

COTTAGE GROVE CITY COUNCIL

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

May 21, 2025

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on May 21, 2025, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 7:00 p.m., said I want to mention that this meeting is being recorded by TruLens Community Media; you can view City meetings live and replay it on Cable Channel 799, and meetings are also streamed live and archived on the City of Cottage Grove's YouTube channel if you're interested.

2. PLEDGE OF ALLEGIANCE

The audience, staff, and City Council Members stood and recited the Pledge of Allegiance.

3. ROLL CALL

Tammy Anderson, City Clerk, called the roll: Mayor Bailey-Here; Council Member Clausen-Here; Council Member Garza-Here; Council Member Olsen-Here; Council Member Thiede-Here.

Also present: Jennifer Levitt, City Administrator; Ryan Burfeind, Public Works Director; Zac Dockter, Parks and Recreation Director; Brian Bluhm, IT Director; Pete Koerner, Public Safety Director; Brad Petersen, Public Safety Captain; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Emily Schmitz, Community Development Director; Phil Jents, Communication Manager.

4. OPEN FORUM

Mayor Bailey opened the Open Forum. If you want to speak, go up to the podium, state your name and address for the record, and you have up to three minutes to speak. Once we get through the list, if there is somebody that maybe missed it and wasn't able to sign up, we'll see if we catch anybody that still wants to speak after that, okay?

Cheryl stated I'm here for a proposal for an ordinance regarding cap on the rent in the City of Cottage Grove. Dear Mayor Bailey and the Council Members: We are here today as concerned residents of Cottage Grove, Minnesota, to propose a development and adoption of an ordinance regarding a cap on rent. As a resident, we believe the ordinance is crucial for the seniors of Cottage Grove. We live in The Cottages townhomes here in Cottage Grove. We have seen our rent increase up to 7.85%, 90% of our residents living in The Cottages townhomes are seniors. We are all on Social Security, some of the residents do have a pension and some don't. Some of the residents still have to work to pay rent. It is sad that they can't enjoy the rest of their life as they have to work to make ends meet. Some residents had to leave and move in with family members because they couldn't afford it and was unable to continue to work and really wanted to stay living in The Cottages in Cottage Grove. We only receive one raise a year on Social Security, and it doesn't even cover the increase on our monthly rent. Cost of living has skyrocketed. Some seniors have to choose between getting their medicine or food. Rent here at The Cottages is way above market value, nothing is kept up. We had to get the City Inspector involved many times to get things done. Our homes, garages, carpet, sinks all need something replaced or updated. Some residents have problems with mice, and mice carry many diseases. And siding is missing from site homes and garages, refrigerators, stoves,

and so on people have had problems with, and our grounds are not kept up. Property management doesn't think having mice running around your home, in front of you, is an emergency. Every winter, between 8260 and 8280, the road between our homes never get plowed on the same day everyone else does, I have to call the property manager every time to get it done. Ours doesn't get plowed until the next day, and then a terrible job is done because people have drove on it, walked on it, and some of us have even shoveled spots on it. I also sent you, Mayor Bailey, an email and a phone call on it. We don't have all the amenities that the other rental places have here in Cottage Grove. The only amenities we have is a small community room, and now they cover the thermostat so now we freeze when we use the room. We are willing to live with nothing being updated as long as our rent stays low. The only time a resident's home is updated is when the resident moves out and they are updating only the inside of the homes. In the email from you, Mayor Bailey, to Julie and I, you indicated that you had talked to Chad, the homeowners, and our rates would be 4%-to-6% back in June of 2024. Because of the Section 42, we are in a protection period until December 31, 2026; I haven't seen any protection at all, that did not happen. Mine went up 6.5% last year, and this year it's going up 7.85%. I believe mine went up the highest because I got the City involved, I truly believe that. I'm kind of the spokesperson for most of the seniors that have issues that never were taken care of when they'd complain. Good example, one of our residents had to keep emptying their refrigerator because it leaked for about two years. I went with the resident to the property manager, and he finally got a new frig. By putting a cap on rent in the City of Cottage Grove would keep people living here. St. Paul has implemented a Rent Stabilization Ordinance that limits rent increase to 3% annually, with exception for some situations. Minneapolis also has a Rent Control Policy. We urge you to consider our proposal and work together. The Mayor and the City Council to draft and adopt an ordinance that addresses rent cap. This ordinance would be a positive step in keeping our senior residents living in the City of Cottage Grove they love, and our City could be a powerful voice in the fight against high rent and rent increases. We believe the ordinance is necessary and beneficial to the City. By passing the ordinance, it will show that people in Cottage Grove care about the senior residents. Most of the residents have family here in Cottage Grove, and some are raised here and want to stay here in Cottage Grove, they have many friends here also. Thank you for your time and consideration. We look forward to discussing the ordinance with you and hope that you will sponsor this. And we do have a few members here, and then if you see Bill and Cheryl on that list, you can cross it off, okay? Thank you. Mayor Bailey replied all right, thank you.

Good Evening, Everybody, I'm Rita Isker, I live at 8240 East Point Douglas Road South, Unit 4. I'm not going to go over everything that Cheryl already said because she speaks kind of exactly how we all feel, so I don't want to repeat everything, but I'm in support of a cap on the rent. Like she said, we don't have any amenities where we live. The garages, my floor floods, I have to put everything on pallets to keep it from being destroyed in the garage. One of the residents, her garage door broke, and it took two days to get it fixed; well, two days to me would be two days of lost pay because I have to keep working because the rent keeps going up. Mine went up almost 8%, and I've been here since 2009, and since 2009, totally my rent has gone up almost 250%. But that's all I have to say, I'm in support of limits on the rent. Thank you. Mayor Bailey replied thank you.

Thank you, I'm Julie O'Brien, I'm at 8220 East Point Douglas Road South, #12, and I'm in The Cottages. So, this is my first appearance with you, so thank you for welcoming. In accordance to what we've all been sharing and being that we have lunches and breakfasts together, we share a lot. What I understand is when you have an owner, which I'm glad to have an owner, but the owners don't even have, you know, for amenities, we don't have; they talk about comparable and getting us up to the, all of the City of Cottage Grove, all the one-, two-, and three-bedrooms, The Legends, GROVE80, Aurilla, The Cottages, that we're all supposed to be in line. Again, we don't have the amenities. Several of them have heated underground garages, some of them have pools, some have workout rooms, some of them have plows that come on a regular basis, we don't have that. So, I wouldn't mind just finding a little bit of a raise if we were getting, seeing something come out of it, you know, but they're raising it again, 2.9% this year. I haven't had mine yet, mine is September, we'll find out what it's going to be, but you know, 6% and 7%, we've only been there for four years and we went up \$400, so it's \$100 a year, \$91 to \$100. So, for the record, anyone on a fixed income, you know, I'm lucky enough that I have a pension, but several of these members here don't. So, I'm a voice for all of them. Thank you for your time. Mayor Bailey replied thank you.

My name is Sharon Taschner, I live at The Cottages of Cottage Grove, and thank you for inviting us to your Open Forum tonight. My rent, according to my calculations, went up 9% plus, and I was taken aback. I can't believe that it did, but supposedly it did and I signed the lease to get it in by April 30th, but I just wasn't in agreement with that much rent increase. And I agree with everything that's been said so far, and I love it there. I just can't believe the rent has to keep going up, and especially by 9% plus. Thank you for listening. Mayor Bailey replied thank you, appreciate it.

Mayor Bailey said okay, so that was it on who actually signed up. Was there anybody that would like to speak that missed the sign up?

Hello, I'm Marjorie Williams, I live at The Legends, 6999 East Point Douglas Road South, and that's a huge address, but you have to add #318. We're right by the elevator, come for coffee, we're always open. I want to talk especially about since The Legends is a low-income housing, some of it's low-income housing, and some of them at our Legends got a tax break from Cottage Grove. There is a Bill in the legislature that caps the rent at COLA, which is our Social Security raise; our landlord wants to go with market rate. Well, when we moved in, the market rate or what our area was making, we had a Kohl's, a Culver's, and a daycare, and our rent still went up 12%, and now it's going to go higher because we have luxury apartments just down the road from us. If we could cap the rent at COLA, which was 2.5% to 3.5%, that would be great because our raise in Social Security is being taken up by rent. And I think we're all on a fixed income, even people who are not retired and are working day to day; we're all on a fixed income, and if the rents keep going up, you're going to have a tremendous amount of homeless people and seniors living in their cars. And it's a shame because we have to make choices between rent, food, and medicine, what do we do? Thank you. Mayor Bailey said thank you to Marjorie.

Bonnie Matter, 6649 Inskip Avenue South, said thank you, those stories were very good to hear, thank you. Hello, Mayor and Council Members, it's nice to be here this evening. I'm here to talk about Consent Agenda Items O and also just some other miscellaneous, not miscellaneous to me, but just some items. It has to do with Lochridge, and Bolton & Menk submitted a letter of, you know, their engineering consulting letter to the Planning Commission, and that one was dated January 17, 2025, and that letter was also attached to the February 2 and February 19 City Council Meetings. Tonight on the Consent Agenda they're looking for the City to approve the Final Plat for the Lochridge Development. The reason I'm here, I'm concerned, is there's now a May, it's dated May 15, or I don't have the date right in front of me, but it's a much later letter from Bolton & Menk spelling out issues around that development; and I just think the City might be more comfortable, the Council might be more comfortable signing on that once whatever all those things were in that document were taken care of, and there were quite a few issues. There's issues around high water level, wetland issues, there's just, I just hope that we can avoid any CUPs or PUDs at a later date so that we address all of the issues upfront now. It's a great piece of property. And then my other question is who does the physical inspection or signoff on all of those items that are listed in that document? Who does it, does the engineering company that wrote up, does Bolton & Menk send somebody out? Does the City do something, and who would that be, and where does that signoff document reside? And then my other question is how does the City interact with Xcel Energy? I'd like to know when we bring in these developments, especially the new one that's going up on the south side, who interacts with Xcel? And I'd like to know who that person is from the standpoint of Xcel; how do they know what these plans are for the energy? Those are my questions, thank you. Mayor Bailey replied yep, you got 'er.

Mayor Bailey asked is there anybody else that wants to speak on anything at Open Forum this evening? Yes, go and state your name and address for the record, please.

Tony Khambata, 7515 74th Street South, I came here for roads, but with regard to rent control, I sat as the Chair of Government Affairs Committee for the St. Paul Association of Realtors for the last three years, and one of our major points of topic was rent control in St. Paul. It has had some adverse effects on housing inventory and rents in St. Paul, housing availability especially in the Affordable Housing sector. And we have Kori here, so I don't need to tell her, she knows I'm a lover of the Revisor of Statutes, so Minnesota Statute 479.99, Subsection 2, states that a

statutory or charter City, which Cottage Grove is a statutory City, does not have the authority to enact rent control without basically a referendum vote in a major election. So, for private property, the City's pretty limited in what they can do in the short term, but in terms of property that the City had a financial interest in, they could have some control over how quickly rents are raised. In addition, for anybody who wasn't aware, State Statute does say that any rent increases over 10% are required to have at least a 60-day notice before they go into effect. So, there are some remedies that you guys already should be able to exercise, but this is a big and complicated issue to try and do something quickly, outside of any sort of property that the City might already have a financial interest in; that could be through the HRA if they're putting up money for land or if we're an investor or part owner in somebody else's project. Those would be the instances where the City could have authority to do something rather quickly. Otherwise, the process of getting a petition and legislation and getting it on the ballot could take years. So, that's my two cents. Mayor Bailey said all right, thank you, Tony replied thank you.

