

COTTAGE GROVE CITY COUNCIL

12800 RAVINE PARKWAY SOUTH

COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

August 6, 2025

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on August 6, 2025, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 7:00 p.m. This meeting is being recorded by TruLens Community Media. You can view City meetings live and replay them on Cable Channel 799, and the meetings are also streamed live and archived on the City of Cottage Grove's YouTube channel.

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; Pete Koerner, Public Safety Director; Cynthia Kirchoff, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Emily Schmitz, Community Development Director; Paul Sponholtz, City Engineer; Phil Jent, Communication Manager.

4. OPEN FORUM

Mayor Bailey opened the Open Forum. He stated four individuals signed up to speak; he stated I'll start with that list first. He asked the speakers to state their name and address for the record. Please limit your comments to three minutes. After those people spoke, I'll see if there's anybody else that wants to speak.

Cindy Gisch said hello, it's nice to see some of your faces. I think I've actually voted for some of you, and I really don't know who you are, that's okay. I'm here tonight to talk to you about Cottage Grove's HERO Center and ICE Enforcement. While you're going to hear probably a lot of comments from a lot of different people, I'm here to present to you a little different perspective. In 1945, this is my parents, my dad, my grandparents, and my aunts and uncles in a family prison camp in Germany. They were Latvian citizens taken during World War II and placed in this camp. This is the picture three years later in the United States of America, a misplaced persons' camp in Hebron, Nebraska, where good, decent Americans offered them a place to be, to work, to eat, and to raise their family, one of which later came to be me. I don't know in all of the political rhetoric if anyone ever stops to think that as first-generation Americans or 15th-generation Americans, this is very real. If we behaved in the United States of America then like we are today, my family would not be here. As a matter of fact, if my grandparents were still alive today, they would probably be in a place like Alligator Alcatraz because they died with only their green cards. They could afford to have all of their children get their citizenship, and they worked diligently at that, but they did not have the funding or the opportunity because they needed to work all of the time to get it themselves. But yet my grandparents worked and paid into the taxes and Social Security that they never collected.

They raised good, decent citizens, they volunteered at food shelves, they oftentimes gave up their own food in order to help other people that were coming into this country and they didn't have any. In my family, we're big Nebraska Cornhusker fans and we watched a lot of football, and there was never a single time that if the National Anthem came on that we were not expected to stand on our feet, put our hands over our hearts, and pledge loyalty to this nation. Those are the people that are being swept up and taken away, and while I understand that there's been some kind of a contract and all kinds of other political things that have happened, as a 30-year resident of this City, I wish I would have known, you would have heard from me sooner, maybe in a different perspective. But I don't want us, Cottage Grove, Minnesota, to be that. We're better than that. We don't need to encourage ICE and have them here doing harm to people, scaring my students, I'm a teacher in this District, giving me a script to say that if ICE shows up at my school building, what to say. What we need is to say how do we embrace American ideals and make you welcome here? How do we fix it? It isn't with guns. So, please reconsider.

Mayor Bailey replied thank you.

Hi, I'm Peggy Nelson, I live in Cottage Grove, and I've spoken before you people before. We sent a letter to all of you on this City Council with resolutions that we wanted all of you to put on the agenda and vote on it; that didn't happen. The Mayor sent us at All Saints Lutheran Church an email and in it, I'll read: Thank you for providing a template of a possible resolution towards the current administration and its handling of immigrants and ICE. I have kept a pretty straightforward thought process on resolutions like the one you proposed. I have continued not to support or approve resolutions that are critical of groups of people, individuals, or political parties. Though I may agree with your stance and concerns with what is currently happening, we've had other groups approach us for a resolution request to identify groups of people, Israel, Palestinian, Muslims, etc., you get the picture. I applaud your passion to make a difference in this stance; however, I will not support the resolution for the City of Cottage Grove. This was also copied to Jennifer Levitt, the City Administrator. Ms. Levitt, I would like to make an appointment to see you and discuss this. The other part is, Mr. Mayor, this is written in I statements, not "We" statements. We statements are part of the Constitution: We the People, for the People, and I find that very misleading and rather sabotaging because you're the only voice on here, and there are 1, 2, 3, 4, 5 of you that are voting members; and I would like to remind you that the meaning of sabotage is deliberately destroy, damage, obstruct something, especially for a political or military advantage. I would like you to reconsider and allow us to be on the agenda and have you vote for this in public, in this Chamber, on that camera. Mayor Bailey replied okay.

Hi, I'm Kathy Cuchara, I've been a resident of Cottage Grove for almost 40 years, and I'm a part of a Indivisible Group in St. Croix Valley, and I joined the immigration group with the Indivisible. I'm concerned about ICE in Cottage Grove, immigrants are a big part of our community, and I want people to feel safe here. We are asking the Council to consider the resolution brought forth by Peggy Nelson, perhaps changing the contract for ICE. I am asking for ICE to have proper identification and to be unmasked. It is a scary scenario for ICE to be in our community, especially in mass deportations we are seeing across the country. I do not want hate and fear spread into our community. With \$170 billion going into Immigration Enforcement, ICE is becoming cruel and inhumane, tearing families apart then without even due process of law or basic human dignity. I'm asking again, please, the Council to reconsider the resolution brought forth by Peggy Nelson. Thank you. Mayor Bailey replied thank you.

Hello, my name is Ruth Jones, I live at 8180 Janero Avenue South here in Cottage Grove. I am here to talk about that resolution as well, and I would like to notify everybody that it's been adopted by Minneapolis, same thing. It's been adopted in Columbia Heights, St. Paul City Council is looking at right now as we speak; fully expect that they also will adopt it. So, the adoption of this wouldn't set us out from other Minnesotans. This is Minnesota, we are seen as a safe haven and I want us to stay that way, and I particularly would like that Cottage Grove would stay that way. So, that's why I'm here. Also, I really, really value free speech and the ability to speak to you all, it means very much to me, so thank you very much for listening. Mayor Bailey replied thank you.

Mayor Bailey said all right, that was everybody that had signed up, but by chance, did anybody happen to come in that wants to speak on anything that's not on tonight's agenda? Yes, ma'am, up at the podium, and just state your name and address for the record, please.

My name is Diane Anderson, 9424 Jergen Place South, Cottage Grove, and I did not prepare a thing for tonight, I just found out there was a City Council Meeting tonight. I've been a resident for 27-1/2 years. I have a situation where my neighbor has a bunch of dead trees, and when those trees come down, which they will, they're going to damage my property; and if I happen to be under, in that spot, mowing my grass or outside playing with or entertaining family, whatever, that it would kill me, maim me, or anybody who's there. So, I called Samantha Drury about this issue twice, and there is no Code Enforcement to take down dead trees. Every time a storm comes through, more trees fall down because there's no maintenance in this yard. So, my ask today is I'm imploring the City to please consider making a Code Enforcement for people to take down dead trees. I received the City letter saying we want a safe environment, we all want people to be safe and happy and enjoy their properties. I can't, I've had a fear, every time I go outside, I've asked him to take the trees down and he won't. So, I have no repercussions to make him take the trees down. So, do you have any questions? I'm guessing not, but.

Mayor Bailey replied no, I think since you gave us your information and your address, and you've spoken with Samantha, we can obviously do a follow up on that.

Diane said okay, and I invite any and all of you to come to my yard, so you can observe for yourself. Thank you. Mayor Bailey replied thank you.

As no one else wished to address the Council, Mayor Bailey closed Open Forum.

5. ADOPTION OF AGENDA

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

6. PRESENTATIONS - None.

7. CONSENT AGENDA

- A. Approve the July 16, 2025 City Council Special Meeting Minutes.
- B. Approve the May 19, 2025 Public Services Commission Meeting Minutes.
- C. Accept and place on file the minutes from the June 23, 2025 Planning Commission Meeting.
- D. Receive a letter in response to Peggy Nelson's Open Forum questions.
- E. Receive a letter in response to Ruth Jones' Open Forum questions.
- F. Approve the issuance of rental licenses to the properties listed in the attached table.
- G. 1) Adopt Resolution 2025-107 approving the Conditional Use Permit for a Lower-Potency Hemp Edible Retailer. 2) Approve the Cannabis Lower-Potency Hemp Edible Business Registration for Royalty and Sons, LLC (DBA: Grove Tobacco) at the location of 8599 West Point Douglas Road South, Suite #200.
- H. Authorize issuance of a temporary intoxicating liquor license to Rhonda Anderson on behalf of the Cottage Grove Lions Club for the Cottage Grove Food Truck Festival on September 13, 2025. local grant through Walmart.
- I. Adopt Resolution 2025-109 for preliminary approval for the issuance of Multifamily Housing Revenue Bonds and an Interim Loan for the benefit of Real Estate Equities, LLC.
- J. Approve the Settlement Agreement to resolve the Weinmann appeal and authorize the payment of \$630.
- K. Authorize the addition of a K9 handler and K9 patrol team in January 2026. Authorize the submission of a USSPCA/AKC grant application for \$7,500 to offset the cost of the K9 purchase.
- L. Approve Resolution 2025-102 authorizing the City staff to execute all necessary documents to ensure the City of Cottage Grove's participation in the Opioid Settlement Agreements, including participation agreements and accompanying release and the State-subdivision Agreements, unless and until such authority is revoked.
- M. Approve Change Order #4 in the amount of \$370,122.73 for the Low Zone Water Treatment Plant

