

CITY OF VADNAIS HEIGHTS, MINNESOTA SUMMARY FINANCIAL REPORT REVENUES AND EXPENDITURES FOR GENERAL OPERATIONS GOVERNMENTAL FUNDS FOR THE YEARS ENDED DECEMBER 31, 2024 AND 2023			
	Total		Percent Increase (Decrease)
	2024	2023	
Revenues			
Taxes	\$ 8,158,543	\$ 7,202,804	13.27 %
Special assessments	328,213	749,431	(56.21)
Licenses and permits	747,974	1,150,357	(34.98)
Intergovernmental	784,349	1,467,762	(46.56)
Charges for services	1,411,133	1,390,331	1.50
Fines and forfeitures	26,433	24,735	6.86
Interest (loss) on investments	920,663	894,516	2.92
Miscellaneous	555,394	1,347,401	(58.78)
Total Revenues	\$ 12,932,702	\$ 14,227,337	(9.10) %
Per Capita	\$ 993	\$ 1,072	(7.38) %

Expenditures			
Current			
General government	\$ 1,870,746	\$ 1,709,844	9.41 %
Public safety	3,870,995	3,506,585	10.39
Public works	1,406,343	1,792,075	(21.52)
Culture and recreation	1,007,434	899,398	12.01
Community development	495,484	455,917	8.68
Capital outlay			
General government	-	75,000	(100.00)
Public safety	760,005	364,341	108.60
Public works	2,690,019	2,929,723	(8.18)
Culture and recreation	460,004	224,257	105.12
Community development	71,565	84,931	(15.74)
Debt service			
Principal	349,000	338,000	3.25
Interest and other charges	98,713	106,721	(7.50)
Total Expenditures	\$ 13,080,308	\$ 12,486,792	4.75 %
Per Capita	\$ 1,004	\$ 941	6.72 %
Total Long-term Indebtedness	\$ 4,428,000	\$ 4,777,000	(7.31) %
Per Capita	340	360	
General Fund Balance - December 31	\$ 5,205,732	\$ 4,605,309	13.04 %
Per Capita	400	347	

The purpose of this report is to provide a summary of financial information concerning the City of Vadnais Heights to interested citizens. The complete financial statements may be examined at City Hall, 800 East County Road E, Vadnais Heights, Minnesota 55127. Questions about this report should be directed to the Finance Director at (651) 204-6020.

Published one time in the Vadnais Heights Press on July 9, 2025.

CITY OF VADNAIS HEIGHTS, MINNESOTA STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024					
	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	601	603	604		
	Water Utility	Sewer Utility	Surface Water Management	Total	Compensated Absences
Cash Flows from Operating Activities					
Receipts from customers and users	\$ 1,749,842	\$ 2,403,565	\$ 586,382	\$ 4,739,789	\$ -
Receipts for interfund services provided	-	-	-	-	72,135
Payments to suppliers	(755,688)	(1,662,307)	(379,204)	(2,797,199)	-
Payments to employees	(369,520)	(227,628)	(146,369)	(743,517)	-
Net Cash Provided by Operating Activities	624,634	513,630	60,809	1,199,073	72,135
Cash Flows from Noncapital Financing Activities					
Transfers to other funds	(400,000)	(50,000)	(50,000)	(500,000)	-
Intergovernmental receipts	8,926	-	-	8,926	-
Net Cash Used by Noncapital Financing Activities	(391,074)	(50,000)	(50,000)	(491,074)	-
Cash Flows from Capital Financing Activities					
Acquisition of capital assets	(385,220)	(385,733)	(194,405)	(965,358)	-
Capital contributions to other funds	(62,865)	(62,865)	(17,865)	(143,595)	-
Net Cash Provided (Used) by Capital Financing Activities	(448,085)	(448,598)	(212,270)	(1,108,953)	-
Cash Flows from Investing Activities					
Interest received on investments	431,637	125,765	83,001	640,403	-
Net Increase (Decrease) in Cash and Cash Equivalents	217,112	140,797	(118,460)	239,449	72,135
Cash and Cash Equivalents, January 1	8,601,708	2,472,264	1,664,865	12,738,837	409,554
Cash and Cash Equivalents, December 31	\$ 8,818,820	\$ 2,613,061	\$ 1,546,405	\$ 12,978,286	\$ 481,689
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities					
Operating income (loss)	\$ 369,622	\$ 232,309	\$ (59,561)	\$ 542,370	\$ -
Adjustments to reconcile operating income (loss) to net cash provided by operating activities					
Other income related to operations	39,730	42,485	74,260	156,475	-
Depreciation	295,246	302,814	121,424	719,484	-
(Increase) decrease in assets/deferred outflows of resources					
Accounts receivable	(67,436)	(62,172)	(70,193)	(199,801)	-
Special assessments receivable	(8,236)	-	-	(8,236)	-
Prepaid items	240	(7,878)	(1,005)	(8,643)	-
Deferred pension resources	9,802	18,030	16,498	44,330	-
Deferred other postemployment benefit resources	2,296	2,347	2,342	6,985	-
Increase (decrease) in liabilities/deferred inflows of resources					
Accounts payable	16,796	23,446	24,699	64,941	-
Accrued salaries payable	4,253	2,037	1,002	7,292	-
Due to other governments	(52,106)	(572)	-	(52,678)	-
Compensated absences payable	-	-	-	-	72,135
Unearned revenue	-	3,688	-	3,688	-
Other postemployment benefits payable	(7,520)	(8,504)	(8,573)	(24,597)	-
Net pension liability	(12,937)	(44,600)	(43,095)	(100,632)	-
Deferred pension resources	37,232	12,472	5,266	54,970	-
Deferred other postemployment benefit resources	(2,348)	(2,272)	(2,255)	(6,875)	-
Net Cash Provided by Operating Activities	\$ 624,634	\$ 513,630	\$ 60,809	\$ 1,199,073	\$ 72,135
Noncash Capital and Related Financing Activities					
Capital contributions to other funds	\$ (300,000)	\$ (42,855)	\$ (209,055)	\$ (551,910)	\$ -