Well, my name is Gary Spooner, and I live in The Legends of Cottage Grove, and I've been working on this rent control since 2021, when our rent went up 12.5% based on the AMI (Area Median Income) HUD figure and COLA, the Social Security number, only went up 8.5%. We have been introduced, while it's in the State legislature the last four years, and we have been turned down. We're not looking for rent caps, what we're looking for is a change in metric of how to figure out the increase in rent, which would make a difference. Because if you have a 12.5% increase and with HUD using the AMI and the Cost-of-Living Adjustment only goes up 8.5%, there's a 4% difference there. And some people had to leave The Legends because of it, but there's even a greater number that had to leave in senior units in St. Paul and Minneapolis. You know last year it lost by one vote in the Senate. This year the Senate file 1652 and the House file 1605, it was passed by the Senate, but it did not make a pass in the House, so it didn't make it out of Committee; but we're still working on it, so if anybody can give us some support on that, I'm sure that next year we'll be doing that same thing. There is a conglomeration of people that live in the Dominion apartments throughout the Twin City area and throughout the State, actually; the Twin City area has about 14 or 15 Dominion apartments that we work with, and there's about 50 of them throughout the State. So, if there's anybody interested in contacting me on how to get on the bandwagon, so to speak, to get this done, we certainly would appreciate it. Thank you. Mayor Bailey replied thank you, Gary.

Mayor Bailey said before I close Open Forum, are there any other comments or anybody else wanting to speak? As no one else wished to address the Council, Mayor Bailey closed the Open Forum.

Mayor Bailey said so just for the public to be aware, and first of all, thank you all for coming up and sharing. As Cheryl knows, I've been down to The Cottages probably almost as much as I've been to The Legends in Cottage Grove, working on different options and things that we can do in those particular areas. The process that we do with this is our staff takes all the information that you have provided to us, and then they will give you and the Council a response to answer some of the questions that you have. I do know that Mr. Khambata does speak to the fact that there is a process, we can't just arbitrarily come in and say we're going to do rent caps. I will also say, and I know Gary kind of alluded to it just briefly here, that in St. Paul and Minneapolis when they tried to do that and other cities were going to do that, they got a negative effect of what was happening in those particular locations. So, whatever hopes that you were going to have better properties and more options, everybody pulled out and/or the loopholes that you're talking about where they say okay, they're going to come in and fix your frig or replace your frig, but now your rent goes up; and so, I'm just saying there are unfortunate ways around it. The bigger thing, which I do like, what Gary was talking about, is the AMI. Washington County is one of the richest Counties in the State of Minnesota, and AMI is based off of the County; so, if you've got the majority of the County, which has a high AMI, that is having an effect on the rents that are happening in Cottage Grove. So, I just wanted to share that with you, maybe that will be some of the information and I'm stealing staff's thunder; so, as Gary is speaking about it, that's been one of the things that we've been looking at, too, is how do you make it, I almost want to say like a level playing field across the metro? Because in different Counties the price is different. These developers that are coming in, doing these Affordable options and such, they're basing it on the AMI, and whatever the AMI is from the County for us is different than the AMI for Ramsey County or Hennepin County or whatever. I just wanted to share that with you on those particular items. But thank you all for coming this evening, you're more than

welcome to stay here and in a few minutes here, we're going to be presenting something special to Gary Spooner, AKA Santa, up here, if you want to stay for that. But we will get a response back to you, both from our staff and obviously legally, so we can tell you what the big step is or what part you can play should you decide to do that in rent controls.

Mayor Bailey said Bonnie had asked for some information on Item O, and he asked Attorney Land if she wanted to talk about that now or just send a written reply; she indicated it would be a written reply to Bonnie. Mayor Bailey said all right, sounds good.

5. ADOPTION OF AGENDA

Motion by Council Member Olsen to adopt the agenda; second by Council Member Garza. Motion carried: 5-0.

6. PRESENTATIONS

A. 2025 Historic Preservationist of the Year

Staff Recommendation: Present the Historic Preservationist of the Year Award to Gary Spooner on behalf of the South Washington County Bulletin for their work preserving history by recording and reporting on residents, events, and places in Cottage Grove.

Mayor Bailey said our Community Development Director, Emily Schmitz, is going to take us through this, and Council, why don't you join me down in front, and then we're going to have Gary join us up in the front, too.

Director Schmitz said Mayor and Council, I'm honored this evening to introduce the 2025 Historic Preservationist of the Year Award to Mr. Gary Spooner for his work with the South Washington County Bulletin. My understanding is it operated here from about 1970 to about 1994 and preserved a lot of stories and a lot of events that occurred here in Cottage Grove. Lucky for you, Mr. Spooner was kind enough to sit down with me, and we put together a brief video, a short clip, of Mr. Spooner telling his story, an excerpt is provided here:

"One of the most valuable things you can give to a community is time, so you spend time trying to make the community better. If that's what they're giving me this award for, I'm honored, but it's not only for me, but I had a tremendous amount of people who worked with me, they never worked for me, they worked with me. Being a business owner in Cottage Grove and having the support of the citizens is something that you prize because you can't make a living unless you have the support of the people that live with you, that was always important to me. I really thank them for all that they've done for me, and I hope I've done something for them."

After the video concluded, everyone applauded, and Gary stepped forward to accept his award.

Mayor Bailey said all right, so, you got to see a little bit of history and it was really pretty cool to see Judy, his wife, in the video, too. I just have a small token of our appreciation here, which Mayor Bailey read aloud: *Cottage Grove 2025 Preservationist of the Year presented to Gary Spooner, on behalf of the South Washington County Bulletin, for their work preserving history by recording and reporting on local residents, events, and places in Cottage Grove. Given May 21st, 2025, by the City of Cottage Grove and the Advisory Committee on Historic Preservation.*

Mayor Bailey said again, on behalf of all of us up here, everybody out in the audience, and the residents of Cottage Grove, thank you, Gary, for the many years of running that amazing newspaper, and I was one of those people that used to run to the dairy store to make sure I got my paper for 25 cents. Mayor Bailey presented the plaque to Gary, and everyone applauded.

Gary said well, thank you for the applause, I really appreciate that. If anybody wants to sit down with me, it'll cost you probably a cup of coffee, and I'll give you a lot of stories about the newspaper business and what we did in those years that we had it. It was a great amount of fun. Right now, I'm not very happy with the way that news is

distributed, but you might have to hear about that, too. Once an editorial writer, you're always an editorial writer, and there are a few politicians probably that sat on this dais back behind me that I probably referred to as "barnacles on the ass of progress," or a few other things; or jerks that wear signs, they'd be dragging a billboard, just a few of those other things.

But thank you very much, thank you for this honor, it is, like I said, not only for me, but for the people who worked with me. Mayor Bailey said let's give Gary a round of applause and everyone applauded.

Photographs were taken of Gary with Mayor Bailey and the City Council, after which Gary shook their hands.

Mayor Bailey said thanks again, Gary, for all you've done for our community with that amazing newspaper.

B. Proclamation - Historic Preservation Month

Staff Recommendation: Proclaim May 2025 Historic Preservation Month.

Mayor Bailey said I've asked Council Member Thiede to read aloud this proclamation, then we'll do a motion to approve and second it; Council Member Thiede read aloud the Historic Preservation Month Proclamation.

Motion by Council Member Thiede to proclaim May 2025 Historic Preservation Month; second by Council Member Clausen. Motion carried: 5-0.

C. Proclamation - Public Works

Staff Recommendation: Proclaim May 18-24, 2025 as National Public Works week in the City of Cottage Grove.

Mayor Bailey said he asked Council Member Olsen to read aloud this proclamation.

Council Member Olsen said as they do every year, National Public Works week comes with a theme; this year's theme is "People, Purpose, and Presence," and he read aloud the proclamation.

Motion by Council Member Olsen to designate the week of May 18-24, 2025 as National Public Works week in the City of Cottage Grove; second by Council Member Thiede. Motion carried: 5-0.

7. CONSENT AGENDA

- A. Approve Parks, Recreation and Natural Resources Commission Meeting Minutes from February 10, 2025.
- B. Approve the Public Services Commission Meeting Minutes from February 10, 2025.
- C. Approve the tobacco license for Grove Tobacco located at 8599 West Point Douglas Road South, #200, Cottage Grove, Minnesota.
- D. Approve the Service Agreement with SafeAssure for Workplace Safety Consultant Services.
- E. Authorize the purchase of the portable hoist for \$99,742.62 from Liftnow.
- F. Approve the Preventative Maintenance Agreement with Kraft Mechanical for the Utility and Engineering Building in the amount of \$6,572.50.
- G. Approve the Antenna Site License Agreement with T-Mobile at the Grange Water Tower.
- H. Adopt Resolution 2025-076 approving the plans and specifications and authorizing bidding for the 2025 Sewer Lining Project.
- I. Approve agreement related to landowner improvements on a portion of Geneva Avenue.
- J. Authorize Service Agreement for Woodridge Park playground surfacing maintenance with Flagship Recreation in the amount of \$60,694.67.
- K. Authorize Service Agreement with FPI Paving Contractors for the Woodridge Park Ice Rink/Sport Court project for bituminous paving of the ice rink surface in the amount of \$54,810.00.
- L. Approve Change Order #1 for the High Zone Raw Watermain Project, reducing the contract amount by \$202,750.00 to a revised contract amount of \$4,931,898.00.

- M. Approve the issuance of rental licenses to the properties listed in the attached table.
- N. Approve the Agreement with Gateway Fiber and authorize the addition of an Engineering Technician to the Public Works Department, at Grade 14 of the non-represented pay plan.
- O. 1) Adopt Resolution 2025-073 approving the Final Plat for Lochridge, subject to minor modifications as approved by the City Attorney. 2) Approve the Lochridge Development Agreement with Pulte Homes of Minnesota, LLC, Rachel Development, Inc., and DRP Odin 16, LLC, subject to minor modifications as approved by the City Attorney. 3) Adopt Resolution 2025-074 approving the Lochridge Development Plans dated March 31, 2025, prepared by Alliant Engineering, Inc., subject to final approval by the City Engineer in writing.
- P. Approve the attached Settlement Agreement to resolve the Robinson appeal.

None of the Council Members wished to pull any Items for further discussion and/or approval; Mayor Bailey pulled Item N, Gateway Fiber Agreement and Staffing, just to have Derek Leffert come forward to introduce himself to the public and the Council, and then we'll move forward.