- project, funded by the 3M Settlement, increasing the current contract amount from \$40,262,696.20 to \$40,632,818.93.
- N. Approve the Professional Services Agreement with Bolton and Menk for East Ravine Alternative Urban Area-wide Review (AUAR) in the amount of \$39,900.
 - O. Adopt Resolution 2025-097 approving the final payment in the amount of \$21,242.33 to New Look Contracting, Inc. for the Jamaica Avenue Trunk Storm Sewer Realignment Project.
 - P. Adopt Resolution 2025-103 approving the final payment in the amount of \$15,807.23 to OMG Midwest, Inc. DBA Minnesota Paving & Materials for the 2024 Pavement Management Project.
 - Q. Adopt Resolution 2025-104 approving the final payment to Northwest Asphalt, Inc. for the 2024 Jamaica Mill and Overlay Project in the amount of \$12,187.83.
 - R. Authorize Service Agreement, subject to minor alterations by City Attorney, with Kampa, Inc. for playground construction at Oltman Park for the amount of \$149,112.16.
 - S. Approve purchase order to St. Croix Recreation for picnic shelter located at Oltman Park for the amount \$37,363.60, and approve service agreement with Mike Basich, Inc. for the installation of picnic shelter at Oltman Park for the amount of \$32,864.
 - T. Adopt Resolution 2025-106 approving the variances to allow the construction of additional parking two feet from the east property line and to increase the impervious surface coverage of the site at 7155 Jorgensen Lane South.
 - U. Adopt Resolution 2025-108 authorizing the City to submit an application for LCDA grant funds for the Real Estate Equities apartment project.
 - V. Approve the Lease Agreement with Paul Krueger Farms to farm the approximately 7.89 acres of EDA property south of 98th Street South and east of Isleton Avenue South subject to minor modifications by the City Attorney.

Council Member Thiede wished to pull Item I, Real Estate Equities LLC-Issuance of Conduit Multifamily Housing Revenue Bonds, for further discussion and/or approval.

Council Member Thiede said yeah, I just thought that it might be good to have our Finance Director explain this a little bit, as it can be a little bit complex. I know that Dave and Monique are new, and I remember when we kind of did something similar for The Legends quite a few years ago, it took a little while to digest it. So, maybe we can just explain it a little bit.

Finance Director Brenda Malinowski said yes, thank you, Council Member Thiede and Members of the Council, I'm happy to walk through the conduit debt item that's on your agenda this evening, and there are two parts to it tonight, so it is even a little bit more unusual than what we talk about. So, first is the preliminary approval for the issuance of conduit debt for Multifamily Housing Revenue Bonds, so, those are in relation to Real Estate Equities. As you know, they came to City Council in 2024, went out for a bonding allocation through the State or the CDA, it's usually a two-year process, and so they didn't receive the funds in 2024, but they are receiving them 2025. So, they do have their financing and so they will do it through us through conduit debt; in 2024, we gave them preliminary issuance of that conduit debt in the amount of \$32 million. They're requesting an increase of that, up to \$50 million.

So, what does conduit debt mean? That is what I want to talk about first is we are asked to do that periodically, and we last did it for The Legends of Cottage Grove. It is issued by the City to act as a conduit between the borrower and the lender; the borrower in this case is Real Estate Equities and then the lender, so we act as that conduit. Now, it's important to remember that that \$50 million in issuance is not going to go against our credit rating, we are simply acting as that conduit. It doesn't count against our Statutory Maximum that we can issue for debt, and then also, it's not included in our outstanding debt on our Financial Statements. So, all those things are true, and we're just acting as that conduit between the issuer and the borrower.

You had issued that conduit debt, that preliminary amount for Real Estate Equities back in 2024 in the amount of \$32 million; so, what is in front of you this evening is to increase that allocation to \$50 million. The reason for that request is there is a portion that is going to be recycled through the Washington County CDA of about \$8 million that was part of the Trellis/Bluestem project. So, in the IRS Regulations, they're able to do that, so they

made that request, and so I'd asked the bond attorney that we work with why not just have the CDA do their portion and we do our portion? It is to our advantage to have them have that one issue so that the underwriter has one mortgage, per se, so that one debt issuance. So, that's why it's coming in front of you tonight is that increase because of the amount that's going to be recycled through the Washington County CDA, and then also just increasing that \$50 million, so the recycling and then the increase in the issuance amount.

So, it's a lot to digest, but the good thing is it's going to come in front of you two more times: At the next Council Meeting, there will be a Public Hearing. So, tonight, you're just giving preliminary approval that we're okay with going up to the \$50 million, then in two weeks, we'll hold a Public Hearing to make sure that we're all okay with this. Then, when the actual issuance of the debt is done, sometime before the end of the year, it will come in front of you again.

Council Member Thiede asked so the reason that Real Estate Equities would want to do this is because?

Brenda replied, great question, it's lower borrowing costs for them, lower interest rates, and so they can issue that tax-exempt debt. Because it is a public project, they're doing the Multifamily Housing here in Cottage Grove, it's serving that public purpose; not everybody can do it, there has to be that public purpose component, and so Real Estate Equities they're building that workhouse housing in our community so that public purpose identified in our Housing Study that was done last year or this year.

Council Member Thiede said one comment I'll make, too, what is very important to me is that it's not costing the City anything; in fact, we're actually even getting a little bit of an administrative fee to do that, right?

Brenda replied correct, we get an administrative fee for issuing that debt on their behalf, so being the conduit on that debt; so, there are no City costs involved. Council Member Thiede replied great, thanks.

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

Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. *Staff Recommendation: Approve disbursements for the period of 7-11-2025 through 7-31-2025 in the amount of \$5,524,920.51.*

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

Motion carried: 5-0.

9. PUBLIC HEARINGS - None.

10. BID AWARDS - None.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Clausen said I have nothing to add tonight, Mayor, thank you.

Council Member Olsen said thank you, Mayor, a couple things here. First of all, I want to thank all of the residents who hosted Night to Unite parties, either during the afternoon, Noon Out, at some of the retirement communities in town yesterday and then, of course, Night to Unite last night. It's always one of my favorite things of the year. We got lucky last night, the weather was great; we have all been out there when it's been 15,000 degrees outside and it makes for a long night, but last night was beautiful, and it was really fund to get out and visit with the neighbors. Thank you to everyone also who took the time in the course of their party to help gather school supplies and things

for the kids going back to school, on the part of either Basic Needs or our Friends in Need Food Shelf because they look forward to those donations every year, and there were a lot of awfully generous people.

The second thing I wanted to just mention, Mayor, is last Friday, as you're well aware because you were there, we had our inaugural Hometown Heroes Golf Tournament at River Oaks; that was sponsored by the Mississippi River Valley Beyond the Yellow Ribbon team, along with the VFW and the Cottage Grove Lions. It was a resounding success, we had terrific weather, a great turnout, a lot of really awesome sponsors who came forward and helped support the event. River Oaks, as always, did a bang-up job of organizing, coordinating, and it really went off very, very well, and we were grateful to raise nearly \$20,000 to help our veterans, military families, and first responders in this community with this inaugural tournament. So, we look forward to even bigger and better next year, but boy, for year one it was sure a lot of fun, and we had a lot of great volunteers including some of the Woodbury Lions, who came down and helped out as well. So, everybody who pitched in deserves a pat on the back for that, especially the sponsors and the players.

I also wanted to remind folks that another fundraiser that our Mississippi River Valley Beyond the Yellow Ribbon team is putting forth is the initial Walk/Run/Ruck; that will take place on September 13, prior to our Food Truck Festival at Kingston Park. This event starts at 8:00 a.m.; you can do a 5K, a 10K, and I think, Brad, correct me if I'm wrong, but a 15K as well, some folks will be walking, some will be running, and some will actually be carrying their rucksacks with them. It's another great fundraiser, we've already got 50 people signed up, and these things tend to kind of get momentum as they get closer in time, so we're thinking we're going to have a really nice turnout for that. It starts at 8:00 a.m. at Kingston Park. If you're interested in signing up, the web address is www.runsignup.com or if you're a social media person, you can go to our Mississippi River Valley Beyond the Yellow Ribbon Facebook page for all the information on signing up for the event or becoming a sponsor. So, we're looking forward to that, and then of course, everybody's going to stay afterwards for the Food Truck Festival because they'll be hungry after doing all that running and rucking and walking and whatnot. So, it should be a fun day for everybody. With that, Mayor, I'll turn it back to you.

Council Member Thiede said I would also like to thank all the residents that had parties and such, and it's really neat when you see neighbors and everybody like that get out and get to know the neighbors. In so many places it just really helps with being able to, from a safety standpoint, recognizing when things are a little odd in the neighborhood and things like that, that you know your neighbors and you can reach out and you work together. It just forms a much stronger community. So, thank you to everybody that helped put that together, I think it's a great event. I guess that's pretty much all I've got, I guess, unless you want me to mention Movies with Mo.