Published one time in the Vadnais Heights Press on July 9, 2025.

CITY OF VADNAIS HEIGHTS, MINNESOTA STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2024					
	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	601	603	604		
	Water Utility	Sewer Utility	Surface Water Management	Total	Compensated Absences
Assets					
Current Assets					
Cash and temporary investments	\$ 8,818,820	\$ 2,613,061	\$ 1,546,405	\$ 12,978,286	\$ 481,689
Receivables					
Accounts	407,577	624,751	200,687	1,233,015	-
Special assessments	194,122	-	-	194,122	-
Prepaid items	1,725	112,823	1,005	115,553	-
Total Current Assets	9,422,244	3,350,635	1,748,097	14,520,976	481,689
Noncurrent Assets					
Capital Assets					
Land	10,000	-	85,942	95,942	-
Buildings	294,917	200,000	37,000	531,917	-
Improvements	12,006,262	6,266,390	5,381,314	23,653,966	-
Machinery and equipment	483,494	1,916,883	314,569	2,714,946	-
Construction in progress	355,451	100,000	100,000	555,451	-
Less accumulated depreciation	(9,148,830)	(4,835,750)	(3,158,558)	(17,143,138)	-
Total Noncurrent Assets	4,001,294	3,647,523	2,760,267	10,409,084	-
Total Assets	13,423,538	6,998,158	4,508,364	24,930,060	481,689
Deferred Outflows of Resources					
Deferred pension resources	35,595	27,226	14,591	77,412	-
Deferred other postemployment benefit resources	417	277	262	956	-
Total Deferred Outflows of Resources	36,012	27,503	14,853	78,368	-
Liabilities					
Current Liabilities					
Accounts payable	87,281	45,005	27,123	159,409	-
Accrued salaries payable	15,560	8,875	6,904	31,339	-
Due to other governments	9,302	-	-	9,302	-
Compensated absences payable - current	-	-	-	-	481,689
Unearned revenue	-	17,701	-	17,701	-
Total Current Liabilities	112,143	71,581	34,027	217,751	481,689
Noncurrent Liabilities					
Other postemployment benefits payable	4,076	2,713	2,559	9,348	-
Net pension liability	97,020	72,865	33,712	203,597	-
Total Noncurrent Liabilities	101,096	75,578	36,271	212,945	-
Total Liabilities	213,239	147,159	70,298	430,696	481,689
Deferred Inflows of Resources					
Deferred pension resources	74,289	49,195	31,494	154,978	-
Net Position					
Investment in capital assets	4,001,294	3,647,523	2,760,267	10,409,084	-
Unrestricted	9,170,728	3,181,784	1,661,158	14,013,670	-
Total Net Position	\$ 13,172,022	\$ 6,829,307	\$ 4,421,425	\$ 24,422,754	\$ -

Published one time in the Vadnais Heights Press on July 9, 2025.

