

CITY OF VADNAIS HEIGHTS, MINNESOTA
NOTICE OF PUBLIC IMPROVEMENT HEARING FOR THE
2026-01 STREET IMPROVEMENTS
NOTICE IS HEREBY GIVEN of the proposed construction of the 2026-01 Street Improvements on Greenhaven Drive – Centerville Road to County Highway 96, Clearbrook Lane – Greenhaven Drive to Greenhaven Drive, Greendale Lane – Bramblewood Avenue to Greenhaven Drive, and Pondview Court –Centerville Road to west cul-de-sac.
NOTICE IS FURTHER GIVEN that the City of Vadnais Heights, Ramsey County, Minnesota will meet on December 16, 2025, at 7:00 p.m. at the Vadnais Heights City Hall, 800 East County Road E in said City for the purpose of holding a public improvement hearing and assessment hearing on the proposed construction of the 2026-01 Street Improvements for the benefit of the following:

PROPERTIES TO BE ASSESSED (Property Identification Numbers (PINs))			
203022120014	213022230081	213022310147	213022240288
203022130001	213022230080	213022310148	213022240289
203022130002	213022230079	213022310149	213022240290
203022130003	213022230078	213022310150	213022240291
203022140017	213022230051	213022240044	213022240292
203022140016	213022230050	213022240045	213022240281
203022140015	213022230048	213022240046	213022240282
203022140014	213022230049	213022240047	213022240283
203022140013	213022230047	203022130042	213022240284
203022140012	213022230046	203022130043	213022240285
203022140011	213022230044	203022130044	213022240286
203022140010	213022230045	203022130052	213022240275
203022140009	213022230043	203022130053	213022240276
203022140008	213022230042	203022120013	213022240277
203022140007	213022240029	203022120012	213022240278
203022140006	213022240028	203022120009	213022240279
203022140005	213022240031	203022120008	213022240280
203022140004	213022240030	203022120007	213022240269
203022140003	213022240033	203022120006	213022240270
203022140002	213022240032	203022120005	213022240271
203022130010	213022240035	203022120004	213022240272
203022130009	213022240034	203022120003	213022240273
203022130008	213022240037	203022120002	213022240274
203022130007	213022240036	203022120001	213022240263
203022130006	213022240039	213022240293	213022240264
203022130005	213022240038	213022240294	213022240265
203022130004	213022240041	213022240295	213022240266
203022140081	213022240040	213022240296	213022240267
203022140080	213022240043	213022240297	213022240268
203022140079	213022240042	213022240298	213022240257
203022140078	213022240061	213022240299	213022240258
203022140077	213022240060	213022240300	213022240259
203022140018	213022240063	213022240215	213022240260
203022140019	213022240062	213022240216	213022240261
203022140020	213022240065	213022240217	213022240262
203022140021	213022240064	213022240218	213022240245
203022140022	213022240067	213022240219	213022240246
203022140023	213022240066	213022240220	213022240247
203022140024	213022240069	213022240211	213022240248
203022140025	213022240068	213022240212	213022240249
203022140026	213022240071	213022240213	213022240250
203022140027	213022240070	213022240214	213022240251
203022140028	213022240073	213022240205	213022240252
203022140029	213022240072	213022240206	213022240253
203022140030	213022240075	213022240207	213022240254
203022140031	213022240074	213022240208	213022240255
203022140042	203022130027	213022240209	213022240256
203022140041	203022130093	213022240210	213022240239
203022140040	203022130092	213022240193	213022240240
203022140039	203022120022	213022240194	213022240241
203022140038	203022120021	213022240195	213022240242
203022140037	203022410036	213022240196	213022240243
203022140036	203022410035	213022240197	213022240244
203022140035	203022410034	213022240198	213022240233
203022140034	203022410045	213022240199	213022240234
203022140033	203022410044	213022240200	213022240235
203022140032	203022410008	213022240201	213022240236
203022140043	203022410007	213022240202	213022240237
203022140044	203022410030	213022240203	213022240238
203022140045	203022410005	213022240204	213022240227
203022140046	203022410049	213022240221	213022240228
203022140047	213022320023	213022240222	213022240229
203022140048	213022320022	213022240223	213022240230
203022140049	213022320021	213022240224	213022240231
203022140050	213022320026	213022240225	213022240232
203022140059	213022320027	213022240226	
203022140051	213022320028	213022240287	

