COTTAGE GROVE CITY COUNCIL

August 5, 2026

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MINNESOTA 55016

COUNCIL CHAMBER - 7:00 PM

1 Call to Order

2 Pledge of Allegiance

3 Roll Call

4 Open Forum

5 Adoption of Agenda

6 Presentations

A 2026 Green Garden Award Presentation
Staff Recommendation: Receive presentation of the 2026 Green Garden Awards from Park and Recreation Staff and award the winners of the Residential and Sustainability Garden Awards.

7 Consent Agenda

A City Council Regular Meeting Minutes (2026-07-15)
Staff Recommendation: Approve the July 15, 2026, City Council Regular Meeting Minutes.

B Public Services Commission Meeting Minutes (2026-05-18)
Staff Recommendation: Approve the May 18, 2026, Public Services Commission Meeting minutes.

C Response to Open Forum - Millard
Staff Recommendation: Receive the response letter addressing Open Forum inquiries from the July 15, 2026, meeting.

D Rental License Approvals
Staff Recommendation: Approve the issuance of rental licenses to the properties listed in the attached table.

E Temporary Intoxicating Liquor License — Cottage Grove Lions Club
Staff Recommendation: Authorize issuance of a temporary intoxicating liquor license to Kimberly Rose Raymond on behalf of the Cottage Grove Lions Club for the Food Truck Festival on September 19, 2026.

F Tobacco License Application - 8711 East Point Douglas Road #106 (iVape Depot)
Staff Recommendation: Approve the Tobacco License for iVape Depot located at 8711 East Point Douglas Road South #106, Cottage Grove, Minnesota.

G Designated Hunting Areas
Staff Recommendation: Approve the 2026-2027 firearms and archery hunting maps.

H Surplus Firearms Sale
Staff Recommendation: Approve the sale of surplus Public Safety Equipment to Gun Smith Arms in the amount of $550.00 per handgun.

I Grant Request - FY2027 Office of Traffic Safety Traffic Enforcement Grant
Staff Recommendation: Authorize the Cottage Grove Police Department to apply for the FY2027 Office of

Traffic Safety Traffic Enforcement Grant, which supports the department's traffic enforcement efforts and enhances public safety within the community.

J Washington County Joint Powers Agreement - Record Management System Data Sharing
Staff Recommendation: Approve Amendment #1 for Contract No. 15026, the Record Management System Data Sharing Joint Powers Agreement between Washington County and the City of Cottage Grove.

K EMS Public Service Area
Staff Recommendation: Authorize the application to the Office of Emergency Medical Services to retract the Cities of Newport and St. Paul Park from the City of Cottage Grove's EMS PSA. The retraction will allow Fairview EMS to expand their PSA to cover the Cities of Newport and St. Paul Park and assume primary EMS operations for the two cities.

L Lehigh Road (Biscoe) Minor Subdivision
Staff Recommendation: Adopt Resolution 2026-108 approving the Minor Subdivision of a 44.95-acre parcel of land on Lehigh Road South into one 3.09-acre buildable parcel, one 0.32-acre parcel for right of way and one 41.54-acre parcel.

M KLM Engineering - Utilities Professional Services Agreement
Staff Recommendation: Approve the professional service agreement services with KLM.

N High Zone Raw Water Main Project - Change Order #3
Staff Recommendation: Approve Change Order #3 for the raising of the sanitary sewer manhole. This will increase the contract total by $7,500.00 to a total revised contract amount of $4,901,598.00.

O Intermediate Zone Water Treatment Plant - Change Order #3
Staff Recommendation: Approve Change Order #3 in the amount of $95,710.00 for the Intermediate Zone Water Treatment Plant project, increasing the current contract amount from $90,411,603.29 to $90,507,313.29.

P 80th Street & East Point Douglas Road Rehabilitation Project - Change Order #2
Staff Recommendation: Approve Change Order #2, increasing the contract amount by $29,575.12 for the 80th Street, East Point Douglas Road and TH 61/80th Street Interchange Rehabilitation Project, and authorize the City Engineer to sign the Change Order.

Q Final Payment - 2025 Sewer Lining Project (Hydro-Klean, LLC)
Staff Recommendation: Approve Resolution 2026-109 in the amount of $44,167.89 to Hydro-Klean, LLC for the 2025 Sewer Lining Project

8 Approve Disbursements

A Approve Disbursements
Staff Recommendation: Approve disbursements from 07-10-2026 through 07-30-2026 in the amount of $8,762,282.12.

9 Public Hearings

10 Bid Awards

11 Regular Agenda

A Sale of $5,425,000 General Obligation Bonds, Series 2026A
Staff Recommendation: Adopt Resolution 2026-110, authorizing the issuance and awarding the sale of $5,425,000 General Obligation Bonds, Series 2026A, pledging for the security thereof special assessments and tax abatements and levying a tax for the payment thereof.

B 10590 East Point Douglas Road South - Accessory Structure Exterior Materials Variance
Staff Recommendation: Adopt Resolution 2026-104 denying the variance request to allow for the exterior of an accessory structure to be constructed of metal in a residential district at 10590 East Point Douglas Road South.

12 Council Comments and Requests

13 Workshops - Open to Public

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

Staff Recommendation: Receive information regarding the 80th Street & East Point Douglas Road Rehabilitation Project corridor banner options and provide direction to staff regarding aesthetic enhancements and preferred banner design themes.

B Draft 2027-2031 Capital Improvement Plan

Staff Recommendation: Receive information on the draft 2027-2031 Capital Improvement Plan and provide feedback to staff.

C Local Sales Tax

Staff Recommendation: Recommend staff pursue a Local Sales Tax for the future Public Works Building Expansion.

14 Workshops - Closed to Public

15 Adjournment

City Council Action Request

6.A.

Meeting Date	8/5/2026
Department	Parks and Recreation
Agenda Category	Presentation
Title	2026 Green Garden Award Presentation
Staff Recommendation	Receive presentation of the 2026 Green Garden Awards from Park and Recreation Staff and award the winners of the Residential and Sustainability Garden Awards.
Budget Implication	N/A
Attachments	1. Council Memo - 26 Green Garden Award Winner

Cottage Grove
Where Pride and Prosperity Meet

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Zac Dockter, Parks and Recreation Director

Date: July 24, 2026

Subject: Green Garden Award

Introduction
The Parks and Recreation Department includes a horticulturist team that is comprised of one full-time employee and two seasonal interns. Each year this team cares for over 400 public landscaping beds along with thousands of trees across the 36 square mile community in its' quest to beautify Cottage Grove. Just as importantly, there are thousands of residents who invest their knowledge and labor into their own property while ultimately improving the aesthetics, appeal and environment for all of Cottage Grove. To recognize the individual efforts over those extra ambitious gardeners, the City implemented the Green Garden Award program in 2012.

This year's program includes both the Residential Green Garden Award along with a Sustainable Green Garden Award. After reviewing applications and nominations, the horticulturist team has identified the following winners:

Residential: Vickie & Jeff Maus, 8420 Indian Blvd S

Sustainable: Ekaterina Peterson, 9006 Jergen Ave S

Staff Recommendation
Receive presentation of the 2026 Green Garden Awards and award Vickie & Jeff Maus the winner of the Residential Green Garden Award and Ekaterina Peterson the winner of the Sustainable Garden Award.

City Council Action Request

7.A.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	City Council Regular Meeting Minutes (2026-07-15)
Staff Recommendation	Approve the July 15, 2026, City Council Regular Meeting Minutes.
Budget Implication	N/A
Attachments	1. 2026-07-15 City Council Meeting

COTTAGE GROVE CITY COUNCIL

July 15, 2026

12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016

COUNCIL CHAMBER - 7:00 P.M

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on July 15, 2026, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Pro Tem Justin Olsen called the meeting to order. He said I am sitting in for Mayor Bailey this evening; as many of you are aware, the mayor is recovering from a back surgery, so he and his amazing nurse at home are making sure that he lays low and recovers, and we wish him well and hope that he will return soon.

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-Absent, Excused; Council Member Clausen-Here; Council Member Garza-Here; Mayor Pro Tem Olsen-Here; Council Member Thiede-Here.

Also present: Jennifer Levitt, City Administrator; Zac Dockter, Parks and Recreation Director; Phil Jents, Communication Manager; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Brenda Malinowski, Finance Director; Brad Petersen, Interim Director of Public Safety; Emily Schmitz, Community Development Director; Nate Carlson, Economic Development Manager; Paul Sponholtz, City Engineer; Chad Connelly, Deputy Public Works Director; Jon Pritchard, Fire Chief.

4. OPEN FORUM

Mayor Pro Tem Olsen opened the Open Forum and said this is an opportunity for people to speak on something that is not on tonight's agenda. He stated we had one individual sign up to speak during Open Forum. He asked Colleen Millard to please step forward to the podium, state your name and address for the record, and you have three minutes to present whatever it is you'd like to discuss. Thank you.

Good Evening, my name is Colleen Millard, I live at 10590 East Point Douglas Road in Cottage Grove. My husband, Gary, and I are requesting a Variance to put in a 13x40 steel pole barn on our five-acre property. The property is zoned Rural Residential but is more farm like in nature. The City doesn't allow steel pole barns, I guess they have some ruling, but since we're rural in nature and farm like, it would be okay to put it on a farm, but it's not supposed to be on a residential property. After the Planning Commission denied our petition, a Board Member told us he drove by to check out our property and said we should come here and seek approval to the Variance because our property is rural and not visible to others. It's very quite remote; I sent a picture, it's an aerial view, and you can see that the whole property is surrounded by trees. Our property is located on the other side of Kimbro Avenue, where it is zoned one house per 40 acres because it's the MUSA line. So, it's rural and it's mostly farmland. Zywiec's garden borders our land, and then our other neighbor, Goulets, have a big farm, so two sides of it are totally agriculture. We have no City water, no City sewer, no City lights, no City amenities. We also have to have reverse osmosis because of the nitrogen levels, and we have to have 3M filters because of the pollution to

the water. In this area, about 97% of the properties on that side of Kimbro have pole barns because they're all pretty much agriculture land. My husband was injured at work, forced to retire early, and is considered disabled. He is still a very hard worker. He needs lots of equipment to help him take care of the property. We are asking to put up this 30x 40 steel pole barn, almost exactly like the one we put up in 1985 when we purchased the property. We have lots of equipment, machinery, tools, and a stock trailer to store in this shed. We like things neat and orderly, so we want a place to put them, we don't like stuff sitting out. We have a large vegetable garden that's in because my husband can't get down on the ground. I have huge flower gardens, and we have a couple pigs for our grandkids to show in 4H at the Washington County Fair. We have shown pigs at the fair for the last 35 years. My husband used to help put up pole barns, he's very knowledgeable about it. The building you recommend and require cannot compare to the steel pole barn that would fit our needs. Thank you for considering our request, and we hope that you will grant our request. Thank you.