CITY OF VADNAIS HEIGHTS, MINNESOTA STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION PROPRIETARY FUNDS FOR THE YEAR ENDED DECEMBER 31, 2024					
	Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Fund
	601	603	604		
	Water Utility	Sewer Utility	Surface Water Management	Total	Compensated Absences
Operating Revenues					
Charges for service	\$ 1,785,784	\$ 2,423,252	\$ 582,315	\$ 4,791,351	\$ 72,135
Operating Expenses					
Personnel services	402,646	207,063	147,371	757,080	72,135
Supplies	191,863	5,303	11,025	208,191	-
Repair and maintenance	22,383	38,544	42,403	103,330	-
Fees	49,102	-	89,358	138,460	-
Contracted services	179,894	16,153	81,718	277,765	-
Utilities	83,205	1,473	-	84,678	-
Administrative and general	191,823	259,460	148,577	599,860	-
Sewer charges	-	1,360,133	-	1,360,133	-
Depreciation	295,246	302,814	121,424	719,484	-
Total Operating Expenses	1,416,162	2,190,943	641,876	4,248,981	72,135
Operating Income (Loss)	369,622	232,309	(59,561)	542,370	-
Nonoperating Revenues (Expenses)					
Other income	39,730	42,485	74,260	156,475	-
Intergovernmental	8,926	-	-	8,926	-
Interest on investments	431,637	125,765	83,001	640,403	-
Total Nonoperating Revenues (Expenses)	480,293	168,250	157,261	805,804	-
Income Before Transfers and Contributions	849,915	400,559	97,700	1,348,174	-
Capital contributions to other funds	(362,865)	(105,720)	(226,920)	(695,505)	-
Transfers out	(400,000)	(50,000)	(50,000)	(500,000)	-
Change in Net Position	87,050	244,839	(179,220)	152,669	-
Net Position, January 1	13,084,972	6,584,468	4,600,645	24,270,085	-
Net Position, December 31	\$ 13,172,022	\$ 6,829,307	\$ 4,421,425	\$ 24,422,754	\$ -

Published one time in the Vadnais Heights Press on July 9, 2025.

CITY OF VADNAIS HEIGHTS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Vadnais Heights Planning Commission will meet and conduct a public hearing on July 22, 2025 at 7:00 PM at Vadnais Heights City Hall, 800 County Road E East, to consider an application submitted by Orlin and Doreen Knudson for a Variance at 652 MARBLE ST (PIN 323022430042).

Anyone wishing to be heard in regard to this matter will be given an opportunity at this time. The application is available for public review at City Hall during normal business hours and will be posted on the City's website in advance of the meeting. Questions or comments should be directed to Nolan Wall, Planning/Community Development Director, at 651-204-6027 or nolan.wall@cityvadnaisheights.com.

FOR THE CITY COUNCIL OF THE
CITY OF VADNAIS HEIGHTS
Kevin P. Watson, City Administrator
Dated: July 9, 2025

Published one time in the Vadnais Heights Press on July 9, 2025.

CITY OF VADNAIS HEIGHTS
REQUEST FOR QUALIFICATIONS FOR A
CONSTRUCTION MANAGER AT RISK

The City of Vadnais Heights requests qualification information in order to evaluate and select a Construction Manager at Risk for the renovation and expansion of the South Fire Station, located at 3595 Arcade Street.

The current 20,000/sf station is 35 years old, and no longer meets the needs of VHFD's staffing model, which includes 43 full-time and part-time fire staff working daytime and overnight shifts 24/7. The proposed redesign will add approximately 15,000/sf added to the first, second levels, and mezzanine with a proposed building footprint of 25,000/sf, and total square footage of almost 40,000. Full RFQ can be found at cityvadnaisheights.com/bids

Qualifications must be received by 10 a.m. July 11, 2025.

Questions should be directed to Chief Kurt Frison at kurt.frison@cityvadnaisheights.com or (651) 204-6043.

Published three times in the Vadnais Heights Press on June 25, July 2 and July 9, 2025.

CITY OF VADNAIS HEIGHTS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Vadnais Heights City Council will meet and consider Ordinance No. 790: Repealing Cannabinoid Licensing at 7:00 p.m. Tuesday, July 15, 2025 at City Hall, 800 East County Road E.

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 phillip.lundquist@cityvadnaisheights.com or 651-204-6011.

FOR THE CITY COUNCIL OF THE CITY OF VADNAIS HEIGHTS

Kevin P. Watson, City Administrator
Dated: June 16, 2025

Published two times in the Vadnais Heights Press on July 2 and 9, 2025.