The estimated total project cost of said improvement is a maximum of \$6,761,700.00. Said project cost will be further refined and determined following bid opening. The assessment amount for this project will be \$6,500.00, \$3,250.00, \$1,625.00, and \$1,100.00 as detailed in the Assessment Roll. Written or oral comments will be considered. Adoption of the proposed assessment may occur at the hearing. Any property owner wishing to appeal an assessment must file a written objection with the city clerk prior to the adoption of the assessment. An owner who has filed a written objection may then appeal to district court by serving notice of appeal upon the mayor or clerk of the municipality within 30 days after adoption of the assessment and filing such notice with the district court within 10 days after service. The area proposed to be assessed for the costs includes all benefited lots, tracts, or parcels of land benefited by said improvement based upon the benefit received. Persons who are 65 years of age or older, totally and permanently disabled, or members of the National Guard or Reserves called to active duty, who meet income requirements, may be eligible for deferment of special assessments under a hardship deferral policy adopted by the City pursuant to Minnesota Statutes, Sections 435.193–435.195. Applications and further information are available at the office of the City Clerk.

BY ORDER OF THE CITY COUNCIL
Dated this 14th day of November, 2025
Published two times in the Vadnais Heights Press on December 3 and 10, 2025.

CITY OF VADNAIS HEIGHTS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Vadnais Heights City Council will meet and conduct a public hearing on Tuesday, December 16 at 7:00 p.m. at City Hall, 800 East County Road E, to consider Ordinance No. 792 the 2026 Fee Schedule.

Anyone who wishes to be heard regarding this matter will be given an opportunity at this time. The materials are available for public review at City Hall during normal business hours. Questions or comments should be directed to Phillip Lundquist, Deputy City Clerk at (651) 204-6011 or phillip.lundquist@cityvadnaisheights.com.

FOR THE CITY COUNCIL OF THE
CITY OF VADNAIS HEIGHTS
Kevin P. Watson, City Administrator
Dated: December 3, 2025
Published one time in the Vadnais Heights Press on December 10, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT CASE TYPE 2: CONDEMNATION COURT FILE NO. 62-CV-25-9148 JUDGE MARK IRELAND NOTICE OF HEARING

County of Ramsey,
Petitioner,
v.
21Como, LLC., BankCherokee, Bridgewater Bank, Comcast of St. Paul, Inc., Minnesota Pollution Control Agency, 624 Summit LLC., 623 Pergola LLC., U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc. Multifamily Mortgage Pass-Through Certificates, Series 2020-SB70, Dragon Building LLC., North American Banking Company, Dragon Star Oriental Foods, Inc., Sen Hao Seng Jewelry, Inc., Soga Mochi Donut, Port Authority of the City of Saint Paul, Old National Bank, Bell Bank, The Burlington Northern and Sante Fe Railway Company (BNSF), BN Leasing Corporation, Towle Financial Services, Inc., Summit Fire Protection Co., Minnesota Conway Fire & Safety, Inc., St. Cloud Equipment Company, City of St. Paul and County of Ramsey,
and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,
Respondents.

IN THE MATTER OF THE CONDEMNATION OF CERTAIN LAND

TO THE RESPONDENTS HEREIN ABOVE NAMED:
You, and each of you, are hereby notified that on the 21st day of January, 2026, at 11:00 a.m. via ZOOM before Judge Mark Ireland. Petitioner will present to the above-named court a Petition now on file herein for condemnation of certain land for highway purposes. Parties wishing to appear at the remote hearing at **11:00 a.m. on January 21, 2026**, can join by logging into zoom.us/join or by telephone (audio only/toll-free) at 1-833-568-8864. After connecting, enter the following Meeting ID and Passcode:
Meeting ID: 1618120966
Passcode: 312311

If you plan to appear by ZOOM or telephone, please notify the petitioner's attorney listed below in order to receive a copy of any proposed exhibits and orders provided to the court. You are not required to notify the petitioner's attorney, but failure to do so may prevent you from having access to the exhibits and proposed orders submitted.