Good Evening, Mr. Mayor, Members of the Council, Derek Leffert here, Head of Government Affairs for Gateway Fiber. Gateway Fiber is a fiber only internet service provider, and you guys have recently kind of undergone an RFP process, which Gateway was a part of, and had a number of great discussions with City officials, and we're pleased to be investing here in Cottage Grove. Gateway Fiber was started in 2019, we were actually started to bring fiber to the forgotten; we were started to bring fiber high-speed internet to a town of 270 people just outside of St. Louis, Missouri, and we have since grown exponentially. We're based out of Missouri, but back in 2023, we started investing in the MSP area and have built seven-or-eight towns up here in this area right now with plans to continue to aggressively build more, and that includes Cottage Grove. So, we'll be making significant investments here in Cottage Grove to bring high-speed internet to the residents and businesses here in Cottage Grove. I will say that Gateway Fiber is not like a traditional internet service provider; we are laser focused on community partnerships and investing in the communities in which we serve. Our pricing is very simple, we don't do introductory pricing; we have a flat-rate pricing depending on what speed you want, and that's all that comes out of your account. There's no contract, there's no installation fees, there's no service fees, it's literally that's what comes out of your account each month. We believe that's a fair way of doing things, and with our exceptional customer service, we believe that people will stay with us as a result of the service that they get and the pricing that we offer. I would invite you to talk to any of the other seven-or-eight different municipalities that we have built here in the MSP area; I think that they would give you glowing recommendations on the process that we use as part of our community partnerships and collaboration, we are heavily invested in making sure that we're working with not only the community staff, the City staff, but also with the residents and the Council Members as well. So, you'll see us come in once we get started with construction, you'll see us come in on a regular basis and kind of update you on the progress of where we're at, and answer any questions that you guys may have. We do realize that this process can be disruptive; any time there's any sort of a utility project, it's disruptive. Our intent is to make it the least disruptive as possible, and so you'll see us go out and we'll put door hangers on every neighborhood that we're going to be in, we'll put sandwich boards out, and try to communicate with the residents as we go along and progress in the process to make sure that they're aware of it. Hopefully, that saves some calls to the City staff, and we place a huge focus on restoration and making sure that we're being not very disruptive because every house that we go past with a line is a potential customer for us. So, if there's any restoration issues, if any of your constituents have any concerns, we want to address those as quickly as we possibly can because that's a potential customer for us, and that's a member of the community. So, we want to make sure that we're addressing those as quickly as we can. I just want to say thanks to the City, and we worked with Crystal and a number of others throughout the RFP process, and we were received very, very warmly and very hospitably. We're very, very pleased to come to Cottage Grove and serve the citizens and the businesses here in Cottage Grove, and here very soon you'll start to see the access that they don't have right now. So, thanks again for allowing us to kind of introduce ourselves. If you have any concerns, any issues, any questions, feel free to reach out to me, and I'm more than happy to address those as they come up.

Mayor Bailey said all right, thank you, Derek, I appreciate that.

Motion by Council Member Olsen to approve the Consent Agenda; second by Council Member Garza.

Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. Approve disbursements for the period of 5-02-2025 through 5-15-2025 in the amount of \$1,431,904.85.

Motion by Council Member Thiede to approve disbursements; second by Council Member Olsen.

Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS

- A. Oltman Park - Bid Award
Staff Recommendation: Adopt Resolution 2025-075 awarding the Oltman Park Project to Peterson Companies, Inc. for the bid amount of \$2,072,507.40.

Mayor Bailey said Zac Dockter, Director of Parks and Rec, is going to walk us through this one. Welcome, Zac.

Good Evening, Mayor and Members of the Council, on April 16, the City Council approved plan specifications and authorized bidding for the Oltman Park Project. This portion of the project includes construction of three full-sized multipurpose turf fields that include irrigation and drain tile, a large parking lot, trail connections, electrical service, and then running conduit for future scoreboards. The Engineer's Estimate for this work was at \$2,200,000; we're happy to report that it was a competitive bidding return with Peterson Companies submitting the low bid of \$2,072,507.40. Peterson is a reputable company in this field, and they've actually done quite a bit of work in Cottage Grove, most recently at Glacial Valley Park. So, with that, staff is recommending awarding of the bid to Peterson Companies.

Mayor Bailey asked Council if there were any questions for Zac; there were none.

Motion by Council Member Garza to Adopt Resolution 2025-075 awarding the Oltman Park Project to Peterson Companies, Inc. for the bid amount of \$2,072,507.40; second by Council Member Thiede. Motion carried: 5-0.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Clausen said thank you, Mayor, just one thing I wanted to notice that I see sitting up here is we have new school internet fiber sitting next to an old school newspaper. I thought it was kind of ironic, but thanks, Gary, it was well deserved.

I was at a Planning Commission meeting on Monday night when the storm was beginning to roll through, and when I came, there was a group of 20 people out here planting all the flowers. I want to just give a shout out to the Pineridge Garden Club, they work in our community planting flowers, and they also do it in St. Paul Park, and it's just a great organization that keeps our community beautiful. Thank you so much, Pineridge Garden Club. That's all, Mayor, thanks.

Council Member Olsen said Gary, remind me, was Judy part of the Pineridge Garden Club? I know she helped with some projects, and those ladies are amazing, they're phenomenal, absolutely. Yes, good call out by Council Member Clausen there.

So, I'm going to start my Council comments and requests with a Gary story, and then I'll move on, okay? I didn't think he'd still be here; in fact, I figured he'd be out the door as soon as we gave him the award, so thank you for staying and thank you all for staying as well. When I first ran for City Council in 2008, one of the conventional wisdoms about running for City Council was you had to write an op-ed for the Bulletin. Now, Gary wasn't responsible for the Bulletin at that time, but you know, I was struggling a little bit on what I should say and how many words it should be, and all that. Anybody who knows me knows I can never shut up, so naturally, a 500-word op-ed became 1,500 words, and I didn't know what to do. So, I turned to Judy, and I said help, and she and Gary took the time to sit down with me and help me condense my thoughts, which very few people in the world can do, and helped me to craft something that I'd like to think was pretty good because I was successful in that election; and I will never forget what Gary said tonight about when you love a community, you give it your time. That is what people like Gary and Judy and so many others that I know I personally have looked up to in my lifetime as a young person growing up in Cottage Grove, whether it be coaches or teachers or members of the City Council have impressed upon me. And it's truly a privilege to give our time, and Gary does it with joy, he does it with joy all the time. He's not golfing anymore, but when he was at the golf course, that man always had a smile on his face. I bagged groceries next to him for the food shelf and raising funds for the Holiday Train in his Santa suit, more smiles and candy canes handed out to people. You're a tremendous example of what a person who truly gives to their community should be, and I want you to know it doesn't go unnoticed. I hope tonight's recognition was just a tiny little taste of the amount of respect that we all have for you and your family and all that you've done for this community over the years. We still miss Judy, I know you do, too, she was a force of nature, probably the only person on the planet who could keep you in line, but can you do it, too? An unidentified female said, oh yeah. You have the gene? She replied, I have the gene. Council Member Olsen said good, it's DNA. So, okay, so thank you.

And with that, I'm going to turn my attention to Memorial Day next Monday, the 26th of May. It's going to be a nice day, according to the weatherman; now, I typically don't trust the weatherman, but last year we got forced inside due to some pretty ugly weather, and it's been a bumpy week from what I understand. But according to everything I'm reading, it's supposed to be 70 degrees, sunny, so I'd encourage everybody who wants to come out to pay their respects to the fallen on Memorial Day to join us here at City Hall. Our Mississippi River Valley Beyond the Yellow Ribbon team puts on a Memorial Day event that is truly memorable, and we'll be out here, right by the Veterans Memorial, which is all polished up and fresh, there's been some maintenance on it this year. We'll have a number of guests, including Sheriff Starry, Commissioner Bigham, etc., various City Council Members will be there, we may even have another special guest, but I'm not allowed to tell; but I will tell you that this year's event is a salute to our Asian-American and Pacific Islander veterans, it is AAPI Heritage Month and that's a national declaration. And so we have some really great speakers coming from the Minnesota AAPI Veterans Association that I think you'd really enjoy. Typically, we start about 10:00 a.m., we get done around 10:45-11:00 a.m., it depends how longwinded I get; but you know, it's going to be a really nice ceremony and a great way to pay our respects to those who've given all in defense of this country and allowed us to enjoy the freedoms that we get to enjoy each and every day. So, for those of you in the audience who may be veterans, thank you for your service, and tell your friends, tell your family, it'd be great to have you join us on Monday. And with that, Mayor, I'll turn it back to you.

Council Member Thiede said all right, well, I've got a couple things here. Council Member Olsen asked is Strawberry Fest one of them? Council Member Thiede replied yes, it is; Council Member Olsen said okay, good, just making sure you didn't forget. Council Member Thiede said I didn't forget. So, one of the things I'm going to mention first is actually Monique Garza started, how many years ago now? Council Member Garza replied this is our fourth year. Council Member Thiede said fourth year, Movies with Mo, and it's getting people together and you put up a big screen and show everybody movies. You've got free popcorn, free lemonade, free glowsticks, and it's just fantastic. So, the next one is on June 13, at 7:00 p.m., in Highlands Park, and they'll be showing *The Wild Robot*. It's a great time, bring kids, bring your grandkids, it should be really fun. Council Member Garza said thank you.

Council Member Thiede said so, the other thing that I'm going to talk about is Strawberry Fest, and it's a mere five weeks away, and I did wear my shirt today, so I've got a lot of advertising space here for Strawberry Fest, and it's going to be a great festival this year. Berry Saurus is the theme, and we're going to actually have some additional things Thursday night for Family Night and everything; that's actually June 19, so it's the Juneteenth holiday, so people won't have to worry about having to get home from work to come over, they can come over earlier. I think we start at 4:00 p.m. on Thursday, so that's going to be great. This year there's something else new, and I mentioned it before, we're going to have a drone show on Friday night, there's going to be 100 drones, aerial, and the name of people that are doing it are Aerial Illuminations. So, it's a 12-to-14-minute drone light show with 100 drones. They've got custom animation designs that we had some input on, there's choreographed music to the show, and we even had some input on some of that music. And so, that's going to be probably in approximately the same place, it's going to kind of come up, they're going to operate over kind of by where they shoot the fireworks off and so forth. So, it's going to be a great view, it should be interesting, we're really looking forward to seeing what that's going to be like. These folks we've heard do a good job on that.

On Saturday night, we will have our fireworks at 10:30 p.m., and that also will be typically like we've had in the past, about a 15-minute show; it's not quite as big as the Fourth of July, we certainly wouldn't want to compare ourselves to that, so that should be fun, too. So, we're hoping for really good weather, and we've put our order in for that, and you know we've got some great bands on Friday, on Saturday. Like I said, Thursday night's going to have some additional things for Family Night and so forth. You can go to <https://cottagegrovestrawberryfest.com> to see what all the other activities are and such; so, be there or be square.

Council Member Garza said thank you, Mayor. So, I will mention a few other events that I think we have going on, and I actually thought Justin would mention it, but tomorrow the Lions Club is having a blood drive; it starts at 1:00 p.m. and it ends at 7:00 p.m., it's at the VFW, and you can register online at www.redcrossblood.org. So, if you're interested in giving some blood tomorrow, that's between 1:00 p.m. and 7:00 p.m. at our VFW.

Also, this weekend, actually, we are having the Fifth Annual Hmong Memorial Sports Fest and Street Fair, on Saturday and Sunday. It is a spectacular event, my family went last year, and I think there were maybe 1,000 people a day or something out there. It was so fun, lots and lots of food trucks, a lot of different types of food, too. So, if you can get out there this weekend, it's supposed to not be raining, 70 degrees and nice, so if you are able to get out there, that's something else fun to do in our community.

And last, but not least, on June 7th at Hamlet Park we are having our Kids Adventure Mud Run, so that is going to be a ton of fun. It's \$23 to participate, and you can sign up online. So, hope to see you all there.

