19.49
303-19350-003	KAYLA HAWKINS	3212021440072	6534 110TH Avenue N	266.25
303-36440-007	JASON ROLAND	3212021440220	10917 DOUGLAS LANE	140.57
301-25800-002	JAMES BANK	2912021330065	7710 118TH Avenue N	1,986.62
102-03150-004	TANESHA SHIPP	2412022120041	307 SUNRISE LANE	362.22
202-11950-002	NATHAN ANDERSON	3612022110082	11654 MAGNOLIA COURT	1,771.26
301-13100-004	FADIMA JALLOH	2912021330036	7501 119TH Avenue N	1,412.25
201-07700-004	ADRIAN RUIZ	3012021220011	1209 INDEPENDENCE AVENUE	742.04
203-02810-002	MAGDALENE MAGHANGA	3112021320045	9440 OVERLOOK COURT	16.05
303-30700-005	JUMOKE ADEDOYIN	3212021440137	10910 BRITTANY DRIVE	821.12
205-05650-003	ALBERT JOHNSON	3112021410094	11216 UTAH AVENUE	1,263.56
202-00250-000	SAMIRA SABERKASHI	3112021220019	9230 LAKESIDE TRAIL	115.70
402-25800-002	HALISI FULUVAKA	3212021230038	7617 114TH Avenue N	1,464.38
402-24450-002	BERNICE YEIAH	3212021320042	11232 SUMTER AVENUE	231.83
202-00450-003	SANTIAGO LOPEZ	3112021220015	9254 LAKESIDE TRAIL	738.14
201-21500-001	LEZLIE CONROY	2412022440072	1119 CREEKWOOD Drive	1,466.91
105-40840-003	ALI SADEQ	3012021130154	12123 YUKON AVENUE	343.83
105-40100-002	MARSH PROPERTIES	3012021130025	8428 122ND Avenue N	1,047.48
105-10600-001	JUDITH K OLSON	3012021120021	1333 XYLON AVENUE	1,007.40
104-06400-003	LISA TORBENSON	2912021240040	7445 122ND Avenue N	1,791.10
102-19200-001	KRISTEN KENNEDY	2412022130035	12900 PILGRIM LANE	659.44
104-17200-005	LEAH WOOLHOUSE	2812021320018	11941 MISSISSIPPI DRIVE	441.21
204-08900-003	ADAM XIONG	3112021120024	11533 YUKON AVENUE	608.35
102-10950-003	MONIQUE GORDON	2412022240053	13024 SARATOGA LANE	1,170.29
102-06200-002	LUC JOSEPH	2412022130019	418 BELLE AIRE DRIVE	80.19
205-07050-002	LUIS MICHEL-ESQUIVEL	3112021440070	11032 WISCONSIN AVENUE	651.32
105-40320-005	ROBERT & ANGELA TRIMBLE	3012021130036	8402 122ND Avenue N	7.50
302-09050-002	WOSILAT SOBOYEDE	3312021240003	11333 WELCOME AVENUE	844.25
203-03800-002	MUHAMMAD TRAWALLY	3112021320072	9204 OVERLOOK LANE	1,829.97
105-41220-004	RAHIM AGHAYEV	3012021130072	8420 YUKON CIRCLE	67.22
103-32260-003	GEOFFREY MOLDENHAUER	2412022320058	12810 CEDAR RIDGE LANE	121.95
201-21480-005	ROSS BRAANNON	2412022440094	1120 CREEKWOOD DRIVE	1,025.48
104-06600-005	SARA MARTIN	2912021240037	7401 122ND Avenue N	8.09
102-02100-004	TIFFANY MACK	1312022340059	909 DAYTON ROAD	770.10
303-08850-002	ALEXANDER J TOGBA	3312021230085	6217 THOUSAND PINES ENTRY	1,327.43
102-18760-013	SARAH HANDLEY	2412022130045	10201 129TH Avenue N	843.86
202-19350-003	DANI MOODIE	3112021330050	10908 INDEPENDENCE AVE	142.50
105-41500-000	JASON MCDUNN	3012021130082	8437 YUKON CIRCLE	32.92
402-00700-010	GEOFFREY NYABERI	3212021230066	7706 114TH Avenue N	1,516.51
401-19600-004	MELINDA WOLFF	3212021210085	7122 115 1/2 Avenue N	1,297.98
403-04550-003	CHRISTOPHER DIMOND	3212021340058	10916 MARYLAND AVENUE	954.59
403-03500-003	THANH V LUU	3212021430106	10915 IDAHO AVENUE	5.21
402-17500-001	ANTHONY GONZALEZ	3212021310040	7208 112TH Circle N	1,024.29
402-14250-001	CYNTHIA NOLAN	3212021420040	11204 KENTUCKY AVENUE	861.65
402-11900-001	TAMI BAXTON	3212021420072	11208 JERSEY AVENUE	446.94
401-17850-001	BRUCE E JOHNSON	3212021210051	7145 116TH Avenue N	510.42