DUININCK GOLF
ADVERTISEMENT FOR BIDS
RAMSEY COUNTY PARKS & RECREATION
MANITOU RIDGE GOLF COURSE CART PATH
COUNTY PROJECT # PRK0000020122

Duininck Golf invites prospective bidders to submit bids for an upcoming project at Manitou Ridge Golf Course for their new Cart Path Improvement Project. Manitou Ridge Golf Course is located at 3200 McKnight Rd. N, White Bear Lake, MN 55110

The construction work at Manitou Ridge Golf Course is expected to begin in September 2025 and finish no later than October 24, 2025.

A non-mandatory **pre-bid meeting** will be held via Microsoft Teams on July 16, 2025, at 10:00 am CST. Use the following to join the meeting:
Meeting ID: 219 669 664 233 2

Passcode: yS7eQ6WU

SEALED BIDS ONLY. Bids are required to be received in a sealed envelope. Bids shall be received at the Duinincck Golf Office located at **1010 McKinley Pkwy, Delano, MN 55328** by August 06, 2025, by 3:00 pm. Bids received after this date and time will be returned unopened. Bids not sealed, filled out properly, or not on the appropriate scope documents are subject to rejection. **Bids can be emailed to Kevin.Markhardt@Duininck.com.** Bids shall be addressed to: Duinincck Golf Attn: Kevin Markhardt, 1010 McKinley Pkwy, Delano, MN 55328

All Questions shall be submitted by July 30, 2025, an addendum will be issued by no later than August 01, 2025, addressing any questions.

BID OPENING. All bids will be opened at 4:00 pm on August 6th, 2025. Bidders may attend virtually via Microsoft Teams:

Meeting ID: 245 486 072 197 2

Passcode: u78gv9Q2

Bidders may request the plans and specifications from Duinincck Golf. Email Kevin at Kevin.Markhardt@duinincck.com. Electronic files will be available at no charge.

Bid Security in the amount of 5 percent of the amount of the Bid must be submitted and accompany each Bid in accordance with the Instructions to Bidders. A plan set and specifications for viewing will be available in Duinincck's Conference room in Delano, MN.

This project requires Prevailing Wage in Ramsey County. Certified Payrolls shall be submitted through LCP TRACKER.

Published three times in the Vadnais Heights Press: July 2, 9, and 16, 2025.

RAMSEY COUNTY, MINNESOTA
OFFICE OF THE COUNTY MANAGER
ST. PAUL, MINNESOTA
BOARD OF COMMISSIONERS MINUTES
JUNE 24, 2025

The Ramsey County Board of Commissioners met in regular session at 9:00 a.m. with the following members present: Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Xiong and Chair Ortega. Also present were Ling Becker, County Manager, and Jada Lewis, Civil Division Director, Ramsey County Attorney's Office.

AGENDA of June 24, 2025 was presented for approval. Motion by Moran, seconded by Jebens-Singh. Unanimously approved.

MINUTES of June 17, 2025 were presented for approval. Motion by Miller, seconded by Moran. Unanimously approved.

LAND ACKNOWLEDGEMENT Read by Commissioner Miller.

ORDINANCE PROCEDURES

Human Resources – Proposed Ramsey County Commissioner's Salary Ordinance for 2026 – Waive the Second Reading and Hold Public Hearing. Motion by Moran, seconded by Jebens-Singh. Unanimously approved. (B2025-132)

Chair Ortega opened the public hearing at 9:02 a.m. There was one speaker, Greg Copeland who testified in opposition to the proposed salary increase and expense allowance, which can be accessed via the archived video. The chair called three times for additional public comments. Hearing none, the chair closed the public hearing at 9:10 a.m.

The Ramsey County Home Rule Charter section 5.02 states each proposed ordinance shall receive two readings: first, at the time it is presented, and second, at the time of the public hearing as required by law. Both readings may be waived if a copy of the ordinance is supplied to each member of the Ramsey County Board prior to its introduction.