Mayor Bailey said so I just have two items real quick: 1) We'll start with fireworks on the Fourth of July; we do have at least \$25,000 and we're working on a little bit more from another business in the Business Park. I want to recognize 3M, Renewal by Andersen, NorthPoint (which is a developer in the Business Park), Tennis Sanitation, and Hy-Vee, as they have all donated \$5,000 each for at least a \$25,000 show. We're actually looking to see if we can inch it up a little bit better, and of course, this is a huge event, and I encourage everybody to attend. The one nice thing that we learned from last year, there was rain on the Fourth of July last year, and when they did it two days later, on July 6, which happened to be a Sunday, the crowds were bigger because I think Cottage Grove empties out during the summer, over the Fourth of July. So, they're actually going to do it on July 6 this year, so the Fourth of July will be fun, but they're going to do the fireworks on Sunday, July 6, this year. Council Member Olsen said we'll have food and Mik Mart will be there, we'll have roasted corn, have all kinds of fun events for the family, we give away some bikes and some other cool things. So, please come join our Lions Club and have a ball. Last year was crazy busy, so we've even staffed up this year; normally, this is one of those all hands on deck sort of events, but the good news is doing it on Sunday, we even get some of our Lions back from the cabin in time for the event. So, we'll have a few more people flipping burgers and making hot dogs and making sure everybody has a good time. 2) Mayor Bailey said the last thing I'll just bring up real quick, Council Member Olsen, EDA Member Khambata, and myself had the opportunity to go out, once again this year, to what's called ICSC; there's different terminology for it, but I'll just basically tell you what it is, it is a developers and retail convention in Las Vegas. There are over 40,000-to-50,000 people there, businesses of all types, and I just wanted to share with the public, and I know our staff has putting out some updates, too, and I know Council Member Olsen and myself were. I just

have to tell you it was an amazing event this year, we got a lot of real positive feedback, and it's interesting because a lot of people have asked why can't we get certain businesses or whatever to be in Cottage Grove? The answer, believe it or not, is more so, where do they go? Either everybody wants to be on 80th Street, or what are we opening up for the future? So, I'll just share with the public what we've ended up bringing out there is a proposal down by Walmart; there is a developer that has an option on all of the 73 or so acres down there, next to Walmart, and putting a project together there that would involve a Mixed Use, also some restaurants and entertainment and so on. I will mention that the EDA purchased the home that's right on the corner there, the Rosses' property. She has sold as Jim, her husband passed away just over a year ago, and she sold it to the EDA for the City of Cottage Grove. So, we're marketing that and did market that as a hotel site because what we're hearing from our Business Park is they need a business class hotel, they need extended stay, and so we got really positive feedback for what we're going to do; you heard earlier about an RFP, which is a Request for Proposal, and we're looking at doing that on that site, too. Then we also have the other side of the highway, as 100th Street eventually comes through, the Langdon area, or Innovation Villages we're calling it, which is along Highway 61 on the opposite side, where the old Majestic Ballroom still stands today. The fact of the matter is that whole area will be redeveloped, and the roadway extended along the frontage road there will also be some Mixed Use, with some opportunity for commercial as well as residential. So, I just wanted to share we were able to market those particular projects and ideas out at the ICSC Convention, and we got very good reviews and very good feedback. Now, I will say this, it doesn't happen overnight, as we all know. As soon as we are able to announce some of the people and the businesses, individual businesses, what I mean by that is whether it's a national chain or somebody local, these people that we met out there do represent both, it isn't all just your fast-food places and that. So, we had some very good options there. And just for the public, when the EDA Members go out to some of these different conventions and such, just so I can say it, it's not your taxpayer dollars that we're utilizing; we have an Economic Development Trust Fund that a business in our Business Park actually provides money into, and we utilize those funds to market the City. So, I just wanted to let everybody know that; so, there's two separate funds, there's an EDA Fund and then there's an EDA Trust Fund, which is separate. So, thank you to Council Member Olsen and EDA Member Khambata, and we'll obviously keep the public up to date when things are happening within our City. I think we really have some bright things and some amazing things that we're looking forward to in the next probably year, year and a half timeframe.

Mayor Bailey said just for the public, we have two workshops this evening: One workshop is Closed to the Public, and what I will share with the public is that is regarding Grey Cloud Trail staff recommendations, and that meeting is closed under Minnesota Statute, Section 13D.05, Subd. 3(b) for Attorney-Client privileged communication regarding Grey Cloud Trail. The other workshop is Open to the Public, and that will be held in our Training Room, and that is where we're going to be reviewing with staff the 80th Street & East Point Douglas Rehabilitation Project. Our Public Works Director, Ryan Burfeind, will be walking us through that and getting feedback.

So, thank you all, and those of you that hung around with us, I appreciate that. We'll be adjourning in the Training Room. So, thanks everybody, have a good evening and a safe Memorial Day.

13. WORKSHOPS - CLOSED TO PUBLIC

A. Closed Meeting - Grey Cloud Trail

Staff Recommendation: Closed meeting pursuant to Minnesota Statute, Section 13D.05, Subd. 3(b) for Attorney-Client privileged communications regarding Grey Cloud Trail.

A motion to close the meeting was made by Councilmember Olsen at 8:16 p.m. and seconded by Councilmember Thiede. A motion was made by Councilmember Olsen to open the meeting at 8:35 p.m. and seconded by Councilmember Thiede.

14. WORKSHOPS - OPEN TO PUBLIC

A. 80th Street & East Point Douglas Road Rehabilitation Project

Staff Recommendation: Receive information on the 80th Street & East Point Douglas Road Rehabilitation Project and provide direction to staff on construction phasing.

Mayor Bailey said this workshop is regarding the 80th Street & East Point Douglas Road Rehabilitation Project, and I guess we'll kick it off with Ryan Burfeind, our Public Works Director.

Director Burfeind said thank you, Mayor, Members of the Council. So, tonight I've got a few things to talk about related to this project. I'm going to run through project funding, where we stand on that, just go over the overall project scope, as it has grown with incorporation of the routine work with MnDOT and Washington County. We'll talk briefly about assessments, and the main thing at the end is the project staging. Obviously, it's a different project than East Point & Jamaica, but if you remember three years ago, we had a big discussion about East Point & Jamaica; what were the Council's priorities with access staging and how we managed that project during construction, and we want to have a similar discussion tonight before we get too far into this.

Project Costs: The total project cost is just about \$17.3 million, so this is a very large project. It's not a reconstruction, it is a rehabilitation, but the cost is frankly due to the size, right? We're going from Highway 61 all the way to Ideal, which includes East Point Douglas by Hy-Vee, and then MnDOT with Washington County is redoing the interchanges as well. Below that project cost I have all the different funding sources we have: Federal Funds, \$5 million, TIF Funds, MnDOT, Washington County, \$5.3 million and that's at the interchange; the City does have a cost share in that, but our cost is in our numbers already, so that's just the County and MnDOT. Water & Street Utility Funds is very small because this is not a reconstruction project, we've got minor utility repairs to do. Right now, the Storm and Streetlight costs are all eligible between the Federal Funds and our MSA Funds. Total MSA Funds that we're projecting to have available for this project is about \$4.6M. We will have the 80th & Keats roundabout in 2026 as well, we're looking at about \$2 million there, and what we can do is what we did for East Point & Jamaica, a State Aid advance for up to \$4 million. So, we're looking at about \$2.6 million, in our typical apportionment, and then \$4 million more would be an advance, and then taking out the roundabout, we'll use that.

Estimated Assessments: This is a project that we look to assess for our 429 Special Assessment Policy, it's about \$2.2 million, that does need to be determined based on Special Benefit Appraisals just for budgeting purposes. We took a look at similar properties, similar projects, and we want to get a more realistic number for Council on what those would be, only because our policy shows us a high assessment, we know historically Special Benefit Appraisals for commercial projects don't support those.

So, you can see Total Funds Available is about the Total Project Cost. One thing, working with Brenda, it's important to point out that this isn't bonded for, right? So, we don't have bonding money, and the assessments are not immediately available. We do know there's a certain amount of folks that pay in full, but we do have to look at actually funding this project during the construction season, and some of that is going to come back over time.

Proposed Improvements: The main thing I want to hit on is this is a Rehabilitation Project. It's kind of like Pavement Management, in general: Spot curb replacement, full pavement replacement, of course, spot sidewalk replacement, all the trails are being replaced, and then lots of other work that I'll talk about. But it's not a Total Reconstruction, like East Point & Jamaica.

As we start on the western end, we've got the ramps with the interchange being redone; the green is all the concrete so that interchange area between the two bridges is concrete, and then the ramps themselves are all concrete, and that is being redone, along with the signals. That is technically a MnDOT project, that was originally in 2028, and we worked with MnDOT to move it up to 2026, because that was about to be a pretty bad situation to do 80th Street and have all that impact come back and do this two-year plan, so that was a big win to move that project up. The bridges themselves are actually in really good shape, structurally, so there is not a bridge replacement happening, but I will talk about the aesthetics of the bridge in a little bit; there are some things we can do to improve those.

Council Member Olsen asked when's the last time those were inspected? Director Burfeind replied so, MnDOT does the inspection, and if it's like ours, it would either be on a two-or-four-year cycle, but it would be a standard inspection cycle that MnDOT would do.

As we move to the east, everything in yellow is all asphalt, so that's all asphalt being replaced. Some things I want to mention is there's a sidewalk link that's always been missing from Culver's to get you to this side of the interchange, MnDOT is looking at installing that with this project. Bolton & Menk is doing that design for that component and will bid this all as one project. So, I talked about that as a MnDOT project because they're really the lead agency, but Bolton & Menk is doing the design for that. Actually, I should have mentioned, I jumped right into it, Mike Warner and Mike Boex are with Bolton & Menk, those are the folks in the front of the room here, they did the design for East Point & Jamaica, so we're obviously in good hands with them on this project.

As we move to the east, we've got dual left-turn lanes that we're going to install at Hardwood. Remember when Hy-Vee came in, we installed those really long single turn lanes, that was really what we could do at that time and that was meant to get by, but we really do need dual left-turn lanes, which is a big part of this project. What that does is it really allows us to free up more green time as far as the signals, because we have a really long left green time to clear those super-long turn lanes, so that will be a big improvement at the signal.

On East Point Douglas Road, I talked to the Council about this, right now you've got a signal thru lane, which is confusing at the signal. We're going to be redoing this to have two thru lanes, one will be a shared thru, right, but it will allow for two thru lanes of traffic to move through the signal like it used to; so, that will really clear up driver confusion and will still maintain dual left-turn lanes into Hy-Vee. So, that's a big improvement for this project.

Mayor Bailey said so a question on this section right there. As you're keenly aware, we were just out at ICSC talking to a developer, who wants to redevelop. At that access point to get into Dairy Queen, are we going to create a turn lane?

Director Burfeind replied yep, so right now there's a right-turn lane in; are you looking for like a left-turn lane or just adding more for that right turn?

Mayor Bailey said well, I'm just thinking more, just for stacking, if you know what I mean.

Director Burfeind replied yep, to answer your question, so we are extending these right-turn lanes as far as we can, and I know there's been some question about that access location. It does get trickier as this is a big grade as you come down, so that's something we'll continue to look at, if there's information on that, but we are extending the right-turn lane.

Administrator Levitt said when we originally looked at that, it was over a 10% grade coming in; the problem is it started to eat up one of those lanes, and so it made it difficult with the blueprint that they gave us for their option for redevelopment. Actually, the grade, you know the slopes of the embankment started to eat up a lot of the property, because they were desiring a right in and right out.