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
401-00420-004	KRISTINE KUPHAL	3212021410158	11126 EDGEWOOD CIRCLE	1,117.23
303-21900-001	MICHELLE FOLLMER	3212021410154	11120 BRITTANY DRIVE	254.96
303-16760-006	JENNIFER ROSS	3312021220096	6017 117TH Avenue N	2,078.66
402-15850-001	STEVE GOAR	3212021310025	7300 111TH Avenue N	1,749.59
402-00400-001	DALE PRAMANN	3212021230060	11448 RHODE ISLAND COUR	113.04
401-18950-002	BRIAN MILLER	3212021210072	7347 116TH Place N	1,282.98
401-18250-002	SONYA HALLIN	3212021210059	7134 116TH Place N	407.91
401-17050-001	MONA SOPPELAND	3212021210020	11628 NEVADA LANE	654.36
401-02400-001	TIM RANCOUR	3212021410029	11315 FLORIDA AVENUE	342.87
303-25050-001	TODD HEMPECK	3212021440179	6436 109TH Lane N	518.16
104-06900-000	DANIEL DOERR	2912021240034	7325 122ND Avenue N	956.31
402-19850-002	THOMAS SHOUP	3212021230014	11308 QUEBEC AVENUE	1,690.73
402-16700-004	LISA CLEYS	3212021310075	7116 112TH Avenue N	239.74
402-00100-001	CRAIG WILDA	3212021230054	11409 RHODE ISLAND COUR	492.80
401-17900-001	ZIAHN POUR	3212021210052	7209 116TH Avenue N	1,164.10
303-30650-001	NELLIE DIABE	3212021440136	10918 BRITTANY DRIVE	223.32
303-18250-001	DALE SWANSON	3312021220100	11599 COLORADO AVENUE	1,044.27
303-17800-001	WILLIAM BLOCHER	2812021330064	11715 BRUNSWICK AVENUE	414.21
303-14900-002	RONNALEE BREEDEN	3312021320082	6142 111TH Avenue N	892.74
302-11350-002	CHRISTINE COOK	3312021310030	11100 VERA CRUZ AVENUE	944.44
301-18450-001	DAVID DEMPSEY	2912021240105	12033 MARYLAND COURT	1,069.63
301-08050-001	LINDA ENGLISH	2912021230042	1134 HEARD AVENUE	1,135.60
301-04950-001	LORRI WAGNER	2912021440020	11801 EDGEWOOD AVENUE	1,269.35
301-01400-001	TONY MURSCHEL	2912021430027	11808 KENTUCKY AVENUE	587.76
204-14600-001	AMY WHALEY	3012021440038	11743 TEXAS AVENUE	1,449.17
204-08950-003	MICHAEL ANDERSON	3112021120025	11541 YUKON AVENUE	289.00
203-12160-002	REBECCA M HOPE	3612022310057	11261 HIDDEN OAKS COURT	12.67
203-06880-001	BROADWAY BAR & PIZZA	3112021310016	11186 COMMERCE DRIVE	790.14
401-01500-001	BARRY SYKES	3212021140028	11340 GEORGIA AVENUE	1,290.97
303-30850-001	KEVIN IVENS	3212021440140	10905 EDGEWOOD AVENUE	1,137.33
303-25800-002	ROBERT WILSON	3212021440155	6528 109TH Place N	1,271.09
303-23100-001	JEFF HUSOM	3212021440106	10921 BRITTANY DRIVE	1,390.52
302-10700-002	KEDRICK HARMS	3312021240020	11233 VERA CRUZ AVENUE	826.18
301-23250-001	JENNIFER BECKER	2912021310063	11908 OREGON AVENUE	1,395.59
301-20350-004	AMY YOUNG	2912021420023	11934 KENTUCKY AVENUE	1,313.69
301-19600-004	BYRON WEIDE	2912021310053	12008 LOUISIANA AVENUE	988.24
301-06900-006	CHAD GROMEK	2912021230039	1604 PENNSYLVANIA Avenue	191.25
403-10750-005	AMBER VANROOYEN	3212021330072	10925 SUMTER AVENUE	968.31
402-22800-002	BRIAN ROBINSON	3212021320057	7709 112TH Avenue N	160.11
402-15600-001	RYAN MCCORMACK	3212021310010	11025 OREGON AVENUE	246.75
402-12550-003	NANCY GARCIA	3212021430016	11021 LOUISIANA Court E	1,614.92
401-24700-002	MATTHEW TENNESSEN	3212021220040	11614 RHODE ISLAND WAY	346.15
401-01950-001	KALLAN SIMON CHUNG	3212021410020	11248 GEORGIA AVENUE	1,389.23
401-00700-001	LORI DULAC	3212021410008	11237 GEORGIA AVENUE	937.46
303-30750-001	LISA KELEEKAI	3212021440138	10904 BRITTANY DRIVE	603.64
303-16400-004	MARCOS GOMEZ PROP III L	3212021440046	10903 DOUGLAS DRIVE	2,098.47
303-15200-004	REBECCA SALMINEN	3312021320076	6030 111TH Avenue N	2,108.94
302-16320-011	BRIAN LEHMAN	3412021330039	10901 RIVER PINES DRIVE	1,724.63
201-05110-001	PATRICK VEDASTO	1912021330016	1129 INDEPENDENCE LANE	1,263.91