ADMINISTRATIVE ITEMS

Veterans Services – Amendment to the Joint Powers Agreement with the Minnesota Department of Veteran Affairs for the Functional Zero Project. Motion by Miller, seconded by McGuire. Unanimously approved. (B2025-122)

Human Resources – Sole Source agreement with the Metropolitan Council for Employee MetroPass. Motion by Miller, seconded by McGuire. Unanimously approved. (B2025-123)

Sheriff's Office – Acceptance of Legislative Grant for Capitol Area Public Safety and Livability Initiative. Motion by Miller, seconded by McGuire. Unanimously approved. (B2025-124)

County Manager's Office – Minnesota Council on Local Results and Innovation's Performance Measurement Program. Motion by Jebens-Singh, seconded by Miller. Unanimously approved. (B2025-125)

Sheriff's Office – Agreement with Network Communications International Corp., dba NCIC Correctional Services for Inmate Communication Services. Motion by Miller, seconded by Moran. Unanimously approved. (B2025-126)

Agreement with Tahir, Inc. for Micro Market Services. Motion by McMurtrey, seconded by Xiong. Unanimously approved. (B2025-127)

County Attorney's Office – Grant Agreement with the Minnesota Department of Public Safety for the Crossover/Dual Status Youth Grants 2025 Program. Motion by Jebens-Singh, seconded by Xiong. Unanimously approved. (B2025-128)

County Attorney's Office – Grant Agreement with the Minnesota Office of Justice Programs for the Restorative Practices Initiatives Grant Program 2025. Motion by Jebens-Singh, seconded by McGuire. Unanimously approved. (B2025-129)

COUNTY CONNECTIONS

Presented by County Manager, Ling Becker. Discussion can be found on archived video.

OUTSIDE BOARD AND COMMITTEE REPORTS

Discussion can be found on archived video.

BOARD CHAIR UPDATE

Presented by Chair Ortega. Discussion can be found on archived video.

ADJOURNMENT

Chair Ortega declared the meeting adjourned at 10:18 a.m.

CLOSED MEETING

Pursuant to Minnesota Statutes § 13D.05, subdivision 3(b) in order to discuss Ching Vang v. Ramsey

County matter, the Ramsey County Board met in a closed meeting, which was not open to the public.

In Re: Ching Vang v. Ramsey County

The Closed Meeting was called to order at 10:37 a.m.

Present: Commissioners Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Xiong and Chair Ortega. Also Present: Ling Becker, County Manager; Jada Lewis, Civil Division Director, Ramsey County Attorney's Office; Kristine Nogosek, Assistant County Attorney, Brett Bacon Assistant County Attorney, Kevin Plaisance, Assistant County Attorney; Alex Kotze, Deputy County Manager, Health and Wellness Service Team; David Metusalem, Chief Deputy Sheriff, Ramsey County sheriff's Office; Deanna Pesik, Chief Compliance and Ethics Officer, Compliance and Ethics Office; Mandy Malecek, Enterprise Risk Manager, Compliance and Ethics Office; Jason Yang, Chief Clerk, County Manager's Office.

The Board of Ramsey County Commissioner authorized the Ramsey County staff to proceed as discussed in this closed meeting (Resolution B2025-130)

Motion by Miller, seconded by Xiong. Unanimously approved.

The closed meeting was adjourned at 11:17 a.m.

CLOSED MEETING

Pursuant to Minnesota Statutes § 13D.05, subdivision 3(b) in order to discuss Breen matter, the Ramsey County Board met in a closed meeting, which was not open to the public.

In Re: Breen Matter

The Closed Meeting was called to order at 11:19 a.m.

Present: Commissioners Jebens-Singh, McGuire, McMurtrey, Miller, Moran, Xiong and Chair Ortega. Also Present: Ling Becker, County Manager; Jada Lewis, Civil Division Director, Ramsey County Attorney's Office; Kristine Nogosek, Assistant County Attorney, Brett Bacon Assistant County Attorney, Kevin Plaisance, Assistant County Attorney; Alex Kotze, Deputy County Manager, Health and Wellness Service Team; David Metusalem, Chief Deputy Sheriff, Ramsey County sheriff's Office; Mandy Malecek, Enterprise Risk Manager, Compliance and Ethics Office; Jason Yang, Chief Clerk, County Manager's Office.

The Board of Ramsey County Commissioner authorized the Ramsey County staff to proceed as discussed in this closed meeting (Resolution B2025-131)

Motion by McMurtrey, seconded by Moran. Unanimously approved.

The closed meeting was adjourned at 12:03 p.m.

Published one time in the Vadnais Heights Press on July 9, 2025.

RAMSEY COUNTY, MINNESOTA
PUBLIC NOTICE
SOLICITATION OPPORTUNITIES

Ramsey County releases solicitation opportunities on DemandStar as an alternative method of public notice pursuant to Section 331A.03 of the Minnesota Statutes. Individuals may go to the "How to Contract with Ramsey County" section of the "Doing Business with Ramsey County" webpage at ramseycounty.us/ContractWithRamsey to access registration information. If you are new to DemandStar, please follow the DemandStar registration instructions on the "How to Contract with Ramsey County" webpage. Access to all Ramsey County documents is free if the instructions that are posted are followed. You may call 651-266-8072 or email ProcurementTeam@ramseycounty.us if you need assistance.