The object of the Petition is to acquire by "quick take" condemnation under the right of eminent domain the real property interests as described in the Petition.

The land desired and proposed to be taken is situated in Ramsey County, Minnesota, and is described in the Petition, together with the names of all persons appearing of record or known to Petitioner to be the owners of said land or interested therein including all whom Petitioner has been able by investigation and inquiry to discover, together with the nature of the ownership of each as nearly as can be ascertained.

At the hearing, the County of Ramsey will ask the Court for an order permitting payment to the respective owners or deposit with the Court an amount equal to Petitioner's approved appraisal of value of the parcels described in the Petition, thereby transferring title and the right to possession of the property to the County of Ramsey effective January 26, 2026. Furthermore, the County of Ramsey will ask the Court to ascertain the allocation of funds so deposited and to establish a procedure for the withdrawal of those funds. Neither payment to the respective owners nor deposit with the Court shall prejudice or affect the right of a respective party to apply for additional payment in this proceeding. Finally, the County of Ramsey will ask the Court to establish procedures by which commissioners shall hear all allegations and proofs of persons interested herein.

A party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the court hearing and state the objection or must appeal within 60 days of a court order, and a court order approving the public use or public purpose, necessity, and authority for the taking is final unless an appeal is brought within 60 days after service of the order on the party. Furthermore, a party wishing to be heard as to the appointment of the commissioners who will ascertain the amount of damages must appear at the court hearing.

Any person not appearing at the hearing, or otherwise filing a notice of appearance with the district court, may not be notified of further hearings or actions related to the Petition.

Dated: December 3, 2025
JOHN J. CHOI, *Ramsey County Attorney*
By: Scott Schwahn (#0222239), Kevin Plaisance (#0504690)
Assistant Ramsey County Attorneys
360 Wabasha St. N., Suite 100, St. Paul, MN 55102
(651) 266-3041 (Schwahn); (651) 266-3178 (Plaisance)
Scott.schwahn@co.ramsey.mn.us; Kevin.plaisance@co.ramsey.mn.us
Attorneys for Petitioner
Published three times in the Vadnais Heights Press on December 10, 17 and 24, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY DISTRICT COURT, SECOND JUDICIAL DISTRICT CASE TYPE 2: CONDEMNATION COURT FILE NO. 62-CV-25-9148 JUDGE MARK IRELAND PETITION

County of Ramsey,
Petitioner,
v.
21Como, LLC., BankCherokee, Bridgewater Bank, Comcast of St. Paul, Inc., Minnesota Pollution Control Agency, 624 Summit LLC., 623 Pergola LLC., U.S. Bank National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Securities, Inc. Multifamily Mortgage Pass-Through Certificates, Series 2020-SB70, Dragon Building LLC., North American Banking Company, Dragon Star Oriental Foods, Inc., Sen Hao Seng Jewelry, Inc., Soga Mochi Donut, Port Authority of the City of Saint Paul, Old National Bank, Bell Bank, The Burlington Northern and Sante Fe Railway Company (BNSF), BN Leasing Corporation, Towle Financial Services, Inc., Summit Fire Protection Co., Minnesota Conway Fire & Safety, Inc., St. Cloud Equipment Company, City of St. Paul and County of Ramsey,
and all other parties unknown having any claimed right, title or interest in the premises herein, together with the unknown heirs or devisees, if any, of the parties that may be deceased, and including unknown spouses, if any,
Respondents.

IN THE MATTER OF THE CONDEMNATION OF CERTAIN LAND

TO: THE DISTRICT COURT ABOVE NAMED
The County of Ramsey brings this Petition and respectfully states and alleges:

I.
That this proceeding is taken pursuant to law in the name of and on behalf of the County of Ramsey, State of Minnesota, by John J. Choi, the duly elected, qualified and acting County Attorney, at the request of the Board of County Commissioners of Ramsey County, as shown by County Board Resolution No. B2023-052, dated April 4, 2023, a certified copy of which is attached hereto as Exhibit A and made a part hereof.