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
105-42640-005	CYNTHIA SHARP	3012021130131	12125 ZEALAND AVENUE	540.39
105-12850-001	RANDY STETLER	3012021110007	860 WEST RIVER ROAD	1,068.73
104-11450-003	JOSHUA ELLIS	2912021130015	12175 MISSISSIPPI DRIVE	1,218.66
103-01600-001	CHRIS ERICKSON	1912021230071	452 INDEPENDENCE AVEN	972.20
102-13950-002	SUSANA VASQUEZ	2412022210081	13023 TILDEN AVENUE	6.21
303-00150-003	EVERYLYN OYARO	3312021220086	11640 COLORADO AVENUE	1,317.26
302-03850-006	GABRIEL VENTURA JUARE	2812021340019	11801 MISSISSIPPI DRIVE	2,142.05
301-10200-004	CHAD BLOWERS	2912021230052	1520 PRIBBLE STREET	627.70
301-08450-001	VINCENT NOAH	2912021230017	1512 QUEBEC AVENUE	1,147.39
301-07800-002	CEACER COOPER	2912021230029	1523 QUEBEC AVENUE	1,195.57
204-07150-002	NICHOLAS BELLOS	3112021120016	11558 XYLON AVENUE	1,144.58
204-06450-006	QUYEN CAO	3112021110043	11625 WINNETKA AVENUE	175.58
203-22880-001	JANELLE ISKIERKA	3612022330032	11059 SPRUCEWOOD LANE	2,245.46
202-04650-001	SCOTT NASH	3112021220033	9301 HILLSIDE DRIVE	1,477.00
105-13450-001	JACI RESECH	1912021430007	715 HAYDEN LAKE Road E	876.45
302-11950-001	HUBERT BROWN	3312021240008	11333 WEST RIVER ROAD	1,215.12
302-08400-003	ALLE JANDRO	3312021240061	11309 XENIA AVENUE	1,558.70
302-06550-001	NICOLE RIEGER	3312021210061	5809 114TH Place N	1,230.89
302-02700-007	BRIAN GEORGE	3312021210029	5708 RIVERVIEW ENTRY	1,592.08
301-07050-001	BENJAMIN NELSON	2912021230024	1524 PENNSYLVANIA Avenue	1,168.79
204-14050-002	LESLIE WILLIAMS	3012021440043	8108 117TH Avenue N	1,501.76
204-09950-008	THOMAS SMITH	3112021120044	11565 XYLON AVENUE	1,508.44
204-07700-004	JOHN FRANCIS	3112021130006	11416 XYLON AVENUE	485.83
204-06250-002	ERIC HENNEN	3112021110028	11517 WINNETKA AVENUE	486.81