Council Member Garza replied of course I do, Dave, of course I do.

Council Member Thiede said so, Movies with Mo, the next one is August 15, at 7:00 p.m., at Highlands Park, and *Moana 2*.

Council Member Garza said thank you, Mayor. So, yes, too, I would like to say thank you to all of the residents. I was able to make it out for the Noon Outs, and those were amazing. I had so many great conversations with our community. I got a lot of Cottage Grove stories, a lot of good history, a lot of things that were here, and just the memories; so, it was fun going down memory lane with a lot of our residents, so I thank you for sharing with me.

I think we have the Cottage Grove Farmers' Market that's happening on Thursdays. I know I've hit that a few times this season, so go and check them out, they have a lot of good stuff there. I know their flavored bacon is the best, I have bought that every Thursday. Thank you.

Mayor Bailey said and again, I guess I'll just keep piggybacking a little bit on the Noon Outs and then Night to Unite; as a matter of fact, what I find out every year is every time I go to one of the Noon Outs, there's somebody in there, either an old schoolteacher of mine or somebody that says, I know things about you. So, I was like, oh, I don't think I want to hear these stories, but yeah, it's pretty awesome, though, to see some of the old elementary school teachers or middle school and such, so it was pretty neat. Then, of course, having almost 50 parties last evening was really cool. I know at one point we used to do the Night to Unite in like Kingston Park or whatever, and as I kind of just chatted with different neighborhoods as we were going around last night, the theme was they loved the fact that it's back in the neighborhoods because they truly get to see the people they haven't been able to see that often.

It's a lot different these days than it has been in the past, but it's really kind of cool to see that and get to witness some of the great camaraderie between the neighbors and such with that.

Mayor Bailey said I also want to just point out that we do have a special guest in the room with us this evening, our new Met Council member that represents our area here in Cottage Grove, or South Washington County, Mark Jenkins. If you want to come up and introduce yourself, absolutely.

Mark said, thank you, Mayor. Thank you for all the leaders up at the dais here for being community leaders. My opportunity to serve the City and your citizens and all of South Washington County and Eastern Dakota County and four square miles of Maplewood, not that I've measured; it's just my way to trying to pay back to the cities and the citizens in my region, my area. So, I look forward to working with you, I'll be your advocate at council meetings and then I'll come back and be the bearer of mainly good news, I hope. I'm your advocate at the council and I look forward to our partnership and working together with the City Administrator, the Council, and your team, too, City Administrator, because I find out that our staff and your staff work together all the time; us policy people, we just help make sure it runs smoothly, so thank you.

Mayor Bailey said fantastic, I've had the opportunity to work with Mark on the Transportation Advisory Board before he got promoted to a Met Council member. So, I'm glad to have you representing us, and I'll look forward to some great things with you over the years.

Mark replied I'm looking forward to it, Mayor, thank you. Mayor Bailey replied fantastic, thank you.

Council Member Olsen said congratulations, Mark; Mark replied thank you.

Mayor Bailey said we do have a workshop this evening, which is the Draft 2026-2030 Capital Improvement Plan, which we'll obviously be taking that in the Training Room. So, we won't be adjourning in here; Council will be eventually adjourning in the Training Room. So, everybody have a great evening if you're watching on TV; otherwise, if you're in the room, you can come join us over in the Training Room. Thank you.

13. WORKSHOPS - OPEN TO PUBLIC - TRAINING ROOM

A. Draft 2026-2030 Capital Improvement Plan

Staff Recommendation: Receive information on the draft 2026-2030 Capital Improvement Plan.

Mayor Bailey said this workshop is open to the public, and what we're going over this evening, Council, with staff is the Draft 2026-2030 Capital Improvement Plan (CIP). He asked who was going to start.

Director Burfeind replied I'll take it right away, just initially, so thank you, Mayor and Council. As we work through all of our budget process then we lead right to the Capital Improvement Plan, which we'll create together. So, tonight we'll talk about Public Facilities, Parks, and then our Road Projects to finish up. Initially, I'll kick it over to Zac because really all the Public Facility projects, our Ice Arena, we do have in the Public Facilities the information we talked about with the Fire Station and this building, but really that you've seen a couple weeks ago; so, this is the Ice Arena and then Parks, so we'll let Zac kick it off.

Ice Arena

Zac Dockter, Parks and Recreation Director, said thanks, Ryan. Mayor and Council, so in 2026 we are scheduled to replace the Zamboni, as we actually purchased a used one, I think you saw the memo, we're replacing the used one we purchased several years ago.

In 2027, we have some items to be replaced. We're considering purchasing a water treatment system that would be for the flooding water for the ice; it's more energy efficient and it keeps the lines clearer and brighter and things like that. We have a floor scrubber that we want to replace, a pretty mutual part of the janitorial system in the Ice Arena. Then in the inner Ice Arena office, an interior model, currently we have scheduled for some 2027 work and then bond it in 2028; we're still at the concept phase for that, so you'll see more on that coming in the near future, but right now, we're at least a \$1.5 million budget in the CIP.

In 2028, the second Zamboni is being replaced, that was originally purchased in 2008 when we expanded the Ice Arena.

In 2029, the HVAC units up on the rooftop, \$75,000, that's the main commons area, and then we've been talking about replacement of a steel roof on the barrel roof since I got here in 2001, but it keeps kind of getting, we keep patching it together and its holding up. So, we want to keep it in the CIP just in case we do need to replace it, but as long as it holds up, it's steel and it doesn't degrade too far, we'll keep it going as long as possible; but its already probably 10, 15 years beyond its original life, but I think its going to keep going so.

In 2030, just another office mezzanine furnace replacement. Just a reminder, we put those furnace replacements and water heater replacements, things like that, we put those in there based on life expectancy. If they don't need to be replaced at the time, we don't replace them.

Director Dockter asked any questions on the Ice Arena?

Council Member Garza asked in the 2028 replacement for the Zamboni, is that going to be another used one, and do you think that that will, the price will be that?

Director Dockter replied yeah, right now, that price may have to change in a couple years, but right now, we're going to schedule it for what we think its valued at right now. That's replacing a unit that we bought in 2008 when the Ice Arena expanded, so it will be 20 years old at that time.

Council Member Garza asked and the one in 2026, that's a used one that you're replacing it with?

Director Dockter replied that one is, we're buying a brand-new one; we purchased a used one to try to get by for five-or-six years, and that's the one that is really starting to fail on us. Council Member Garza said thank you.

Director Burfeind said in a few years, we have our capital placeholders for planning purposes, but we'll still take a look at it, and if it doesn't need to be necessarily replaced yet, then we'll make that decision then.

Director Dockter said basically, for me, I have a spreadsheet with every playground, every furnace, every roof, and its got a life expectancy; when it pops up, I put it in the CIP and then we take a look at it and whether it needs to be replaced that year or not.

Council Member Garza said and you said a new Zamboni, how long have we had it?

Director Dockter replied we are on the fifth year with that one; we were hoping to get five-to-seven years, but its really starting to fail on us.

Park Improvements

Director Dockter said I'm going to go through this fairly quick, just raise your hand, I guess, if you see something that jumps out and you want to talk about.

- Roberts Lake Neighborhood Park Development Area, which is now the Roger and Myra Peterson Park, \$500,000 for park development.
- Denzer Neighborhood Park Development, \$300,000.
- Looking to replace the Skate Park surface, the pavement where the Skate Park is on, getting that replaced; it's pretty dangerous with a lot of big cracks in there, so that needs to be replaced, \$100,000.
- Sports Lighting System at Hamlet Park, converting that from the metal-halide to LED; if you remember, there are football fields and courts and an ice rink, so there's a lot of lighting there, that's \$355,000.
- The Kingston Park building replacement we'll talk about that a little bit later, I want to have a separate conversation on that.
- Bike Park: We're looking to improve some of the jump blinds there, they're having a hard time keeping up the maintenance on those with their volunteer crew. This is going to be a little more formalized system with some timber and some other materials that will get put on the jumping lips; that should greatly reduce their maintenance, improve the riding experience, and then also improve the longevity of those jump blinds.
- In 2027, we're looking at some Still Ponds Neighborhood Park Development and restoration, the Military Trailhead we think that will be ready for about \$200,000, that we have on Jamaica and Military Avenue there.

- Lamar Sports Lighting Improvements: Replacing the two softball fields' lighting systems for \$350,000.
- Replacing the Hamlet Park shelter for \$50,000.
- Following up to the Sports Surface Replacement, reinvesting and/or replacing the Hamlet Park Skate equipment for \$300,000; again, that's a placeholder, and there are some components in there that we think we can reuse, but we want to make sure we have enough money in there to replace whatever needs to be replaced at that time.
- Pine Coulee court replacement, \$20,000.
- River Oaks Scenic Overlook, \$100,000, for investment into a trail and a bench and some other things to kind of improve that opportunity there, especially with the road, that will be during the road reconstruction down there; so, we maybe want to improve that and add some parking and some other things to make that a more useable facility.
- The Dunes Park infrastructure, we'll talk about this a little bit later, too, parking lot, trails, and boat ramp for \$7 million.