Mayor Pro Tem Olsen said thank you, Colleen, we appreciate that. Just so you're aware, when people come before us in Open Forum, they receive a written response from staff, okay? So, you will receive something in writing.

Colleen said thank you very much.

Mayor Pro Tem Olsen said there were no additional sign ups for Open Forum, but before I move on, was there anybody who wanted to speak on something that is not on tonight's agenda?

As no one else wished to speak during Open Forum, Mayor Pro Tem Olsen closed the Open Forum.

5. ADOPTION OF AGENDA

Motion by Council Member Clausen to adopt the agenda; second by Council Member Garza. Motion carried: 4-0.

6. PRESENTATIONS

A. Public Safety Swearing-In Ceremony
Staff Recommendation: Perform the Swearing-In and Badge Ceremony for Peyton Taylor and Michael Tobritzhofer.

Mayor Pro Tem Olsen said the first presentation is a Public Safety Swearing-In Ceremony, and this will be handled by Interim Director of Public Safety, Brad Petersen. He asked Council to join him in front of the dais for the first two presentations this evening.

Interim Public Safety Director Petersen said Good Evening, Council, and Good Evening, staff. Most importantly, I want to say thank you to the friends and family and loved ones for our new officers. Tonight's a very special night, and we're so glad that you're here to share this special moment with our new officers. Thank you for supporting them on their journey to become officers, and I just want to encourage you to continue to support them; this is a very trying and taxing career, and they're going to need your support throughout that. So, thank you, but your job's not done yet, so continue to support them, please.

Tonight's a very special night for these officers as they join our team, but it's a special night for our entire organization and our entire City. This is one of our favorite opportunities as chiefs to share this night with our entire City, introduce our new officers to the City, and it's an opportunity for our entire staff to reflect on the oath as the new officers take their oath, each one of us is reflecting on that oath that we took. It's a moment that you'll never forget the rest of your lives. So, cherish this moment, remember it, and you'll have many opportunities throughout your career of highs and lows, and I encourage you to reflect back on this moment and think about that oath you're taking and what it actually means.

You're joining a very special and elite team tonight. We call ourselves guardians, serving our community, and that's more than just a corny slogan, that means a lot to us here. Cottage Grove has a very special and unique Public Safety team; we're guardians in that we serve our community, we keep them safe, but we also serve. We

pride ourselves on our service, we go far above and beyond, we exercise empathy, we strive to maintain trust with our community members, and we partner with them to solve problems, and we do all that with courage, honor, integrity, and professionalism every single day. So, I know you guys have done an amazing job so far, and you'll continue to do so for the next, what, 30 years, that's kind of gross to say, especially considering I'm on my tail end. So, good luck with that.

So, without further ado, I just want to say thank you for choosing to join Cottage Grove P.D., you've done amazingly so far, and I know you'll continue to do a great job.

Peyton Taylor is a resident of Cottage Grove. She earned her Ph.D. and then went on to Century College and earned her law enforcement certificate. While doing that, she started to work as a Community Service Officer in Cottage Grove and then was hired about a year ago as a sworn officer, right as she was finishing up her law enforcement certificate. When she's not working, she enjoys fishing and spending time with family. Currently, she is working the night shift, and I think you just recently joined the Mobile Field Force team, correct? It will be soon, yeah, so she's already finding ways to get involved, go above and beyond, and that's something that's kind of unique here is you're not just a patrol officer here; all of our officers have extra duties, and they find unique ways to serve the community in different ways. So, thank you for everything that you've done, and I'll turn it over to our City Administrator to administer your oath. And one last thing, tonight her father, Bill, will be pinning her badge.

Administrator Levitt asked Peyton to please raise her right hand and repeat the oath after me, which Peyton did. Administrator Levitt congratulated Peyton and shook her hand, and everyone applauded.

Peyton's father, Bill, stepped forward, pinned her badge, and everyone applauded. Peyton then shook hands with all of the City Council Members.

Interim Director Petersen said Michael Tobritzhofer hails from Forest Lake. He, too, got his law enforcement certificate from Century College and then went on to work as a Community Service Officer at the Washington County Sheriff's Office and South St. Paul P.D., and then earned a job as a Washington County deputy. Then he realized that Cottage Grove P.D. was a much better place to work, and we recruited him, and here he is. So, he came to us about a year ago and he's doing incredible work right now. He's currently our DWI Traffic Safety Officer, so his sole mission is to keep our roads and streets safe and free of impaired drivers, and he's doing an amazing job at that. So, thank you for everything you've done, and I would like to invite your mother, Patricia, to come up and pin your badge after the oath.

Administrator Levitt asked Michael to raise his right hand and repeat the oath after me, which he did. Administrator Levitt congratulated Michael and shook his hand, and everyone applauded.

Michael's mother, Patricia, stepped forward, pinned his badge, and everyone applauded. Michael then shook hands with all of the City Council Members.

Photographs were taken of the two newly sworn officers, Peyton and Michael, Interim Director Petersen, the City Council Members, and all of the Cottage Grove officers who were in attendance.

Mayor Pro Tem Olsen said congratulations to both of you on joining an elite team, as Public Safety Director Brad Petersen stated. We're excited to have you. I believe, if I remember correctly, Peyton, you were a Scholarship Award winner, were you not? Peyton replied yes. Mayor Pro Tem Olsen said we're going to be doing that next, so that's pretty exciting, too, starting as a C.S.O. and working your way up, that's great. And it's always great to have another Tobritzhofer in town, we've got a few of them. So, thanks so much, good job, you guys, congratulations. Do either of you have anything you want to say? Both of them declined. Mayor Pro Tem Olsen said like most police officers, you guys are of few words. Okay, understood. Congratulations.

Everyone applauded.

B. Public Safety Board Scholarship Award
Staff Recommendation: Present the Public Safety Board Scholarship Award to Alayna Adamez, Brett Salmonson, and Wyatt Beaurline.

Interim Director Petersen said Cindy Bailey, President of our Public Safety Board, is going to join me, and together we're going to give a presentation regarding presentation of the Craig Woolery Scholarships. So, Cindy, I'll turn it over to you for a moment.

Cindy said Good Evening. This is a great honor for all of us of the Public Safety Board to be able to present scholarships to these fine young people, who have made a decision that they want to continue their career as a Public Safety officer, firefighter, EMS, whichever. We are pleased to be able to do this, to present them with this.

The Cottage Grove Public Safety Board provides financial support for equipment, training, and programs for the Police Department, Fire Department, and EMS. We also provide crime prevention and safety information to the citizens. Some of the things that we have done is we do fundraisers, and one of our big ones is our K-9 program. We help support the K-9, we've helped purchase all the dogs, and we are very proud to be able to do that, because they are such an asset to our community. We also participate in Night to Unite, to get out there and go to our parties.

This scholarship was established in 2010 by Council Member Justin Olsen, he did it honoring our retired Public Safety Director Craig Woolery, who had dedicated 35 years to this community. Our awards start at a minimum of $1,000 and go up, depending on how many participants we have and where our money sits. To be eligible for this scholarship, they have to be a Cottage Grove resident, postsecondary student pursuing a career in law enforcement, firefighting, or EMS, who demonstrate community engagement. Applications have been online, and we also give them out to the schools, so the schools can help promote those at that time.

So, we have three recipients tonight, we are very pleased that we were able to do three of them tonight: Alayna Adamez, who is not here tonight, so we will make sure she gets her money; Brett Salmonson; and Wyatt Beaurline. Brett and Wyatt are both here, and she asked both of them to come in front of the dais, and she asked the rest of the Public Safety Board to also come up front. Everyone applauded.

Cindy presented Brett and Wyatt with their checks, congratulated both of them, and everyone applauded again.

Mayor Pro Tem Olsen said, Cindy, I know you said you had three recipients this year, what were the amounts?

Cindy replied $1,500.

Mayor Pro Tem Olsen said $1,500 each, congratulations. Obviously, you're involved already, as are you, perfect. So, again, I know you guys probably don't have a lot that you want to say, but was there anything you want to say about why you decided that you wanted to pursue a career in Public Safety and how you might use this scholarship?

Brett replied yeah, I'll start us off here. So, what drives me to law enforcement is I just want to make a difference in someone's life, I would prefer it to be a good difference, but you know there's always some good with some bad. If I pull someone over for a DUI or something and bring them to jail, hopefully they learn from that experience, and I just always want to make a difference in someone's life.

Wyatt said yeah, kind of just exactly what he said, make a difference in somebody's life, good or bad, but hopefully they learn from their bad mistakes, and yeah, make a difference.

Mayor Pro Tem Olsen said perfect, thank you. And just to be clear, you know we really value growing talent from within in this department. I think if you meet a number of the members of the Public Safety team, you'll find that they started right where you are, so it's very exciting to have you.

Thank you very much to the Public Safety Board for administering this scholarship, going through all the applications, I know that's a rigorous process.

I also want to say thank you to everybody who contributed to the Woolery Scholarship Fund this year, and that includes the Cottage Grove Lions Club and several members of the public, who made private donations as well, so that we can help folks like you, who want to give back to our community. That's really what it's all about, and we're so proud to have you be recipients this year. And don't forget, you can apply again next year, too, okay?

Photographs were taken of the two scholarship recipients with Interim Director Petersen, members of the Public Safety Board, and all the Council Members.

Mayor Pro Tem Olsen said again, congratulations to Brett and Wyatt, and everyone applauded.

Mayor Pro Tem Olsen said once again, welcome to the new officers who were sworn in this evening, and thank you to the Public Safety Board for all of the work they did on behalf of the Woolery Scholarship. I know Alayna couldn't

be here tonight, and for those of you who aren't aware, she's a pretty busy lady. Alayna graduated from Park this year, she's quite the softball player, she a flag football player, she's involved in several academic pursuits. So, no doubt she had a very full calendar, but congratulations, Alayna, if you're watching at home.

C. 2026 Night to Unite Proclamation
Staff Recommendation: Proclaim August 4, 2026, as Night to Unite.

Interim Director Petersen said so, this is another special program that we have in Cottage Grove, which is supported by and participated in by the Public Safety Board. So, it's kind of cool how all three of these presentations tonight feed into each other and they're supported by the Public Safety Board. Night to Unite is a nationwide crime prevention initiative that happens annually, on the first Tuesday of August each year; this year it lands on August 4. The intent with this event is to have communities unite together and celebrate, build that community spirit, so neighbors get to know each other, and build a network that supports each other and prevents crime.

While that's happening, the neighbors get to meet law enforcement professionals, engage on a personal level, and build those connections that will also serve the community well in fighting crime. So, that happens across the nation, primarily it's a law enforcement focused event, but here in Cottage Grove, we take it to another level. We get our whole Public Safety team involved, including our Public Safety Board, our elected officials, City staff, and all of our volunteers. So, it's an all hands-on-deck event for our City.