203-04400-003	MILPHA BLAMO	3112021230055	9398 WHITE OAKS TRAIL	1,641.25
203-02250-001	PATRICK GLEASON	3612022140051	11334 ROSEMILL LANE	177.44
202-18000-001	DONALD GLAD	3112021330022	10933 GETTYSBURG AVENUE	401.18
105-12750-001	KIMBERLY NESENSON	3012021110009	904 WEST RIVER ROAD	8.09
105-12350-002	SHARLONA EASLEY	3012021110019	909 PLEASANT AVENUE	1,626.57
105-10800-001	MICHAEL SCHEUNEMANN	3012021120025	1317 XYLON AVENUE	853.66
301-06100-001	JOHN LARSON	2912021440107	11833 DOUGLAS DRIVE	1,140.84
301-05900-003	RYAN SCHOTZKO	2912021440029	11831 DOUGLAS DRIVE	1,496.13
301-01500-002	TIMOTHY LARSON	2912021430048	6919 118TH Avenue N	1,211.76
204-15200-001	TIMOTHY PETERSON	3012021440070	11764 VIRGINIA AVENUE	395.15
204-09000-001	ANDREW KRUEGER	3112021120026	11549 YUKON AVENUE	1,224.51
204-05100-005	RYAN MARKS	3112021110048	11616 UTAH AVENUE	2,617.39
204-04800-001	DANIEL OSBERG	3112021110054	11625 UTAH AVENUE	402.66
203-50500-005	ANDREW THOMAS	3612022230077	11462 BASSWOOD LANE	1,436.32
203-23080-001	ROBERT BOBLETER JR	3612022330015	11013 TANGLEWOOD LANE	760.09
302-16220-002	ADAM VANGRINSVEN	3412021330042	10919 RIVER PINES DRIVE	26.16
301-27150-006	WILLIS WILLIAMS	2912021330041	11732 WINNETKA AVENUE	541.25
301-27100-001	STEVEN DRAGSETH	2912021330042	7817 118TH Avenue N	832.75
301-22900-003	HEIDI GOULD	2912021310072	11957 NEVADA AVENUE	993.70
301-10100-002	MATT VOIGHT	2912021230061	1008 HEARD AVENUE	643.77
301-09700-006	KELLY BERNEKING	2912021230089	1501 PRIBBLE STREET	446.42
301-06250-001	JAMES GAMBLE	2912021410085	11980 CASTLE ROCK COURT	1,075.67
301-01200-003	ADAM BAUERMEISTER	2912021430031	11840 KENTUCKY AVENUE	1,510.58
202-03610-001	JAMES KOLTES	3112021220034	9265 LAKESIDE TRAIL	2,538.00
201-20450-001	PATRICIA SOBON	2512022110035	1213 COBBLESTONE ROAD	530.53