Council Member Thiede said with Kingston Park and that, there's a lot to handle all of that. Director Dockter replied yes, that's why we're going to talk about that separately, after I run through these. I have two slides on those.

- In 2028 and 2029, we have a few trees for Ravine Park if development occurs, then we'll need some money set aside for that, that one would go to the Park Trust Fund.
- In 2028, replacing the old Cottage Grove sports lighting system for \$35,000.
- Peter Thompson Park upgrades: Replacing the rink boards, sport courts, re-shingling the roof, for \$315,000.
- We'll need to replace the Highlands tennis courts for \$100,000.
- Pine Tree Pond Park improvements: That'll be the Settlement dollars from the Water Treatment Facility plant, so that's \$500,000 reinvested into the park there because that's where the Water Treatment Facility is located; just a reminder, that comes out of those 3M Settlement dollars.
- The Dunes Park Recreation Facility, again, we'll talk about that later, \$2 million.
- In 2029, replacing the Pine Tree Pond court for \$30,000.
- We have two playgrounds at Hemingway and North Ideal that will be due for replacement for \$150,000.
- Hearthside Park: That will be pavement management related so if there's investments we want to do there, whether it's a picnic shelter or enhance the parking lot, those things we typically do like we did at Hidden Valley this year; we look for opportunities to add trail extensions or whatever it is, so adding \$100,000 there as a placeholder.
- Dunes Park building, \$7 million.

Council Member Thiede said I have a question on the Peter Thompson Park. I mean, originally, that kind of started out as a neighborhood, did the neighborhood actually support that originally, or was it always the City?

Director Dockter replied it was always the City.

Council Member Thiede said oh, yeah, so do we do enough then? Because this is really kind of surrounded by that neighborhood, like the other neighborhoods, I think, and everything, but its really a more substantial regional park, you know? So, in terms of some of the, all the other houses that are going in, do we promote that at all to those houses, too, so that they know that its not just a neighborhood type deal? I mean, to me, I'd be okay, but it kind of comes off a little bit more as a neighborhood, because its smack dab in the middle, right?

Director Dockter replied well, I don't know that we promote it. I mean, it's a public park, obviously, and I think the signage there proves it. But we have started running trails from the other neighborhoods into the park, which should help people make them aware.

Council Member Olsen said well, it gets plenty of use. Director Dockter agreed and said we didn't build parks over there, Bailey Woods, we built trail systems to get people to use Peter Thompson Park instead of building extra neighborhood parks.

Council Member Olsen asked what does it cost to do the rink boards?

Director Dockter replied just the rink boards are about, it depends on what style, but I'd say \$150,000; but yeah, the asphalt, which that one has the asphalt with it, its another \$100,000. And if you remember, we originally were

going to do the pickleball concept at Peter Thompson, but with our playground programming and the limited parking there, we felt that Woodridge was actually the better fit and it had the new lighting system and all that was going on at the same time.

Council Member Olsen asked with all the neighborhood housing right around it, could the noise potentially be an issue? Director Dockter replied yeah, actually that was part of the conversation, too. Council Member Olsen said but I'll tell you what, it gets plenty of use for other purposes, and like you said, its a very, very popular site for the playground and activities.

- In 2030, another potential future park.
- The Woodridge playground surface will be due, that's almost \$500,000 nowadays. So, if you remember, we're actually getting it sealed this year, hoping to buy some time until 2030, maybe further if we're lucky, maybe less if we're not so lucky.
- Pine Glen improvements, \$100,000, and that's again related to pavement management; we'll look to see what needs to be improved there, if anything.
- Woodridge court resurfacing for \$150,000, that's a full redo of the pavement.
- Nina's Park picnic shelter, replacing that for \$30,000. We'd been replacing fabric at some different parks, so we went to some of those shade shelters instead of full shelters, so replacing those kind of in whole would be about \$30,000.
- The Pine Tree Valley ice rink board replacement for \$150,000.

Director Dockter said so, that is all the park improvements.

Director Dockter said so a couple discussion points: The Kingston Park Building. I don't know if Brenda or Jennifer if one of you want to lead with the bonding and time, I guess we're talking about timing.

Council Member Olsen asked there were two options, right? One was build in 2026, bond in 2027, and one was build and bond in 2027. Do you guys have a preference?

Director Malinowski replied I do have a preference, but 80th Street, as we review that, we can come back to that discussion because with Kingston Park if we can't get our advance funding from MSA for 80th Street, we need to keep that bonding capacity. So, we can talk about it at the end, though.

Council Member Olsen replied yeah, that makes a little sense, though. Are you concerned about it?

Director Malinowski replied we are on a yellow light. Director Burfeind replied yeah, so, MSA advance, that's when we ask for up to \$4 million.

Council Member Olsen said yeah, but we haven't had issues with them before.

Director Burfeind replied we haven't; historically, it's been in the green code, so funding money is in the yellow now. It's not a red, red basically means you're not getting an advance, but it's in yellow at this point; so, it's not a guarantee that you get your advance money, so we need to have a backup plan for 80th Street. So, it's a two-step process: We will do an initial kind of letter of intent type situation this fall, the actual process is like January of 2026. So, the challenge is you find out so late that you have to have a Plan B to pay for that part of the project, and I'll talk more about those costs, but it's a \$17 million project that we need to find funds for.

Council Member Olsen said so you want to do 2026, 2027?

Director Malinowski replied and the other portion is if 80th Street gets some Federal funding, it's reimbursement; so, that \$5 million that we're getting for Federal funding, we will have to pay for those invoices and then get reimbursed from the Federal government and how long that takes. And, so, if we are getting cash flow from that \$5 million plus \$5 million for Kingston, it is really difficult to fund both of those projects in 2027.

Council Member Olsen replied okay, so you're thinking 2027 and 2027? Director Malinowski replied yes.

Council Member Thiede asked and what would happen if we delayed it?

Council Member Olsen replied that actually is the Plan B here, because the initial plan was to build in 2026 and bond in 2027, but she wants to keep the bond capacity available in case we have trouble with MSA funding. So, then you wouldn't even start building plans and specs.

Administrator Levitt said Mayor, I mean, we're at 90% right now, so it's perfect pitching.

Council Member Olsen said okay, so, if that's what it's got to be, that's what it's got to be.

Director Malinowski replied yep, and we have a slide on that and we can talk about that a little later on, too.

Director Dockter added and the good news is the plans and specs are complete; so, whenever the Council decides it's time to go, we can move pretty quickly.

Council Member Olsen replied yeah, and we've got a good bid environment and stuff, too, right? Director Dockter replied yeah.

Director Dockter said and then Dunes Park. I guess I don't know how far to go into the weeds on this, but right now, we have those two dollar bumps scheduled, and we just want to make sure Council is comfortable with proceeding with that. We do have some different funding leads: We did receive the Outdoor Recreation Grant, I have to talk with the DNR a little bit about that because we had put a whole bunch of playground and some other materials in there. Obviously, you can't have a playground if you don't have a parking lot, you can't have trails if you don't have a parking lot. So, I've got to talk to them about sequencing and how that all works, but typically, you have two years to spend the money, but that's just like what we did with Oltman. You've got to build it to get the money, so we had \$350,000 there; we did apply for the multi-million dollar with the 3M Settlement priority, too. Our feedback there wasn't great about what to apply for, so we're still trying to figure out, I'm attending a seminar next week about what to apply for and what not to apply for. So, I guess we're still chasing all those funds. We have the agreement for the dock to go in there, but there's some trail work that might need to be done there as well to make it ADA compliant. So, there's a lot of these things that we're struggling with to try to make sure that we sequence them right; if we sequence them right, there's a lot of money opportunity to pay for these things, but we also have to make sure we sequence things properly. So, I guess we're just looking for feedback from Council on if you're okay with us continuing pursuing that route and staggering things, or?

Council Member Olsen replied I was down there Saturday. I went and I spoke to the builders, both Capstone and M/I, and I'll tell you, they are selling the hell out of this park, that's a big selling point for the builders is how awesome this park's going to be and the availability and all that kind of stuff. There were a lot of questions that I wasn't able to answer, but they're very much looking forward to having this come online at some point. So, whatever you've got to do to line up the dollars so you can get the projects done in the proper order, I'm sure they would very much appreciate that; because the residents that they're selling homes to are going to expect it because they're talking about it a lot.

Director Dockter replied yeah, and that's going to be the challenge, right, is when the homes start going up and they want their park and we don't have their park, and they're getting angry with us. Now, I will say that there is no funding that I know of right now for the building, so that is something where we talked about again bonding capacity and things like that. I don't know if that's a conversation for tonight yet or not; right now, we put it in 2028 or 2029 for the building itself because I don't think we'll find funding for that. The rest of it we're trying to hopefully find the funding for.

Council Member Thiede said okay, let me pose this thought. In terms of this park, it has a lot more unique features that we don't currently have happen, right? Even though Kingston needs a new building, it's a functioning park, there's a lot of activities, there will still be essentially, for the most part, the same activities except for we're expecting the extra building to get used for. So, my question would suggest that we think about the fact that trying to bring maybe this one on as a little bit more of a priority than that Kingston building, you know, then it might be that this actually gets, that does better for the community. You've got Glacier Valley, I don't want to kind of piss on the other end, and at Kingston, maybe Kingston's the one that ends up being more the 2029 or whatever type of deal, but I'm just kind of throwing that thought out there, right? That's the logic, so, you know, we build them one year after the other.