Ramsey County is accepting only electronic Request for Bids (RFBs) responses submitted through DemandStar. Public openings are conducted digitally, as a video conference. See the link above for details.

To view current solicitations, please go to: <https://bit.ly/3W8XWan>

SOLICITATION: RFB-PRMG34685-0-2025/KB

OPENING DATE: 7/17/25

PROJECT DESCRIPTION: RAMSEY COUNTY THROUGH PROPERTY MANAGEMENT DEPARTMENT, SEEKS A PRIME CONTRACTOR TO PROVIDE ALL SUPPLIES, EQUIPMENT, MATERIAL, LABOR AND INCIDENTALS FOR THE LANDMARK CENTER LOADING DOCK IMPROVEMENTS PROJECT.

PRE-SOLICITATION RESPONSE CONFERENCE: LANDMARK CENTER FRONT ENTRANCE, 75 W 5TH STREET, ST PAUL, MN 55102, JULY 17, 2025, 9:00 AM CST

SOLICITATION: RFB-PRMG34607-0-2025/KB

OPENING DATE: 8/7/25

PROJECT DESCRIPTION: RAMSEY COUNTY THROUGH PROPERTY MANAGEMENT DEPARTMENT SEEKS A PRIME CONTRACTOR TO PROVIDE ALL SUPPLIERS, MATERIAL, EQUIPMENT, LABOR, AND INCIDENTALS FOR RAMSEY COUNTY COURTHOUSE/CITY OF ST PAUL CITY HALL JUDICIAL CHAMBERS CONSTRUCTION PROJECT.

PRE-SOLICITATION RESPONSE CONFERENCE: ST PAUL CITY HALL/ RAMSEY COUNTY COURTHOUSE, 15 WEST KELLOGG BLVD, LOBBY, ST PAUL, MN 55102, JULY 21, 2025, 8:30 AM CST

Published one time in the Vadnais Heights Press on July 9, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-25-526

NOTICE OF REMOTE HEARING ON PETITION
FOR FORMAL ADJUDICATION OF INTESTACY, DETERMINATION OF
HEIRSHIP, APPOINTMENT OF PERSONAL REPRESENTATIVE
AND NOTICE TO CREDITORS

In re the Estate of:

Marjorie T. Binder, a/k/a Marjorie Trott Binder and Marjorie Dale Trott,
Decedent.

NOTICE is given that on **Wednesday, September 3, 2025, from 1:30 p.m. until 1:45 p.m.** a hearing will be held using remote technology by this Court on the petition for formal adjudication of intestacy, determination of heirship, and for the appointment of Julie Pitsenbarger, whose address is 506 Elaine Ave., Shoreview, Minnesota 55126, 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 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 and personal property, and to do all necessary acts for the Estate. If objections are filed, another hearing may be scheduled.

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 F. Upton, Dsitric Court Administrator

BY: Elizabeth Girling, Deputy Court Administrator

Date: June 16, 2025

Attorney for Petitioner:

Cameron R. Kelly
Cummins & Bonestroo Law Office, PLLC
2251 Tower Dr. W., Ste. 100
Stillwater, MN, 55082
Attorney License No: 032873X
Telephone: (651) 328-8671
FAX: (651) 430-2813
Email: ckelly@cblawoffices.com

Published two times in the Vadnais Heights Press on July 2 and 9, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION

COURT FILE NO. 62-PR-25-487

NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL PROBATE
OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE AND
NOTICE TO CREDITORS

In re the Estate of:

Colleen Marie Smith,
Decedent.

NOTICE is given that on **Wednesday, August 27, 2025, from 2:15 p.m.** until 2:30 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 August 6, 2018 ("Will"), and for the appointment of Michael Steven Smith, whose address is 16040 15th Street S., Afton, Minnesota 55001, 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: June 2, 2025

Published two times in the Vadnais Heights Press on July 2 and 9, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION

COURT FILE NO. 62-PR-25-563

NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL
PROBATE OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE
AND NOTICE TO CREDITORS

In re the Estate of:

Ingeburg E. Hix,
Decedent.

