

1. 5:00 P.M. City Council Worksession Agenda

Documents:

[JANUARY 26, 2026 WORKESSION AGENDA AT 5 PM.PDF](#)

2. 5:00 P.M. City Council Worksession Meeting Packet

Documents:

[JANUARY 26, 2026 WORKESSION PACKET AT 5 PM.PDF](#)



City Council Agenda – Worksession
Monday, January 26, 2026
Council Worksession Room, 5:00 p.m.
(meeting will not be cablecast)

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **COUNCIL BUSINESS and/or DISCUSSION ITEMS**

3.1 Discussion; Chpt 10, Article IV, Charitable and Legalized Gambling.

3.2 Discussion; Policy on Charitable and Legalized Gambling Contribution of Net Profits to City Administered Fund.

3.3 Discussion; City Owned Property at Bunker Lake Boulevard and 7th Avenue – Direction on Development Transportation Elements Requirements.

4. **UPDATES/REPORTS/COUNCIL SUGGESTIONS FOR FUTURE AGENDA ITEMS**

5. **ADJOURNMENT**

Members of the Anoka City Council may participate remotely in City Council meetings by interactive technology rather than by being physically present. The Zoom Webinar link will be posted prior to the meeting on the City of Anoka's website calendar at: <https://www.anokaminnesota.com/calendar.aspx?CID=14>. To access the link, from the online calendar, find the correct meeting date and click "More Details."

Meetings by telephone or other electronic means in accordance with Minnesota Statute 13D.021.



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COUNCIL WORKSESSION MEMO

Agenda Item # 3.1

Meeting Date: 01.26.2026

Council Business/Discussion

Item Description: Discussion; Chpt 10, Article IV, Charitable and Legalized Gambling

Submitted By: Amy Oehlers, Assistant City Manager

BACKGROUND INFORMATION

The Council requested another worksession to discuss the Charitable and Legalized Gambling Ordinance.

Things to discuss include:

- Eligible Organizations
- Eligibility Waiver
- Establishments that do not desire to have any eligible organizations conduct gambling at their establishment
- Other items or options

The current proposed language for this section includes:

Sec. 10-90. Organizations eligible.

- (d) Organizations eligible to conduct gambling activities in the city shall be limited to organizations that have their main physical office located in the city, **which has been located within the city for at least two years immediately preceding the application and who holds the majority of their actual meetings at a location in the City of Anoka. A listing of meeting dates and locations shall be submitted to the City by December 31st of each year.** Existing organizations and their premises permit locations that have been approved by the city council prior to August 1, 2007, are exempt from this requirement as long as there is no lapse in their premises permit.
- The Council asked for direction from Attorney Lepak on what language could be included to prevent any future loop hole of an organization just changing the address of their main physical office to an address located in the City of Anoka.
 - Attorney Lepak offered a suggestion to add to Sec. 10-90 that the main physical office cannot be a residential address.
 - We previously added in language regarding the requirement to have a majority of their actual meetings held at a location in the City of Anoka; however, this will not necessarily close the potential loop hole.

OTHER IDEAS:

- The Council could consider increasing the amount of time their main physical office must be in Anoka to 5, 10, 15, 20 years; however, this will not necessarily close the potential loop hole.
- The Council could consider requiring that an organization own a brick/motar building in the City of Anoka; however, this will prevent some of the current organizations from being able to conduct gambling in Anoka.

1. The Council should discuss the 4 options listed above and provide direction to staff.

WAIVERS:

- (e) Organizations that are not eligible due to the main physical office location requirement **and who do not hold the majority of their actual meetings at a location in the City of Anoka** may be granted a waiver from the city council. **If an otherwise ineligible organization submits an application for a premise permit to the city based upon the main physical office location and majority of meeting requirements, staff will make a public post of the opportunity to conduct lawful gambling activities at the location listed in the application and will send a letter to known organizations that hold a State issued Permit who have their main physical office located in the City of Anoka advising them of this lawful gambling activity opportunity. Thirty (30) days will be**

given for other organizations to contact the City and inform them of their desire to be considered for a premise permit at the establishment listed in the application. If within after those thirty (30) days, no eligible organization meeting the physical office location requirement has expressed to the city a desire to operate gambling activities at the premises applied for by the ineligible organization, the original ineligible organization's application will be submitted to the City Council at their next regularly scheduled meeting. The waiver would be granted only for the specific location set forth in the premises permit application and would remain in effect for three years of operation as an otherwise ineligible organization. Upon the need for renewal of a premises permit location, a noneligible organization would follow the same process of approval as stated herein. The priority set by the city council for granting approval of a premises permit application and its location shall be as follows:

- (1) First priority is given to organizations whose main office location is within the corporate limits of the city, as described in Sec 10-90 (d).
- (2) Second priority is given to organizations whose main office location is located within the trade area and whose main office location is within a city that allows an Anoka-based organization to hold a premises permit within their corporate limits, and who is eligible to be granted a waiver from the eligibility requirements by the city council.
- (3) Third priority is given to all other organizations that are eligible to be granted a waiver from the eligibility requirements by the city council.

2. Does the Council want a 3-tiered priority, or do you just want to require what is listed in (1) above, with no other priorities offered?

Waiver Option Council could consider: Grant a waiver from the main physical office requirement and allow any organization, from anywhere, to be granted a waiver if the organization contributes 100% of their net profits derived from gambling activities in the City of Anoka to worth-while activities, organizations and community projects that directly benefits the citizens of the City of Anoka. This would require a review by the City Council to determine if their contributions qualify as a contribution that directly benefits the citizens of the City of Anoka.

2. The Council needs to determine whether or not you want to allow waivers at all, and if waivers are wanted, staff will need direction on what those waivers are.

OTHER QUESTIONS FOR COUNCIL DISCUSSION:

- 3. Does the Council want to require that a copy of lease the organization has with the establishment be submitted at time of application, and that any changes in the lease agreement must be provided to the City within 30-days of the lease change?**
- 4. The Council needs to determine how to handle a situation whereby an establishment does not want to work with an organization that meets the City's eligibility requirements to provide gambling activities at their establishment. i.e., are they then not allowed to offer lawful gambling at their establishment?**
- 5. Does the Council want to include in the City Code that an expenditure by a licensed veterans organization for payment to another veterans organization, or to a veteran or a veterans family in need, may be included in the organizations calculations to attain the 75% net profit contribution to the trade area (Sec. 10-96)? If so, do you want to limit that the contribution be made to a veterans organization or veterans in need that is located or resides in the City of Anoka, the County of Anoka, or the State of Minnesota?**

DIRECTION TO STAFF IS NEEDED TO PREPARE THE ORDINANCE FOR A FIRST READING.

ARTICLE IV. CHARITABLE AND LEGALIZED GAMBLING¹

Sec. 10-85. Purpose.

The purpose of this article is to closely regulate and control the conduct of gambling and to ensure that profits derived from gambling activities in the city provide, to the extent authorized by law, direct benefit to the citizens of the city.

(Prior Code, § 14-181)

Sec. 10-86. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board means state gambling control board.

Lawful gambling means the operation of gambling activities by an organization eligible for a license from the board to conduct such activities.

Lawful purpose means as provided in M.S.A. Ch. 349, as may be amended from time to time.

Main physical office location means the physical site for the organization headquarters **as defined in Section 10-90(d)** or the registered business office of the organization, which is located within the city and has been located within the city for at least two years immediately preceding the application, and which is the physical site where the organization regularly holds its meetings and conducts its activities, other than lawful gambling and fundraising. Post office box numbers do not qualify as the main physical office location. **Address will be verified through the Minnesota Secretary of State's office.**

Net profits, lawful purpose, and allowable expenses mean as provided in M.S.A. ch. 349, as may be amended from time to time.

Premises permits means the authorization given by the board, after passage of a resolution of recommendation and support by the city council, for a named organization to operate lawful gambling activities at a specified location in the city.

Trade area means the cities of Anoka, Andover, Champlin, Coon Rapids, Dayton and Ramsey, Minnesota.

Sec. 10-87. State law incorporated.

The applicable provisions of M.S.A. Ch. 349 are adopted and made a part of this article as if set out in full.

Sec. 10-88. State license or permit required.

No organization shall directly or indirectly conduct gambling activities in the city without obtaining the necessary approval, license or permit from the board.

¹State law reference(s)—Legalized gambling, M.S.A. Ch. 349; local regulation of gambling and approval of licenses, M.S.A. § 349.213, subd. 2; local investigation fees, M.S.A. § 349.16, subd. 8.

Sec. 10-89. Process for consideration.

A copy of the application to be submitted to the board, which describes the gambling activity and states where the gambling activity will be conducted, shall be supplied to the city clerk at least 30 days prior to the start date of the requested activity 60 days prior to City Council consideration. The application shall be verified by a duly authorized officer of the organization or the designated gambling manager.

Sec. 10-90. Organizations eligible.