Mayor Bailey replied in either case, both of them are being put out a ways. I think the bigger question that you're asking, Zac, is do we still want you to go out after funding now or some opportunities to continue to do things with this park. The answer for me, at least, is yes. The question to your point is how do you stage it, right? Director Dockter replied right. Mayor Bailey said so, I would assume once you've got a parking lot in there, then people can get down there, they can walk the trails, they can go to the fishing pier once that's put in, obviously boat ramps, and then everything else kind of can phase in. I have an idea, we can talk off line, about a way to fund the building now with City dollars. I've been talking to somebody, so.

Director Dockter replied yeah, I would say that's, you kind of summed it up well. I think the hard part for me is it's hard to get grants for parking lots, they're not very jazzy, right? So, we might have to, I don't know, I'm going to see if this DNR grant gets us a parking lot. If it doesn't, we might have to invest in the parking lot to kind of get the money to do the rest of those things. Again, I don't have, unfortunately, Park and Recreation buildings don't typically have grant dollars associated with them, but hopefully, you have some ideas. But those are the two items that I worry about, but it's one of those things where we might have to invest some money upfront to get behind it.

Council Member Olsen asked what are your thoughts on Dave's idea?

Director Dockter replied I agree and I don't agree. I agree that it's going to be a whole new, unique experience, 100%, that's going to be a different building than Kingston; but I also disagree with it because Kingston gets used like crazy today, and it also needs improvement now, so it's both, it really is. And, so, I guess it's up to the Council on what becomes a priority.

Council Member Garza asked what's a ballpark cost of the parking lot?

Director Dockter replied I don't know, Jennifer or Ryan, a few hundred thousand. Director Burfeind replied yeah, \$150,000 or \$400,000, yeah.

Council Member Garza said so, it's under half a million? Director Dockter replied yeah. Council Member Garza said I can tell you that I'm on Council a while, so when you say it's just under a half a million.

Mayor Bailey said Dave's causing nothing but problems.

Director Dockter said yeah, we'll get a parking lot in there.

Council Member Garza asked is there any opportunities for, I know it's a City park, but is there any opportunity for like businesses or anything to sponsor any type of stuff like that?

Council Member Olsen replied I think that's what Myron's talking about. Council Member Garza said yeah, so you know even the Park and Ride, do we have an asphalt company that can? I don't know, it's just a thought.

Council Member Clausen asked with respect to the boat ramp, I haven't been down there in a while, but is the depth of the river backwater there, it's not very deep, it's three feet-ish, at best.

Director Dockter replied so, there's a little channel that runs from there to the main channel. We have a, it's a, what's the term for it? What did you call it? Someone replied telemetry. Director Dockter said I don't know, it was called something else, but we'll use telemetry.

Council Member Clausen said where I was going with that Zac is a lot of boats wanted that river access somewhere, and I'm just wondering, I'm just thinking that not too many boats are going to be launched there, it's maybe going to be canoes and jon boats, some very, very small boats, boats that aren't going to be out into probably the main channel.

Council Member Garza said I thought they were going to make it bigger, though, once they did the launch so that it would be a little bit deeper so that you could have boats, larger boats.

Director Dockter replied there's no promise of dredging from the Corps. It's deep enough to get 25-foot boats, but you're not going to get big, you're not going to get big river cruisers out there by any stretch of the imagination; but you'll get fishing boats and larger pontoons and things like that, they can get out there and use the water because there's a channel that's between three-and-six feet that kind of goes all the way to the main channel, and we'll have to mark it. So, but you'd be surprised how much traffic goes down there, especially with fishing and hunting and things like that.

Council Member Clausen said if that's true you'll still have a lot of people launching off of there and fishing off of it. Thanks.

Director Dockter said yeah, and I'm always surprised, growing up there, I always thought of the backwaters as the backwaters, like nothing special, and now people are really starting to appreciate it because you can get on the river and not feel like you're on the Mississippi where it's drifting down.

Council Member Olsen said there's a lot of kayakers out there.

Director Dockter said the last three, four years I've seen the increased traffic on the backwaters more than ever.

Mayor Bailey said and just to put it in perspective, a huge share of the island as a whole will have some type of a marina on it, into the main channel. So, if you've got something on the back side here, where if you wanted to do something today, you'd have to take it up, obviously go to the other marina, and that will eventually be on the other side of the island.

Director Dockter said and you know, you have Hastings and you have St. Paul Park, and this is a little different type of recreation.

Director Dockter said so, what I'm hearing is keep pushing; obviously, we'll look for all of the outside funding sources we possibly can, but there's a discussion point where we might have to invest, to come back to the Council.

Mayor Bailey said if you need to come back to us, yeah, but I am interested to hear if any of that money for the boat launch would help cover some of the parking lot. Are you on par with that?

Director Dockter replied okay, we're good, thank you for the direction.

Director Burfeind said okay, Mayor and Council, I'm going to take us through the road and utility projects. We have our new City Engineer, Paul Sponholz, he's getting his brain wrapped around this entire Capital Improvement Plan (CIP) and all the projects. I was part of the development of it, so I'll do the presentation here tonight, but next year, you'll get this, it'll be all Paul.

So, the next few slides I'll talk really quickly on because we talked about it in budget, but just as a reminder, we have a 10-year Pavement Management Plan and 10-year Mill and Overlay Plan that guides a part of the CIP as you look at those Pavement Management and Mill and Overlay projects every year. So, just a reminder, that's the guidance for those type of projects.

The first three years we have some more specific slides, and then we have more summaries of the last two years of the Plan. So, 2026 Mill and Overlay, we're targeting 95th Street from most of Jamaica down to Hadley Avenue. Some of this section right here is that brand new pavement we did with the signal, so there's no need to Mill and Overlay that, so we'll do that section. We are going to look at costs as we dial it in, can we get Ideal Avenue on there, that's something we'll look at. Hemingway Avenue actually has a fairly new rear course that was kind of delayed as a Final Streets Project, so that's not needed, but that's our target for next year, and then we'll be doing the trails as well with the Trail Maintenance money.

The 2026 Pavement Management Project, this is in full swing with Feasibility Studies; you'll see it coming before you this fall, its largely that neighborhood north of 90th, kind of around Armstrong Elementary. This is a Full Curb Replacement Project, so Full Reconstruction, this is largely original curb when that neighborhood was built. We'll also have a little bit higher utility costs, just because we have some older infrastructure; no full replacements, but we have some older infrastructure. We also have some street lighting, that is on the Xcel secondary, which is not per Code a way to do that anymore. So, we're taking this opportunity to upgrade that lighting and put new conduit in to make it complying with today's Codes.

80th Street Project

The big one to talk about tonight is the 80th Street Project. We had the Workshop here back in May, talking about priorities in terms of staging construction and what was the Council looking at, and then we went back to the drawing board and looked at how can we build it. So, I want to provide kind of an update on that. This Project in total is \$17 million, you've got about \$5.5 million in County and MnDOT funding at the interchange, \$5 million in Federal funding. We've got somewhere between \$3-to-\$4 million in that State Aid Funding that we're talking about; with this one, it would be the Advance because our regular State Aid Funding is going to the 80th and Keats roundabout. We also have TIF Funding with things that are more development related, putting in the dual turn lanes on 80th, for example, that's to handle higher traffic. And this is an assessment project as well, which will be probably roughly around \$2 million in Assessments. So, a whole bunch of different buckets of money to pay for this. It's been a lot of work; this started as mostly a Mill and Overlay with that Federal funding many years ago, realizing we had more major improvements at the signals, it really needed to be more of a Pavement Replacement, and then MnDOT came forth and said, hey, in 2028, we're going to close the interchange and replace it, so we can't do that, right? We're not going to do this project in 2026 and that in 2028; so, MnDOT was able to move their project up and do that at the same time. The good news with that one is that's \$5 million, and normally, that's a

reimbursement project, too. We were going to build it and they would reimburse us, but they have agreed to actually provide that money in advance, so we don't have to float the construction of that project, so that's good news.

Council Member Thiede said a few years ago we were talking about asphalt vs. concrete; where are we sitting right now with that?

Director Burfeind replied so this is proposed back as asphalt for a couple reasons: 1) Just that concrete cost, you're probably adding another \$5-to-\$10 million to this project. Also, from my perspective, we can maintain asphalt and we don't have the equipment to maintain concrete. Obviously, it'll be there for a long time, right? We'll have to do maintenance but we're better at that. 2) The main driver is all this curb from here on is actually from 1998, so that curb's not being replaced. So, if you're doing concrete pavement, you'd want that next to new concrete curb so it has the same lifecycle; so, we'd be tearing out a good chunk of really good condition curb. It's still something to consider. You know, when you look at Business Parks and heavy semi areas, it's always something to look at is what's that lifecycle cost.