II.
That the County of Ramsey also deems it necessary, expedient, and for a public use and purpose to obtain by "quick take" condemnation under the right

of eminent domain the permanent easements and temporary construction easements in the lands as described in this Petition, together with all structures, trees, shrubs, grass and herbage to be damaged thereby.

III.
In the attached Exhibit B, where a "temporary easement" is identified, the interests being conveyed include all rights of possession and use, for a limited period of time, necessary or incidental to support the related construction project, including the right: to stage equipment or supplies; to access other portions of the construction project; to make minimal permanent alterations to the grade of the land that do not substantially impact the remainder; to remove (and restore in substantially similar condition) any plants, ground cover, or physical improvements; to access, both ingress and egress, from the most reasonably convenient rights-of-way; and to install any temporary improvements. Reasonable and convenient access to the remainder will be maintained. The term of the temporary easement shall be for 24 months beginning on March 1, 2026, and ending February 28, 2028, or for 24 months from the date when granted pursuant to order of the district court, whichever is later. In addition, the interests identified in this paragraph include the option of the Petitioner to extend the temporary easement for up to two twelve-month terms to be held consecutive to the original term and to each other at the monthly rate determined for the initial term.

IV.
Personal property not specifically identified as being acquired, including but not limited to, fencing, irrigation systems, pavement, curbing, or signage, or trees, shrubs, plants, or ground covering, is not included in this petition, except to the extent the above rights provide for the removal, replacement, use, or repair of such property. It is the intention of the Petitioner to address any claim of damage related to personal property destroyed, removed, lost, or otherwise damaged, but not repaired or replaced in substantially similar condition, in accordance with applicable relocation laws, including Minn. Stat. § 117.50 - .56 or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and any regulations adopted pursuant thereto.

V.
That the purpose for which said interests in land described in this Petition are being acquired is for the purpose of a road resurfacing project involving traffic signal replacements/modifications for Dale Street running from Iglehart Avenue to Grand Avenue, with additional work at/on the intersections of Thomas and Minnehaha Avenues. The body of work is to repair and upgrade the road as well as to install proper American Disability Act compliant crossings at necessary intersections along the route.

VI.
The taking in this matter is to obtain rights sufficient to support the construction and maintenance of a public highway, including related facilities. Unless specifically identified, pre-existing utility, pipeline, access, and other easements or interests shall remain in full force and effect and shall only be impaired to the extent necessary for the County of Ramsey to construct and maintain a public highway, and related uses, on the land being acquired. For any parcel being taken by this condemnation proceeding that is subject to pre-existing utility, pipeline, access, or other easements or interests, the County of Ramsey shall work as needed with the easement holder to adjust facilities to accommodate the construction or to adjust construction plans to minimize related damages.

VII.
It is the intent of the Petitioner that reasonable access, in at least one direction, to the main thoroughfare will be maintained for any remaining interest of a property from which a temporary easement is taken.

VIII.
Notwithstanding anything to the contrary contained herein, should tests or evaluations undertaken by or on behalf of the County of Ramsey indicate the possible presence of pollutants, contaminants, or hazardous substances on any of the property described in this Petition, the County of Ramsey reserves the right to defer effecting the transfer of the interest to any of the property as described herein for a reasonable time until the County of Ramsey can evaluate whether it wishes to proceed with the taking, abandon these proceedings and dismiss the Petition as to said property, or otherwise respond to such information.

Further, the County of Ramsey reserves the right to recover costs of clean-up and testing and all other damages resulting from the presence of pollutants, contaminants, or hazardous substances on the property described herein, from all potentially responsible parties in a separate legal action.

IX.
That a party wishing to challenge the public use or public purpose, necessity, or authority for a taking must appear at the hearing of this Court at which the County of Ramsey, as Petitioner, shall present this Petition to the Court and state the objection or must appeal within 60 days of a Court order.