LISTING OF DELINQUENT UTILITY BILLING CHARGES FOR THE COUNTY TAX ROLL

Account #	Name	Tax Parcel#	Service Address	Amount
201-04550-001	BRETT HANSEN	1912021330047	1012 INDEPENDENCE LANE	1,839.76
105-40160-003	AARON KOCH	3012021130026	8422 122ND Avenue N	126.81
202-10850-004	MARK D PETERSEN	3612022130004	10156 ELM CREEK TRAIL	96.57
202-10150-001	JASON MEYER	3112021230013	9457 PARKSIDE TRAIL	535.19
105-40020-007	TERA WEIMER	3012021130021	12202 ZEALAND AVENUE	391.85
105-11350-001	SHAWN COX	3012021110071	1314 PLEASANTVIEW LANE	630.59
102-17500-001	DUANE J EILEN	2412022230006	12933 VALLEY FORGE LANE	1,314.01
102-14000-001	WILLIAM SHIBILSKI	2412022210082	13027 TILDEN AVENUE	191.04
102-19850-007	KATRINA GLASS	1312022430014	219 REVERE LANE	398.70
102-15050-004	HEATHER POPP	2412022210093	13216 UNION TERRACE Lane N	447.58
402-08750-005	LUIS LOPEZ	3212021420038	11109 JERSEY AVENUE	909.25
201-30120-002	MEAGAN MEYER	2412022430070	716 SOUTH CREEK DRIVE	909.24
202-21550-001	KERRY LARSON	3112021310008	11172 HILLSBORO COURT	2,231.36
202-19100-001	KEVIN MCCOLLER	3112021330045	10925 HILLSBORO AVENUE	1,985.88
202-17050-002	ASHLEY BODIN-HUBER	3112021330003	11009 JEFFERSON CIRCLE	1,238.72
201-20750-001	TIMOTHY KLATH	2512022110019	339 PEBBLE ROAD	155.32
105-12500-001	JEREMY SWARD	3012021110015	1314 WINNETKA AVENUE	1,361.35
104-09100-004	ADRIANE HEIDEMAN	2912021240047	7101 RIVER SHORE Lane	1,042.61
103-01060-001	CHASE FRANZEN	1912021230088	203 DAYTON ROAD	882.98
102-19300-001	KRISTEN KENNEDY	2412022130035	12904 PILGRIM LANE	974.91
102-07560-001	TODD GILBERTSON	1312022430006	255 REVERE LANE	1,621.43
204-06200-003	LENG VANG	3112021110029	11509 WINNETKA AVENUE	372.54
				\$ 399,298.32

Councilmember Moe introduced the following resolution and moved its adoption:

**RESOLUTION NO. 2025-52
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA**

**RESOLUTION ADOPTING THE ASSESSMENT ROLL FOR THE GOOSE LAKE
PKWY & ELM CREEK TRAIL AREA, IMPROVEMENT PROJECT NO. 22502**

WHEREAS, pursuant to proper notice given as required by law, the City Council has met, heard, and passed upon all objections to the proposed assessment designated as Goose Lake Pkwy & Elm Creek Trail Area, Improvement Project No. 22502, and

WHEREAS, the project consists of the following streets:

- Goose Lake Pkwy EB & WB from Hazelwood Lane to Elm Creek Pkwy
- Elm Creek Tr
- Highview Ct
- Hilltop Ct
- Magnolia Ct
- Norway Ct
- Oakview Ct
- Pondview Cir
- Pondview Ct

and,

WHEREAS, cost have been determined, Goose Lake Pkwy & Elm Creek Trail Area, Improvement Project No. 22502, and

WHEREAS, the total project and cost for the Goose Lake Pkwy & Elm Creek Trail Area, Improvement Project No. 22502 was presented at the October 14th, 2025, Assessment Hearing as summarized below:

Special Assessments	\$ 612,425
Municipal State Aid Funding (Goose Lake Pkwy)	\$1,002,301
Capital Improvement Fund	\$1,207,555
Stormwater Fund	\$ 79,947
Water Fund	\$ 112,739
Sewer Fund	\$ 141,559
Street Light Fund	\$ 225,323
Park Reserve	\$ 230,072

TOTAL	\$3,611,921
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WHEREAS, the assessment term is 5 years, and the interest rate identified at the Assessment Hearing for the project was 8.5%, and

WHEREAS, the Ordering of the Construction Plans and Specifications and Ordering the Project was approved by the City of Champlin on November 12th, 2024.