Mayor Bailey said so, the other part then, too, would be getting into like where Caribou is or Walgreens, they're the same thing where there's not much, I mean you're there, and if people are backing up, they're actually backing up into the drive lanes.

Council Member Olsen said and that property owner does not maintain that parking lot at all; there's huge potholes in there right now. Director Burfeind replied yep.

Council Member Garza said and that other area that you're talking about right now, turning off of there, it backs up the Dairy Queen; so, in the summertime, that Dairy Queen sometimes you can't even turn there because there's such a long line there, so, that's a really big problem.

Director Burfeind replied and Dairy Queen is its own unique challenge. We can fix it, but I mean, we've tried to go to Dairy Queen.

Council Member Olsen said we actually talked to Dairy Queen Corporate out at ICSC because that property owner is a one owner, right? It's not owned by like a huge group, and he actually wants to become a Grill & Chill, but the question is on that site, is there enough room? So, there may be some additional conversation to have there with him.

Mayor Bailey said and Ryan, I don't know if this is you or if this just for us, from a staff standpoint, I know we're getting a little bit in the weeds here; but if we were to do or they were to say, hey, we're going to do a right in, right out or you guys would develop or create this right in, right out there, how much advance time do you need? Do you know where I'm going with this? Because if they're working their deals with the different building owners over there, I mean if you were to do a deal with all of them through there, which is what I know they're trying to do, to redevelop that whole area, how much time to make it literally make sense?

Director Burfeind replied we'd have to do the design for the project; I mean, we're going out to bid in February, so, I mean.

Mayor Bailey said so, it has to be this year, basically? Director Burfeind replied yeah, it has to be this year.

Administrator Levitt added because some of it we're also going to need Right-of-Way; so it's also development design and details, and we can't design it unless we secure the Right-of-Way. Mayor Bailey confirmed with her we can talk about that next week.

Council Member Thiede asked so what is the status with MSI Manufacturing Solutions and so forth? I know there was discussion with all those groups in there to totally redevelop that whole area, right?

Mayor Bailey replied yes, it's still; Council Member Olsen said yeah, there's one linchpin that needs to be pulled, and that's what we're waiting on; otherwise, they're good to go. Mayor Bailey said otherwise it looks like they are, based on what we just heard out in Vegas.

Council Member Garza asked so what are you talking, that they may redevelop that little mini mall back there? Mayor Bailey said yes, everything.

Council Member Garza asked that whole section? Mayor Bailey replied yes. Council Member Garza asked that hotel and everything? Mayor Bailey replied yes, they should, Dairy Queen, Valvoline, all of it. Council Member Garza said that would be really nice.

Council Member Olsen said those lights that you're proposing, are those the new style that you put in down by Target? Mayor Bailey said oh, leave that for later, that's not.

Director Burfeind asked in terms of the streetlights? Yep, that'll be our new style that we have by Target and all across 80th. Mayor Bailey said I like that.

Council Member Olsen asked did I steal your thunder? Mayor Bailey replied well, no, I just have a question about it later. I like that, though.

Council Member Garza said I have another question about Hardwood. So, right there, where we're going to come across and right now, it's not really aligned, so quite often people will go into your lane; there's two lanes that come over and two lanes that come over, but they're not aligned. So, are we going to get those aligned now?

Director Burfeind asked are you talking about 80th?

Council Member Garza replied no, coming down Hardwood. Mayor Bailey said Hardwood coming south. Council Member Garza said yep, so, you have the two lanes and two lanes, and there's two lanes that go across to where Walgreens is, but if you notice these two lanes they cut over to each other. And so many times this car here will go into your lane, and you're like beep-beep, no, wrong lane, get back over. So, it's really a big deal because it happens quite often. Council Member Olsen said it happens all the time.

Director Burfeind replied we can look at that striping. I will say with the rehab, we're not making major curb changes and alignments, but we can just look at where that is.

Council Member Garza said I mean, it's bad, and it's happened ever since we updated that little section.

Director Burfeind replied and I think some of that might be driven by the fact that folks know that there's a lane ending and think they might try to make that movement early. So, once we develop the two thru lanes the whole way through, that's.

Council Member Garza said but the straight across, you have two lanes fully, so it's truly when they're coming across that light, they're not sure of which lane they should be in; and I don't even think that they're free thinking to get over to the Hy-Vee lane, I think they're really thinking their lane follows that way, and it really follows that way. And when you drive it, you'll see it, I mean its.

Administrator Levitt said and there's a little bit of a crown in the road that actually makes that perception. Council Member Garza said exactly, yep, it makes it not look straight. Director Burfeind replied well, we'll look at that for sure.

Director Burfeind said one thing I do want to mention that makes this project a little more complicated, is when this was redone with the interchange back in the 1980s, it's asphalt on sand; there is no Class 5 on this road.

Council Member Olsen asked are you serious?

Director Burfeind said which we really couldn't quite believe on the plans, so we actually went out and dug holes. It's a different way of doing business, it's not how we'd do it now, and it's not how we would want to redo this road. So, to mitigate that, it would be.

Administrator Levitt said just remember, I was not here.

Mayor Bailey said I was going to look at those guys, did they do this? Director Burfeind replied no, they did not do it, it was before their time, so, and that goes all the way, kind of as you go up the hill to about right here.

Mayor Bailey said wow. Council Member Olsen asked what would be the logic behind that? Mayor Bailey said I bet I can guess.

Director Burfeind said with concrete, you will see that sometimes, but yeah, not usually with asphalt. Now, obviously, we're not in a position where we can do a full reconstruct and a Class 5 section, that's not in the timing or the cost. So, what we will do is we're going to reclaim the asphalt into the sand, make an aggregate base, and then we're going to do what we call a stabilized base. We did that on West Point Douglas Road in 2020, we actually injected it with oil and some old special design that we worked with a firm on to really basically give us what's an equivalent of a Class 5 base.

Council Member Olsen said so, it's like another layer, which Director Burfeind confirmed.

Director Burfeind said that will fix that issue, but that does add time to the project, but it is a necessary thing we have to do.

Council Member Garza asked what is the longevity of that? What is it equivalent to, as far as if it were a Class 5?

Director Burfeind replied I think it's going to be very similar and realistically, with it not being a total reconstruct, whatever that next timeframe is on major roads like this, 20-30 years out, the City will be in a position to totally reconstruct it. But we're trying to design it in a way that its going to kind of match up with the rest of the curbline and things like that.

Director Burfeind said the project, from like a scope perspective, I will say it will be a little similar in some ways as you move east, you're out of the mass to do the larger turn lane work at Hardwood Avenue and all those changes. Here, we're talking really good concrete, this concrete was in 1998, so curbs, medians, all those things, in general, are in really good condition. So, we'll have spot repairs with those, redo the pavement, and we're going to bring that stabilized base up to Hinton Avenue, right here.

We will be redoing parts of the Hinton Avenue signal, we did replace parts of that a few years ago, kind of with the Caribou project. There was that unusual signal as you're heading southbound where we changed it to be the arrows and be a lot more clear. There still are more improvements that we want to make there as we move along.

Council Member Thiede said right there, at KOK Funeral Home and the left turn going east onto Hinton, you know, and I've done it, too, not necessarily anymore; the cars coming up, they're going to turn on Hinton, and they first go into the turnoff for KOK Funeral Home, then all of a sudden they say, oh, I've got to go back out. So, the question would be is why not just make that turn lane all along there, if you're pointing at that, do you know where I'm talking about? Right there, and instead just make that whole thing a turn lane. Then, if somebody goes over there, they go, oh, well, I've got to go to the next turn.

Council Member Olsen asked is there enough room for that, guys? Council Member Thiede replied, well, I think you just narrow down the wing there.

Director Burfeind said we also look at kind of the safety component. Because there is no opposing left, that helps; you wouldn't do that if there was an opposing left, because the cars would think they're going left but you're going straight and you'd have a collision. But here we could take a look at that and see; we actually have talked about this corridor, you have all these little left-turn lanes. That's part of my phasing plan I'll say it later on, we weren't proposing to take those medians out because they're in good shape, but part of the phasing plan

would involve taking those out and we could put in something different in the future. So, yep, we can certainly look at that.

Mayor Bailey said well, then, let me throw my two cents in on the only other thing with this project. When you go in like you're going to go to, I'll just say Tom Moy's, when you're coming down the hill, there's no turn lane, you're in the lane, and cars are stacking up behind you or could hit you. And then the other thing, coming out of there to go east, it's narrow, it's like it's not, and I know you just said all those little things there; I'm just telling you it's difficult to get out there and then cut across without literally having part of your wheels go over the curb just because of the spacing there, so just take it from somebody who goes in there a lot.

Council Member Garza said and back to this triangle, too, that gets really backed up when school is happening. So, when that turning lane to go left onto Hinton, where the little break is, if you did extend it to the turn lane back from KOK, that would help that stack up as well because it gets pretty intense, especially in the afternoon, so.

Director Burfeind replied these are all good things we want to hear. I will say it is challenging because we're not proposing a full reconstruct, so that's part of what I want to talk about tonight. They're certainly everything we want to look at, and I think we don't want to throw anything off the table, but it is just a challenging situation with a lot of curbs that we are proposing to take out. But now is a good time, right? This is a major project and we want to look at all these things to make sure we can try to address them.

Just as we continue to move our way east, it's really similar work happening by the high school. We're going to talk later, during phasing, in terms of what's a priority with the high school. Obviously, it's a challenge today with what the high school is doing, we have to do a lot of coordination with them. They're doing major work to really pull all that traffic off of 80th, and that's going to be a huge improvement. They're doing a lot of that work this year, but we really have to look at when's that going to be done, when is their new access road going to be done, because that's going to play into our construction. If we still have the major backups on 80th when we're doing this project, that's going to be a big challenge.

We are going to be replacing the Hyde signal, no major changes, but we're going to make different pedestrian improvements; it's pretty tricky right now because pedestrians have to like push the button on the south side of the frontage road, but then they cross, and something might happen as right now they're stuck in the median. So, we're going to be working on those pedestrian crossings to improve those quite a bit as well.

Council Member Thiede asked so even though you're not showing the high school changes on here, you put all the changes to 80th Street that are going to be there, right? Because you have a little green area in there.

Director Burfeind replied yep, that's correct. The big change is this right-turn lane, right here, that's the largest, and that'll go into their new entrance, right here; and then we're also extending this left-turn lane as much as we can feasibly do it to the left into like Crestview Elementary, and the School District is paying for those modifications.

Council Member Olsen asked are you doing catch basins while you're up there?

Director Burfeind replied so, we'll be inspecting all that, we won't have any full replacements, but there's different things we do on a project like this; we might do like lining of them, different things like that, so we'll be inspecting everything.

Council Member Garza said I thought the School District proposed another light for the school, the kids specifically, it was just for the students when they drive out of their parking lot. So, is that that one there, or I thought there was going to be another one down or something, or maybe they're just redirecting the students to this one.

Director Burfeind replied redirecting, so no additional signals.

Council Member Garza asked is that for the students to come out at the light instead of coming out at the stop sign?

Director Burfeind replied yep, part of it will still be kind of that main parking lot entrance with the signal, but now the parent drop off, pick up and all those are going to be kind of changed around.