- (a) Organizations eligible to conduct gambling activities in the city shall be limited to fraternal, religious, veteran, or other nonprofit organizations, which have been in existence for at least three years.
- (b) Organizations must meet all qualifications for a gambling license issued by the board.
- (c) Organizations may pay rent only up to the maximum rent allowed in leases to charitable organizations which is in compliance with what is set forth in state law.
- (d) Organizations eligible to conduct gambling activities in the city shall be limited to organizations that have their main physical office located in the city (residential addresses do not qualify as a main physical office located in the city), which has been located within the city, at other than a residential address, for at least two years immediately preceding the application and who holds the majority of their actual meetings at a location in the City of Anoka. A listing of meeting dates and locations shall be submitted to the City by December 31st of each year. Existing organizations and their premises permit locations that have been approved by the city council prior to August 1, 2007, are exempt from this requirement as long as there is no lapse in their premises permit.
- (e) Organizations that are not eligible due to the main physical office location requirement and who do not hold the majority of their actual meetings at a location in the City of Anoka may be granted a waiver from the city council. If an otherwise ineligible organization submits an application for a premise permit to the city based upon the main physical office location and majority of meeting requirements, staff will make a public post of the opportunity to conduct lawful gambling activities at the location listed in the application and will send a letter to known organizations that hold a State issued Permit who have their main physical office located in the City of Anoka advising them of this lawful gambling activity opportunity. Thirty (30) days will be given for other organizations to contact the City and inform them of their desire to be considered for a premise permit at the establishment listed in the application. If within after those thirty (30) days, no eligible organization meeting the physical office location requirement has expressed to the city a desire to operate gambling activities at the premises applied for by the ineligible organization, the original ineligible organization's application will be submitted to the City Council at their next regularly scheduled meeting. The waiver would be granted only for the specific location set forth in the premises permit application and would remain in effect for three years of operation as an otherwise ineligible organization. Upon the need for renewal of a premises permit location, a noneligible organization would follow the same process of approval as stated herein. The priority set by the city council for granting approval of a premises permit application and its location shall be as follows:
 - (1) First priority is given to organizations whose main office location is within the corporate limits of the city, as described in Sec 10-90 (d).
 - (2) Second priority is given to organizations whose main office location is located within the trade area and whose main office location is within a city that allows an Anoka-based organization to hold a premises permit within their corporate limits, and who is eligible to be granted a waiver from the eligibility requirements by the city council.
 - (3) Third priority is given to all other organizations that are eligible to be granted a waiver from the eligibility requirements by the city council.

Sec. 10-91. Disapproval of premises permit issuance.

The city shall recommend disapproval of an application for a premises from the board if:

- (1) The city's investigation indicates that the organization or gambling manager failed to comply with the terms or conditions of any gambling license or indicates a history of noncompliance with state or local law regulating gambling activities;
- (2) The premises on which the gambling is to be conducted are unsuitable for that purpose or the proposed activity reasonably can be expected to disrupt other activities in the neighborhood;
- (3) The premises upon which the activity is to be conducted lies within a zoning district where such activity would be prohibited;
- (4) The organization does not meet the eligibility requirements as stated in this article.

Sec. 10-92. Grounds for revocation of authority to conduct gambling activities.

No organization shall have a vested right in conducting any gambling activities in the city and any authority granted for such activities may be revoked by council at any time upon a showing that:

- (1) Any misrepresentation has been made to the city or the board by the organization;
- (2) The organization has violated any provision of this article or applicable state law;
- (3) The organization failed to comply with any regulation as set forth in this article.

A business where gambling activities are occurring pursuant to Section 10-90(e) may not allow said organization to operate for a period in excess of three years on the premises unless the organization applies for and receives a subsequent waiver from the City pursuant to Section 10-90(e) for an additional three years. A subsequent waiver application is not required if the incumbent organization is eligible to conduct gambling activities pursuant to Section 10-90(d) at the end of the three-year period.

Sec. 10-93. Process for revocation of authority to conduct gambling activities.

Upon determination by the city that there is sufficient grounds for revocation of an organization's authority to conduct gambling activities:

- (1) The city shall notify the organization, in writing, that a public hearing will be held by the city council, to consider the revocation of the organization's authority to conduct gambling activities in the city.
 - a. Notification in writing must be sent to the organization at least ten days prior to the date the public hearing is held.
 - b. The notice shall state the date, time and location of the public hearing and the nature of the charges against the organization.
- (2) The city council shall revoke an organization's authority to conduct gambling activities in the city, through adoption of a resolution declaring the revocation and listing the grounds for the revocation. The date of revocation shall be immediately upon adoption of the resolution. The city shall forward a copy of the resolution to the board.

Sec. 10-94. Re-application after revocation.

Any organization that has had their authority to conduct gambling activities in the city revoked by either the city or the board, shall be prohibited from conducting any gambling activities in the city for one full year from the effective date of the revocation.

Sec. 10-95. Reporting requirements for premises permit holders.

Each organization which holds a state-issued premises permit and is licensed to conduct lawful gambling activities in the city shall report ~~monthly~~ **quarterly (January 1, April 1, July 1, and October 1 of each year)** to the city its gross receipts, expenses and profits from those activities and the distribution of those profits, itemized as to payee, purpose, amount and date of payment. This requirement ~~may~~ **shall** be satisfied by submission of copies of the **following reports**: ~~monthly reports required by the board.~~

- (1) Gambling Control Board form LG 100A Gross Receipts & Expenses, for establishments in the City of Anoka.
- (2) Gambling Control Board form LG 100C Lawful Purpose Expenditures.
- (3) City form of Detailed Itemization of Lawful Purpose Expenditures spent in the Trade Area.

Sec. 10-96. Expenditures for lawful purposes.

During any year that an eligible organization is licensed to conduct gambling events, not less than 50 ~~75~~ percent of its lawful purpose expenditures will be for lawful purposes conducted or located within the trade area. **Payments made to the City of Anoka for utilities, i.e. electricity, water and sewer, may be used in the calculation of lawful purpose expenditures.** ~~A report of the expenditures for lawful purposes within the trade area shall be provided to the city each month after the date of the adoption of this requirement. Additional reports may be required as determined by the city.~~

Sec. 10-97. Contribution of Net Profits to City Administered Fund.

Each licensed organization conducting lawful gambling within the City shall contribute 10% of its net profits derived from lawful gambling conducted in the City of Anoka to a fund administered and regulated by the City without cost to the fund. The City shall disburse the funds for lawful purposes as defined by Minnesota Statutes. Such contributions shall be made to the City ~~on the last day of each month~~ **by December 31 of each year.**

Sec. 10-98. Local Gambling Tax.

- (1) A local gambling tax of 0.10% per year is imposed on the gross receipts of a licensed organization for all lawful gambling less prizes actually paid out by the organization.
- (2) The tax shall be paid by the organization on a monthly basis and shall be reported on a copy of the monthly gambling activity summary and tax return filed with the Minnesota Department of Revenue. The report shall be an exact duplicate of the report filed with the Department, without deletions or additions, and must contain the signatures of organization officials as required on the report form.
- (3) The tax return and payment of the tax due must be postmarked, or if hand-delivered, received in the office of the Finance Director, on or before the last business day of the month following the month for which the report is made.
- (4) An incomplete tax return will not be considered timely filed unless corrected and returned by the due date for the filing.
- (5) Interest shall be charged at a rate of eight percent (8%) on all overdue taxes owed by the organization under this Article.

Secs 10-99—10-120. Reserved.

Amy Oehlers

From: Scott M. Lepak <slepak@bgs.com>
Sent: Tuesday, January 20, 2026 4:06 PM
To: Amy Oehlers
Subject: RE: Tiers for eligible organizations

Follow Up Flag: Follow up
Flag Status: Flagged

In order to tighten up the First Tier group, we can emphasize that the City is excluding organizations that use a residential address:

Sec. 10-90. Organizations eligible.

(d) Organizations eligible to conduct gambling activities in the city shall be limited to organizations that have their main physical office located in the city (**residential addresses do not qualify as a main physical office located in the city**), which has been located within the city **at other than a residential address** for at least two years immediately preceding the application and who holds the majority of their annual actual meetings at a location in the City of Anoka that is not a residence. A listing of meeting dates and locations shall be submitted to the City by December 31st of each year. Existing organizations and their premises permit locations that have been approved by the city council prior to August 1, 2007, are exempt from this requirement as long as there is no lapse in their premises permit.

The Legion provided their opinion that they spend a great deal of their charitable gambling proceeds outside Anoka. The Council appeared to be open to that statement so I did not approach this effort to tighten up the First Tier group for a greater focus on use of proceeds.

Scott M. Lepak
Attorney at Law



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Barna, Guzy & Steffen, Ltd.

From: Amy Oehlers <AOehlers@ci.anoka.mn.us>
Sent: Tuesday, January 13, 2026 1:52 PM
To: Scott M. Lepak <slepak@bgs.com>
Subject: RE: Tiers for eligible organizations

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Hi Scott,

First off, is it correct that you will not be able to attend the January 26 worksession at 5:00 p.m.?