Typically, we'll have about 40-to-50 parties registered across the City. The cool thing is that each of the neighborhoods gets to decide how to celebrate this event. So, in some cases, it's a handful of residents hanging out on their front porch, getting to know each other. In other neighborhoods, it's 100 people and a full-on barbecue party. I know we've got senior neighborhoods at the senior-living facilities, and we'll go to meet them where they're at during noon, we call that the Noon Out and just engage with them where they're at. So, there's a lot of different ways to celebrate, and based upon the community members' preferences, they can request to see police officers, firefighters, an ambulance, sometimes S.W.A.T., McGruff, the Crime Dog, Sparky, the Fire dog, and some of our K-9s will be available. So, we do our best to meet everybody's request, but it's a busy night for our staff, so we can't be everywhere at once, but we do our best.

Currently, there are 22 parties registered, which isn't concerning because usually people come at the last minute and register, but our target is about 50 parties again this year. So, if you want to learn more about Night to Unite, go to our website or social media pages; there's plenty of information there, there are party ideas, there are planning tips, and there's registration available. So, check that out, and we hope to see you on August 4th, and Mayor Pro Tem, I'll turn it back to you for the proclamation.

Mayor Pro Tem Olsen said thank you very much. Night to Unite is always kind of fun, I look forward to it every year. As you said, it starts with the visits to the retirement communities in the afternoon, and then all the neighborhood parties in the evening. Tonight, to read our Night to Unite proclamation, we have retired police officer-paramedic and current City Council Member Dave Clausen.

Council Member Clausen said thank you, mayor, and he read the 2026 Night to Unite Proclamation aloud.

Motion by Council Member Clausen to proclaim Tuesday, August 4, 2026, as Night to Unite in Cottage Grove; second by Council Member Garza. Motion carried: 4-0.

D. 2026 Parks and Recreation Month Proclamation
Staff Recommendation: Proclaim July 2026 as Parks and Recreation Month.

Mayor Pro Tem Olsen said Council Member Dave Thiede will be taking this proclamation.

Council Member Thiede said this is a proclamation proclaiming the month of July 2026 as Parks and Recreation Month, and he read aloud the proclamation.

Motion by Council Member Thiede to proclaim the month of July 2026 as Parks and Recreation Month; second by Council Member Garza. Motion carried: 4-0.

Mayor Pro Tem Olsen thanked Council Member Thiede for reading the proclamation and noted he's the Chair of the Parks Commission this year, so it carries a little extra special something to have you read that for us.

7. CONSENT AGENDA

A. Approve the June 17, 2026, City Council Regular Meeting Minutes.
B. Approve the February 24, 2026, Convention and Visitors Bureau Meeting Minutes.
C. Accept and place on file the minutes from the April 7, 2026, Planning Commission Meeting.
D. Appoint Aaron Rediske to the Parks, Recreation, and Natural Resources Commission.
E. Approve the issuance of rental licenses to the properties listed in the attached table.
F. Approve the Tobacco License application for Sherif Amir Elbarawi, Smoke Leaf, located at 7155 Jorgensen Lane S, Suite 120, Cottage Grove, Minnesota.
G. Approve Resolution 2026-102 and the appointment of the election judges listed in Exhibit A for the Primary Election on August 11, 2026, and authorize the City Clerk to appoint additional election judges, as needed, to fill vacancies.
H. Authorize issuance of a Single Occasion Gambling Permit for St. Rita's Church to conduct a raffle, bingo and/or pull tabs at 8694 80th Street South, Cottage Grove, for their annual Fall Festival to be held September 11-13, 2026.
I. Authorize issuance of a Temporary Intoxicating Liquor License to St. Rita's, located at 8694 80th Street South, Cottage Grove, for their annual Fall Festival to be held September 11-13, 2026.
J. Adopt the 2026 City of Cottage Grove Data Practices Policies and Procedures.
K. Receive the 2026 Strategic Plan Mid-Year Update.
L. Approve the Memorandum of Agreement as an addendum to the 2025-2026 Firefighters Labor Contract.
M. Approve the Professional Services Agreement with GMP Consultants in the amount of $5,500 plus expenses.
N. Approve the attached quote at the price of $11,112.00 ($5,556 per year) for a 24-month renewal of the Stryker ProCare Plan for our LUCAS devices.
O. Approve of the attached Service Agreement and proposal from Pro-Tec Design Solutions, as outlined in the attached quote, with all work to begin and conclude in 2026, at a project cost of $40,152.92.
P. Adopt Resolution 2026-105 approving the Variance Request for a reduced corner yard setback of 10 feet when 20 feet is required at 8077 River Acres Road.
Q. Adopt Resolution 2026-104 denying the Variance Request to allow for the exterior of an accessory structure to be constructed of metal in a residential district at 10590 East Point Douglas Road South.
R. 1) Adopt Resolution 2026-099 making certain findings with respect to a structurally substandard building located at 9165 West Point Douglas Road South. 2) Approved the deferred assessment waiver agreement with Mike McGrath. 3) Adopt Resolution 2026-100 awarding the demolition and site restoration of 9165 West Point Douglas Road South to the low quote supplied by JM Hauling LLC in the amount of $121,023.50. 4) Authorize execution of the Service Agreement with JM Hauling LLC. 5) Adopt Resolution 2026-101 approving an interfund transfer from EDA Trust Fund to EDA Operating Fund in the amount of $121,023.50 for the demolition and site restoration cost.
S. Adopt Resolution 2026-106 approving the Final Plat for Ravine Ridge, subject to minor modifications as approved by the City Attorney. 2) Approve the Ravine Ridge Development Agreement with M/I Homes of Minneapolis/St. Paul LLC, subject to minor modifications as approved by the City.
T. Approve the First Amendment to the Lochridge Development Agreement with Pulte Homes of Minnesota LLC, DRP Odin 16, LLC, and Rachel Development Inc., with minor modifications as approved by the City Attorney.

U. Approve Change Order #5 in the amount of $245,159.06 for the Low Zone Water Treatment Plant project, funded by the 3M Settlement, increasing the current contract amount from $40,632,818.93 to $40,877,977.99.
V. Approve Change Order #1, decreasing the contract amount by $23,787.50 for the 2026 Pavement Management Project, and authorize the City Engineer to sign the Change Order.
W. Approve Change Order #2 for the additional cleaning of the pipe. This will increase the contract total by $30,688.00 to a total revised contract amount of $810,436.90.
X. Adopt Resolution 2026-090 approving stop signs for north and southbound Jamaica Avenue at Ravine Parkway. The installation of these stop signs will make the intersection an all-way stop.
Y. Approve the Scope of Work with Bolton and Menk for the Imagine 2050 Comprehensive Plan Update.
Z. Authorize the selection of Stantec Consulting Services, Inc. and execute the agreement for professional services related to the Safe Streets and Roads for All project. The appropriate officials are hereby authorized to sign all necessary documents to effectuate these actions.
AA. Authorize the signing of the amendment to the lease agreement held between the City of Cottage Grove and New Cingular Wireless PCS, LLC.
BB. Approve the Cintas settlement checks in the amount of $1,509.24.
CC. Approve the two-year lease agreement with John Deere Financial for a track loader in the amount of $14,884.83 per year.
DD. Approve $5,048.30 to RAX Construction Inc. for the final payment for the City Hall Front Desk Remodel Project.
EE. Approve the Service Agreement with Kilmer Electric in the amount of $17,129.40 to replace the parking lot lights at the City Hall/Public Safety Building.
FF. Adopt Resolution 2026-096 awarding the Jamaica Landscaping Reduction project to Valdes Lawn Care & Snow Removal in the amount of $45,810.72 and authorize a Service Agreement between the City of Cottage Grove and the contractor.
GG. Approve the new Professional Services Agreement with Dowdle Studios, LLC authorizing online sales assistance for the remaining inventory of City of Cottage Grove jigsaw puzzles.

Council Member Thiede wished to pull Item D, Parks, Recreation and Natural Resources Commission Appointment (Rediske-Youth Seat), and Council Member Clausen wished to pull Item Q, 10590 East Point Douglas Road South-Accessory Structure Exterior Materials Variance, from the Consent Agenda for further information and/or discussion.

Council Member Clausen said thank you, mayor. As you know, Colleen Millard and her husband made a written statement and oral statement to us tonight, and her comments here almost followed the notes that I was going to bring up tonight. They have a very unique property, it's very rural, and all the original buildings on the property are of a metal pole building, with exception of the house. The building that they want to build is a pole building, which will exactly match the current building. If they were to use the recommended siding and materials, it wouldn't match any of the buildings that they currently have there. Also, the neighbors to the north, which is zoned AG, have a metal pole barn at the end of their property, and their neighbors also have metal grain storage silos or storage bins. Also, there wasn't any objection from any of the neighbors, and the location where this was going to be built is not seen by any of the neighbors, there's plenty of foliage and trees around it. We had the ordinance change, I believe it was in 2023, and this property has been pretty much the same since 1985. I know there isn't any grandfathering provisions, but if there was ever a need for grandfathering, this seems to be the reason that we have Variances for very unique individual, one-of-a-kind building situations that come up. I think that the applicants' request for a Variance is reasonable, considering where they live and where it's sited on the property. So, I would encourage that the Council reconsider it and allow the Variance.

Mayor Pro Tem Olsen said okay, thank you very much. So, what you're asking for is this item, which is an item that would deny the Variance, to actually be pulled for a separate vote; and then should the vote turn out to be a vote that would affirm denial, the item is closed. Should the vote be to oppose denial, then you would suggest perhaps reconsideration of the item.

Council Member Clausen replied yes, do I need to make a separate motion to pull the item? Is that what I would have to do?

Mayor Pro Tem Olsen said I was just going to ask if you wanted to pull the item for a separate vote.

Council Member Clausen said yes, I would move that Item Q be pulled from the Consent Agenda and move for a separate vote; second by Council Member Thiede. Motion carried: 4-0.

Mayor Pro Tem Olsen asked if there was any further discussion on pulling this item for a separate vote; there was none. He said we will do that after Council Member Thiede pulls Item D for his commentary, and then we will vote on the rest of the Consent Agenda.

Council Member Thiede said Item D is actually a request to approve the appointment of Aaron Rediske to the Parks, Recreation and Natural Resources Commission in one of the student seats that are available. The current commission actually has two student seats, and we do that because most of the students, the young people, we like to get that feedback and so forth on that commission as to how things are in the parks and things like that. So, it's very valuable, and the Commission Chair, Adam Larson, and I talked to Aaron Rediske, and we made note that his mother's been very active in the City in different commissions and things like that, and his father also has. So, his attitude toward things I think in wanting to participate is excellent. So, both Chair Larson and I would recommend that he be approved to join the Parks, Recreation and Natural Resources Commission effective July 15, 2026.

Mayor Pro Tem Olsen said I happen to know the young man as well. He's an outstanding individual, and I know that he's very focused on public service, so thank you for pulling that item.

Motion by Council Member Thiede to approve the Consent Agenda without Item Q; second by Council Member Clausen. Motion carried: 4-0.