Council Member Clausen said I have a question on landscaping areas in green. A couple things: Is the old landscaping coming out and is new going to be replaced? And I also want everyone's thoughts on this, that landscaping looks pretty, but its expensive to maintain. I know in the last several years we probably haven't maintained it probably the way we should. One thing I noticed is, at my other job, when a car would hit a tree in an accident, we never replaced it; so, a lot of these places started off with a group of four trees, or a group of four or six trees in a row, and over time, they either die or they get hit or damaged and they're not replaced. So, it kind of looks unkept, so I'm just kind of getting everybody's ideas. Do we want as much landscaping there? It looks nice, but I'm just thinking with the time.

Council Member Olsen said you've done some hardscaping.

Administrator Levitt replied I think you're stealing Ryan's thunder; Director Burfeind said that's actually my next topic is aesthetics, so. Administrator Levitt said you're on the right track, and Director Burfeind said you're thinking on the right point, so. Administrator Levitt said yes, you're right there.

Council Member Clausen replied I set you up there, I teed it off for you; Administrator Levitt said that was really good.

Director Burfeind said the last thing I want to mention before we jump ahead is the key to this project is we are not, we have no easement acquisitions. So, East Point & Jamaica, that was a huge challenge. It's really important that we maintain that because there's Federal Funding; if we had to engage in easement acquisitions, this project would not happen in 2026, there would be no way, there's such a rigorous process with Federal Funding. So, we're able to build everything shown here without easements and that's a key part of this project is to maintain that.

Aesthetics: Director Burfeind said we've talked a lot about this, and what's happened over the years, right? There are a lot of planter beds out there, and generally, those are maintained by the Parks Department, and my guys do help out because it has gotten pretty challenging.

So, we want to kind of focus on what's the right areas to have those aesthetic improvements and where do we have hardscaping? You saw like Jamaica & East Point, there's a lot more hardscaping now, it looks really nice, very low maintenance, and its a much better solution.

This is the big median, right after you head east, Valvoline's right up here; this is one we do want to maintain as this whole area will stay as landscaping, but changing it out. So, we would freshen it up, we'd look at more rock instead of grass, just like Jamaica when you come out of the roundabouts now; I think it's a really good, clean look, and it is so much lower maintenance, we're not re-mulching every single year.

Council Member Olsen said and you're not dealing with the salt-covered plants and everything.

Director Burfeind replied correct, yep. We'll maintain some of the trees and some of the more-hardy plantings, like we did down there, and I think it's a really good look, and we'll maintain that in this area. Then we have the exposed aggregate that goes that direction, I will say that is getting older; we're looking to replace that with the colored, stamped concrete and some of the pavers so it'll really match that look that we have from the roundabout to the East Point signal.

Council Member Olsen said good plan.

Director Burfeind said and that's one of our focal points, right? That's an entry to the community, we want that to look good, and that's a good spot for us to invest our money.

Director Burfeind said talking about the bridge, like I said, the bridge itself is in good condition and actually the deck is really good. The bad spots were in between the bridges and that's where they're doing all their reconstruction work. You can see the railings, this is 80th Street itself, a nice, new railing, that was put in with that separate project in 2016, 2017. Some of the worst part, though, is the J barriers, right here, and then the median; its not that its degraded, but its been hit by cars, plows, its just scuffed up, its marked up. So, we talked to MnDOT about well, you're not replacing the bridge, what can we do to improve that look, understanding that it is a City cost, not a MnDOT cost. Bolton & Menk was involved with a project up in Anoka that had a similar situation, that had an old railing that had to be dressed up, but there's a colored, kind of pigmented concrete sealer that can be applied to all those surfaces. So, you go from kind of that beat-up white concrete to almost like the colored concrete that we have in the median areas; so, you can kind of see a before and after here, it's a little shaded, but

just a really nice, clean look, and we can kind of pick some colors to match the rest of the project area. We'd look to apply that to the barriers, the medians, all those things; there may be some parts of the median that will need to be replaced anyway if they're settled or sinking, but that's one of the main things we're looking to apply to all those bridge decks.

Council Member Olsen asked is that a colored sealer, like you see like some people do in their garages and whatnot? Director Burfeind replied yep, that is. Council Member Olsen said so, it protects the concrete to some degree as well.

Director Burfeind replied yep, and its something that would have to be maintained over time, but that's, once again and to your point, with the community, we really want to plan to make that look quite a bit better. When you combine that with the new railing and then all those actual interchange areas being done up with new asphalt and new concrete, that should improve the look quite a bit.

Director Burfeind said the last one is as you go more east on Hardwood, that's before 80th Street, that's where you get a lot of landscaped beds. So, on the left is an example of the median beds, like Council Member Clausen mentioned, where its really just degraded over time, they're very narrow, the plants have struggled. So, with those center beds, we're looking to replace more with the rock; we'll see if there are some type of plants we can do, obviously if we can maintain trees, those are a little bit wider, but we want to once again mimic East Point & Jamaica with that look and the hardscaping.

These are a real challenge, these are between the frontage road and 80th Street, and they really go along that whole corridor. We'd like to replace more of these actually with concrete, and we could talk right now is it just plain concrete, do we do some colored concrete? We can still maintain parts of them with the trees, I think if the Council would like to see that, but try to just reign them in a little bit because 80th is now our busiest road in town. It is a big challenge to maintain this level of landscaping.

Council Member Olsen asked so you want to do something similar on the right as to the left?

Director Burfeind replied yep, I would say so, maybe do a little bit less rock and maybe more actual concrete, just to really reduce the long-term maintenance I would say, if the Council is open to that approach. So, not eliminating all these medians and these beds, just kind of reigning them in a little bit, and providing more hardscaping that we can maintain better.

Mayor Bailey said well, I do know talking to Zac, I mean, I'm always watching those poor guys and gals out there, trying to clean those things out because they've got the prongs on them, I think they were like roses; Director Burfeind said rose bushes, yeah. Mayor Bailey said and they're horrible, I don't know who decided to put those out there, and I know it wasn't any of us, but anyway, most cities what you're seeing now is they're doing the concrete or the stamped concrete and then just trees. So, to your point, I don't know that you need to have a whole bunch of, maybe more trees or a couple extra trees in there, but you don't have to have all the green ground cover like that, personally speaking.

Director Burfeind replied nope, that's good. If Council's okay with that approach, that's kind of what we were looking for tonight. Is Council okay with it?

Council Member Thiede said the less, the better, I think on those. Council Member Olsen said I agree, and you've already identified the trees that are hardy enough to make it; Director Burfeind replied yep. Council Member Thiede said and I mean, they're making pretty good looking fake trees these days. Mayor Bailey said no, Dave, we're not doing a fake tree. Council Member Olsen replied it's not Phoenix. Director Burfeind replied well, down in Phoenix, you see asphalt everything. Council Member Thiede said it's low maintenance. Mayor Bailey said I was going to say you can do your AstroTurf. Council Member Garza said well, this looks good, I'm happy to hear this because a lot of feedback we're getting on our social media has to do with the aesthetics right now of our City, and there's a lot of comments on how things look overgrown or this or that. So, by minimizing some of these things, we will have less complaints about things, but yeah, there's a lot of conversation right now about that.

Director Burfeind said and that's the idea, focus on the good parts and improve those, scale back to some degree, but still have a natural look.

Council Member Garza said I love that.

Assessments: Director Burfeind said just real quick, we are proposing that this would be an assessment project. We have a Feasibility Report that Council authorized; there are 31 assessable properties, mostly commercial, obviously the two school properties and then residential in terms of the multifamily at GROVE80. So, we are working on Special Benefit Appraisals; when we have a project like this, we actually do Special Benefit Appraisals for every property right upfront because we know that that really is going to govern, and that's the right way to do it. So, we've engaged our appraiser and obviously their lead time is very long, but they will get those done by October so they can be at appropriate times to have Public Hearings and things like that. He asked if there were any questions on the assessment process.

Council Member Olsen said the area that you have GROVE80 in green, and then to my left as you go across 80th and down, we did some work over, is that Hearthside or Homestead or whatever, a couple years ago. Director Burfeind asked in the neighborhood there? Council Member Olsen replied yeah, so there's no double dipping in there, right?

Director Burfeind replied nope; so, yeah, for residential, they do have to have direct access, so, since we're not redoing the frontage road, none of those homes would be assessed there.

Council Member Thiede said so what kind of, I think the people in GROVE80 are probably going, how much are they going to be assessed?

Director Burfeind replied so, that is an assessment, I mean, because it's an apartment, it goes to the apartment unit; I do believe, can you look that up, Mike?

Council Member Clausen said we do know that some are getting subsidized; Council Member Garza said that's what I mean, are they going to pass that along? Council Member Thiede replied to management. Mayor Bailey said I'm assuming at some point they probably would.

Director Burfeind replied we can look it up; we have the proposed assessment. I will say since it's residential, that we've seen in the past, our policy is under Special Benefit Appraisal, so we can confirm that.

Mike said the policy calc was \$271,000.

Council Member Thiede asked how many units are in there? Director Burfeind replied I believe about 140, maybe, so it'd be in the \$2,000 to \$2,500 per unit. Council Member Thiede said well, we'll have to see what they do.

Director Burfeind said and obviously, it is a new apartment, but it is built on an old road, so the assessment is based upon the road and not when their construction was.

Mike said sorry, Ryan, with the 45%, that was \$122,000. Council Member Olsen said that's quite a bit less. Director Burfeind said very good, I'm putting Mike on the spot. Council Member Olsen said you passed. Director Burfeind said he's got about a 150-page report right there that he's got to dig through, so luckily he knows it inside and out, so, theirs is lower.

Staging: Director Burfeind said so now, we're talking about construction staging. Really what I'm hoping to get tonight, obviously, it's getting late tonight, just more priorities from the Council. I'm not looking for hard and fast answers, but this is a lot like East Point & Jamaica in terms of the staging. You know, three years ago, we talked about everything from road closures to one-directional traffic, right? If you remember, on East Point Douglas Road behind Target, we had one-directional traffic, and then maintaining two lanes of traffic. One of our challenges out here is once again very narrow Right-of-Way and not looking to remove all those curbs, right? So, there are areas where the two-directional traffic is a challenge, but we'll talk through those.

So, I'm really going to talk about two separate areas: I'm going to talk about west of Hardwood and east of Hardwood. East Point Douglas Road, just the way it lays out, is pretty straightforward, really the way to build that is traffic on each side, right, we've got 80th and then we'll maintain one lane of traffic in each direction. So, really how Jamaica was built two years ago. So, everyone can make all the same movements and go where they have to go, but this is a construction project, and we have to do one side at a time, so there is congestion related to that, but they can get where they need to go.

As we look west of Hardwood, so for the ramps, those are single-lane ramps, so those do have to close to be reconstructed; there's really no way around that, it's just a matter of how we do that and how do we phase it with that leg of 80th Street. Two ways we could approach that, and it's about a month difference in construction timeframe, and the key of all this is making sure we can build it in a year. If you remember, East Point & Jamaica

was making sure we could build it in two years, this is making sure we can build it in a year. We could have the approach of closing all the ramps and then you'd close this at the same time; that would cut a month off the overall project schedule from November to October completion from the overall project, but you are looking at a full closure of those ramps and of 80th Street. And just to be fair, it not only impacts here, but it does impact this side of the highway as well because they would not have access. So, you'd also see some level of cost savings, it's hard to put a number to that, but you're not switching traffic lanes around and maybe reducing some temp signals.