- I was directed to draft a stand alone policy on the 10% contributions to the City fund. I will try to draft it use the GDB star rating.
- The Mayor and CC Weaver want the First priority (First Teir) to be written tighter regarding the main office location. As I stated in my previous email, they do not want an organization to just change their main office location to any location in the City of Anoka so they meet that requirement. That is what they are want you to provide language on.

Greg is having me research the waivers, suggesting that maybe the City will not allow waivers period.

Thanks,
Amy

From: Scott M. Lepak <slepak@bgs.com>
Sent: Tuesday, January 13, 2026 1:35 PM
To: Amy Oehlers <AOehlers@ci.anoka.mn.us>
Subject: RE: Tiers for eligible organizations

I am going to be out of the office from January 26 to February 15.

At the work session last night, they were pretty focused on the 10% City Fund and wanted to work up a policy that would identify how the City funds would be spent with a priority going back to the donating organizations if they spent funds in the City. A question was whether the contribution to the fund would impact their star rating*. I am not sure how that would operate – particularly if the contribution to the city fund was simply going from the City back to that organization. Greg indicated you were going to be working on that policy. My thought is that it would mirror the areas noted in the law related to permissible expenditures and then maybe prioritize those.

*The star rating system, overseen by the Minnesota Gambling Control Board, evaluates organizations based on the percentage of their annual net receipts spent on lawful purpose expenditures (LPE). Net receipts are the profits left over after prizes have been paid out. The rating tiers are as follows:

- ★★★★★ **5 star:** More than 50% spent on LPE.
- ★★★★ **4 star:** More than 40% spent on LPE.
- ★★★ **3 star:** More than 30% spent on LPE.
- ★★ **2 star:** More than 20% spent on LPE (triggers one-year automatic probation).

- ★ 1 star: Less than 20% spent on LPE (triggers one-year automatic probation).

-

Probationary Status

Organizations that fail to achieve a minimum of a three-star rating (meaning they are rated at one or two stars) are automatically placed on probation for the following fiscal year. By the end of this probationary period, they must increase their LPE percentage to at least 30% to avoid potential sanctions, such as license suspension or civil penalties.

On the tightening up, the loud groups (Legion and Hockey) want the out of town groups kicked out and ineligible. On the direction from the Mayor and CC Weaver you are referencing, would it still keep the tiers but make it harder to qualify as a Tier 2?

Scott M. Lepak
Attorney at Law



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Barna, Guzy & Steffen, Ltd.

From: Amy Oehlers <AOehlers@ci.anoka.mn.us>
Sent: Tuesday, January 13, 2026 12:47 PM
To: Scott M. Lepak <slepek@bgs.com>
Subject: Tiers for eligible organizations

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Scott:

Greg just told me that the Mayor and Councilmember Weaver would like you provide an option to tighten tighten this up. They did not clarify what they mean by “tighten up” other than they don’t want a loophole that can be used (like Our Lady of Epiphany Foundation used by just changing their address to a church members home in Anoka).

Sec. 10-90. Organizations eligible.

- (d) Organizations eligible to conduct gambling activities in the city shall be limited to organizations that have their **main physical office located in the city, which has been located within the city for at least two years immediately preceding the application and who holds the majority of their annual actual meetings at a**

location in the City of Anoka. A listing of meeting dates and locations shall be submitted to the City by December 31st of each year. Existing organizations and their premises permit locations that have been approved by the city council prior to August 1, 2007, are exempt from this requirement as long as there is no lapse in their premises permit.

- (e) Organizations that are not eligible due to the main physical office location requirement **and who do not hold the majority of their annual actual meetings at a location in the City of Anoka** may be granted a waiver from the city council ~~for a period not to exceed three/five years following the date of the application.~~ If an otherwise ineligible organization submits an application for a premise permit to the city based upon the main physical office location and majority of meeting requirements, staff will make a public post of the opportunity to conduct lawful gambling activities at the location listed in the application and will send a letter to known organizations that hold a State issued Permit who have their main physical office located in the City of Anoka advising them of this lawful gambling activity opportunity. Thirty (30) days will be given for other organizations to contact the City and inform them of their desire to be considered for a premise permit at the establishment listed in the application. If within ~~after those thirty (30) days from the date of submittal of their premises permit application to the city,~~ no eligible organization meeting the physical office location requirement has expressed to the city a desire to operate gambling activities at the premises applied for by the ineligible organization, **the original ineligible organization's application will be submitted to the City Council at their next regularly scheduled meeting.** The waiver would be granted only for the specific location set forth in the premises permit application and would remain in effect for ~~duration of the original premises permit license~~ **three years of operation as an otherwise ineligible organization.** ~~Upon the need for renewal of a premises permit location, a noneligible organization would follow the same process of approval as stated herein.~~ **Upon the need for renewal of a premises permit location, a noneligible organization would follow the same process of approval as stated herein.** The priority set by the city council for granting approval of a premises permit application and its location shall be as follows:

(1) First priority is given to organizations whose main office location is within the corporate limits of the city.

(1) First priority is given to organizations whose main office location is within the corporate limits of the city.

Please let me know what options you come up with.

This is scheduled for discussion next at the January 26 worksession at 5:00 p.m. which they request your attendance at as well. I will be preparing the packet documents for that meeting on January 22nd, so if you could provide me with those options by Jan 22nd, that would be great.

Thanks!
Amy

COUNCIL WORKSESSION MEMO

Agenda Item # 3.2

Meeting Date: 01.26.2026

Council Business/Discussion

Item Description: Discussion; Policy on Charitable and Legalized Gambling Contribution of Net Profits to City Administered Fund.

Submitted By: Amy Oehlers, Assistant City Manager

BACKGROUND INFORMATION

Staff was directed to develop a policy on how the City will handle the proposed City Administered Gambling Fund.

Included in your packet are the following:

- Policy that was drafted by staff.
- Revisions to staff's policy as proposed by Attorney Lepak (Attorney's changes are highlighted in yellow).

Email correspondence between staff and Attorney Lepak.

The above information is being provided to the Council so that you can review the email correspondence and requests for clarification of Attorney Lepak's recommended changes.

Attorney Lepak will not be in attendance at this worksession and will not be available from January 26, 2026 – February 15, 2026.

At the time of writing this memo, I have not gotten full clarification on the questions related to the proposed changes by Attorney Lepak.

Staff would like direction from City Council on the following:

1. Which policy draft would the City Council like to proceed with?
2. What changes would the City Council like made to the draft policy we proceed with?
3. In Section VI, regarding requests for reimbursement, City Council should decide what percentage of an organizations net profits would be required to be contributed to worth-while activities, organizations and community projects that directly benefit the **citizens of the City of Anoka**, in order to qualify for a reimbursement of the organizations contribution to the City administered fund.

Please keep in mind that this relates only to the 10% contribution to the City administered fund. In the amendments to the City Code, we have already listed that 75% of their net profits be contributed to the "trade area".

4. Also in Section VI, the Council should determine a specific percentage of the 10% required contribution that would be returned to the organization if they meet the requirements set forth by the City Council (which are currently described as "contributions to worth-while activities, organizations and community projects that directly benefit the **citizens of the City of Anoka.**")

DIRECTION TO STAFF IS REQUESTED



CHARITABLE & LAWFUL GAMBLING **CONTRIBUTION OF NET PROFITS TO CITY ADMINISTERED FUND**

I. PURPOSE/INTRODUCTION

The purpose of this policy is to set forth a guide to be followed by the City of Anoka in the management of the Charitable & Lawful Gambling Contribution of Net Profits to a City Administered Fund. These contributions are used to provide financial assistance to worth-while activities, organizations and community projects that improve the lives of families, children and seniors and that benefit the **citizens of the City of Anoka**.

II. PARTICIPATION

Participation in this program is required by Anoka City Code, Chapter 10, Article IV for all organizations that hold a State issued Premise Permit to allow them to operate lawful gambling activities in the City of Anoka.

III. CONTRIBUTION REQUIREMENT

Each organization conducting lawful gambling, through a State issued Premise Permit, within the City of Anoka shall contribute 10% of its net profits derived from lawful gambling conducted in the City of Anoka to a fund administered by the City without cost to the fund.

IV. USE OF FUNDS

Disbursement of these funds shall be for charitable contributions as defined by Minn. Stat § 349.12, Subd 7a, for a Lawful Purpose as defined in Minn. Stat § 349.12, Subd 25. The City may also expend these funds for police, fire, and other emergency or public-safety related services, equipment and training, excluding pension obligations.

V.. REPORTING OF USE OF FUNDS.

Expenditures authorized from the City Administered Fund must be reported by the City, by March 15 of each year by filing a report with the Minnesota Gambling Control Board ("Board"), on a form prescribed by the Board. The report must list all such revenues collected and expenditures for the previous calendar year.

VI. **REQUEST FOR REIMBURSEMENT OF CONTRIBUTIONS TO CITY ADMINISTERED FUND.**

An Organization may request reimbursement of a portion of their 10% contribution as described in Section III Contribution Requirement, if the organization can show they contributed [redacted] % or more of their net profits derived from lawful gambling to worth-while activities, organizations and community projects that directly benefit the **citizens of the City of Anoka.**

The request must be submitted annually by December 31st, along with payment of the 10% contribution requirement to the City Administered Fund.