And now, Item Q, which has been pulled for a separate vote, and let me just read this to make sure that everybody's clear what this item is. Again, the staff recommendation here is to Adopt Resolution 2026-104 denying the Variance Request to allow for the exterior of an accessory structure to be constructed of metal in a residential district at 10590 East Point Douglas Road South. And this item was pulled by Council Member Clausen, he feels as though it should be reconsidered for the Variance for the reasons he stated above. Is there any further discussion on Item Q?

Council Member Clausen said well, mayor, I'll just add to that my other reason, that this is a unique area of town, that it was always rural, they're going to build a building that matches the other buildings, and I think this is why we have Variances, so we can look at these unique situations, and this is unique enough. It doesn't take away from the rural character, it's not changing anything. I understand the reason why we have Variances and don't want metal pole buildings because we don't want them built in town, and I think this is far enough away with no anticipated future development next door for a long time, the neighbors are all AG. I think this is a perfect opportunity to approve the Variance.

Mayor Pro Tem Olsen said I see, okay, thank you. Any other discussion on that? Staff, did you have any comments that you'd like to make?

City Attorney Kori Land said, your Honor, if I may?

Mayor Pro Tem Olsen replied please.

Attorney Land said when a Zoning Ordinance is changed, as you said, there are grandfathering rights for existing structures, so that's why they can continue to have metal-clad buildings for the buildings that they have in this R-1 Zoning District. But when the rules are changed, they're changed for a reason, and the Council supported that we no longer want to have, the R-1 Zoning District in typically more rural, it is typically larger properties. Some of them were farms, but there's just a lot of acreage, but the Council decided intentionally to change the siding so that these metal buildings were no longer allowed in an R-1. There always has to be a first. The first application is the toughest, somebody comes in and well, I still like my metal buildings. So, it's a tough decision for the Council to

uphold, but you have rules and you have rules for a reason, and you changed them for a reason. So, again, there always has to be that first domino to fall to say, okay, fine, here are your rules and I will comply, and I will make a pretty new building for you because that's what you want in the R-1. And the property isn't completely surrounded by AG, there are other R-1 properties around it. Approving this Variance sort of has the opposite domino effect of well, the neighbor wants to also have a metal building, and so does their neighbor, and so does their neighbor. So, it feels painful because their other buildings are all metal, so it doesn't affect their look. It does impact what you're trying to do in the City, which is to improve the structures that you have in the City so that we're not allowing just the perpetuation of these metal buildings in the Single-Family Residential Zoning Districts.

Mayor Pro Tem Olsen said thank you. Any other staff comments? Council comments?

Council Member Thiede asked do we have any picture of the actual building they're proposing to put up?

Mayor Pro Tem Olsen replied we did see the rendering.

Council Member Thiede said I saw the 1985 one, I saw the hoop building, which I don't know, would that hoop building actually come down or being replaced?

Council Member Clausen said from what I understand, yes, the temporary fabric-supported structure would come down, and then there would be a pole building in its place is what I, is how I read all of the requests and paperwork.

Mayor Pro Tem Olsen said and my understanding from serving as a liaison to the Planning Commission is this is something that the Planning Commissioners wrestled with as well. One of the things that I know was a driver of the conversation was recognition of what may or may not define a practical difficulty as it relates to this circumstance, and they had a really hard time finding that, and that's why they voted unanimously to deny.

Mayor Pro Tem Olsen asked if there was any other conversation on this item. Council Member Thiede, did you have anything else you want to add?

Council Member Thiede replied probably, I'm just trying to think of what it is.

Mayor Pro Tem Olsen said okay, well, let's do this. Item Q is a resolution denying the Variance Request, as I stated earlier. So, what I will look for is a motion to affirm the staff recommendation.

Council Member Garza said didn't we just have a pole barn situation? Mayor Pro Tem Olsen replied we did. Council Member Garza asked how did that one go? Mayor Pro Tem Olsen said we did in a different neighborhood, yes, we did. Council Member Garza asked and what did we do?

Council Member Clausen said Council Member Garza, that was on Harkness Avenue, and it was on a lot that, we ran into the same circumstance, I believe it was a smaller lot, and there were more new houses being built around it. Council Member Garza said I think we ended up approving that one, didn't we?

Mayor Pro Tem Olsen replied no, we did not, and Council Member Clausen said we denied it.

Council Member Garza said we denied it, okay, all right.

Mayor Pro Tem Olsen said so, again, seeking a motion to affirm the staff recommendation, which is denial of the Variance. Do I have a motion? None?

Council Member Garza made a motion to approve the staff recommendation of Item Q; Mayor Pro Tem Olsen asked do I have a second, and then said I will second and then we can have further discussion.

Council Member Thiede said I guess I tend to have a little bit of a problem, and again, I don't like the fact that I don't have any visual of what they're going to put up, because some metal buildings look very nice. And, actually, in some ways, looking at what they currently have up, all right, something you know that's really fancier, and I'll just use that as a catchall for our ordinance description of sidings and so forth, would almost look out of place. In consideration of the fact that when things do potentially change there and the property goes to development, I would assume that if somebody is going to put houses or something else there, they'll probably take those barns down anyway, but the house very possibly could stay up. So, I guess I would like to maybe even see more information, if we could potentially table it and get a little bit more information, maybe have them show us what they're planning to put up, and a few more pictures. But I don't know if you have more pictures, or?

Emily Schmitz, Community Development Director, said Mayor Pro Tem, Council Member Thiede, I can likely describe, right? When we think about a pole barn, steel, similar to the material that you see on their existing building, which is exactly how the ordinance was written, to be specific to prohibit that type of material. So, from a

visual perspective, you can use their existing building, that type of material, obviously; they haven't provided the color, which is neither here nor there, as we don't have a Code standard there. And then, Council Member Garza, I'll just verify the previous Variance Request was on Hadley, I just want to make sure that was clarified.

Council Member Garza said another question regarding this one. I remember now with that other Variance Request, we said that we were going to revisit this ordinance, and I don't recall that we talked about it again. I thought that after that, and the reason why I bring that up is because how old is this ordinance? When was this one last looked at?

Director Schmitz replied Mayor Pro Tem, Council Member Garza, 2023 when we rewrote the entire Zoning Code.

Council Member Garza said so that was, I'm thinking more of if it's an older ordinance, maybe we were not looking really at the newer fabrics of pole barns or metal pole barns and the new way that they look like houses, but I guess we just visited this in '23.

Mayor Pro Tem Olsen said it's a newer ordinance.

Council Member Garza said okay, I tried.

Mayor Pro Tem Olsen said no, good questions, is there any further discussion on this?

Council Member Thiede said and you confirmed we don't have any other pictures, they didn't have any other?

Director Schmitz replied Mayor Pro Tem, Council Member Thiede, no, they didn't provide a rendering.

Council Member Garza said so, they could still do something there, it just can't be this pole barn with the metal structure?

Mayor Pro Tem Olsen said they can do something that would adhere to the current ordinance, that's correct.

Council Member Clausen asked are we also upon a deadline for 60 days for us to review it and make a decision July 31st? Is that a consideration we need to take?

Mayor Pro Tem Olsen replied it is a consideration we need to take, that is correct.

Council Member Garza said I remember on the last one, though, it doesn't really change it much, even after our review. So, I'm just throwing that out there for you, it just sort of kicks the can down the road a little.

Mayor Pro Tem Olsen replied right, and what happens is after that timeframe goes by, if we don't act, it's affirmed anyway.

Administrator Levitt said Mayor Pro Tem, while you are all kind of contemplating, one thing to think about is the location of this. When you look at it, it's adjacent, essentially, to Highway 61, with a lot of visibility. Also, you all know that we're going to the next Comprehensive Plan Amendment. One of the biggest areas that we're going to be evaluating for a transitional planning area is this exact area, and this parcel's included in that. There's a reason it was with rural residential in mind, and so, just recognize as the attorney mentioned, there are other ramifications related to this and what precedent you're setting in regard to that; but I would caution this is immediately adjacent to Highway 61 and it is in a critical transition area that we'll be dialoguing extensively about in the next Comprehensive Plan Amendment. Thank you.

Mayor Pro Tem Olsen said all good points, and I also like the fact that you mentioned it is a precedent-setting decision, as most are that we make.

Council Member Clausen said I'm not so sure that just one Variance is precedent setting forever. I mean, we can use unique circumstances, and we can say this is why. I don't think from my involvement in legal matters, I'm not a lawyer, of course, but just one instance doesn't make it precedent setting forever. You may differ with me, but I just think we can take these on a case-by-case basis. In my opinion, this seems like one of those cases.

Mayor Pro Tem Olsen said thank you. Any further discussion? If not, we do have a motion and a second on the table to affirm the staff recommendation, which is to deny the Variance Request. If there's no further discussion, all those in favor of affirming the staff recommendation, which is a denial, please signify by saying Aye.
Motion was tied: 2-2 (Nay votes by Council Member Clausen and Council Member Thiede).

Mayor Pro Tem Olsen said so we now are at a standstill on this. How shall we proceed?

Attorney Land replied Mayor Pro Tem, Members of the Council, I recommend that someone make a motion to continue. We would extend the 60-day Rule so that we can go into the August meeting or so that we can have the full complement of the Council to vote on it and hopefully break the tie.

Mayor Pro Tem Olsen said thank you for that recommendation. So, we need a motion to continue this item to the next regular Council Meeting.

Council Member Thiede made a motion to continue this to the next regular Council Meeting; second by Council Member Clausen. Motion carried: 4-0.

Mayor Pro Tem Olsen said thank you, staff, thank you to our attorney for the advice on continuing. This will then get carried over to the next regular Council Meeting.

Council Member Thiede said can I ask a quick question on that? That we ask them to provide some more information on what they're actually proposing to do, you know, what they want to do, type of deal? And maybe something a little bit more on what's the minimum that they would have to have for it to actually pass our ordinance.

Mayor Pro Tem Olsen replied so, as I had already promised a written response to Colleen, I think we have our marching orders now, perfect. Thank you very much.

8. APPROVE DISBURSEMENTS

Staff Recommendation: Approve disbursements from 06-16-2026 through 07-09-2026 in the amount of $6,580,972.67.

Motion by Council Member Garza to approve disbursements; second by Council Member Thiede.
Motion carried: 4-0.

9. PUBLIC HEARINGS

A. Property Tax Abatement for a portion of the 2026A General Obligation Bonds
Staff Recommendation: 1) Hold the Public Hearing for property tax abatement in connection with the bond issuance for the Oltman Park improvements. 2) Adopt Resolution 2026-095, approving the property tax abatements.

Mayor Pro Tem Olsen said it looks like Brenda Malinowski, our Finance Director, will be taking us through this.

Director Malinowski said Mayor Pro Tem Olsen, Members of the City Council, hello. As part of the issuance of our 2026 AG Bonds that you will be awarding at the next Council Meeting in the amount of $5,425,000, a portion of that will pay for Pavement Management, a portion will be Equipment Certificates, and then the final portion is a Tax Abatement portion to pay for our Oltman Park Project. That is why I'm here tonight, to hold that Public Hearing on that Property Tax Abatement.