NOW, THEREFORE, BE IT RESOLVED by the City of Champlin, Minnesota, that:

1. Such proposed assessment, as presented on October 14th, 2025, is hereby accepted, and shall constitute a special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefitted by the proposed improvement in the amount of the assessment levied against it.
2. The assessments, shall be payable in annual installments, including interest, extending over a period of 5 years. The first installments to be payable with the 2026 payable taxes and bear interest at the rate of 8.5% per year. The first year's installment shall include interest on the full assessment balance from November 1st, 2025, through December 31st, 2026. Interest on subsequent year's installments shall be calculated for the entire year on the remaining balance.
3. The owner of any property so assessed may, at any time beginning October 15th, 2025, through November 14th, 2025, pay a partial amount or the entire assessment on such property to the City of Champlin. No interest shall be charged if the entire assessment is paid by November 14th, 2025. The owner at any time, thereafter, may pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which such payment is made. Such payment must be made from November 15th or interest will be charged through December 31st of the next succeeding year.
4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the proper tax list of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk

Councilmember Moe introduced the following resolution and moved its adoption:

RESOLUTION NO. 2025-53
CITY OF CHAMPLIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION ADOPTING ASSESSMENTS FOR UNPAID RENTAL FEES, CODE VIOLATION FEES, AND GRASS AND WEEDS.

WHEREAS, pursuant to proper notice given as required by law, the City Council has met, held a public hearing, and passed upon all objections to the proposed assessments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Champlin, Minnesota that:

1. The proposed assessments, highlighted below and a part hereof, are hereby accepted and shall constitute a special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.

Property Address Property Owner	Property PID #	Amount Due
13116 Revere Lane N Champlin MN 55316 New Horizon Missed rental Inspection	24-120-22-21-0040	\$100.00
11832 Idaho Ave Champlin MN 55316 11832 Idaho LLC Failure to make repairs	29-120-21-43-0003	\$100.00
11237 Hidden Oaks Ct Champlin MN 55316 HPA Borrower 2016 ML LLC Failure to make repairs	36-120-22-31-0055	\$100.00

30 Dean Ave Champlin MN 55316 Cloverwood Real Estate LLC Missed rental inspection	19-120-21-32-0008	\$100.00
201 Dayton Rd Champlin MN 55316 Chase Franzen Grass/ weeds violation	19-120-21-23-0088	\$495.00
7702 114th Ave Champlin MN 55316 Ratanar Vorachack Grass/weeds violation	32-120-21-23-0067	\$495.00
567 131st Ave N Champlin MN 55316 Anneesa Manraj Yard waste removal	24-120-22-11-0032	\$100.00
6024 113th Ave Champlin MN 55316 David Burtness Grass / weeds violation	31-120-21-32-0062	\$495.00
201 Dayton Rd Champlin MN 55316 Chase Franzen Grass/weeds second violation	19-120-21-23-0088	\$660.00
11833 Texas Circle N Champlin MN 55316 April Wooster Grass/ weeds violation	30-120-21-44-0057	\$495.00
1520 Quebec Ave Champlin MN 55316 Nicholas Wallen Grass / weeds violation	29-120-21-23-0019	\$495.00

201 Dayton Rd
Champlin MN 55316
Chase Franzen 19-120-21-23-0088 \$660.00
Grass/ weed third violation

11625 Winnetka Ave
Champlin MN 55316 31-120-21-11-0043 \$495.00
Ho Giang & Quyen Thito
Cao
Grass/ weeds violation

1. The assessment shall be payable in full with taxes payable in 2025. All these fees carry a 10% administrative fee.

2. The owner of any property so assessed may, within the 30 days after the adoption of this Resolution Adopting the Assessment Roll, pay the whole of the assessment on such property with no interest.

3. The owner of any property assessed may pay all or a portion of the assessment, with interest accrued to date of payment prior to November 14, 2025. A property owner may at any time, thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31st of the year in which such payment is made. Such payment must be made before November 14th or interest will be charged through December 31st of the next succeeding year.

4. City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

The motion for the adoption of the resolution was duly seconded by Councilmember LaCroix, and upon vote being taken thereon, the following voted in favor thereof: Mayor Sabas, Councilmembers Tesdall, Moe, Truesdell and LaCroix, and the following voted against the same: none, whereupon said resolution was passed this 14th day of October 2025.

Ryan Sabas

Ryan Sabas, Mayor

ATTEST:

Julie Tembreull

Julie Tembreull, Exec. Asst./City Clerk