NOTICE is given that on **Wednesday, September 10, 2025 from 1:30 p.m. until 1:45 p.m.** a hearing using remote technology will be held by this Court for the formal probate of aninstrument purporting to be the Decedent's last will dated February 14, 2025 ("Will"), and for the appointment of James L. Clasen, whose address is 1896 Field Avenue, Saint Paul, MN 55116, aspersonal 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 F. Upton, Court Administrator

Benjamin Linker, Deputy Court Administrator

Date: June 26, 2025

Petitioner is a Self-Represented Litigant:

James L. Clasen
1896 Field Avenue
Saint Paul, MN 55116

Published two times in the Vadnais Heights Press on July 9 and 16, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
COURT FILE NO. 62-PR-25-498

CASE TYPE: INFORMAL PROBATE

NOTICE OF INFORMAL PROBATE OF WILL AND APPOINTMENT OF
PERSONAL REPRESENTATIVE AND NOTICE TO CREDITORS

In re the Estate of

Helen E. Stub, a/k/a Helen Elizabeth Stub and Helen Stub,
Decedent

TO ALL INTERESTED PERSONS AND CREDITORS:

Notice is hereby given that an Amended Application filed on June 19, 2025 for informal probate of the above-named Decedent's Last Will dated January 20, 2022 ("Will") has been filed with the Probate Court, and the Amended Application has been granted.

Notice is also given that the Probate Registrar has informally appointed the following:

Peter Juhl
1536 Skyline Drive
Eagan MN 55121

as personal representative of the Estate of the Decedent. Any heir, devisee or other interested person may be entitled to appointment as personal representative or may object to the appointment of the personal representative. Unless objections are filed pursuant to Minn. Stat. § 524.3-607, and the court otherwise orders, the personal representative has full power to administer the Estate, including, after 30 days from the date of issuance of letters, the power to sell, encumber, lease or distribute real estate.

Any objections to the probate of the Will, or to the appointment of the personal representative, must be filed with this court, and will be heard by the court after the filing of an appropriate petition and proper notice of hearing.

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 (4) months after the date of this Notice, or the claims will be barred.

Laura J. Stevens, Probate Registrar

Michael F. Upton, Court Administrator

Date: June 23, 2025

Published two times in the Vadnais Heights Press on July 2 and 9, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
CASE TYPE: CONTRACT
Court File No.: 62-CV-25-5368
CIVIL SUMMONS

Shoreview Housing Phase 2 LLC,
Plaintiff
vs.
Fidelina Manzanarez Valle, Justin Flory;
Defendants
This Summons is directed to: Fidelina Manzanarez and Justin Flory.
1. **You are being sued.** The Plaintiff has started a lawsuit against you. The Complaint is attached to this Summons. Do not throw these papers away. They are official papers that start a lawsuit and affect your legal rights, even if nothing has been filed with the court and even if there is no court file number on this Summons.
2. **You must BOTH reply, in writing, AND get a copy of your reply to the person/business who is suing you within 21 days to protect your rights.** Your reply is called an *Answer*. Getting your reply to the Plaintiff is called *service*. You must serve a copy of your *Answer or Answer and Counterclaim (Answer)* within 21 days from the date you received the Summons and Complaint.

ANSWER: You can find the Answer form and instructions on the MN Judicial Branch website at www.mncourts.gov/forms under the "Civil" category. The instructions will explain in detail how to fill out the Answer form.

3. **You must respond to each claim.** The *Answer* is your written response to the Plaintiffs *Complaint*. In your *Answer* you must state whether you agree or disagree with each paragraph of the *Complaint*. If you think the Plaintiff should not be given everything they asked for in the *Complaint*, you must say that in your *Answer*.

4. **SERVICE: You may lose your case if you do not send a written response to the Plaintiff.** If you do not serve a written Answer within 21 days, you may lose this case by default. You will not get to tell your side of the story. If you choose not to respond, the Plaintiff may be awarded everything they asked for in their *Complaint*. If you agree with the claims stated in the *Complaint*, you don't need to respond. A default judgment can than be entered against you for what the Plaintiff asked for in the *Complaint*.

To protect your rights, you must serve a copy of your Answer on the person who signed this Summons in person or by mail at this address:

Landlord Resource Network, Attn: Ralph Love, 225 S. 6th Street, Suite 3900, Minneapolis, MN 55402.

5. Carefully read the Instructions (CIV301) for the Answer for your next steps.

6. **Legal Assistance.** You may wish to get legal help from an attorney. If you do not have an attorney and would like legal help:

- Visit www.mncourts.gov/selfhelp and click on the "Legal Advice Clinics" tab to get more information about legal clinics in each Minnesota county.
- Court Administration may have information about places where you can get legal assistance.

NOTE: Even if you cannot get legal help, you must still serve a written Answer to protect your rights or you may lose the case.