The request must include the following information on the 10% contributions they would like considered for reimbursement:

- Date the contribution was made.
- The amount of the contribution.
- Who the contribution was paid to.
- A description of what the contribution will be used for.

The City Council will review the request and determine if the contributions listed qualify as a contribution that **directly benefits the citizens of the City of Anoka.**

If the City Council determines that the organization's contributions and purposes of the contributions meets as a qualifying contribution **directly benefiting the citizens of the City of Anoka**, the City will refund [redacted] % of the 10% contribution made to the City Administered Fund to the organization.

Qualifying refunds will be remitted to the organization no later than March 1st of each year.

Policy History

Initially Adopted: XX.XX.XXXX

STAFF'S DRAFT FOR 01.26.2026 WORKSESSION



CHARITABLE & LAWFUL GAMBLING CONTRIBUTION OF NET PROFITS TO CITY ADMINISTERED FUND

I. PURPOSE/INTRODUCTION

The purpose of this policy is to set forth a guide to be followed by the City of Anoka in the management of the Charitable & Lawful Gambling Contribution of Net Profits to a City Administered Fund. These contributions are used to provide financial assistance to worth-while activities, organizations and community projects that improve the lives of families, children and seniors and that benefit the **citizens of the City of Anoka**.

II. PARTICIPATION

Participation in this program is required by Anoka City Code, Chapter 10, Article IV for all organizations that hold a State issued Premise Permit to allow them to operate lawful gambling activities in the City of Anoka.

III. CONTRIBUTION REQUIREMENT

Each organization conducting lawful gambling, through a State issued Premise Permit, within the City of Anoka shall contribute 10% of its net profits derived from lawful gambling conducted in the City of Anoka to a fund administered by the City without cost to the fund.

IV. USE OF FUNDS

Disbursement of these funds shall be for charitable contributions as defined by Minn. Stat § 349.12, Subd 7a, for a Lawful Purpose as defined in Minn. Stat § 349.12, Subd 25. The City may also expend these funds for police, fire, and other emergency or public-safety related services, equipment and training, excluding pension obligations.

V.. REPORTING OF USE OF FUNDS.

Expenditures authorized from the City Administered Fund must be reported by the City, by March 15 of each year by filing a report with the Minnesota Gambling Control Board (“Board”), on a form prescribed by the Board. The report must list all such revenues collected and expenditures for the previous calendar year.

VI. **REQUEST FOR REIMBURSEMENT OF CONTRIBUTIONS TO CITY ADMINISTERED FUND.**

The City will give first consideration of Use of Funds pursuant to Section IV to qualifying entities that made a 10% contribution as described in Section III Contribution Requirement. In order to receive first consideration, the qualifying entity must show they contributed ___% or more of their net profits derived from lawful gambling to worth-while activities, organizations and community projects that directly benefit the **citizens of the City of Anoka.**

The qualifying entity must provide the City with the following information by December 31st, along with payment of the 10% contribution requirement to the City Administered Fund.

The request must include the following information on the 10% contributions they would like considered for reimbursement:

- Date the contribution was made.
- The amount of the contribution.
- Who the contribution was paid to.
- A description of what the contribution will be used for.

The City Council will review the information and determine if the organization should be provided first consideration at a level deemed appropriate by the City Council. In no event will such City contribution to the qualifying entity exceed ___% of the amount the qualifying entity contributed to the City Administered Fund.

Qualifying refunds will be remitted to the organization no later than March 1st of each year.

Policy History

Initially Adopted: XX.XX.XXXX

Amy Oehlers

From: Amy Oehlers
Sent: Thursday, January 22, 2026 1:07 PM
To: 'Scott M. Lepak'; Greg Lee
Subject: RE: Draft policy on charitable gambling 10% contribution - FURTHER QUESTIONS
Attachments: FIN; CHARTIABLE GAMBLING CONTRIBUTION OF NET PROFITS TO CITY ADMINISTERED FUND REVISED BY LEPAK.docx

Importance: High

Hi Scott,

My apologies, I'm just not getting a clear understanding of your email.

Based on this email:

1. I still am not sure how to explain to the Council what "first consideration" would mean. Is there more clear language that could be used? It's likely I would be asked the meaning of it and also asked if there are then second or third considerations.

Also, Section VI title uses the word "Reimbursement", should that say something else? From my understanding, this would be returning money that an organization paid into the City Administered Fund (which is proposed to be 10% of net profits) if an organization can demonstrate that they contributed 10% of their net profits to worth-while activities, organizations and community projects that directly benefits the **citizens of the City of Anoka**. So, it would be a deduction from the City Fund, paid back to the organization.

I don't know what you mean by "may not pass equal application requirements". What are the equal application requirements? Again, if all organizations are required to do the same thing and are offered the same things, how is that not equal?

2. Section IV of the draft policy is about the use of funds. It doesn't mention "qualifying entity". "Qualifying Entity" is only listed in Section VI of the draft policy and I am still not knowing what a qualifying entity is. I am sure the Council would ask "Who is considered a Qualifying Entity?" Can you provide a specific definition of "Qualifying Entity" so that it can be written into this policy?
3. "Level deemed appropriate" is going to be whatever percentage the Council decides upon. It would not differ between organizations. This policy should include was percentage of the 10% put into the City Fund would be returned to organizations that can prove they spent 10% of their net profits to worth-while activities, organizations and community projects that directly benefits the **citizens of the City of Anoka**.

Sorry, but I do not understand #4 & #5 of your email.

Attached again is the draft policy with the changes you previously sent over. Please review and make changes that you feel are necessary. I've highlighted the title of Section VI. because you've mentioned it should not be referred to as a reimbursement, please provide verbiage for a new title.

Thanks,
Amy

From: Scott M. Lepak <slepak@bgs.com>
Sent: Thursday, January 22, 2026 11:22 AM
To: Amy Oehlers <AOehlers@ci.anoka.mn.us>; Greg Lee <GLee@ci.anoka.mn.us>
Subject: RE: Draft policy on charitable gambling 10% contribution - QUESTIONS

1. I referenced “first consideration” as the substitute for reimbursement based on concerns that a “reimbursement” is a formal deduct from the City required contribution to the fund that may not pass equal application requirements.
2. Qualifying entity is based upon Paragraph IV of the policy as well as the following authorized uses of the local fund pursuant to applicable law:

(2) by an ordinance requirement that such organizations must contribute ten percent per year of their net profits derived from lawful gambling conducted at premises within the city's or county's jurisdiction to a fund administered and regulated by the responsible local unit of government without cost to such fund. **The funds must be disbursed by the local unit of government for (i) charitable contributions as defined in section 349.12, subdivision 7a, or (ii) police, fire, and other emergency or public safety-related services, equipment, and training, excluding pension obligations.** A contribution made by an organization is not considered an expenditure to the city or county nor a tax under section 297E.02, and is valid and lawful. A city or county receiving and making expenditures authorized under this clause must by March 15 of each year file a report with the board, on a form the board prescribes, that lists all such revenues collected, interest received on fund balances, and expenditures for the previous calendar year. A home rule or statutory city or county making charitable contributions authorized under this clause must acknowledge financial contributions of organizations conducting lawful gambling to the community and to the recipients of the funds. This may occur in communications about the funds as well as in the distribution of funds.

The specific statute referenced is:

Subd. 7a.Charitable contribution.

"Charitable contribution" means one or more of the lawful purposes expenditures under subdivision 25, paragraph (a), clauses (1) to (7), (10) to (15), and (19).

The specific provisions noted in Subd. 25 are noted in my prior memo. These would be the qualifying entities.

3. The level deemed appropriate by the Council is how I incorporated the 70% direction. It is also to further clarify that this is not a straight reimbursement.

4. Your question of how this can be considered unequal when it is offered to all is based upon the limitations on the expenditures and whether every entity that contributes to the City fund falls squarely into the qualifying entity expenditures.
5. That is where the first consideration and language about “may” comes into play. First consideration replaces reimbursement.
6. If the amount sentence you are referring to is the not greater than 70%, then my note on #3 would address that issue.

Scott M. Lepak
Attorney at Law



200 Coon Rapids Boulevard, Suite 400
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Barna, Guzy & Steffen, Ltd.

From: Amy Oehlers <AOehlers@ci.anoka.mn.us>
Sent: Wednesday, January 21, 2026 9:41 AM
To: Scott M. Lepak <slepak@bgs.com>; Greg Lee <GLee@ci.anoka.mn.us>
Subject: RE: Draft policy on charitable gambling 10% contribution - QUESTIONS
Importance: High

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Thanks Scott,

I revised the policy as you listed below (see attached).

A couple of questions for you, that the Council will likely have:

The City will give first consideration of Use of Funds pursuant to Section IV to qualifying entities that made a 10% contribution as described in Section III Contribution Requirement

1. What do you mean by “first consideration”?

*It is my understanding that any gambling organization can make a request for the partial reimbursement. There was no mention of creating first, second, etc, level of considerations.