Director Burfeind said so real quick, here's a recap. Here are the priorities from Council when we had our Workshop back on May 21, kind of in descending order:

- 1) Construction of only two ramps at a time, not look at closing that entire interchange due to the impact with traffic.
- 2) Maintain head-to-head traffic, or two-way traffic, between Highway 61 and Hardwood.
- 3) Complete in one construction season.
- 4) Avoid construction in front of the school, not during the school year.
- 5) Maintain that two-way traffic from Hardwood to Hinton and Hinton to Ideal Avenue. That's in red because that's where we had to draw the line to meet the top four, and we are able to make those. If you did that work with head-to-head, it would turn into a two-year project because it would just make so much effort in tearing out medians and maintaining that, and I'll talk through that with the staging.

I still think that's a positive outcome, but there are a couple things that we are not able to achieve. In kind of talking through it, we do have a game plan on how we're going to complete this project. So, I don't show May because that's kind of some more tedious work we'd be getting in during May. There are some medians that we have to take out at 80th and Hardwood or down on Hadley where we're going to have crossovers; we'll take that out and then we have to put temporary wooden signals where all the new signals will be going so we have signals during the project.

As we get to June to August, that's when you'd see the north ramps close and you'd see the north side of 80th close down to Hinton, and then you'd see the west side of East Point Douglas close; and we'd get that going right away in June, if not the end of May when school is still in session, but we would not start in front of the schools yet.

Mid-June to mid-July that's where we add on from Ideal down to Hinton, doing the north side of the road, and that does work to have a little more compressed schedule by the school because west of Hinton, we have to do what's called a stabilized base due to the lack of gravel in that area and that's a longer process. So, that gives us a little more time in this June-to-August timeframe to do that. This area has a good gravel base when the City reconstructed it in 1998, so we have no issues there, so that's more of a typical pavement replacement.

Then we'll get into mid-July to mid-August, so another month. The green is completed and then we'll flip to this orange on the south side of 80th Street. We'll have to start that south side a little bit sooner so we can get it done before school starts; so, for that little bit of time, you'll actually see one-way traffic kind of change sides of 80th Street so that eastbound traffic will actually be on the north side of the road. Then, once we actually wrap up all the work on the north side, August to October, everything in green is done. We then flip to the south side of 80th, from Hinton to the highway; we close the south two ramps and we do the east side of East Point Douglas. So, it's kind of a four-phase project, really kind of two phases with that school work kind of happening in a little bit disjointed process, but we do believe we can do this. November is some cleanup work, taking down temporary signals, things like that.

Council Member Garza said I just have a quick question on the East Point Douglas construction, I know we talked about it before, but I don't see, are you guys not going to address the crossing between Hy-Vee and McDonald's and Arby's and the School District and all of that?

Director Burfeind replied good question, Council Member Garza. So, that would be part of the 2027 project, so that project was moved because as we talked last year, we didn't want to have work on East Point Douglas while all this was happening. So, right now, the project here ends, but that is definitely part of that project.

Council Member Garza said we're ending it, are they going to fix that sidewalk area so that it is a little more user friendly for people, the pedestrians? Director Burfeind replied that's correct. Council Member Garza said because right now, there are a lot of hills; you have to go up the hill to come back down, and it just seems like everyone just crosses in the street everywhere.

Director Burfeind replied yep, so that's definitely something that we will be looking at with here, and you're right, it's a little bit of a two-phase at that intersection. We'll make sure we do it in the best way possible, but that's something that we can be looking at with this phase. And then we are reviewing crossing options and different things and such with the 2027 project, which I'll touch on in a little bit.

Council Member Garza said the scooters are serious out there, and really there are so many kids on scooters right now. Council Member Olsen added and the E-Bikes or whatever. Council Member Garza said it's crazy, yeah, it really is. Director Burfeind said it's a challenge.

Director Burfeind said one thing I do want to mention with, as we really dug into this, I am okay with only the one-way traffic starting at Hardwood. Because when you look at neighborhood street intersection on the south side of 80th, if we had been able to maintain two-way traffic up to Hinton, right off here, you would have opened up all these neighborhoods to come through because you would've had to stop, right? You'd have cars traveling this direction or vice versa and now they're stuck, and we would have turned this neighborhood into 80th Street.

Council Member Olsen said and we didn't want to do that, we talked about that.

Director Burfeind replied yep. So, by having one-way traffic, there's no need to do that, there's no reason. They can continue to freely flow eastbound all the way down it, and we'll avoid that; that was a major concern for us. So, I think from this perspective, it's tough because you can't both ways on 80th. You are seeing more of this, the counties are doing more of this type of work because you can get these projects done faster, and you can still maintain reasonable access throughout a project area.

Council Member Olsen said your timeframe is tight; Director Burfeind said it's very tight. Council Member Olsen said so, I mean, you don't have much room for error here.

Director Burfeind replied yep, we have none. So, and its, like I said, this project has grown, it's grown for a lot of good reasons; we're going to be completing a huge project here and checking all the boxes. This will be one of Paul's projects that he will be managing, so. But, they're the ones who designed and managed East Point and Jamaica, they did a great job, a very challenging project down there as well, so we have total confidence. That is also why we want to do the interchange; another option was for MnDOT to separate that, separately do it, and then you have no coordination, right? We wanted this to happen so we can purposely phase everything in a more manageable way. Any questions on 80th?

Mayor Bailey said the only comment about this, I mean, obviously, we have plenty of time; but when we're going to be doing these one-ways, which are all right, how to get to the businesses and the signage to get to businesses, it's kind of like what we did down on East Point Douglas, by Target. Director Burfeind replied yep.

Mayor Bailey said it's definitely going to be something we want to make sure that people know how to get there if it's one way this way or one way that way, how am I going to be able to get to Hy-Vee or Starbucks?

Director Burfeind replied that's a great point, mayor. That's one thing that we'll be working with Phil on, probably even earlier, we really want to talk about hey, this project's coming next year. I hope people see all the benefits of it as well, deal with that one year of pain, but I think it's something we want to communicate really well leading up to it and then have a really strong communication plan during it as well. Mayor Bailey said good.

Council Member Clausen said that was my question, have we started warning the businesses, like this is coming next year?

Director Burfeind replied so, we have our letter ready to go that they are going to be getting, more on the assessment side of things and like that. We haven't talked to them about this project, you know, just in general for quite some time, but some of that we had to kind of see where this was landing. That's a great question.

80th and Keats Roundabout

Director Burfeind said we've got the 80th and Keats roundabout, working with the County, County is leading this project. This is the one where our regular State Aid Funding really has to go here because that was the only way to fund our half of the project. In general, they're going to build it with a bypass road on this side, so I would say for at least over half of the summer, they'll maintain access north and south and west, and then they'll have to close this leg while they finish that final part of the project. So, for a large part, there won't be a major impact; obviously, the east leg is shut off, but there's certainly a very low amount of traffic on that leg, but it will be a long detour when that leg is closed, all the way down to East Point Douglas Road.

Council Member Thiede asked you're going to have to take the detour to get to the Tank sweet corn, right?

Director Burfeind replied you will, but the sweet corn's been a big point of discussion. I know the commissioner talked about putting it out in the middle of the roundabout, but that would be tough during construction, so.

Mayor Bailey said yeah, but he's heard that, not the Tanks, but.

Council Member Thiede said he's still got across the street, in the church lot there.

Director Burfeind replied I mean that's true, if they want to look at other options, they could do that, and we are actually laying this out that they can still do the corn stand in the future, follow all our rules, be safe with the roundabout, so.

Council Member Olsen said Ryan, not that this has anything to do with anything, but as we continue to add these roundabouts, the demand for 80th and Jamaica is going to continue to climb. We heard it at Arby's last night, too. Do you have any clue on what the game plan is for that intersection and the timing for what eventually has to probably be a roundabout?

Director Burfeind replied so, at 80th and Jamaica, I will say right now, not that a roundabout wouldn't be a good option, right now it's a signal, but that's something we have to dig into. If it was a roundabout, we'd have to acquire homes on all the corners, along with property from the church, so that's going to be a big consideration. You know, you see all these roundabouts going in because the roads were planned later, and you can see these nice big Right-of-Way triangles the counties or cities have. With that one, we don't have that, so Right-of-Way is very important. So, a signal is likely the way it would have to go, which will work well in that location as well. It doesn't meet, it's hard, it doesn't meet warrants yet.

Council Member Olsen said well, that's what Jennifer was mentioning as soon as last night, it just doesn't qualify yet.

Director Burfeind replied it doesn't, no, and something like Hardwood and Hardwood Court, and that's a crash warrant, right? So, that's how that was justified and it made sense. Jamaica and East Point, it's all about traffic and we're just not quite there yet, but we continue to monitor that; every year or every other year, we take all the traffic counts, so.

Council Member Olsen said I think people have really come to appreciate the roundabouts because they are effective at slowing people down a little bit and what have you. So, anyway, it's just something to keep on our radar. Director Burfeind said for sure.

Director Burfeind said Ravine Parkway, we talked about tonight, we had a Workshop earlier, so this is that first section. You know, now that its designed in this way, we do have to talk about its kind of the back side of the development, it won't connect to 80th or 70th. You know, we've got to really dial that in, do we build it all in 2026? It's an assessment project that we would collect the money for and build. So, right now, we show it in 2026, but their development will really work on that over the next few months.