7. **Alternative Dispute Resolution (ADR).** The parties may agree to or be ordered to participate in an ADR process under Rule 114 of the Minnesota Rules of Practice. You must still serve your written *Answer*, even if you expect to use ADR.

Date: March 18, 2025
/s/ Ralph Love
225 S. 6th Street, Suite 3900, Minneapolis, MN 55402
612-314-3177 / ralph@landlordresource.net
Attorney for Plaintiff #0397076
Published three times in the Vadnais Heights Press: July 9, 16, 23, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
PROBATE COURT DIVISION
COURT FILE NO. 62-PR-25-543
NOTICE OF REMOTE HEARING ON PETITION FOR FORMAL PROBATE
OF WILL, APPOINTMENT OF PERSONAL REPRESENTATIVE AND
NOTICE TO CREDITORS

In re the Estate of:
John G. Hennessy, a/k/a John Gregory Hennessy,
Decedent.
NOTICE is given that on **Wednesday, September 3, 2025, from 2:00 p.m. until 2:15 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 January 24, 2019 ("Will"), and for the appointment of Catherine J. Hennessy, whose address is 867 Lakeview Ave., St. Paul, MN 55117, 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:
Date: June 23, 2025
Michael Upton, Court Administrator
BY: Elizabeth Girling, Deputy Court Administrator
Attorney for Petitioner
Bryan Zlimen (MN# 0387909)
Zlimen & McGuiness PLLC
1700 W Highway 36, Suite 780
Roseville Minnesota 55113
Telephone: 651-213-9442
Published two times in the Vadnais Heights Press on July 9 and 16, 2025.

STATE OF MINNESOTA, COUNTY OF RAMSEY
DISTRICT COURT, SECOND JUDICIAL DISTRICT
CASE TYPE: CONTRACT
Court File No.: 62-CV-25-5289
Judge: Reynaldo Aligada, Jr.
SUMMONS

NorthStar Education Finance Inc.,
Plaintiff,
v.
Sean Segelstrom,
Defendant.
This Summons is directed to Sean Segelstrom.
1. **YOU ARE BEING SUED.** The Plaintiff has started a lawsuit against you. The Plaintiff's Complaint against you is on file in the office of the court administrator of the above-named court. Do not throw these papers away. They are official papers that affect your rights. You must respond to this lawsuit even though it may not yet be filed with the Court and there may be no court file number on this Summons.

2. **YOU MUST REPLY WITHIN 21 DAYS TO PROTECT YOUR RIGHTS.** You must give or mail to the person who signed this summons a written response called an Answer within 21 days after the first publication of this Summons. You must send a copy of your Answer to the person who signed this Summons located at:
Halpern Cottrell Green PA
2287 Waters Dr
Mendota Heights MN 55120-1363.

3. **YOU MUST RESPOND TO EACH CLAIM.** The Answer is your written response to the Plaintiff's Complaint. In your Answer you must state whether you agree or disagree with each paragraph of the Complaint. If you believe the Plaintiff should not be given everything asked for in the Complaint, you must say so in your Answer.

4. **YOU WILL LOSE YOUR CASE IF YOU DO NOT SEND A WRITTEN RESPONSE TO THE COMPLAINT TO THE PERSON WHO SIGNED THIS SUMMONS.** If you do not answer within 21 days, you will lose this case. You will not get to tell your side of the story, and the Court may decide against you and award the Plaintiff everything asked for in the Complaint. If you do not want to contest the claims stated in the Complaint, you do not need to respond. A default judgment can then be entered against you for the relief requested in the Complaint.

5. **LEGAL ASSISTANCE.** You may wish to get legal help from a lawyer. If you do not have a lawyer, the Court Administrator may have information about places where you can get legal assistance. **Even if you cannot get legal help, you must still provide a written Answer to protect your rights or you may lose the case.**

6. **ALTERNATIVE DISPUTE RESOLUTION.** The parties may agree to or be ordered to participate in an alternative dispute resolution process under Rule 114 of the Minnesota General Rules of Practice. You must still send your written response to the Complaint even if you expect to use alternative means of resolving this dispute.

This communication is with a debt collector, attempting to collect a debt, and any information obtained will be used for that purpose.

Halpern Cottrell Green PA
Dated: July 1, 2025
BY: William G. Cottrell, 0146092; Andrew A. Green, 0394873
2287 Waters Dr., Mendota Heights MN 55120-1363
(651) 905-0496 / bill@halperncottrell.com / andrew@halperncottrell.com
Attorneys for Plaintiff
Published three times in the Vadnais Heights Press: July 9, 16 and 23, 2025.