The City will give first consideration of Use of Funds pursuant to Section IV to qualifying entities that made a 10% contribution as described in Section III Contribution Requirement

2. What is a qualifying entity?

*This is a stand-alone policy, should the policy define what a “qualifying entity” is? If so, what would be that definition.

The City Council will review the information and determine if the organization should be provided first consideration at a level deemed appropriate by the City Council. In no event will such City contribution to the qualifying entity exceed 70% of the amount the qualifying entity contributed to the City Administered Fund.

3. What does “at a level deemed appropriate by the City Council”. It this referencing that the contributions made are at a level deemed appropriate, or does it mean that the amount of reimbursement is at a level deemed appropriate?

* It is my understanding the Council only wants to give the reimbursement to an entity that can prove that they made **at least 10% contribution** of net profits for “worth-while activities, organizations and community projects that directly benefits the **citizens of the City of Anoka.**”

*It is also my understanding that the Council wants to reimburse the entity a certain % of the 10% City Contribution to **any** entity that can prove they at least 10% contribution of net profits went to “worth-while activities, organizations and community projects that directly benefits the **citizens of the City of Anoka.**” I don’t think they want to pick and choose what % gets refunded to an organization, and that all organizations are entitled to get the same % of refund if they can prove that the contributed to 10% of net profits to worth-while activities, organizations and community projects that directly benefits the **citizens of the City of Anoka.** If an entity cannot prove that they contributed at least 10% they don’t get any of those funds back from the City Administered Fund. I don’t believe they want the refund amount based on what % they put into worth-while activities, organizations and community projects that directly benefits the **citizens of the City of Anoka.** It is my understanding that it must be 10% to qualify for a refund, anything less than 10% does not get any level of refund.

Characterizing it as a reimbursement/refund, in my opinion, results in there being potentially unequal treatment to the entities required to contribute to the fund. I suggest it be identified differently.

4. If this is offered to all entities, how is that treating them unequal?

Characterizing it as a reimbursement/refund, in my opinion, results in there being potentially unequal treatment to the entities required to contribute to the fund. I suggest it be identified differently.

5. If you do not think it should be referred to as “reimbursement” or “refund”, what would you recommend we call it?

Qualifying refunds will be remitted to the organization no later than March 1st of each year.

6. Is the amount sentence okay to leave in the policy?

This policy is on the Worksession Agenda for next Monday, so I need to have a memo and draft policy prepared. The packet gets put together tomorrow (Thursday), so if you could respond ASAP, that would be most helpful.

Thanks, Amy

From: Scott M. Lepak <slepak@bgs.com>
Sent: Tuesday, January 20, 2026 3:49 PM
To: Amy Oehlers <AOehlers@ci.anoka.mn.us>; Greg Lee <GLee@ci.anoka.mn.us>
Subject: RE: Draft policy on charitable gambling 10% contribution

Quick note – there are 2 parts that are labeled Part III.

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One potential way to address this would be:

PRIORITY FOR USE OF CITY ADMINISTERED FUND PROCEEDS.

The City will give first consideration of Use of Funds pursuant to Section IV (corrected from the prior reference to III) to qualifying entities that made a 10% contribution as described in Section III Contribution Requirement. In order to receive first consideration, the qualifying entity must show they contributed 10% or more of their net profits derived from lawful gambling to worth-while activities, organizations and community projects that directly benefits the citizens of the City of Anoka as determined by the City Council. The qualifying entity must provide the City with the following information by December 31st, along with payment of the 10% contribution requirement to the City Administered Fund:

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Scott M. Lepak
Attorney at Law



**BARNA,
GUZY &
STEFFEN**
Attorneys at Law

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Barna, Guzy & Steffen, Ltd.

From: Amy Oehlers <AOehlers@ci.anoka.mn.us>
Sent: Tuesday, January 20, 2026 2:09 PM
To: Greg Lee <GLee@ci.anoka.mn.us>; Scott M. Lepak <slepak@bgs.com>
Subject: Draft policy on charitable gambling 10% contribution
Importance: High

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Greg & Scott L.,

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Please review attached and comment.

Greg – did I write it in the direction Council wants? Should I have the Mayor review it?

Scott – Is everything listed in here legal to do?

If possible, I would like a response ASAP, so that I can have Scott L. review the final copy for the packet since he won't be at the worksession on Jan 26th.

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Barna, Guzy & Steffen, Ltd.

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Sent: Wednesday, January 21, 2026 9:41 AM
To: Scott M. Lepak <slepak@bgs.com>; Greg Lee <GLee@ci.anoka.mn.us>
Subject: RE: Draft policy on charitable gambling 10% contribution - QUESTIONS
Importance: High

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I revised the policy as you listed below (see attached).

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The City will give first consideration of Use of Funds pursuant to Section IV to qualifying entities that made a 10% contribution as described in Section III Contribution Requirement

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3. What does “at a level deemed appropriate by the City Council”. It this referencing that the contributions made are at a level deemed appropriate, or does it mean that the amount of reimbursement is at a level deemed appropriate?

* It is my understanding the Council only wants to give the reimbursement to an entity that can prove that they made **at least 10% contribution** of net profits for “worth-while activities, organizations and community projects that directly benefits the **citizens of the City of Anoka.**”

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Barna, Guzy & Steffen, Ltd.

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To: Greg Lee <GLEe@ci.anoka.mn.us>; Scott M. Lepak <slepak@bgs.com>

Subject: Draft policy on charitable gambling 10% contribution

Importance: High

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Subject: RE: Draft policy on charitable gambling 10% contribution - QUESTIONS
Attachments: FIN; CHARTIABLE GAMBLING CONTRIBUTION OF NET PROFITS TO CITY ADMINISTERED FUND REVISED BY LEPAK.docx

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Subject: RE: Draft policy on charitable gambling 10% contribution

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Characterizing it as a reimbursement/refund, in my opinion, results in there being potentially unequal treatment to the entities required to contribute to the fund. I suggest it be identified differently. Again, the City is already taking an aggressive approach in this area that does not bear any resemblance to other ordinances so there should be a focus on the funds use for permitted purposes.

One potential way to address this would be:

PRIORITY FOR USE OF CITY ADMINISTERED FUND PROCEEDS.

The City will give first consideration of Use of Funds pursuant to Section IV (corrected from the prior reference to III) to qualifying entities that made a 10% contribution as described in Section III Contribution Requirement. In order to receive first consideration, the qualifying entity must show they contributed 10% or more of their net profits derived from lawful gambling to worth-while activities, organizations and community projects that directly benefits the citizens of the City of Anoka as determined by the City Council. The qualifying entity must provide the City with the following information by December 31st, along with payment of the 10% contribution requirement to the City Administered Fund:

- Date the contribution was made.
- The amount of the contribution.
- Who the contribution was paid to.
- A description of what the contribution will be used for.

The City Council will review the information and determine if the organization should be provided first consideration at a level deemed appropriate by the City Council. In no event will such City contribution to the qualifying entity exceed 70% of the amount the qualifying entity contributed to the City Administered Fund.

Scott M. Lepak
Attorney at Law



200 Coon Rapids Boulevard, Suite 400
Coon Rapids, Minnesota 55433-5894
Direct: 763-783-5129 Fax: 763-780-1777
Website | Map

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Barna, Guzy & Steffen, Ltd.

From: Amy Oehlers <AOehlers@ci.anoka.mn.us>
Sent: Tuesday, January 20, 2026 2:09 PM
To: Greg Lee <GLee@ci.anoka.mn.us>; Scott M. Lepak <slepak@bgs.com>
Subject: Draft policy on charitable gambling 10% contribution
Importance: High

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Scott – Is everything listed in here legal to do?

If possible, I would like a response ASAP, so that I can have Scott L. review the final copy for the packet since he won't be at the worksession on Jan 26th.

Thanks,
Amy

Amy Oehlers

From: Scott M. Lepak <slepak@bgs.com>
Sent: Tuesday, January 20, 2026 3:49 PM
To: Amy Oehlers; Greg Lee
Subject: RE: Draft policy on charitable gambling 10% contribution

Follow Up Flag: Follow up
Flag Status: Flagged

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Amy Oehlers

From: Amy Oehlers
Sent: Tuesday, January 13, 2026 1:52 PM
To: Scott M. Lepak
Subject: RE: Tiers for eligible organizations

Hi Scott,

First off, is it correct that you will not be able to attend the January 26 worksession at 5:00 p.m.?

- I was directed to draft a stand alone policy on the 10% contributions to the City fund. I will try to draft it use the GDB star rating.
- The Mayor and CC Weaver want the First priority (First Teir) to be written tighter regarding the main office location. As I stated in my previous email, they do not want an organization to just change their main office location to any location in the City of Anoka so they meet that requirement. That is what they are want you to provide language on.

Greg is having me research the waivers, suggesting that maybe the City will not allow waivers period.