X.
That the land in these proceedings to be taken are situated in Ramsey County, Minnesota and are more particularly described in attached Exhibit B which is made a part hereof. The names of all persons appearing of record or known to the County of Ramsey to be the owners of said land, or interested therein, including all whom the County of Ramsey has been able by investigation and inquiry to discover, together with the nature of the ownership of each, as nearly as can be ascertained, are set forth on attached Exhibit B.

XI.
The County of Ramsey hereby moves the court for an order transferring title and possession of the parcels described herein prior to filing of an award by the court appointed commissioners, pursuant to Minnesota Statutes § 117.042.

WHEREFORE, the County of Ramsey prays for an order of this Court as follows:

1. Adjudging that said taking is for a public purpose, is necessary, and is authorized by law; and
2. It be further adjudged that the County of Ramsey is entitled to take and hold such property for the public use pursuant to the Notice of Intent to Take Possession, on file with this Court; and
3. Appointing three disinterested commissioners, and at least two alternates, to ascertain and report the amount of damages that will be sustained by the several owners on account of the taking; fixing the time and place of the first meeting of the three commissioners; prescribing their compensation; establishing procedures for the disbursement of funds deposited with the district court; establishing procedures by which commissioners shall hear all allegations and proofs of persons interested herein; and requiring the commissioners to file their report with the District Court Administrator within 365 days from the date of the order appointing the commissioners unless said time be further extended by order of the Court; and
4. For such other and further relief as may be proper and pursuant to law.

Dated: May 1, 2025
Dated: December 3, 2025
JOHN J. CHOI, *Ramsey County Attorney*
By: Scott Schwahn (#0222239), Kevin Plaisance (#0504690)
Assistant Ramsey County Attorneys
360 Wabasha St. N., Suite 100, St. Paul, MN 55102
(651) 266-3041 (Schwahn); (651) 266-3178 (Plaisance)
Scott.schwahn@co.ramsey.mn.us; Kevin.plaisance@co.ramsey.mn.us
Attorneys for Petitioner

ACKNOWLEDGMENT
The undersigned hereby acknowledges that costs, disbursements, and reasonable attorney and witness fees may be awarded pursuant to Minn. Stat. Section 549.211 to the party against whom the allegations in this pleading are asserted.

/s/ **Scott Schwahn**
Scott Schwahn

(Continued on next page)

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-25-840
NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL PROBATE
OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE AND
NOTICE TO CREDITORS

In re the Estate of:
Charles Roger Nellessen,
Decedent.

NOTICE is given that on **Wednesday, December 31, 2025, from 1:45 p.m. until 2:00 p.m.** a hearing using remote technology will be held by this Court for the formal probate of an instrument purporting to be the Decedent's last will dated July 16, 2024("Will"), and for the appointment of Michael Nellessen, whose address is 1381 Floral Drive West, Arden Hills, MN 55112, as personal representative of the Estate of the Decedent in an unsupervised administration.

Information on how to participate in the remote hearing can be obtained by calling the Court at 651-266-8145.

Any objections to the Petition or Will must be filed with the Court prior to or raised at the hearing. If proper and if no objections are filed or raised, the personal representative will be appointed with full power to administer the estate including the power to collect all assets, to pay all legal debts, claims, taxes and expenses, to sell real estate and personal property, and to do all necessary acts for the estate. If objections are filed, another hearing may be scheduled.

Any charitable beneficiary may request notice of the probate proceeding be given to the attorney general pursuant to Minnesota Statute Section 501B.41, Subdivision 5.

NOTICE SHALL BE GIVEN by publishing this Notice as provided by law and by mailing a copy of this Notice at least 14 days prior to the hearing date to all interested persons and persons who have filed a demand for notice.

Notice is also given that (subject to Minn. Stat. § 524.3-801) all creditors having claims against the Estate are required to present the claims to the personal representative or to the Court Administrator within four months after the date of this Notice or the claims will be barred.

BY THE COURT:
Michael Upton, Court Administrator
BY: Elizabeth Girling, Deputy Court Administrator
Date: November 13, 2025

Petitioner is a Self-Represented Litigant
Michael Nellessen
1381 Floral Drive West, Arden Hills, MN 55112
Published two times in the Vadnais Heights Press on December 10 and 17, 2025.