The Abatement portion of the 2026A Bonds, in the amount of $1,880,000, we can issue those Bonds under statutory authority in order to fund that park improvement portion. The requirement is for the City to select parcels that we will abate the City's portion of property tax. So, here are the parcel numbers on the screen that we are abating, and then here is the map of that area.

The parcels are listed in the packet and on the screen, as I said, and there is no nexus, or connection, test required for abating those parcels. We just technically need to show that the City's property taxes will cover that City's portion of the principal payment. The hearing that you're holding tonight is to grant the tax abatement for this project. We need to find that the tax abatement equals the principal portion of the bonds, which it does. The project is in the public's interest because it's improving public facilities and services to the community, and so

we've proven that, too. I should also mention that these parcels are the White Pine parcels, The View apartments, and Tutor Time, and those are the parcels that we are recommending for abatement for that issuance.

So, with that, I can take any questions. Otherwise, the recommendations are on the screen.

Mayor Pro Tem Olsen said thank you very much, Brenda. Does the Council have any questions on this item for Brenda or any other member of staff? None were asked.

Mayor Pro Tem Olsen said I will now open the Public Hearing for property tax abatement in connection with the Bond issuance for the Oltman Park improvements. As no one spoke on this item, Mayor Pro Tem Olsen closed the Public Hearing.

Motion by Council Member Garza to Adopt Resolution 2026-095, approving the property tax abatements; second by Council Member Clausen. Motion carried: 4-0.

10. BID AWARDS - None.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Garza said thank you, Mayor Pro Tem. We have some fun stuff happening in Cottage Grove, especially starting tomorrow. We always have Food Truck Thursdays here at the City Hall, and tomorrow is the truck Deep Roots, it sounds like it's serving up Iron Range comfort food. So, that sounds like some good stuff is happening.

And then a little later on that day, we have the UCC Farmers Market, that's on Thursdays from 2:30 to 6:30 p.m., and that actually goes into October, so that's pretty nice. And it's held at the Cottage Grove United Church of Christ.

And last, but not least, we have Locally Grown Theatre, they're going to be holding their outdoor show at the City Hall amphitheater, and it starts July 17 through July 19, starting at 7:00 p.m. The play they're doing this year is *If a Woodchuck Could Chuck Wood*. So, that sounds like a lot of fun, it's happening all weekend, I'd say go out and support them, they're an awesome local theatre that we have here. And now, back to you, thanks.

Mayor Pro Tem Olsen said all right, thank you very much. Locally Grown's fantastic, my daughter's been in their productions, and we've come to see them. The amphitheater is right here, behind City Hall, so again, I think they're a wonderful group, and I would encourage people to come and see that.

Council Member Thiede said I really don't have anything for tonight. We already had Strawberry Fest. Mayor Pro Tem Olsen said you're probably already planning for the next Strawberry Fest, right? Council Member Thiede replied we haven't had our first meeting for next year yet but pretty soon. Mayor Pro Tem Olsen said well, I know it was a great event, thank you.

Council Member Clausen said thank you. It's nice to see 80th Street is having some blacktop put down and the progress that has been made. Thank you to everyone for working in the heat. A shout out to our Parks people who were out grading dirt-covered fields in this heat and our Street Department putting blacktop down. It's hot, thank you.

And then, of course, the Pine Ridge Garden Club, I cannot say enough about them, all the planting they do in the City parks, and not just for our City, but I think for St. Paul Park, too. All these flowers and gardens look great, so thanks to them. Thank you.

Mayor Pro Tem Olsen said I have a couple of things. I want to invite our Communications Manager, Phil Jents, up to the podium briefly to talk a little bit about *Discover Cottage Grove's* Patio Week, which is actually taking place

this week. We have one of our *Discover Cottage Grove* Board Members in the audience as well, Mike Haatvedt. I know Mike and his wife have been to a few patios this week already. So, Phil, what exactly is Patio Week, and what do we want our folks to do?

Manager Jents said well, thank you, Mayor Pro Tem and Members of the Council. The mayor asked me before the meeting began to come up and say a little bit about Patio Week. So, for better or for worse, I do not have any slides prepared for you, but nevertheless, I'm happy to talk about Patio Week.

So, *Discover Cottage Grove* is happy to bring back Patio Week for the second year in a row. We launched this last year, just as sort of a test balloon. Of course, *Discover Cottage Grove* is here to promote Cottage Grove, celebrate all of the fun things there are to do in Cottage Grove, Strawberry Fest mainly among them, and the Food Truck Festival, and all sorts of different parks, and the river, and all different sorts of things to do. So, Patio Week last year was an idea just to have another reason to talk about all the great things there are to do in Cottage Grove, and all the great places there are to eat and grab a beverage in the middle of summer.

So, right now, we are in the middle, smack dab in the middle of our second Annual Patio Week. It started on July 12 and runs through July 18, so I think that puts us at Day 4 of Patio Week right now. So, each day this year we've focused on different restaurants or different patios, if you will, with sort of different themes and promotions that all these restaurants are putting on. We don't necessarily want to exclude anyone who does not have a patio, and so, we'll be of course promoting other restaurants and businesses as well. For that matter, you could grab some food to go and eat it on your own patio at home and enjoy it that way. But at any rate, tonight, we focused on Las Margaritas, to go out there and grab a great bite to eat or a beverage. I think we already posted about this earlier this week, but Muddy Cow tonight has Bingo, I believe, and Junction 70 has steak night tonight, as well as featuring some new patio furniture, I'm told, at Junction 70. Later this week, we'll be posting some promotions on Casa Mia and the River Oaks patio, who also has brand new patio furniture. We're just delighted to do this for a second year in a row to run some paid advertisements to help out businesses, bring in residents and visitors to their patios to grab a beverage or a great bite to eat when the weather's nice.

Mayor Pro Tem Olsen said thank you very much for taking a few minutes to share with us, and I know that it's been a little bit steamy, but some people in the community like it hot like that, yours truly not so much. That being said, I strongly encourage people to take advantage of the nice weather, just like our road construction crews are, and get out there and enjoy Patio Week. So, thank you for your time tonight on that, Phil.

I also want to mention for the folks watching at home that on July 31st, we will have our Second Annual Hometown Heroes Golf Tournament at River Oaks. This is to support Law Enforcement, Fire, EMS, First Responders, as well as our Explorer program and our military families and veterans. It's a joint venture between the Mississippi River Valley Beyond the Yellow Ribbon network team here, our VFW, our Cottage Grove Lions Club, and the Public Safety Board will be a part of it this year. That event again is July 31st, we tee off at 8 o'clock in the morning, and then there'll be a lot of fun activities, a silent auction, food, beverages, etc. afterward at the VFW. So, we strongly encourage people to participate and look forward to another wonderful event this year.

Council Member Garza said I'm actually golfing in that one, so I'm excited. Mayor Pro Tem Olsen said you are golfing in that one, with me, in fact. Council Member Garza said I'm going to try, yeah. Mayor Pro Tem Olsen said I believe we have County Commissioner Karla Bigham and County Commissioner Stan Karwoski out there, too. Council Member Garza said it's going to be a fun group, I'm excited. Mayor Pro Tem Olsen said I hope you're good because I'm not. Council Member Garza said I am not, but I'm here for the fun, so. Mayor Pro Tem Olsen said the best part of it is that it's a best ball tournament, so we'll go with that.

13. WORKSHOPS - OPEN TO PUBLIC - None.

14. WORKSHOPS - CLOSED TO PUBLIC - None.

15. ADJOURNMENT

Motion by Council Member Garza, second by Council Member Clausen, to adjourn the meeting at 8:01 p.m.

Motion carried: 4-0.

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

City Council Action Request

7.B.

Meeting Date	8/5/2026
Department	Public Works
Agenda Category	Action Item
Title	Public Services Commission Meeting Minutes (2026-05-18)
Staff Recommendation	Approve the May 18, 2026, Public Services Commission Meeting minutes.
Budget Implication	
Attachments	1. 2026-05-18 Public Services Commission Meeting Minutes

COTTAGE GROVE PUBLIC SERVICES COMMISSION **May 18, 2026**

12800 Ravine Parkway South
Cottage Grove, MN 55016
COUNCIL CHAMBER - 7:00 P.M.

1. CALL TO ORDER

The Cottage Grove Public Services Commission meeting was called to order at 7:00 p.m. by Chair Lisa Kons.

2. PLEDGE OF ALLEGIANCE

Chair Lisa Kons asked everyone to please join in reciting the Pledge of Allegiance.

3. ROLL CALL

Kari Reubish had called the roll. Present: Chair Lisa Kons; Vice Chair Ron Kath; Commissioner Lise' Rediske-Arrived during Presentations; Commissioner Jenny Olson; Commissioner Nate Lotts; Commissioner Tracy Jenson.

Absent: Commissioner Kelsey Moyer

Staff Present: Nick Arrigoni, Deputy Director of Public Safety/Fire Captain
Gwen Martin, Deputy Director of Public Safety/Police Captain
Council Member Dave Clausen

4. APPROVAL OF THE AGENDA

Vice Chair Ron Kath made a motion to approve the agenda; second by Commissioner Jenny Olson. Motion carried: 5-0.

5. APPROVAL OF MINUTES

A. *Staff Recommendation: Approve the 3-16-2026 Public Services Commission Meeting Minutes.*

Commissioner Tracy Jenson made a motion to approve the 3-16-2026 Public Services Commission Meeting Minutes; second by Vice Chair Kath. Motion carried: 5-0.

6. OPEN FORUM

Chair Kons asked if anyone wished to speak on Open Forum tonight. No one spoke. Chair Kons closed the Open Forum.

7. PRESENTATIONS

A. Construction Update

Good Evening, Chair and Commissioners. I'm Paul Sponholz, I'm the City Engineer, Ryan is not able to make it tonight, so you've got me tonight. So, I've got some updates for you on the construction projects in the City. First off, we'll get started with the stuff that we've got this year, in 2026. We're already making a big impact already with this season, there's a lot to do and a very limited amount of time. As you know, Minnesota has two seasons, construction and winter, and even though it's late Spring here, winter is coming, they say.

<u>80th Street Reconstruction</u>

So, we've already started a significant project here on 80th Street, as you probably might know, a major project with major disruptions to the community here in traffic. This is a joint project with MnDOT and the County and includes work to reconstruct the trunk Highway 61 and 10 interchange ramps, kind of shown in the green here, in the picture on the left. The work overall includes replacing all of the pavement, some improvements to the traffic signals, reconfiguring some of the traffic lanes to improve the traffic flow, adding a turn lane for Park High School, landscaping, and some other minor improvements. We're going to be maintaining traffic, one lane in both directions through the west part of the project, everything west of Hardwood Avenue. On the portion east of Hardwood Avenue, we've got down to just one lane in one direction only, the eastbound, and that's going to be that way pretty much for the rest of the summer. Right now, that one lane closure is only between Hardwood and Hinton, but as soon as school is out in the second week of June, we'll be closing or extending that westbound closure all the way to Ideal, where the project ends. So, and that'll be pretty much throughout the rest of the summer, and we'll finish that piece in front of the schools hopefully just

before school starts up again, in September. But until we finish the rest of that portion in October, that'll be one lane pretty much all throughout the project.