Thanks,
Amy

From: Scott M. Lepak <slepak@bgs.com>
Sent: Tuesday, January 13, 2026 1:35 PM
To: Amy Oehlers <AOehlers@ci.anoka.mn.us>
Subject: RE: Tiers for eligible organizations

I am going to be out of the office from January 26 to February 15.

At the work session last night, they were pretty focused on the 10% City Fund and wanted to work up a policy that would identify how the City funds would be spent with a priority going back to the donating organizations if they spent funds in the City. A question was whether the contribution to the fund would impact their star rating*. I am not sure how that would operate – particularly if the contribution to the city fund was simply going from the City back to that organization. Greg indicated you were going to be working on that policy. My thought is that it would mirror the areas noted in the law related to permissible expenditures and then maybe prioritize those.

*The star rating system, overseen by the Minnesota Gambling Control Board, evaluates organizations based on the percentage of their annual net receipts spent on lawful purpose expenditures (LPE). Net receipts are the profits left over after prizes have been paid out. The rating tiers are as follows:

- ★★★★★ **5 star:** More than 50% spent on LPE.
- ★★★★ **4 star:** More than 40% spent on LPE.
- ★★★ **3 star:** More than 30% spent on LPE.
- ★★ **2 star:** More than 20% spent on LPE (triggers one-year automatic probation).

- ★ 1 star: Less than 20% spent on LPE (triggers one-year automatic probation).

-

Probationary Status

Organizations that fail to achieve a minimum of a three-star rating (meaning they are rated at one or two stars) are automatically placed on probation for the following fiscal year. By the end of this probationary period, they must increase their LPE percentage to at least 30% to avoid potential sanctions, such as license suspension or civil penalties.

On the tightening up, the loud groups (Legion and Hockey) want the out of town groups kicked out and ineligible. On the direction from the Mayor and CC Weaver you are referencing, would it still keep the tiers but make it harder to qualify as a Tier 2?

Scott M. Lepak

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Barna, Guzy & Steffen, Ltd.

From: Amy Oehlers <AOehlers@ci.anoka.mn.us>

Sent: Tuesday, January 13, 2026 12:47 PM

To: Scott M. Lepak <slepak@bgs.com>

Subject: Tiers for eligible organizations

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Scott:

Greg just told me that the Mayor and Councilmember Weaver would like you provide an option to tighten tighten this up. They did not clarify what they mean by “tighten up” other than they don’t want a loophole that can be used (like Our Lady of Epiphany Foundation used by just changing their address to a church members home in Anoka).

Sec. 10-90. Organizations eligible.

- (d) Organizations eligible to conduct gambling activities in the city shall be limited to organizations that have their **main physical office located in the city, which has been located within the city for at least two years immediately preceding the application and who holds the majority of their annual actual meetings at a**

location in the City of Anoka. A listing of meeting dates and locations shall be submitted to the City by December 31st of each year. Existing organizations and their premises permit locations that have been approved by the city council prior to August 1, 2007, are exempt from this requirement as long as there is no lapse in their premises permit.

- (e) Organizations that are not eligible due to the main physical office location requirement and who do not hold the majority of their annual actual meetings at a location in the City of Anoka may be granted a waiver from the city council for a period not to exceed three/five years following the date of the application. If an otherwise ineligible organization submits an application for a premise permit to the city based upon the main physical office location and majority of meeting requirements, staff will make a public post of the opportunity to conduct lawful gambling activities at the location listed in the application and will send a letter to known organizations that hold a State issued Permit who have their main physical office located in the City of Anoka advising them of this lawful gambling activity opportunity. Thirty (30) days will be given for other organizations to contact the City and inform them of their desire to be considered for a premise permit at the establishment listed in the application. If within after those thirty (30) days from the date of submittal of their premises permit application to the city, no eligible organization meeting the physical office location requirement has expressed to the city a desire to operate gambling activities at the premises applied for by the ineligible organization, the original ineligible organization's application will be submitted to the City Council at their next regularly scheduled meeting. The waiver would be granted only for the specific location set forth in the premises permit application and would remain in effect for duration of the original premises permit license three years of operation as an otherwise ineligible organization. Upon the need for renewal of a premises permit location, a noneligible organization would follow the same process of approval as stated herein. Upon the need for renewal of a premises permit location, a noneligible organization would follow the same process of approval as stated herein. The priority set by the city council for granting approval of a premises permit application and its location shall be as follows:

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Thanks!
Amy

COUNCIL WORKSESSION MEMO

Agenda Item # 3.3

Meeting Date: January 26, 2026
Agenda Section: Council Business and/or Discussion Items
Item Description: Discussion; City Owned Property at Bunker Lake Boulevard and 7th Avenue – Direction on Development Transportation Elements Requirements
Submitted By: Doug Borglund, Community Development Director & Ben Nelson, Assistant City Engineer

BACKGROUND INFORMATION

The City of Anoka owns a vacant 14± acre lot at the northwest corner of Bunker Lake Boulevard (CSAH 116) and 7th Avenue (CSAH 7). The City Council last discussed potential development at this location in 2023 and it was determined that the proposed development would not move forward. During 2023 when the proposed development was being considered, the City of Anoka held informational neighborhood meetings regarding the commercial site. Community feedback expressed strong support for a public road connection through the commercial site, that would maintain access to the adjacent neighborhoods.



This past fall, the city proactively hosted a public engagement on November 20, 2025, to gather feedback on the proposed road connection. The invitation for this meeting was directly mailed to the Rum River Shores and Rum River Shores North developments. There were approximately a dozen people that attended the meeting along with a couple of councilmembers. Attached is a copy of the sign-in sheets, slideshow, and display boards displayed.

An online questionnaire was launched on the city’s website (with paper copies available upon request) to gather the neighborhood’s perspective in advance of any development. The questionnaire period closed on December 5, 2025, and the city solicited input on the following questions: In your opinion, should the connection between 6th Avenue and 7th Avenue (CSAH 7) be a public or private road? And in your opinion, should 6th Avenue be converted to a one-way southbound?

Council should be aware, in order to complete the questionnaire, residents were required to be a member of the Rum River Shores Homeowners Association (HOA) and to acknowledge that they were representing the opinion of their household. It’s also noteworthy to mention that there are approximately 110 single-family homes within the two developments. Below is a summary of the 17 questionnaire responses received:

- **Question #1** – In your opinion, should the connection between 6th Avenue and CSAH 7 (7th Avenue) be a public or private road?
 - Neutral, no opinion (1 response, 5.9%)
 - Private Road (6 responses, 35.3%)
 - Public Road (10 responses, 58.8%)

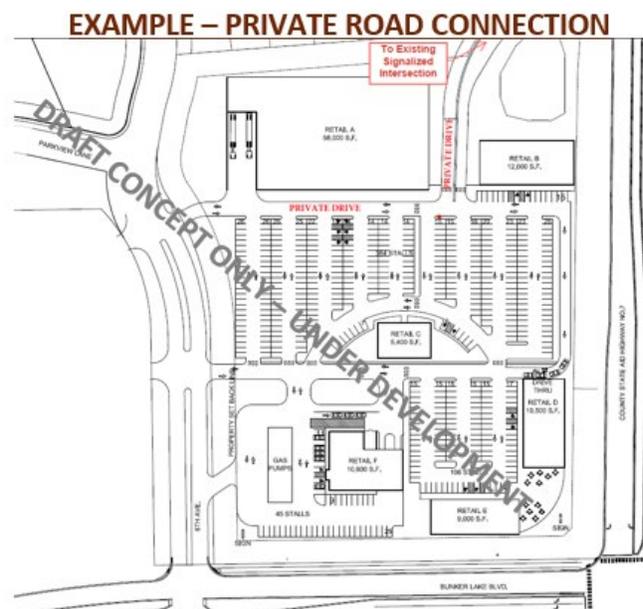
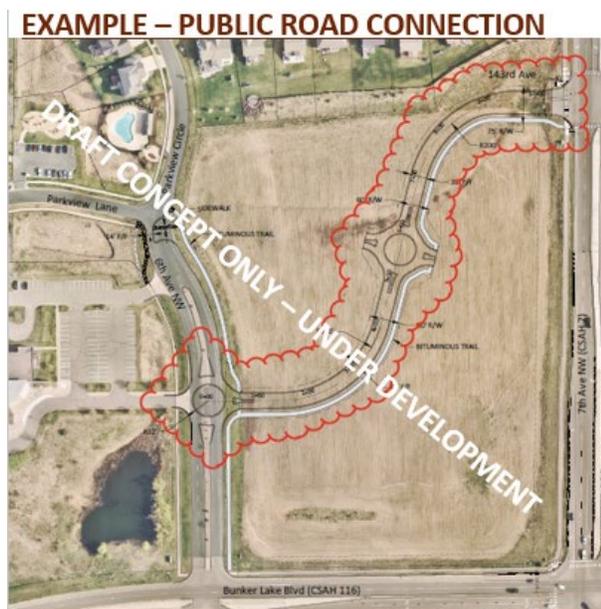
Summary of this question was a majority of residents (58.8%) prefer the connection between 6th Avenue and 7th Avenue (CSAH 7) to be a public road. Meanwhile, one-third (35.3%) favor a private road, while a small share (5.9%) expressed no opinion.