The other option that MnDOT is also open to is basically close two ramps at a time, and close them on the same side. We want traffic if we do two at a time to kind of use the same route each day. So, let's say you live over here, these are closed, now you know you go to work on 80th and you come home on 80th. We don't want to let's say close both of these and have one open because now you go to work one way, you come home on a detour, that's confusing. If we did do that, we would do 80th half and half as well and we'd maintain one lane of traffic in each direction. So, just that's really the first decision point, and I will say it plays into some other ones because it is a tight project schedule, that is a month time difference; but I know we talked about that for East Point & Jamaica, and the Council direction was to go with a full closure at the interchange and it was really not palatable. I just want to at least have that discussion and lay it out there and see what the thoughts are.

Mayor Bailey said I think you do the half and half; Council Member Olsen said I do, too, and Council Member Garza said we've got to. Mayor Bailey said because the only thing if you did the whole, Ryan, we're going to end up dumping all the truck traffic, too. It's going to go down East Point Douglas, you know what I'm saying, to get to all the businesses and such over there. I mean, I'd say we could ask the business group down there, but I would assume that they would prefer a half and half. Council Member Olsen said I agree. Mayor Bailey said because if it was a significant, like a year difference up there, a month, I'm saying you do half and half. Council Member Garza said that's a major impact on those smaller businesses right there, and so, I think they would very much appreciate it if we could make it so we could get to and from them.

Director Burfeind said as I talk through this, on the next slide, what we're looking for is priorities; I kind of have three priority points I'm looking for direction on, and that was one of them. So, think about that one, and I think that's a reasonable approach. Like I said, each point, I'm very straightforward, we're going to just do traffic, one side at a time, and maintain one lane of traffic.

As we go east of Hardwood Avenue, with the medians in place, so Hardwood is down here, Ideal's here, with all these medians in place, there's not enough room to have traffic going in each direction on one side of the road or the other because we have to maintain left-turn lanes into all those businesses. So, there's two lanes of traffic, so you could have traffic going in each direction, but then we wouldn't have left-turn lanes for kind of the opposing traffic. We would do the road, I mean, we might phase it out, but we'd do the road half at a time, but to have call it head-to-head traffic, right, traveling on each side of the road, we'd need to remove most of the medians and then add two temp signals. So, it adds about \$550,000 in project costs above what I had on that first slide. Now, you saw on the first slide, with the assessments in there, and now we have to figure out how we kind of cover it in the meantime, and we fiscally at this point don't have the budget for it, but it is \$550,000.

The other challenge, because we are removing all those medians and replacing them, it adds about two-to-three weeks to the project schedule; so, that's something that we can dig into, right? But before we spend a lot of time and money, I wanted the Council direction on what were the priorities, so.

Council Member Olsen asked what's the other option?

Director Burfeind replied the other option is one-way traffic. The other option is you still will do half the road at a time, but traffic only goes one direction.

Council Member Olsen asked so what do they do instead?

Director Burfeind replied so, then you'd have to detour, and we can decide which traffic, which way to send them, right? They don't have to go eastbound on the north side, westbound on the south side, if we decide that it's most important to get into the business area and to Highway 61, now you have a detour on the way home. And this would only be up to Hardwood, so Hardwood and East Point would be open; so, people coming from Highway 61, let's say we do one-directional traffic.

Council Member Olsen said but people could go up to 70th and around.

Director Burfeind replied correct, so your detour would really be officially 70th Street. Now, let's say that you, or Jamaica Avenue, let's say you live in this neighborhood, you're probably going to come home, go down to East Point, and just come in this way. A little trickier if you live on the north side because it is closed at Hardwood, so other than Hidden Valley, which we don't want cut-through traffic on Hidden Valley, you know folks would have to take 70th Street to get down to these areas. So, it's more of a detour.

Council Member Olsen said it's an extra five minutes.

Council Member Thiede said so, can you use the service road where it is? Council Member Garza replied no, because it starts down here, which Director Burfeind confirmed.

Council Member Thiede said it starts at GROVE80, but you know, at a certain point you could cut over or let's say.

Director Burfeind said I think the intent is we'd want to give the contractor the whole side to work on, as one step of the project, just because the more you kind of piecemeal that up, it's more time.

Council Member Olsen asked so if you do it the second way, what does that mean in terms of time and cost?

Director Burfeind replied so, if we do it the second way, it saves \$550,000 in let's say real project costs; the \$350,000 is median replacement, \$200,000 is some additional temp signals we have to put up.

Council Member Olsen said, which means people's assessments are less.

Director Burfeind said correct, the assessment calcs would change. Now, for the commercial properties, it might not change it because the Special Benefit Appraisal would govern; for the residential properties, it probably would reduce their assessment, and it would save two-to-three weeks.

Now, this is another decision point: Is there a priority to keep head-to-head traffic? We can still dig into that, and I can bring that back to the Council if there's a really strong preference that we have to rule out head-to-head traffic, like we have to know that we can't do it in one year. You know, we can go back and look at that if the Council is open to maybe that's like, maybe the highest priority is don't close the interchange fully. If this is the second priority, we can maybe play it for a low bid, right, with our design, if you want to look at what's the best way.

Council Member Olsen said I think the detour is a reasonable option, I really do, and when you anticipate the cost savings and how that goes into the assessment rolls and you save the time because you're already adding a month on the other end there, I think this is your tradeoff. That's my personal opinion.

Council Member Garza said so this entire section is planned to, if whatever decision we decide, it's planned to do the entire section at the same time. So, from Hardwood all the way down to Ideal, it would be closed. Director Burfeind replied yep. Council Member Garza said if we close or if we do head-to-head traffic.

Council Member Olsen said yeah, one side at a time.

Director Burfeind replied yep, and we would and my last thing I'll talk about is right by Park High School, but I wanted to hit on the corridor as a whole first. One thing to consider is because you're maintaining both lanes of traffic, there really probably wouldn't be congestion. So, I mean, in the morning, once you get across Hardwood, you're going to have some congestion, but if this was head-to-head traffic in the morning, folks would be dealing with congestion in each direction. Now, they're going to have, let's say we go this way, you'll have a smooth commute to work until you get to Hardwood and then a detour on the way home. So, it's some tradeoffs, right?

Director Burfeind said now, whatever we do, because if the Council's saying let's keep half the ramps open, we're going to time this work with the ramps, right? So, there is going to be less traffic in this area. Jamaica & East Point is different, that interchange was fully open, and you'd get off the interchange, and it was down to one lane.

Council Member Olsen said that was super confusing for people.

Director Burfeind replied yep, I mean we had I think 13 different phases in that project, which we're trying to avoid here, which we can because it's not a full reconstruct.

Council Member Olsen said but this seems logical to me to just save the time and save the money. It doesn't feel like it's going to be this massive inconvenience for people, at least from the way you describe it.

Council Member Garza asked so would it be three months or so on one side and three months or so on the other side, give or take?

Director Burfeind replied I mean I would say roughly; you know, there is some like prep work and some mending work with the wear course, and that's what we'll dial into more with some additional design work.

Council Member Garza asked how long were we closed down up by Walmart? How long, when we did one lane and one lane, about how long was that, two months?

Director Burfeind replied it was about two months, I would say, behind the Target; those were about two months, so, and they're actually, if you remember, we actually fully closed East Point by the roundabout. So, that was kind of a double whammy in that area.

Mayor Bailey asked what's the amount of traffic, do you know what the count is?

Director Burfeind replied well, it falls off dramatically; Mayor Bailey asked like right in this area? Council Member Olsen replied after Hardwood. Director Burfeind said yep.

Mike said yeah, it's like 22,000 by the highway, it gets down to 16,000 or 17,000 by Hinton, and it's down to like 13,000, about half, in the central section.

Director Burfeind said so, it's similar to what East Point Douglas has down there, at Hardwood.

Mayor Bailey said the only, remember Council, is you're now going to dump about 14,000 or maybe 7,000, this is at each way, 14,000? Director Burfeind replied yep. Mayor Bailey said you're going to be dumping that into the neighborhoods.

Council Member Garza said exactly; Mayor Bailey said so, just be cognizant of that.

Council Member Olsen asked well, what are you suggesting?

Mayor Bailey replied well, I want to see what they come up with. I mean, I know that number looks, you know, \$550,000 is a big number; I'm just sharing with you that from a mapping and how to get from Hardwood to 70th, 70th to Hinton or down, to get into those neighborhoods, we're going to be pushing traffic for weeks into residential neighborhoods.

Council Member Garza said yes, that's true.

Council Member Olsen asked which neighborhoods? I'm not understanding, are you thinking Hidden Valley?

Council Member Thiede replied south, the south side of it; Mayor Bailey said yeah, I'm thinking more the south side, but it could be, though, it could be people going up into Hidden Valley, because you all know.

Council Member Thiede said I don't know why they'd go to Hidden Valley, though; Council Member Garza said because it's a short road. Council Member Thiede said if 70th was closed, then that's when they buzz through between Hardwood and Hinton, buzz through.

Council Member Olsen said I mean, Hardwood is a collector road, so it's got plenty of capacity.

Mayor Bailey replied well, I'm not worried about that. I'm just, all I'm saying is people are going to try to find a shortcut, and they're going to go through neighborhoods.

Director Burfeind replied and that's something that we really look at, you know, a lot of times you have those kind of point closures, we did Jamaica and 70th, then it's like really obvious to cut around. We can look at that and with a closure this long, what it might be is Ideal, right? If traffic is only coming, let's just say this direction, and you drive up to it, and Ideal's closed, that's where you might get cut through. That's where there could be some benefit to which direction do we send it; if we always let traffic go over the highway, people are going to get to here and keep going, and at Hardwood, that would be their stopping point, right? They can't continue. Now, all you can do is turn on Hardwood or East Point; so, we'd want to be strategic that we're not stopping them at a residential street because what cars do is just turn into the residential streets.

Council Member Olsen said well, I mean, you're the engineer, what one do you think is best?

Director Burfeind replied I think what we have to dig into, and we can do that, is what does that two-to-three weeks do to us? If that two-to-three weeks of extra time puts us into like late November, that's really not good.

Mayor Bailey replied that wouldn't be good, well, especially with school; Director Burfeind replied yep. Council Member Garza said that's the other thing. Mayor Bailey said that's the other thing I just want everybody to remember is the end date, whatever that end date was; Council Member Olsen said it has to be before school,

right? Mayor Bailey replied yeah, but it won't be. Council Member Garza said no, it doesn't, and these kids have to cross across, too. Mayor Bailey said and this is going into October. Council Member Olsen said but if you save two-to-three weeks here; Council Member Garza said that's still October, November, and Mayor Bailey agreed.

Director Burfeind replied yep, so that was my third priority is by the high school. Do we want to as much as possible limit the work by the high school, and these all kind of play together, right? Because if we keep traffic open at the interchange, that adds some time. If we're open to the one-way traffic, that cuts some time back, and maybe we can have some, call them milestones, even though we'll give the contractor the whole side, we could look at do we tell him you've got to finish by the high school and Crestview first, and then flip vice versa? Or start it later and then finish it first, so that's something we can look at. I will say, just to be clear, the one-way traffic does give us more flexibility to do that because it reduces the time.

