



COTTAGE GROVE CITY COUNCIL
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016
COUNCIL CHAMBER - 7:00 PM

August 20, 2025

- 1 Call to Order
- 2 Pledge of Allegiance
- 3 Roll Call
- 4 Open Forum
- 5 Adoption of Agenda
- 6 Presentations
- 7 Consent Agenda
 - A City Council Regular Meeting Minutes (2025-07-16)
Staff Recommendation: Approve the July 16, 2025, City Council Regular Meeting Minutes.
 - B Planning Commission Meeting Minutes (2025-05-19)
Staff Recommendation: Accept and place on file the minutes from the May 19, 2025, Planning Commission Meeting.
 - C Massage Therapist License - Mary Denise Seifert
Staff Recommendation: Authorize issuance of a Massage Therapist License to Mary Denise Seifert to work at The Healing Place (8617 West Point Douglas Road).
 - D Response to Open Forum Question (8-6-2025)
Staff Recommendation: Receive the response to the City Council open forum inquiry on August 6, 2025.
 - E Rental License Approvals
Staff Recommendation: Approve the issuance of rental licenses to the properties listed in the attached table.
 - F Water Tower Antenna Lease 2nd Amendment - AT&T Pinehill Water Tower Site
Staff Recommendation: Approve the 2nd Amendment to the Amended and Restated Site Lease Agreement with AT&T at the Pinehill Water Tower Site.
 - G 80th St & East Pt Douglas Road Rehabilitation - Authorize Preparation of Plans & Specifications
Staff Recommendation: Adopt Resolution 2025-115 authorizing preparation of plans and specifications for the 80th Street (TH 61 to Ideal Ave), East Point Douglas Road (80th Street south to tee intersection), and TH 61/80th Street Interchange Rehabilitation project.
 - H Lamar Ave Ravine Easements
Staff Recommendation: Approve the two Permanent and three Temporary Easements along Lamar Avenue.
 - I Almar Village Parking - Encroachment Agreement
Staff Recommendation: Approve the Encroachment Agreement for Almar Village Parking and appropriate officials are hereby authorized to sign the Encroachment Agreement to effectuate this action.

- J 2025 Sewer Lining Change Order #1
Staff Recommendation: Approve Change Order No. 1 to adjust the project substantial and final completion dates to October 17, 2025 and November 7, 2025, respectively.
- K Salt Spreader Controls Purchase
Staff Recommendation: Authorize staff to place the order for the Salt Spreader Controls for a total of \$208,008 from Towmaster Truck Equipment.
- L Declaring the Official Intent to Bond for the Oltman Park Project
Staff Recommendation: Approve Resolution 2025-117, Declaring the official intent to bond for the Oltman Park Project
- M Intrepid Fiber Agreement
Staff Recommendation: Approve the Agreement with Intrepid Fiber.

8 Approve Disbursements

- A Approve Disbursements
Staff Recommendation: Approve disbursements from 08-01-2025 to 08-14-2025 in the amount of \$3,719,117.56.

9 Public Hearings

- A Public Hearing for issuance of conduit multifamily housing revenue bonds-Real Estate Equities, LLC
Staff Recommendation: 1) Hold a Public Hearing on the Housing Program, the Bonds, and the Interim Loan. 2) Adopt Resolution, 2025-118, Adopting the Housing Program, approving a public hearing, authorizing an interim loan and the issuance of a taxable interim note for a multifamily housing development, and approving and authorizing execution of documents.

10 Bid Awards

11 Regular Agenda

- A 61 Marine & Sports – Conditional Use Permit and Site Plan Review
Staff Recommendation: 1) Adopt Resolution 2025-110 approving a Conditional Use Permit for the display, hire, service, rental, leasing, and/or sales of boats and recreational vehicles conducted outside a building with servicing conducted within a building at 61 Marine & Sports, 11730 Point Douglas Drive South. 2) Adopt Resolution 2025-111 approving a Site Plan Review to construct a 4,000 square foot building addition for boat servicing at 61 Marine & Sports, 11730 Point Douglas Drive South.
- B Cedarhurst – Historic Conditional Use Permits, Zoning Amendments, Site Plan Review, and Business Subsidy Agreement
Staff Recommendation: 1) Adopt Ordinance No. 1103 to approve a Zoning Amendment to rezone the property at 6940 Keats Avenue South from AG-2, Agricultural to M-U, Mixed-Use. 2) Adopt Resolution 2025-112 to approve a Historical Conditional Use Permit to operate an event center/wedding venue on the Cedarhurst Mansion property located at 6940 Keats Avenue South, which is on the National Register of Historic Places and the City's Register of Historic Sites and Landmarks. 3) Adopt Resolution 2025-113 to approve a Site Plan Review for improvements to the site and the Mansion and an addition to the Mansion located at 6940 Keats Avenue South for use as a wedding and event center. 4) Adopt Ordinance No. 1104 to approve a Zoning Amendment to rezone the property at 9912 70th Street South from AG-2, Agricultural, to R-3, Single Family Residential. 5) Adopt Resolution 2025-114 to approve a Historical Conditional Use Permit to use the Gardener's Cottage property located at 9912 70th Street South in conjunction with the commercial event/wedding venue on the adjacent parcel at 6940 Keats Avenue South. 6) Approve the business subsidy agreement with Bellagala to provide a business subsidy for \$37,275.00 for up to 15 SAC units.
- C Ordinance Amendment City Code 5-1-3 (Paraphernalia Definitions)
Staff Recommendation: Provide direction on the ordinance amendment.

12 Council Comments and Requests

13 Workshops - Open to Public

A 2026-2027 Budget Workshop

Staff Recommendation: Provide feedback regarding 2026 Property Tax Levy and Budget Communications

14 Workshops - Closed to Public

15 Adjournment