As far as the Highway 61 ramps, the north ramps, so that's the northbound on ramp and the off ramp going southbound, those ramps will be closed here pretty soon. I don't quite have a timeframe on that yet, probably soon after Memorial Day, and we'll close those completely for that construction there; that will last about 10 weeks or so, and then we'll be switching everything over to the next phase, and then we'll close those south ramps for another 10 weeks or so, and reconstruct those ramps.

The plan is to complete all this work in one construction season. It's a very, very tight schedule that we have, and it's a lot of heartache for a lot of people here and we get that, but we're going to get it done in one season. It should hopefully be reopened just before that snow flies again here. A lot of planning and a lot of effort went into getting this done in one season, so we're not stretching it out over two years.

At the bottom of the screen here is our website that has updates on the project. I certainly encourage everybody to check that out for updates, and you can also sign up for weekly email updates or any other significant updates as they're changing traffic patterns throughout the project. So, 80thStreetCG.com is a great source to get some information.

Our Communications team is doing an awesome job. They're throwing things out there on our social media, we'll probably be putting out things at least twice a week here, coming up, so that's another good source of updates and information.

Vice Chair Kath asked so the goal, then, is once the westbound lane is complete then from say, what is it, Ideal, up by Park High School, all the way down to the highway, then we'll flip it at that point, then? And then the eastbound will be closed then.

Paul replied well, we're going to be keeping that westbound closed at all times throughout the project, and we're just starting work on the north lanes, the north side of the road, and when we finish that work, we'll move traffic; we'll keep that eastbound traffic going, and then move it over to those north lanes. So, keep the same direction of traffic going at all times throughout the year.

Vice Chair Kath said okay, so, east will always be open, west is the one that the detours and everything are set up for; Paul replied correct. Vice Chair Kath said okay, gotcha. Because I had gotten some feedback from some folks, they said well, this was going to be a two-year project and all this, and I said well, I didn't think so. I mean, obviously weather will probably have a big impact, but we are trying to get it done then in the one season, as you mentioned? Paul replied barring a major snowstorm in October, we're hoping to.

Chair Kons said I was just going to ask you, what does the season consist of? What's the end date of a season consist of, or?

Paul replied we expect to have things open to traffic by October timeframe, so. Chair Kons asked October? Paul confirmed that. He said there'll be some minor work that might stretch out into next year, but it'll be all open to traffic is the intent.

2026 Mill and Overlay Project

Our next project here is every year we do a Mill and Overlay project, it's just to continue our maintenance of our roadways. That consists of just grinding off, or milling off, the top inch or two of pavement, and then replacing it with a new surface of asphalt. So, this year's project here, we do one of these projects every year, this year's projects include 95th Street, from Hadley to Jamaica, and then that cul-de-sac portion of Ideal Avenue. Also, under Ideal, we have some storm sewer structure repairs that we've got to do, so we'll be doing that as part of the project.

Also, as part of the Mill and Overlay project, we'll be working here in the neighborhood where the library is at; this includes Hinton Heights and the Oakwood Heights additions, so it includes these streets shown here in the pink. On the right is kind of a detailed shot of what's in front of the Park library. On the work there on Hemingway, we're doing some curb bump outs and some improvements for the pedestrians and parking there. That's kind of part of Washington County's library project, so we'll make some improvements there for pedestrians.

2026 Pavement Management Project

Another annual project we do is our Pavement Management Project. This is a little bit more intensive, a little bit more robust work than we do for the Mill and Overlay, this typically replaces the entire pavement structure except for the gravel base; we can usually save that gravel base, save some money here, it's not a full-blown reconstruction project, but it replaces that asphalt pavement. And then we also do a lot of curb and gutter replacements, as well as a lot of other improvements. In this case, we'll be working here in the Thompson-Grove Estates neighborhood, on the corner of 90th and Jamaica, so we're showing everything there in the yellow that we'll be doing there.

80th Street/Keats Intersection Improvements

On the east end of 80th Street here, the City's participating with Washington County in a County-led project this summer. They've already started that work last week, building a roundabout here at 80th and Keats. Contractors will be doing a lot of work, under traffic, with constructing of some bypass lanes on the west side of this intersection. With that, they'll be able to move that traffic over as far as they can to the west, and then they'll be able to build at least 3/4 of the roundabout, the east piece of the roundabout

pretty much with all the traffic pushed over to the west. To do that, though, we'll have to close that east leg of 80th Street, for most of the summer that'll be closed. Once they have most of the roundabout built, then they'll put traffic on the new roundabout, close that east leg for a couple weeks in late summer or early fall, and get that done as quick as possible so we can reopen that west leg.

Vice Chair Kath said a question on that roundabout, is it going to be a double roundabout or a single?

Paul replied no, just a single, single lanes in all directions here. So, you can see some of the detail here with 80th Street, with the four legs, it'll merge the traffic down to the one lane, and then it'll be one lane coming in and out of that in all directions.

Commissioner Jenson asked so, the one on 70th, is it similar to the one on 70th?

Paul replied, yeah, I would say so, yeah.

Commissioner Rediske asked what are the rules to determine if it's going to be a single roundabout versus a double? Is it based on traffic volume?

Paul replied traffic volume, yeah. Yeah, traffic out here right now is a single lane is all that's needed for many years to come. Even with all the development that we've planned out here, roundabouts are very efficient at moving that traffic, so that should serve us well for the foreseeable future.

2025 Mill and Overlay Project

Just a quick update here on the project we did last year. As you know, we installed some traffic signals at Hardwood Avenue and Hardwood Court, the driveway to Kohl's and US Bank and so forth. You may have noticed it's been sitting in all flash here for a couple weeks. For a while, we were thinking it was some kind of warranty issue, so we're dealing with the contractor, trying to sort that out, but after a lot of work, we finally determined that it was likely caused by a crash that took out a pedestrian pole. There's these poles about four feet high on the corners, and a recent crash took one of those out, and that somehow caused some cascading issues with the electrical systems in the control box. So, unfortunately, we've got to replace that entire control box, so, we've got that on order here, and now that we finally know what's going on, we can move forward, and we hope to have that replaced here soon and traffic restored to normal here in a couple weeks.

Future Projects

Paul said I just want to touch base on a couple future projects here:

County 19A/100th Street Realignment: Our next major project will be the realignment of 100th Street and County Road 19A, or Innovation Road. This is going to extend 100th Street, that starts here at Jamaica and 100th, and go straight east, towards the Innovation Road interchange with Highway 61. That's going to open up the area to development and provide better access to the trunk Highway 61 for the area. Hopefully, that should relieve some of the traffic at the Jamaica Avenue roundabouts at the Highway 61 interchange there. We're going through the Final Design phase now, worked out a lot of significant utility issues here, you can see all these lines here; it's hard to read this thing, but these are all different utilities from Northern National Gas, the Met Council sewer, and a few other things going on here, power lines and so forth, but we finally found a way to thread the needle, so to speak, here and avoid some costly utility relocations. We've got some significant challenges yet, with the total cost of the project, currently, it's about a $47 million project. We had about a $22 million funding gap yet, but we just heard last night the State legislature approved some bonding, so we got $9.6 million as part of that bonding, and that's going to be certainly applied to this project and used well. So, we're excited for that, that's going to be a significant benefit for this project to move this thing forward, so. We are in a situation where we have to move forward with this project, we have a lot of Federal funding that has already been established, and if we don't use it soon, we're going to lose that funding. But with this money awarded last night, we can certainly move forward with some phases of this project and make something happen. Construction is starting hopefully in the fall of 2027 is what we're aiming for.

Vice Chair Kath asked is there going to be a bridge over the railroad, or how is that? Paul replied yes. Vice Chair Kath said okay, so there will be a bridge over the railroad tracks, which Paul confirmed, and said it's hard to see in all this line work here, but this orange area here is that bridge, so.

Vice Chair Kath asked double lane the whole way, then, just like 100th is today, all the way to?

Paul replied it'll be one lane in each direction is the current need for the foreseeable future, so that's what we're going to build it to, but we are building it to expand it to a four-lane in the future if it's ever needed, so. The bridge itself is going to be built with four lanes right away because the lifecycle of a bridge can be 75-to-100 years. So, we're going to build that up front, and then part of the phasing of this, especially with that funding gap, is just build the bare minimum that we need for the next two decades at least, and then we can expand fairly easily then in the future when that need is there. And the lifecycle of a pavement is usually only about 20-to-30 years, so, that'll be a good use of the current need and the funding that we have available now.

Vice Chair Kath said okay, thanks.

Paul said I've got some updates on some of the water projects here:

Low Zone Water Tower

We are working on building that new Water Tower here, right next to Hamlet Park. You may have seen this weekend they raised the tank. They constructed it kind of at the bottom, a lot easier to access and all that welding of all those steel panels at the ground level, and then I just got to watch it get raised up Saturday morning. So, now you can see it fully in place, so that's a pretty good step that we're excited to see. We're hoping to have that project done here at about an August timeframe and put that into use.

Vice Chair Kath asked can you remind me and the community, too, with the design of that one, it was going to save us money from the painting part of how we maintain our current like all-metal type water towers? I remember Ryan talking to us about that, that there was going to be less maintenance, especially with painting, it was over $1 million to paint these.

Paul replied okay, I'm sorry, I don't know too much about that, but I can certainly find that out and get an answer to you.

Vice Chair Kath said, okay, thanks. I just recall him talking about it, that's why with the concrete structure being built versus all metal, there's less maintenance on the concrete versus a metal one that was created.

Paul replied and I can see that. Now, here's just some artist renderings of what that tower is looking like, and now that you say that, I see it's just the concrete color there at the bottom. So, I see some communities paint that, but I don't want to speak here because I don't know for sure, if that's gray in these pictures, maybe the intent is not to paint that, and that would be a good cost savings.

Vice Chair Kath said you're just going to have to make Ryan buy you lunch for this because he didn't prep you right.

Paul said I'll get an answer on that, and I can get that forwarded to you then, so. But, yeah, here's just some renderings of the water tower and what it's anticipated to look there with the logo here, and we'll get that logo painted here soon, and just a couple more views from different locations of the City.

Intermediate Zone Water Treatment Plant

Paul said then the other major water project is the Intermediate Zone Water Treatment Plant, that's being constructed behind the Central Fire Station, that's full steam ahead. We're hoping to get that finished and online in 2028, so that's continuing to go on and moving forward. A lot of work going on there, and here's just some renderings of what that building will look like when it's done.