Ravine Parkway and Shoppes at Cottage View

Director Burfeind said Ravine Parkway and Shoppes at Cottage View, this looks a little different than in the past years because working on that Hotel RFP and then there's the little leg here, off of East Point Douglas Road, that we've added in. So, this section going up and around Cottage View Drive was really what that Federal money was for, so we did have to go back with that money and just expand the boundary of environmental work; so, that

work is almost done, and then we'll be in a position where we can use that funding for this section as well. So you can kind of see how it will be phased over the years, starting in 2026.

Council Member Thiede asked did we send out that RFP yet?

Administrator Levitt replied yes, it's due the end of August. We just thought we completed the Phase 1 of environmental, we enter Phase 2, which is the borings of the Ross property, and then potentially remediation if we find something there. Her grandfather used to pump gas down there.

Director Burfeind said but we'll be positioned for that money and we're ready for that, so.

2027 Mill and Overlay

Mill and Overlay is more of the Wildflower neighborhood and Meadow Grass and going up into around Peter Thompson; that's just a continuation of our Mill and Overlay Plan in 2027 if you can imagine. So, this is where we moved East Point Douglas to, from Las Margaritas all the way down to Inwood Avenue; that's when we'll be looking at pedestrian crossings really along the corridor, but obviously really focusing up by that commercial area as Council Member Garza brought up. So, that'll be a big part of that plan, and that'll be a great time to do it because if you want to implement maybe some refuge medians, things like that, it's a very cost-effective time to do it. We also have Kingsborough Trail on the list, and that's where Zac mentioned the Mississippi River overlook; we've got some property right at the end here that we look to improve as part of that project.

We show another section of Ravine Parkway, kind of depending on how the project goes out there; you know, it could be the section that's next to 80th Street, it could be up here on the Geis property, but programmed another \$1.2 million in 2027, depending how development goes. It could also be the southern Tank property coming off of 85th Street as well.

2028 Mill and Overlay

Moving up to the Silverwood and Pine Cliffe neighborhoods and a little bit down on the remainder of the Pine Arbor neighborhood as well.

2028 Pavement Management

This is kind of an extension of the 2026. So, back in the 1990s, this was all one project; because of full curb replacement and the cost, it will be split into two. So, we'll go north of Hillside Trail. We phased it in that way due to the age of the thin overlays; the thin overlays south of Hillside we've done earlier, north of Hillside was a little later, so we want to get a little more life out of that thin overlay. It's a real similar scope of project as the 2026 Pavement Management.

Jamaica Avenue Reconstruction

This is from 70th up to Military. County just started on their preliminary design and their study for this project, LHB Engineering is who they selected to do that work. The \$3 million is really at a minimum what the City's on the hook for; when we did the Right-of-Way jurisdictional change between Military Road and Jamaica Avenue back in 2018, because we gave them Jamaica Avenue in a pretty, I won't say poor condition but it needed upgrades, so the City's on the hook for \$3 million of that project. If there are additional costs, it could trip into their County cost-share policy, which could have some more above \$3 million, but that's what that study will tell us over the next year.

Council Member Thiede asked and you said that was going to take in the roundabout consideration up on Military?

Director Burfeind replied that will, that's correct, Council Member Thiede. They'll be looking at kind of what happened to Pioneer Drive, that's when we'll realign it, and that's where it's kind of tough, there's a timing issue here. We, as a City, committed to the fact that Military would stay Military until we have all of these streets connecting to the north. Unfortunately, this property because of its slower development, I think there's more interest now, but we really want this neighborhood done, all these street connections done before we disconnect Military at Jamaica just so traffic can get where it needs to go, and then we'll look at Pioneer Drive. So, I think this is looking promising, hopefully the next few years that comes together well.

Council Member Thiede asked so that property there is still the same mechanical and mechanics as the other plans that we saw?

Community Development Director Schmitz replied I mean the layout may be similar, Council Member Thiede; however, the developer may likely be doing something different.

Ravine Parkway/Shoppes at Cottage View

We have additional segments of that, approximately the yellow. We'll see how that property develops and how we phase this, that's just how we show it at this time; and then one more phase of Ravine Parkway in that area of the Tank, Goebel, and Biscoe properties.

2029 and 2030

Real quickly, we lumped all these together for 2029 and 2030, maybe just a couple to draw attention to:

- We'll have the last two phases of Ravine Parkway and Cottage View Drive, down by Shoppes at Cottage View.

And then a couple different things that we want to start looking towards:

- Reconstructing that 103rd Street bridge, that \$8 million. Paul has a lot of experience with bridges and railroad bridges, and there are different buckets of money we can tap into. There are some studies we have to do in advance of that, so we showed those in some earlier years, but we really want to look at what kind of grant funding can we get for that bridge to get that replaced. Because if we don't get that done before we turn it over to the County, the County is going to expect money for them doing that in the future. So, it's in our best interests to get grants and get that done now, but that will be a several-year process to work through Feasibility Studies and do grant applications or bonding applications.
- Also we have kind of out there the outlier, that Innovation bridge, we always show it out there, that's a County and MnDOT project, but just a placeholder if there are grants and such that we can go for.

Council Member Thiede said so that 103rd Street bridge, that's the railroad bridge.

Director Burfeind replied that's the railroad bridge, yep, and it's interesting because it's a railroad bridge but we do have to replace it because they were there first; so, cities are actually on the hook to replace those. It was kind of unique back in the 2000s how they did it, I think maybe because of the condition, but because they did that, it's on us now to make those improvements.

Council Member Olsen asked do we see anything on our list that could potentially qualify for State bonding funds?

Director Burfeind replied this is one; I don't know if, Paul, you can explain the bonding. It is State bonding that we talked about for that bridge.

Engineer Sponholz said yes, Brenda has a Local Bridge Improvement Program, which uses the State bonding that the State legislature issues every year during their bonding program, its funds into the bridges, so we could use that funding to pay for this bridge or even the Grey Cloud Island bridge that's coming to the end of its life; that would be eligible for that as well. So, that program, yes, is entirely available to us.

Council Member Olsen asked but we will need help from our legislators to get it on the list, is that what you're saying?

Engineer Sponholz replied the normal process is that we have to actually have a fully-approved plan, approved by MnDOT, on the shelf, ready to go, and then we can get it on the list, and that's really just first come, first served, so.

Council Member Olsen said right, is that being planned?

Engineer Sponholz replied yep. Council Member Olsen said okay, perfect, thank you.

Mayor Bailey said I have a question on the other bridge, or the road going to the other bridge and onto the island. I know way back when the County first put together this whole design, they showed it raising the causeway if you will and then putting a new bridge again down there. Now that isn't us, correct? Is that truly the County?

Director Burfeind replied so, that one we haven't really talked about with the County too much yet because that's obviously a major expense.

Mayor Bailey said yes, and that's why I'm asking.

Director Burfeind said that one, I'll be honest, we haven't broached the subject, and I think they could look to us for some support in that because we'd be turning over this road with the additional bridge. I think that's where Paul's having it now, like let's try and plan for this stuff in advance if there's State bonding that we can get that's really meant for that. It's a little different, you know, we go for bonding requests that we've got to go testify for, but this is really bonding that's meant for this type of project. So, it's much more well positioned. Yeah, I think a lot

of the causeway, maybe Jennifer knows more, it was raised to some degree with the flood improvements; it's just that bridge and the area around the causeway we've got to still raise another three-to-four feet.

Administrator Levitt said and it's going to be difficult because even when we raised it, you know the effect on the Mississippi River with the water elevation, we have to be able to mitigate that. So, it's going to be very, very expensive, and so, really, we need development on the island to help pay for that as well. And so we wouldn't want to tackle that until we have development on the island.

Director Burfeind added and the County's not really even pushing that one as much, it's that 103rd Street bridge is the bigger problem right now.

Mayor Bailey said well, I agree, it is. Well, frankly, if certain people want the development on the island if you will, they're going to have to pay for it.

County 19A/100th Street Realignment

This is a multi-year project, I just kept it at the end. Right now, we still show the full project at \$55 million only because we don't have more information. The County in the last two months kicked off the final design of our metal work that they're working with SCH on, and we're a partner on that. So, we'll have more information. We have \$15.6 million in Federal and State grants, we have our portion in the CIP, the County's portion, and that gets you to about \$25 million. We certainly can't fund a \$55 million project, but they're looking at what can we do to get that money; so, that's the big question that they're going to answer and be done with 60% of the design by December, and then we can really move forward from there. We'd move into Right-of-Way acquisition right after that, as soon as we have a new layout. What they're trying to do is there's a huge amount of money being spent to relocate transmission line poles here, where if they just slightly move this bridge, they can get rid of that. But it's a huge challenge because it seems like they're going across the farm field, and we're not; you've got a Met Council pipe, you've got one of the biggest gas mains you can imagine, you've got the railroad, so it's a challenge to piece this road in. So, we'll have some better answers here come December.