Mayor Bailey replied yeah, and to your point, Ryan, that'll be, well, you'll be in construction, that'll be the first year of the new realignment of parking and everything at Park; so, you're going to have a lot of confused people.

Director Burfeind said exactly, it's a double-edged sword because if that new road is open, you get the cars off 80th, but people are trying to learn the new road with instruction going on. So, I guess from a Council standpoint, any higher priority between let's say not working by the high school during school and Crestview, or the one-way traffic? Where would you rate those two? That can help guide our decision making.

Council Member Garza said I think that, and I know this head-to-head is more expensive, but just being mindful of the kids in the school, when we don't have sidewalks, once we get over into the neighborhoods; and so, if we start redirecting traffic through these neighborhoods, we have walkers, you know? And I just think more traffic going through neighborhoods without sidewalks is not a good thing. So, that's something to think about and to look at. But if we get that section done prior to school going back into session, you know, in September, then that's a non-issue as well, even though there are summer programs and things that are happening at our high school as well. So, I don't know, I just worry about the kids walking.

Council Member Clausen said you ought to prioritize getting things done before school.

Mayor Bailey said, well, and I agree with that; I mean the sooner, if you're able to, like you said, break it up, however you decide to do it, break it up where you can get that portion finished up first, and really it has to basically be between Hinton and Ideal, really.

Director Burfeind said I should have added, sorry to interrupt, Mayor, but what makes it work is our stabilized base ends at Hinton. So, this project here isn't actually going to take longer because we have a stabilized base; so that's where this could work to some degree where you let them get in here earlier, do all that stabilized base work, and then all right, it's June 5, now we get into here, and this is just a pavement replacement here.

Council Member Olsen said which isn't going to take; Director Burfeind said which won't take as long.

Mayor Bailey asked so, Ryan, do you think then that, for what you just said, if you were to do it in phases like that with the one-way each way, but still leave it full way down that, from Hinton down until later? Do you guys understand what I'm saying?

Director Burfeind replied I think that's an option. I mean, right, if we put to this side, it doesn't have to be, doesn't need to be eastbound traffic. I don't know if we've gone down to that degree yet; we've got to look at the turn lanes and all of that.

Mike said we've got a lot of left turns in there.

Mayor Bailey said I just bring it up because if it's going to be quicker and easier, I mean, if you can do the one-way each way down to Hinton, and then it's kind of back to whatever you're doing on the other half, it might be a little easier to say then you could just do the, I think you called it head-to-head, right? Director Burfeind replied head-to-head traffic, yeah.

Mayor Bailey said and that saves you the \$550,000, correct?

Director Burfeind replied past Hinton, if it's head-to-head past Hinton, if that was the question.

Mayor Bailey said well, if you did head-to-head to get it done quicker from the high school to Hinton and then the rest of it was normal until that next phase or whatever.

Director Burfeind replied that would save part of it because I would say that \$550,000 is kind of split; so, I mean, if that's something we could look at, that could save part of that \$550,000.

Council Member Olsen said Ryan, and again, you've got to factor in the time.

Director Burfeind said I mean, I will say it's really important that the MnDOT interchange is part of this project, it really is, but that changes the scope, right? Mayor Bailey said that's the key. Director Burfeind said if we were just doing 80th, stopping short of that, we probably wouldn't be having this kind of discussion. So, but it's important that we do it.

Council Member Olsen said but you've got to do it, to which Director Burfeind agreed.

Director Burfeind said and even adding East Point, that added a little bit of scope to the project, but it's so important that we do it.

Council Member Olsen asked Jennifer, as you analyze this with your engineer hat on, what are your thoughts?

Administrator Levitt replied originally, I was more in favor of the head-to-head traffic, even though it was going to take longer, because some of the concerns that you expressed about how much we're going to dump into the residential neighborhoods, but the additional length of time puts you into the end of November.

Council Member Olsen said that's a deal breaker.

Administrator Levitt said and, obviously, if we get an early winter, we're kind of screwed; I mean, we'll be putting a metal wedge on, and then we'll have to mill that off and repave it. So, then you're adding more variability.

Council Member Olsen said more cost, too.

Administrator Levitt said and part of me is wondering where the base section changes at Hinton, could you do two-way traffic from Hinton to Hardwood to maintain your business access?

Mayor Bailey said that's what you had talked about, yeah.

Administrator Levitt said because when you're already doing the base section, you know, maybe there's some efficiencies related to those putty medians.

Director Burfeind said and when we talked about all those different medians between Hinton and Hardwood, especially as you get more into the commercial area, I mean one thing we have thrown out is should you put that many medians back or should you have a contingency fund?

Council Member Olsen said I was just going to say it, if you've got to take them out, you've got to figure out whether you want to put them back in or not.

Director Burfeind replied yep, you wouldn't typically want a continuous set unless there's a lot of traffic, because you don't want people to get in it early and cross, but it's such a low traffic counts going into all those areas; Council Member Olsen said yeah, you could time it out, to which Director Burfeind agreed. Director Burfeind said and then it would just, you'd actually have a section without medians, and then just a continuous set of rock.

Council Member Olsen said well, from where I sit, I'm interested in seeing you save the money and the time, however you choose to do it. That's my 20% of the conversation because the residents will very much appreciate the reduction in cost and the reduction in time, and you're going to mitigate your risk of an early risk causing you some serious headache.

Council Member Clausen said I do like the Mayor's idea, also, of just everything east of Hinton, excuse me, up to Hinton, I should say, is a different detour system.

Council Member Olsen said well, and that's what Jennifer was just recommending, too, and I think if you can find a way to make that work, that would be the ideal circumstance.

Mayor Bailey said you could still do the one-half closed, like if you, eventually the red, once you get to that point, past Hinton, could be the way they go home; and if you close the yellow, past Hinton, you would have a pretty easy, I think, detour route that would take Hinton to 70th, 70th to Hardwood, to get them back down in the business district or the highway.

Council Member Garza asked so, you're proposing head-to-head from Ideal to Hinton, and then one-way directional past Hinton to the freeway?

Administrator Levitt replied vice versa; Mayor Bailey said yeah, the other way. Council Member Garza said vice versa, okay. Director Burfeind said yeah, we'll figure it out.

Administrator Levitt said because one thing is the complaints we get are always from our businesses, right? So, if you can provide two-way traffic in front of the businesses, that's what they're going to prefer.

Council Member Olsen said yeah, that's going to limit their concerns, sure. From maybe like a law enforcement and ability to sort of, you know, modify people's behavior in the short term, Pete, do you have any thoughts on this? Does it raise any red flags with you as far as how your people will be able to keep folks on the straight and narrow here?

Director Koerner replied I think it's always a challenge. Those that want to drive and take a shortcut do, and with past projects, we really target them. I know the one neighborhood, just south of 70th Street, they put the speed bump in that time, and that was just a unique situation. We put a lot of effort into this, and we do get those complaints.

Council Member Olsen said because I know on Jamaica, when people were turning off of 80th Street, they were turning into the wrong lane, and then they were turning into the oncoming traffic.

Council Member Garza asked is there a way to put like signs that say "No Construction Traffic" or "No Detour Traffic" or something more for the residential side of it?

Director Burfeind replied we do put those up, but people don't; we always put them up, but one thing I will say that's good, if people are going down Hinton, the next road is a major collector, 76th, so that's important, right? The next road is this collector street, and it's very busy. And here, we could make the decision, it would be harder for these residents, but we could close these accesses and force them to go; so, they'd have to go down to East Point to leave, but it would not allow any cut through.

Council Member Olsen said you might have to, Council Member Garza said I like that. Council Member Olsen said you might not have a choice.

Director Burfeind said so, it'd be a good remedy for that. That's kind of what we're showing here is we do think that's probably important to prevent cut through and making that project quicker; every time we make the contractor have an access in their work zone, it's just more time and complications, so. I mean, to be honest, from a residential perspective, when we redid 80th down here, we closed the whole road. I remember proposing closing this whole road by the high school; Council Member Olsen said it's impossible. Director Burfeind said but we closed that entire road, and that's how we built that, so not that we don't have sympathy for a residential perspective, it's just it's a different dynamic in a commercial area.

Council Member Garza said especially with the schools.

Council Member Olsen asked does that answer your questions?

Mayor Bailey said you might be able to use that, like you just said, though, you could also cut off, you could have all the access out cut off on 80th except for maybe the one by Hemingway where they could either go down and around, you know what I'm talking about, when you come up the hill there? Director Burfeind replied yep. Mayor Bailey said maybe do, I'm really getting into the weeds now, no parking in front of the residential there and let the traffic go along the frontage road?

Council Member Garza said that's a good one.

Council Member Olsen asked do you guys think we're being as clear as mud over there? Mayor Bailey replied they're just going, oh, my gosh. Council Member Olsen said I keep looking at them, and they're smiling and nodding, but I can smell the smoke.

Director Burfeind said and I think what we'll do is, and it maybe won't have to be as lengthy because we talked about a lot tonight, but we could do another just check in with the Council.

Mayor Bailey replied yeah, that'd be good.

Council Member Olsen said yeah, why don't you guys take some of this and try to put the big brains together and figure out if any of it will work, or portions thereof, or whatever, and then come back and give us some advice.

Director Burfeind replied yep.

Council Member Garza asked don't we still need to talk about the East Point Douglas right there, too?

Director Burfeind replied so, that one's pretty straightforward; that one we're going to do head-to-head traffic, no matter what, just for different reasons, the one-way wasn't an option. Director Burfeind said we'll have some more details, we've talked about it.

Just this is the last slide, what we're going to look to do is we've talked about it, you know, it's going to be an assessment project. We would like to do a mailing to the businesses, to give them more information on that. We're going to work with Phil on more of a Communications Plan, this is a Citywide impact project, so we want to have a larger Communications Plan. We will do more of like a general public open house, not inviting specific neighborhoods, but just make it Facebook or whatever, come here about this project, we'll talk about it. A business specific open house, once we have those Special Benefit Appraisals, and a Public Hearing.

Council Member Olsen said you've got to hammer the what and the why because it's going to be just like the intersection at East Point & Jamaica, which everybody wanted us to fix, and then when we tried to fix it, it was oh, what are you doing? How come you're doing it that way, right? We've got to make sure that we're reaching as many people as possible.

Mayor Bailey said all right, I waited until the end. So, your plans are, how far out are you doing the new, I'll call it our new version of streetlights?

Director Burfeind replied so, we will be taking them for this entire project area, all the way down to Ideal. Mayor Bailey replied perfect. Director Burfeind said, so, the only missing link, but that one doesn't have funding available right now, would be from Ideal to Jamaica.

Mayor Bailey replied that's why I'm asking, and then the other side of the highway, too, then, correct? Director Burfeind replied correct, the other side of the highway does still have the concrete poles. Mayor Bailey said well, I don't like, I hate the concrete poles, but I wasn't expecting us to do that. Director Burfeind said yep, and those are federally eligible as well, so we're good on the funding. Mayor Bailey said well, and they're better.

Council Member Olsen said they're better, they last longer, and they're cheaper to operate. Director Burfeind said they're actually brighter, too, so. Mayor Bailey said and they hold Christmas decorations.

15. ADJOURNMENT

Motion by Council Member Thiede, second by Council Member Olsen, to adjourn the meeting at 9:38 p.m.
Motion carried: 5-0.

Minutes prepared by Judy Graf and reviewed by Tamara Anderson, City Clerk.