I'd mentioned the specific website for the 80th Street project, but all of these projects that we've got going on, we do have highlighted in our webpage. If you just go to the City of Cottage Grove's main page, what I've got circled in red is a button you can click on that takes you to construction projects. Then on that page you can pull up this map and you can see on the right side, the different highlighted projects that the City's going for, and you can click on current projects or future projects. If you click on those individual projects, it'll pull up more information and take you to a website for each of those projects with all the updates. Some projects that are a lot more intensive, like the 80th Street project, will have ways to sign up for email updates and get on that update list. Or you can find the project by name on the side and click on that, and that's another way to get to those projects and get some information. So, a lot of good ways to get that information.

Vice Chair Kath said for the community, I would really recommend doing that, especially the 80th Street one. The updates, like originally it was going to be like the 18th, we were going to close down the ramps, and that email came out before a lot of people knew; and, so, they're really doing a good job of getting ahead of it, so I would highly recommend folks to sign up for those updates.

Paul replied yep, get that email and check out that Facebook page for sure. Thank you, commissioner.

Paul said that's all I had for tonight. Any questions?

Vice Chair Kath said I think I've used all mine up. There were no other questions. Chair Kons thanked Paul.

B. Fire Year in Review

Good Evening, Commissioners, thanks for having me. I am Nick Arrigoni, Deputy Chief with the Fire Department, and tonight I'm excited to talk to you about our Annual Report for 2025. So, it's a very similar format to what the P.D. went through last meeting. So, covering a lot of the good work we did in 2025 and how we'll move forward into 2026.

So, first and foremost, I'll kind of introduce you to our Fire Department Leadership Team, which I'm sure you know most of:

- Director of Public Safety Brad Petersen
- Fire Chief Jon Pritchard: Jon is really the visionary as the Fire Chief for where we're going to go. You know, he's the one, the three, the five, the ten-year plan, he's kind of the brains behind that.
- Deputy Chief Nick Arrigoni, myself, I am the Operations Chief, so I oversee all of our fleet and personnel.
- Deputy Chief Peter Fischer: Training is one of his very big lifts for us, policies and procedures.

So, that right there is what makes up the Fire Department Leadership Team.

Mission: The Cottage Grove Fire Department proudly serves the community, providing protection of life and property. We do this with honor, professionalism, empathy, and community partnerships.

This, along with the Vision that I'll hit here soon, we tweaked this a little bit a few years ago, and one of the things that we added to the Mission was community partnerships. So, as we've had some turnover from retirements and promotions in the leadership team, we kind of wanted to add our own style to our Mission and Vision, and that's one thing we really believe in is community partnerships.

Vision: The Cottage Grove Fire Department will be an elite Fire Department that lives our Mission to provide exceptional fire, emergency medical services, specialized response, and community risk reduction services to our customers.

So, we need to be an all-hazards Fire Department. Now, that doesn't mean that we're going to be able to have the specialized response trailers or a high-angle rescue team and a swift-water rescue team and all of the things that comes with that, but we will be trained in it, and we will have the equipment to at least get things moving. So, when we get called to these, specifically the specialized response, you know, I can say five-to-seven years ago, we really had very little capability to really start providing care or even accessing these patients. So, I'll hit on it later in the report, but we've done a lot of work in 2025 and continuing to do that in 2026 on some of our very high risk and low frequency calls that we get.

Another thing that we're very passionate about is our community risk reduction. We're out in the community constantly, and one thing that I won't say is a tweak, but something that we're just really putting an emphasis on is having impactful conversations and interactions with the community. So, let's say we're going to go show the fire truck at a certain event. What we want to do is that's great, that will go show our fire truck and the things that we carry on the truck, but we also want to make sure that we're having good conversations with the community and just information is power. So, making sure that people understand our staff, how we respond, and the equipment we carry. So, building on that a little bit more.

Core Values: These are our Core Values, and these were all selected by our firefighters. So, a couple ones that we had but are really hitting on this year in the community is Accountability, making sure that when we show up to somebody's emergency, that we're accountable to ourselves and to them. We want to be Collaborative, we want to have good Communication. If you ever ask in any organization what people tend to struggle with, I bet you communication always comes up. And, so, that's something we really honed in on, and it's communicating to our members on the Fire Department but also our community as well. We want to be Inclusive, we want to be Safe; obviously, what we do is inherently dangerous on an every day basis. So, there's a lot of risk mitigation that goes in that. We want to be aggressive, and we can be aggressive, and I think we are aggressive, but we've got to be safe while we do that, and a lot of that goes into good, strategic decision making.

Strategic Plan: As you know, much like the Police Department, we also did a Five-Year Strategic Plan. And, so, one thing I'm really proud of on our Fire Department Leadership Team is we actually have a dashboard that we use, and we visit it at least once a quarter to update or look at things that, hey, did we accomplish this? So, what we'll do is if we're deficient in an area, it'll be red, and as we make progress, it'll go to orange; and then as we get to the point that we want to be at, one example could be we want 75% of our fulltime firefighters to be trained in either water rescue or swift-water rescue, we started in 2025 in the red. We had nobody, right now we're getting to that orange area, and by the end of the year, I'm hoping we're going to be in the green. So, Strategic Plans are great, but they're only great if they're a live document and they're revisited.

So, a couple things that we're really working on are: The specialized response, like I talked about and I'll hit on that a little bit more; Fire investigations, so we are able to promote, it's a specialty position within our fulltime firefighters, FAOs, so, Apparatus Operators and Fire Inspectors, making sure that we're out in our communities, in our businesses we're doing fire inspections to make sure that they're safe, and then also to make sure that we are familiar with the building if we're ever called there for an emergency.

Culture is a very big one for us. We're kind of rebranding, we had a lot of retirements in the past five years, a lot of different people that came into the organization, and with that, a lot of upward movement as well. So, with that, we're kind of revisiting what does our culture look like? I'm super excited, I've been here almost 17 years, so I've seen a few different cultures, if you will, and I really believe in what we're building here on the Fire Department. So, a lot of, the number of members we have that are maybe on that five and under scale is probably higher than I've ever seen it, but what they bring is new ideas. You know paramedic schools are different than what I went to, fire school is different, so it's just making sure that we don't get stagnant. I think the Strategic Plan reflects that.

A couple other things are workload and services, so how do we manage? You'll see we were extremely busy in 2025, so how do we have that work-life balance for our firefighters? Last year, by the numbers, I think if there's one really impressive number on here, it's that there 8,745 hours of training completed by our firefighters throughout the entire year. So, we recently had our appreciation dinner, and we had what's called the 200 Club; so, if you made 200 hours and above in training, you get a certificate. We had a couple people well into the 300s, so a lot of that is completed on shift, but not anywhere near that 200- or 300-hour mark. So, one thing I'm really proud of is our firefighters just wanting to hone their craft, they want to be professionals, and they want to

be good at what they do, and that takes time and that takes work. So, that's a lot of times they're coming right off shift, from a 24-hour shift, and going straight to a training for the day, which can get pretty difficult.

We had 49 new certifications, that goes from Fire Officer I, Fire Instructor I, Firefighter 1, Firefighter II, a lot of FAO certifications. So, we have our foot on the gas when it comes to getting people certified with the State Certifications.

We had 46 Community Paramedic Visits. The credit goes to one of our Fire Captains, Chelsea Flores, she did just about all of these, and per visit, I bet she had an hour or two into, on the back end of that. So, we partner very closely with our CMU team on the Police Department, and we're going to continue to build upon our Community Paramedic program, which will continue to work closely with the CMU team.

There were 67 Public Events completed, I can tell you that's just what we captured; I know for a fact we did more, and so, that's again about being out in the public and having important interactions with the public.

There were 5,315 Calls. So, aside from all the hours of training and certification, they went on over 5,300 calls, which is continued growth from year to year, which we anticipate to continue seeing.

On the very bottom left there, you have our average response times. So, for EMS calls, we're just over 6 minutes, and for Fire calls, just under 6.5 minutes. We've been some of the best in the metro with our response times over the last few years, and that has continued to build that direction for us. So, it's getting the call, moving with purpose, and getting the wheels turning, and getting out the door.

Major Accomplishments

- Responded to over 5,300 Calls for Service
- We initiated the Five-Year Strategic Plan
- We completed out Standards of Cover and authorized to pursue staffing grants
- We expanded our Community Paramedic services; like I said Fire Captain Chelsea Flores did a lot of that, looking into 2026, we have three more Community Paramedics that also just finished or are about to finish their certification. This program allows us to go out into the public, we can help people with medication, substance abuse, diabetic care, anything that hopefully prevents hospital visits or admissions is something that the Community Paramedic program focuses on a lot.
- Established a Special Operations Team, so we can do water rescue, swift water, we built on our Haz-Mat response, and then technical rescue as well
- Improved our ISO rating from 4 to 3; a lot of that was from the training hours that we accomplished, that's what really tipped the scale to get that improved.
- Developed a peer support network with holistic wellness support, so what we were able to do is we actually have an app that's on our phones; it was 100% adopted throughout the Fire Department, and it's a good platform for us to put a lot of just our health and wellness things that we want to push. We are not only able to imbed in that app our peer support members, so if somebody's struggling and they want to talk to somebody, they can call us, or what we did is we vetted other peer support members in the Fire Service in the metro and put them on there as well. So, being a smaller department, if I'm going through something, there may be, and I'm happy to say we don't have this problem, but I may be a little hesitant to call one of my members for confidentiality concerns. So, they do have options to call somebody else. We have therapists on there, and there's just so many things we can do with this app, and that's kind of the groundwork for it, but all of our peer support members go to quarterly training to make sure that they maintain their certifications on that. So, it's really a committed effort to make sure that we're able to have long, healthy careers, both mentally and emotionally in this job.
- Implemented a Fire Cadet program. This was really cool to see come to fruition. When we posted for that program, I phone interviewed over 85 people. It's an entry-level position, so they didn't have to have any certifications or qualifications to really apply for that position. Other departments are doing this as well, but it allows us to get somebody that hasn't gone to school yet, we'll send them to EMT if they don't have it, we'll send them to Fire school. It's a three-year program. The whole goal of that is to bring them into our fulltime firefighter ranks; I'm proud to say that our Fire Cadet now is doing very well, and it's been a really kind of just fun process to watch as she's hit the ground running for it.
- Our first two Paramedics certified with Firefighter EMT to Firefighter Paramedic program.
- The East Metro Training Facility is where we do all of our live fire training, and it gets us the best training you can possibly have in a truly live fire, and we were out there multiple times a year.

Standards of Cover Findings

- We have a lot of call concurrency, so, over 40% of our calls overlap. If either an ambulance or fire truck is out on a call, 40% of that time, that other crew is going to get a call as well. What that ultimately sometimes leaves us is nobody in the City. So, if we're only staffed with two crews that day, until one of those crews clears the call that they're on, nobody is staffing the department. We do rely heavily on mutual aid, as other departments rely on us as well.