Utility and Pedestrian Safety Projects

I won't go through all of these, there's a lot on here:

- Stormwater maintenance: That one is just kind of a regular maintenance program that increases each year, some big numbers obviously.
- We've got our different 3M Settlement projects, and we get some of our Water Treatment Plants going, technically through 2029, but largely complete in 2028.
- We have a variety of other projects in here, you know, State upgrades, tower painting, different Well electrical upgrades, it's all in that 10-year CIP for Water that we talked about last Wednesday at our budget meeting. I will say the water softening, we keep it in here, but it is not in our 10-year Water Utility CIP, it is not funded right now, but it's always a question that comes up; people have interest in water softening, we have interest in water softening, so we like to keep that on there, but it's at the end of the five years. We're not planning to implement that in 2030.

Council Member Thiede said and you have to think about all the people who want a home water softener. Mayor Bailey said that's why there's conflict. Council Member Olsen said I might be interested, but I'm not that interested.

Director Burfeind said so, I think there's going to have to be more of a driver, right? Because there are no chloride standards for waste water, right? But if that were ever come to be, that's where things have changed. It is interesting, when you do the math on a 20-year bond on that, which is what everyone's paying on salt, I mean there is a cost to that, but that's a huge ticket. What we did do is we designed our Water Treatment Plants so that we can easily integrate this, so that is what was important, we weren't short sighted.

Council Member Olsen said speaking of the Water Treatment Plants, you probably shared this before, but I can't recall, what is the game plan for the temporary treatment plants? What is the intent with the infrastructure? I know you talked about some of the vessels and things, but I'm talking about the actual buildings.

Director Burfeind replied so those are already coming down for a couple different reasons: 1) If they stayed, we'd have to pay for them.

Council Member Olsen said I already knew that, I guess I should have phrased it differently. What do we do with the buildings?

Director Burfeind said, oh, with the physical buildings? Council Member Olsen replied yeah. Director Burfeind said so, we're going to see that because we won't use them, but because they are in such good shape, we'll see much-lower bids because contractors will reuse those. Council Member Olsen said that's what I wanted to hear. Director Burfeind said yep, so we're working on the Well 2 one right now, actually with Rice Lake, and they've already said like we're going to salvage this building and we'll likely see a lower cost of demo.

Council Member Olsen said and again, this was question that came up at a neighborhood meeting last night, which is why I asked, so I appreciate the answer.

Director Burfeind said my guys would love to keep them because they're nice little metal buildings, but we unfortunately can't, and with the new Utility Building, we have more space, but definitely they will be sold.

Council Member Olsen said well, you should leave them for Dunes Park.

Administrator Levitt said and then also, we did touch on the education boards and stuff related to the treatment plant, educating the residents, so Ryan and I touched on that today.

Director Burfeind said so we will get those taken care of and we've got a game plan, another thing that we'll work with Stantec and likely Phil on.

Director Burfeind said I'm kind of slowly closing it out here:

- Sanitary Sewer Maintenance, Streetlight Maintenance, kind of standard work.
- Here are those traffic signals that we show out in 2028, a variety of 80th and Jamaica, Keats and Indian; Keats and Indian, the County looks at, they're watching that traffic level, we just show it there with the development happening, we know that those warrants will come up sooner, and we'll continue to watch 80th and Jamaica as well.

Pedestrian Improvements

- One major thing we'd like to accomplish once we get our Safe Streets and Roads for All Plan done is some type of improved crossing at Pine Tree Valley Park, that's on there for \$300,000.
- Right now, we show Hadley and 92nd out there as well, but I will say we are with the School District Project and Pine Hill Elementary, we are pushing to have something done with the school project, actually.
- And then there's our Safe Streets and Roads for All Plan, that's fully State and Federal funded at \$440,000.

Debt

This last slide is Debt, and I don't know if Brenda wants to talk to you about that, she can bring it home.

Director Malinowski said so down below is what we've talked about the last two weeks with the bond issuance affecting the FMP, so we've got \$26 million issuing in 2026, and now with the CIP in pink are the two projects that we're wanting some feedback on. The other thing that has changed, too, is with Kingston Park; we felt that we could cash flow that in 2026, bond for it in 2027. When we're starting to look at 80th Street and a lot of money, we're not sure if we're going to get that MSA advance. The other thing that we talked about tonight, too, is the Shoppes at Cottage View; that is \$3 million of Federal funds, so that will be reimbursement, too, in 2026. So, there are a lot of moving pieces for cash flow purposes in 2026, so that's why I'm suggesting that we think about building and bonding for Kingston Park the same year. So, I need your feedback on that. And then in pink, we don't have to make decisions on that, but if you want to talk about it because every \$4 million in bonding that we do that is not included in the FMP is about \$21 on that median home.

Council Member Olsen said on the Kingston thing, I mean, it seems pretty cut and dry to me. You're saying that we need to have a backup plan in case those MSA advancement funds aren't available to maintain our cash flow, if that's what we've got to do, then that's what we've got to do. I don't know that we have much choice.

Director Malinowski said okay. Any other feedback on that?

Council Member Thiede said I tend to agree with Justin.

Council Member Olsen said yeah, I think it's kind of measure twice and cut once, right? Let's be careful. Director Malinowski said okay.

Director Malinowski said and the Ice Arena, that is new and what we were saying on that actually is build it in 2027 but bond it in 2028, and so, we'll keep that in there if you're okay with that. And then The Dunes we can talk about

later or we can talk about it this evening; if you're comfortable in issuing more debt, like I said, so every \$4 million is about \$21 on that median home. So, those items in pink are not included in the FMP, so you could delay something that's not in pink or you could decide that you want to move those into the FMP. Any feedback on that?

Council Member Thiede asked can you check to verify what debt was coming off in 2028? Especially since we talked about replacing.

Director Malinowski replied yes, I will check on that debt issuance. Zac had just talked about we've got some debt that's coming off regarding the Ice Arena, so I'll check in what year that is; remember that debt that's coming off we are including that in the FMP already, and so we've already accounted for that.

Council Member Olsen said so, that's not a windfall. Mayor Bailey said no, it's not.

Council Member Thiede asked so, what kind of debt load each year kind of fits within the FMP?

Director Malinowski replied that's a great question. When we did the FMP, we looked at about \$10 million per year, and so while 2026 was lower than what we've talked about in the FMP, as we were trying to look at the 2026 and the 2027 budget, that \$6 million is already included. Remember, anything that we issue in 2026 doesn't hit the FMP or the Debt Levy until 2027. So, this one-year lag in that lower debt issuance we've already accounted for when we talked about the numbers the last couple weeks. So, in 2027, we're a little bit higher than what we anticipated; well, if we go up above, we're higher in 2027. In 2028, we're okay, in 2029, that's when The Dunes is a big increase over the FMP, and then we're within, in 2030.

Council Member Olsen said so then, the real question is how much of those potential expenditures are we able to offset with various grants and all those kinds of things, and we just don't have that information at the minute; and I think that with the placeholders, that the timelines are what we discussed in the past. Maybe we revisit after we figure out if we can find some additional revenue sources, especially as it relates to the park.

Mayor Bailey asked the \$2 million that you have kind of as our placeholder, what was that for, Zac? Director Dockter replied said so, the \$2 million was going to be for that parking lot, trails.

Council Member Olsen said stuff he's trying to get grants for.

Director Dockter said and I think to Council Member Olsen's point, every time we get a funding source, there's little coattails that tie to it as far as you have to build this; so, we just have to be prepared for that conversation when we get there.

Mayor Bailey said okay.

Council Member Olsen said yeah, I don't think we're at a decision point, that's my opinion, my feedback. Director Malinowski replied okay.

Director Malinowski asked and we're okay with Kingston, building it and bonding for it in 2027 also? Council Member Olsen replied I don't think we have a choice. Director Malinowski said that would be best. Okay, thank you.

Director Malinowski asked are there any other questions? None were asked.

Council Member Olsen asked is that all? Director Burfeind replied that's all, yeah.

Mayor Bailey said thank you, by the way, for putting it all together. There's lots of stuff going on.

Council Member Olsen said I think a lot of this here we're just reiterating what we discussed through the budget dialogue, but it's nice to have it all condensed, you know, in an easy to understand format. So, thanks again.

Mayor Bailey said but just as a side note for our newer Council Members, there is a lot of dollars up there; Council Member Olsen said and they move. Mayor Bailey said well, they move, but they're also not all present money.

Council Member Clausen said yeah, it kind of drove me crazy. When I looked at it the very first, I was like, oh, my God.

Mayor Bailey said but it's developer driven, so there's development pieces in quite a few of those biggest numbers out there, and that won't happen unless development happens. And, of course, that purchase is done by now. But there's also big dollars out there.

Council Member Olsen said and it moves because it depends on when something comes off.

Council Member Garza said but it looks like there's a lot of opportunities for grants or some type of; Council Member Olsen said there always is, and our team does a heck of a good job chasing those dollars, they really do. Council Member Garza said I realize that, that's why I said that. Council Member Olsen said yeah, we've got some really good grant writers on the staff.

Mayor Bailey asked anything else, Council? Council Member Olsen moved to adjourn.

14. WORKSHOPS - CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Olsen, second by Council Member Thiede, to adjourn the meeting at 8:33 p.m.

Motion carried: 5-0.

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