- **Question #2** – In your opinion, should 6th Avenue be converted to a one-way southbound?
 - Neutral, no opinion (0 responses, 0.0%)
 - No, it should remain as it is today (13 responses, 76.5%)
 - Yes, make it a one-way, southbound (4 responses, 23.5%)

Summary of this question was most residents (76.5%) do not support converting 6th Avenue to a one-way southbound and prefer it to remain as it is today. Meanwhile, a smaller portion (23.5%) support the one-way option, and no residents selected a neutral position.

The road connection is a key element of discussion this evening. Staff will need to guide any future developer on what will be acceptable to the City of Anoka. The proposed conversion of 6th Avenue may be included in the development or the city may include a condition in a future development agreement requiring the developer to construct such improvements within a specified time frame after project completion. This would be based on the traffic patterns following full build out of the site and the resulting impacts in the adjacent neighborhoods.

Based on the findings mentioned above; the question for consideration is whether the City Council supports a public road connection or a private road connection. Please see image below.



FINANCIAL IMPACT

Any future road improvements for the development, along with their associated cost, shall be the responsibility of the developer.

COUNCIL DIRECTION REQUESTED

City Council provide staff direction regarding the public or private road connection through the northwest corner of Bunker Lake Boulevard (CSAH 116) and 7th Avenue (CSAH 7).



Engagement Meeting Sign-In Sheet

5:30 p.m. to 6:30 p.m. on November 20, 2025

Anoka City Hall – Community Room

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL ADDRESS</u>	<u>PHONE NUMBER</u>
Jim & Nancy Graser	4333 Parkview Circle	JNHD@comcast.net	612-201-1406
Pete Derubeis	4371 Parkview Circle	pderubeis@gmail.com	262-309-1658
Kross Peters	4309 Parkview Circle		
STEPHANIE ZAVADIL	4340 Parkview Cir	sjzavadil@yahoo.com	
Joel Bothof	4348 Parkview Cir	Joel.Bothof@gmail.com	612-272-5274
Paul Fuller	4242 Parkview Ln	paulfullermn@gmail.com	612-978-0718
MARK BEDNARCZAK	335 Riverside Cir	MARKBEDNARCZAK@GMAIL.COM	612 450-6427
TAWNY BEDNARCZAK	335 Riverside Cir	TAWNYBEDNARCZAK@gmail	763-516-0647
Jeff & Jenny Utoft	4373 Parkview Circle	jeffutoft@hotmail.com	952-261-4259



Engagement Meeting

7th Ave and Bunker Lake Blvd Site

November 20, 2025

7th Avenue and Bunker Lake Blvd Site
City of Anoka

Proposed Public Road Concept (Subject to Design Review)
August 2025



**Connection at 6th Avenue will only be allowed at the existing access points;
Parkview Lane or either of the library driveways**



Purpose of Engagement Meeting

- ***Gather feedback on the proposed road connection through the commercial site at 7th Avenue & Bunker Lake Boulevard***
- ***Further neighborhood input on having 6th Avenue become a one-way southbound (e.g. provide egress for the residential development only)***



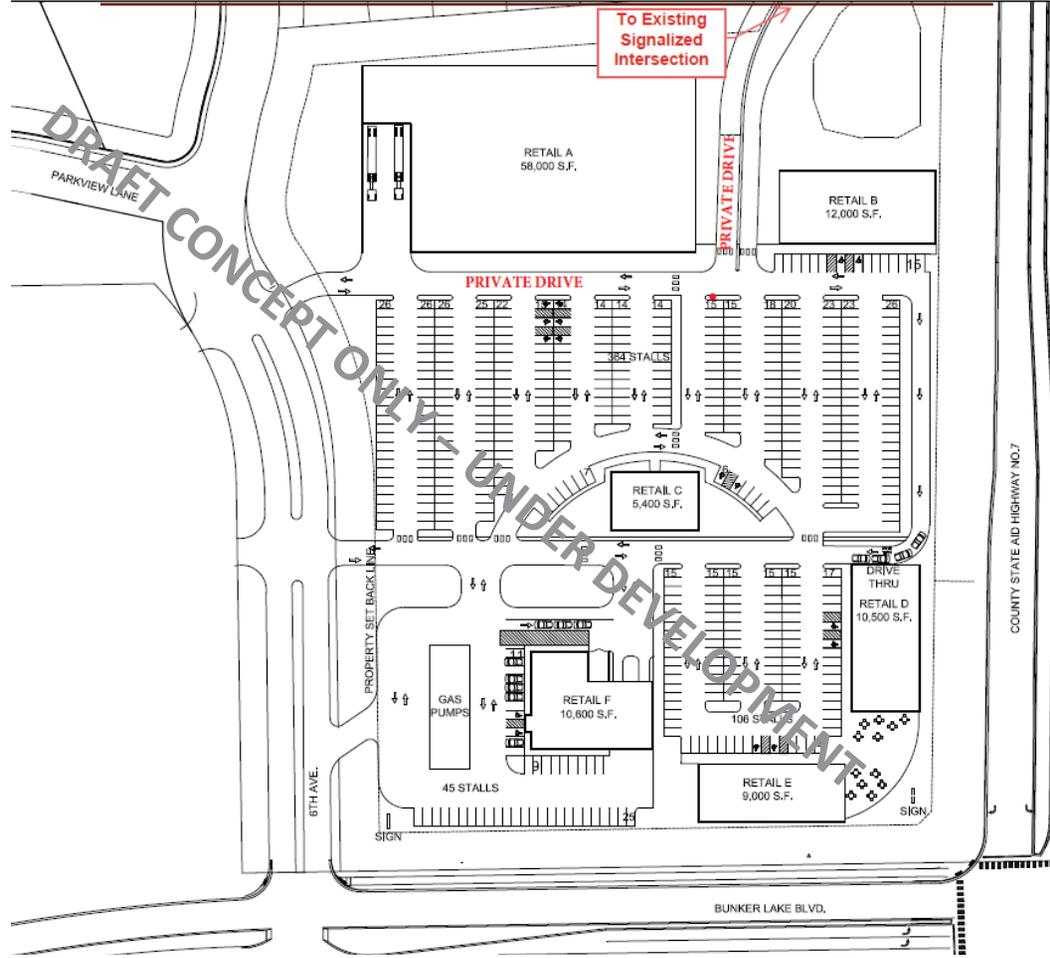
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EXAMPLE – PUBLIC ROAD CONNECTION



EXAMPLE – PRIVATE ROAD CONNECTION

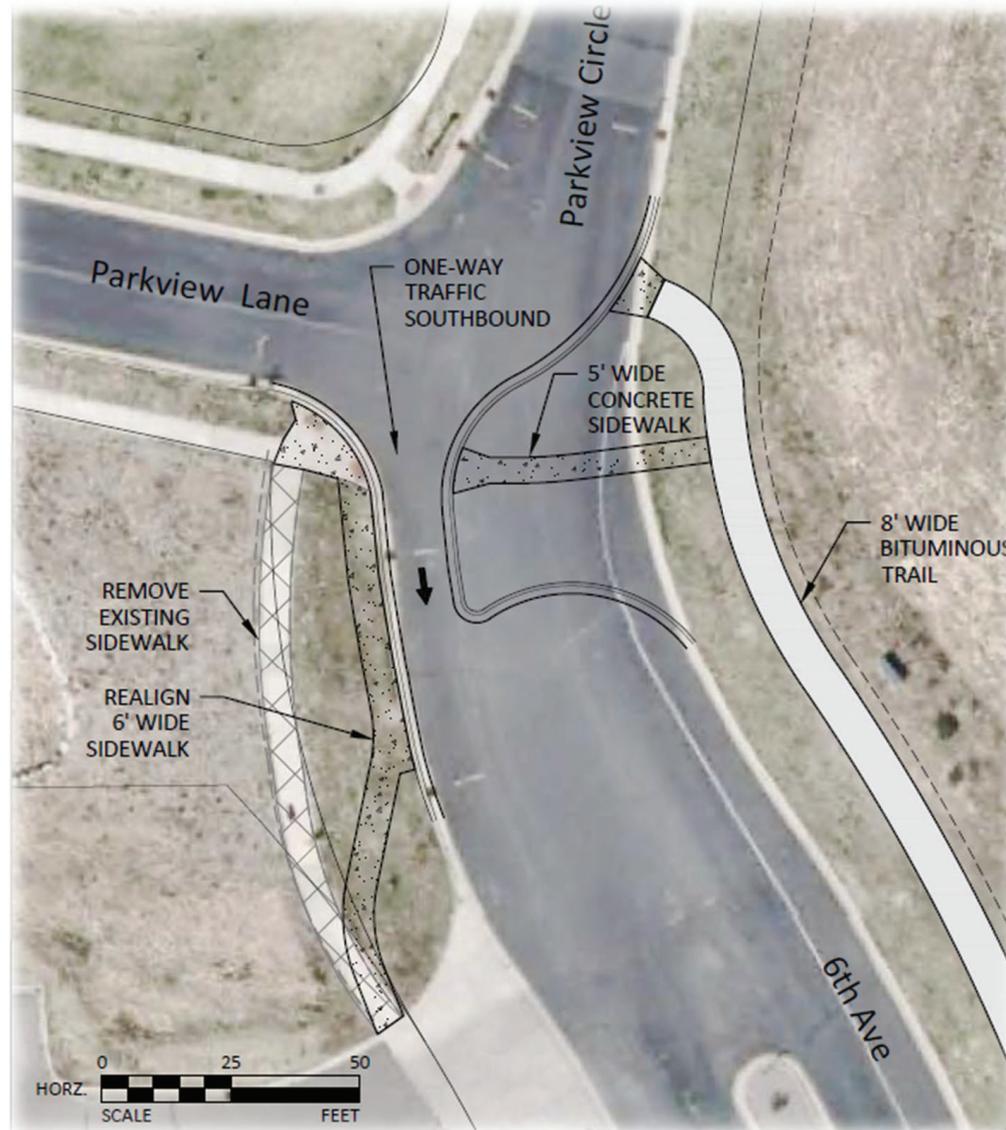


Connection at 6th Avenue will only be allowed at the existing access points; Parkview Lane or either of the library driveways



Question #2

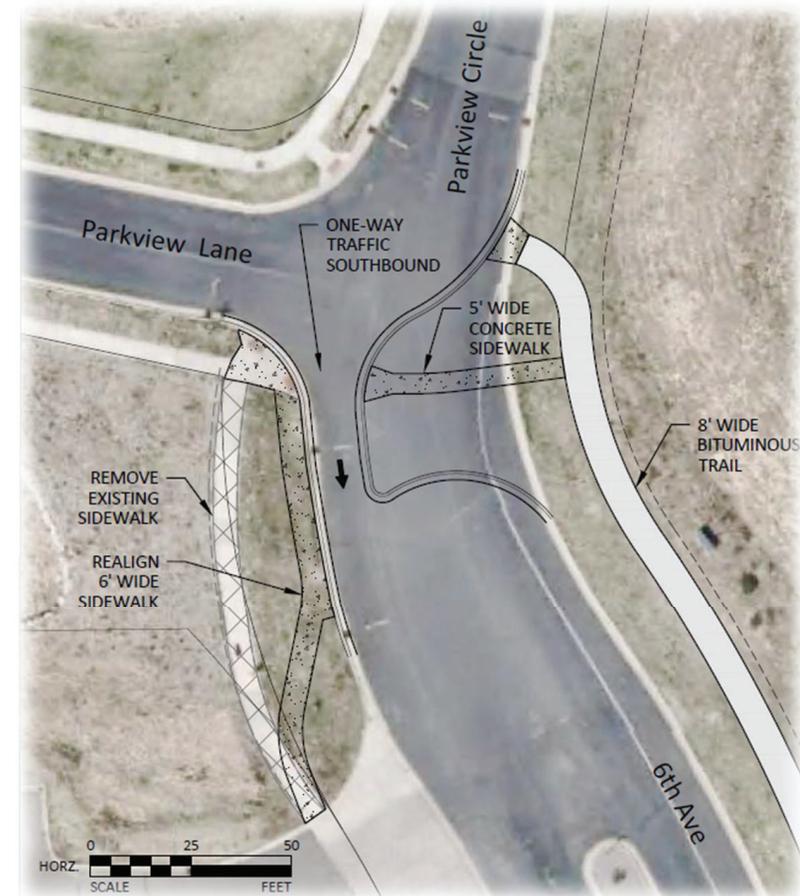
In your opinion, should 6th Avenue to be converted to a one-way, southbound?





6th Avenue One-Way

- *Allows emergency access*
- *Restricts traffic from the commercial site entering residential neighborhoods*
- *Provides UTV/golf cart access to and from commercial site*
- *Improves pedestrian safety crossing 6th Avenue*





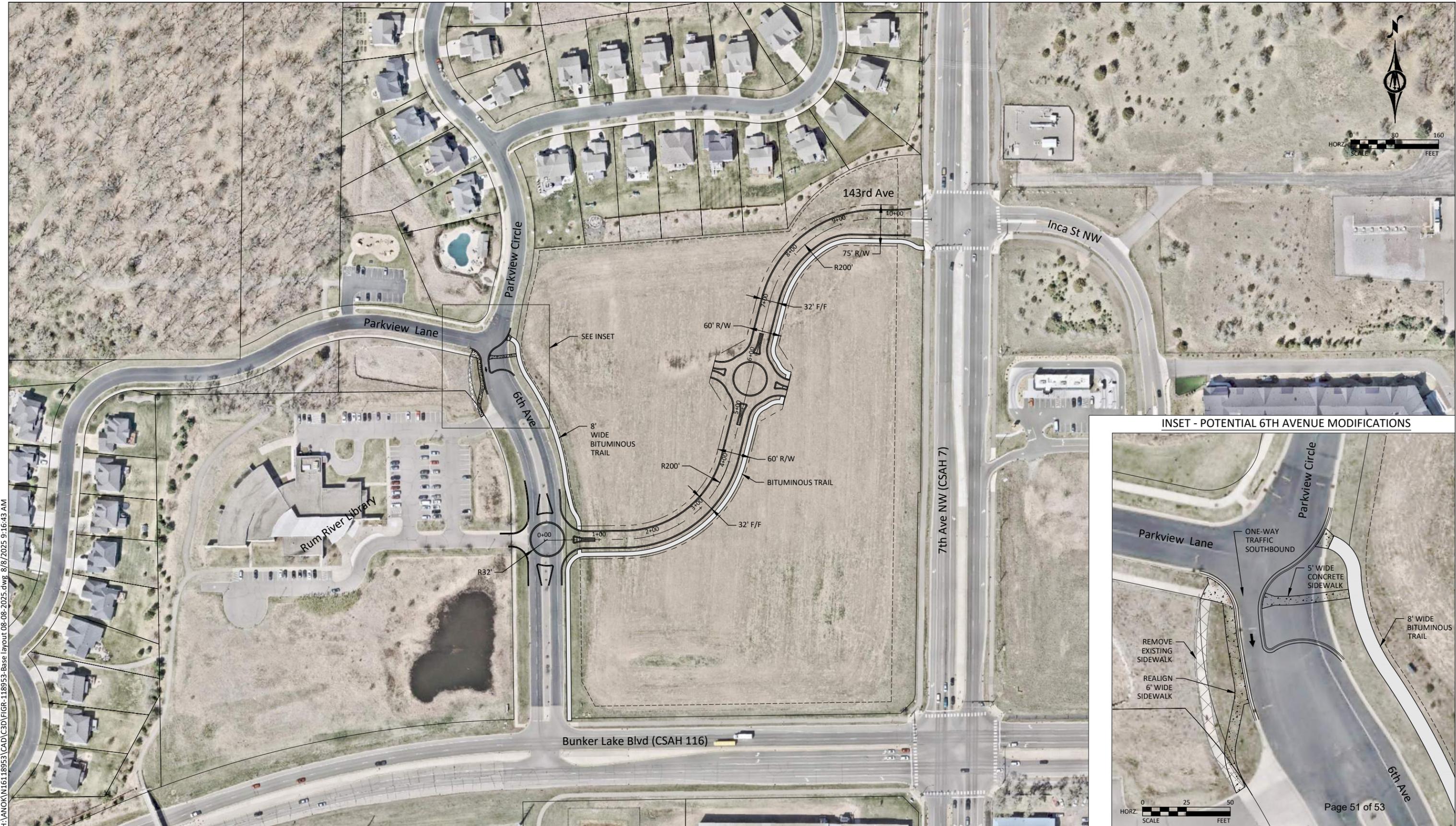
Next Steps

- ***Questionnaire closes Friday, December 5th***
- ***Monday, January 26, 2026 City Council Worksession Meeting - present results of the questionnaire for discussion and direction on the public or private road connection***



Commercial Site Update

- ***At this time, there is NO planned development or project for the 7th Avenue and Bunker Lake Blvd Commercial Site.***
- ***When development does occur, the City wants to understand the neighborhood's perspective in advance. This is important because any future road improvement in the area – and their associated cost – would be the responsibility of the developer***



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To Existing
Signalized
Intersection

PARKVIEW LANE

RETAIL A
58,000 S.F.

RETAIL B
12,000 S.F.

PRIVATE DRIVE

PRIVATE DRIVE

364 STALLS

RETAIL C
5,400 S.F.

COUNTY STATE AID HIGHWAY NO.7

PROPERTY SET BACK LINE

DRIVE THRU
RETAIL D
10,500 S.F.

GAS PUMPS

RETAIL F
10,600 S.F.

106 STALLS

45 STALLS

RETAIL E
9,000 S.F.

6TH AVE.

STGN

SIGN

BUNKER LAKE BLVD.

1 SITE PLAN

1"=100'



INSET - POTENTIAL 6TH AVENUE MODIFICATIONS