- With that increasing demand, that's one thing that we've seen a bit of, and I'll talk about hopefully some more staffing adds here that will help decrease that call concurrency.
- If we have any change to our Public Service Area (PSA) options, one of the big findings was the study showed that even if we are without Newport and St. Paul Park for delivering EMS services, we still needed to add staff regardless. It changed very little kind of where we are at in that tipping point from that.
- Aging Fleet: It's very nice that we've had the support to really try and make up some real ground in our fleet. We have a brand-new ambulance, another one is on the way. Our new Tender will be backing into the station at the end of the month, and then our next pursuit is to hopefully order an Engine potentially in 2027 or hopefully for sure in 2028. Obviously, the cost of our equipment is what hinders us in just replacing things as quickly as we would like. So, unfortunately, everything we own and drive is very costly. The engine is about $1 million, ambulance is running at the $300,000 mark, and that's not with it filled with all of our equipment. So, we understand that it is a tall ask.
- The Central Fire Station right now meets our current demand, but we talked about a second station in the southwest portion of the City, I think probably closer to that 15-year timeline, and that would be a staffed station.
- We're looking at sunsetting our parttime firefighter program. This isn't new to Cottage Grove. As we've grown and our call volume has grown exponentially, the parttime programs have just not been as successful as they were in the past. So, that's why we're looking truly at adding more fulltime firefighter-paramedics on our team. The sunset, just to give you a little bit more context to that, what we're looking at is putting them back on a paid, on-call model, so they would respond back for all calls. We would not be firing anybody, they would be able to stay on the department as long as they wanted to, and then when they deemed it was time for them to retire, they could do that, but we wouldn't be replacing any of the parttime firefighters.

<u>Looking Forward</u>

- We just got news today that the SAFER Grant is going to open tomorrow, it looks like, and it'll be open through I believe it's June 22. So, all of our ducks are in a row for that to be able to apply for that when it officially opens. If we do get the SAFER Grant, it's going to bring us up to 24 firefighters, so we'll be 8 on shift, allowing us to add additional crews 24/7.
- Continue the Firefighter-EMT to Firefighter-Paramedic pathway
- As I talked about, the Engine replacement is on the horizon for us as well
- Our SCBAs must be replaced by 2029, they were put in service in 2014, and they have a 15-year lifespan
- Continue to build out our all hazards training and response; we're going to partner very closely with Dakota County's Special Operations Team and that will be kind of our, either them or St. Paul Fire will be our callouts when we're gathering our equipment and getting to scenes, they'll already be on their way.

A few pictures here, kind of just showing some of the trainings we went through last year:

That's actually me repelling for our Ropes Rescue Class; that was a 40-hour class that a lot of us went to, and now we do quarterly training for that as well. Again, it's the ability to, let's say we have an incident at the quarry or really, wherever it might be, that we can access and start patient care, even if right now we don't have the abilities to truly like then get that person out of there. By that point, Dakota County or St. Paul will be there and can assist us with that.

We did some K-9 training, so this is something that I've had some experience with in the military. So, as a flight medic in the Army, we take care of the military working dogs. So, I said why can't we do that here for our K-9s that the Police Department has? So, the answer was yes, we can do that, so in the off chance that a K-9 is hurt or injured while on duty, we'll be able to take care of that K-9, and we want to continue to build that out, get specific equipment, and things like that, but that's one thing that we'll continue to build on as well.

We had a national conference here with our Incident Command team, and then that's Firefighter-Paramedic Tyler Mielke doing the swift-water training. So, a lot of that obviously will be in the Mississippi for us, but swift water isn't probably what you think of, like rapids; it's really only, I think it's one-or-two knots of moving water is considered swift water.

Some of our live fire training, obviously, the community interactions that we do, the bottom right one there is Firefighter-Paramedic Sam Anderson, we participate in Safety Camp. So, we do a heavy part in Safety Camp, showing the kids fire safety and fire prevention.

Some of the, again, the community outreach things that we do. I can say this confidently, I think we're out in our community far more than maybe some of the other departments that are surrounding us, and it's, you know, we're lucky because our community wants us there, but also, it's just so impactful for us to go out and educate and just interact.

We were able to go up to the Fire Chiefs Conference. Fire Captain Chelsea Flores received an award, Adam Higley, teaching some CPR, and then with that national conference we had as well, there were some elected officials that came in from that sprinkler trailer demonstration.

I like that picture with Lindy and Chris, that's things a little bit on the lighter side at the Fire Department, so, two rock solid members of our B shift. And then the bottom one is Fire Marshal Bill King was sworn in last year, along with a couple firefighter-paramedics that were recognized, and that's also when we promoted our FAO Inspectors.

Deputy Chief Arrigoni asked are there any questions or discussion?

Commissioner Rediske said I do have one question because it's the first time I'm hearing about a second fire station. I think we talked about it briefly a couple meetings ago, but can you tell me more about that? I'm hearing you say it's in the southwest? But our City's kind of growing out to the east?

Nick replied so, it's a very good and fair question. So, what we identified in the Standards of Cover Study was: 1) That we did a good job, and when I saw we, I didn't necessarily have a part in that, but the Central Fire Station is placed exactly where it should be. So, that has a great response time throughout the majority of our City. And as they want to keep a second station in the City, they identified that that southwest portion was where we could reach the areas that we're not able to get to within a certain timeframe from the Central Fire Station 2) Another spot that they identified, which obviously has a lot of political implications, was actually the St. Paul Park fire station, but if we don't cover them for our PSA anymore, that would be null and void.

Commissioner Rediske said so, I'm looking at a map of Cottage Grove right now, is that little hook, are you thinking it's going to be in that little hook area, or?

Nick replied I believe they're looking right in the 103rd and Hadley area. It would be a much smaller station, so it would be what we call a satellite station.

Commissioner Rediske said but you said a staffed station earlier? What does that mean?

Nick replied it would be staffed, yes. So, staffed means people would be there 24/7, much like we have at the Central Fire Station right now. Our old model of response was a paid on-call model, so somebody wasn't at the fire station 24/7; this would be staff members, you would split the crew. So, if we had eight on, two-to-three, maybe four people would go down to that satellite station, and realistically at that point, we'd have more staff members. So, you'd have four people down there and six people up at Central.

Commissioner Rediske said okay, I was thinking staffed meant administration, like an administration building, kind of like here.

Nick replied no, no.

Commissioner Rediske said so, this building would have like the trucks and everything?

Nick replied yeah, they would have a fire engine down there, they would have an ambulance down there. It'd be like what you see at Central Fire Station but smaller, probably three-to-four bays, five-to-six dorms, a workout area, office area, kitchen, and living room.

Commissioner Rediske asked and you said about 15 years out?

Nick replied yeah, I think, roughly, is what we're looking at. The conversations I have been a part of have been right in that 10-to-15 year mark.

Commissioner Rediske said thank you.

Commissioner Olson said I have two questions. You talked about the 40% overlap, is that common in other cities, or is that kind of a norm?

Nick replied it isn't, no, it is high, and that was really one of the things that probably opened a lot of eyes, like we do have to add staff. So, it is high, the good news is we have help on the way. So, if we don't get the SAFER Grant, we'll be asking for seven firefighter-paramedics, or if they're firefighter-EMTs, we'll train them to paramedics. But if we don't get that, we're going to add those seven over the next three years. So, even just if we add three next year, that 40% will likely drop, it'll help stabilize us quite a bit. So, really what we're looking for when we have those 24 firefighter-paramedics, you'll have 8 on shift, which is a fully-staffed day, that doesn't account for annual leave or anything like that. What that'll get us is for sure two staffed ambulances and a dedicated engine, and that's what we don't have right now, and that engine is equipped with ALS medical equipment; so, as a first respond unit, even if mutual aid makes the transport, we can first respond to that as well.

Commissioner Olson asked and then has there been any resolution to the whole PSA discussion, as far as what that would look like, or I know there was a lot of controversy about what was going to happen with that. Has a decision been made?

Nick replied no, not as far as I know, no official decision. I know there's still conversations, and you know, there's a lot behind the scenes that has to go into that, but no, no official decision has been made. When that will happen I'm not sure.

Vice Chair Kath said so, just more of a general question, just curiosity wise, every once in a while if I'm going up 80th Street, at the Central Fire Station I'll see like a Lake Elmo fire truck there, and there's training going on. Is that common to bring other facilities here, and then do you guys head over to the HERO Center after that, or?

Nick replied it is common now. So, I'll give Deputy Chief Fischer some kudos on that one. He's really built out our training program, so we host a lot of training now as well. One thing, a small part of what happens when you host is you usually get free seats for the class as well. That is obviously not the only reason we host, we have the ability and the space to do that; specifically, like the last couple weeks, we've been doing an FAO aerial class. So, if you've seen any of the ladder trucks from Mahtomedi or Lake Elmo at our station, we did use the HERO Center for that, so they do the classroom part of that training in the morning, and then they'd go out to the HERO Center in the afternoon and use that back lot to use their hydrants, spray their water, and train on the trucks.

Chair Kons asked if there were any other questions, there were none, so Chair Kons said thank you very much to Nick.

8. BUSINESS ITEMS - None.

9. COMMISSION COMMENTS - None.

10. STAFF REPORTS AND MATERIALS

Chair Kons said Fire, you have already gone, so, we'll move to the Police Department with Gwen.

Hi, thank you, Commission Members. For those of you who do not know me, I am Gwen Martin, I am a Deputy Director of Public Safety. I've been with Cottage Grove for almost 26 years; this man right here (indicating Council Member Clausen) was my primary FTO, that was a lot of years ago. Council Member Clausen said you're blaming me! Gwen replied I am. As a police captain, I'm the Administrative Captain. I am in charge of the non-sworn staff, supervise the Records Division, I have an Administrative Sergeant, and I am also the Emergency Manager for the City.

So, as we transition to Director of Public Safety Brad Petersen, we are going forward with promotional processes for a captain and then a sergeant position. We have seven sergeants who have applied for the promotional process for the captain's position, so we're currently going through that process, and then we have eight officers who have then applied for the sergeant position. So, this month and into next month we're working through that process, so that's what we are focusing on right now, in addition to run-of-the-mill budget stuff. But that's what we're doing right now.

Chair Kons said run-of-the-mill budget stuff, I like that. Thank you for that update. Any questions? There were none asked. Chair Kons said all right, we will jump right over then to Mr. Clausen.

11. COUNCIL COMMENTS

A. Council Agendas

Council Member Clausen said thank you, members. A couple updates, I was going to talk a little bit about the 100th Street/19A realignment, Paul did a great presentation on that. We were just so fortunate today to find out that we did receive $9.6 million towards that $47 million project. It's just going to help kickstart it and get that moving with major construction in 2027 and 2028. We hope that's really going to open up better access to the Business Park and the homes that are going that direction now. I mean, if you've driven Jamaica and Highway 61, you know that most of the day that's near or at capacity, so this is going to help that area quite a bit.

Since our last meeting, the new City Ordinance on e-Bikes is active, approved, whatever word I want to use. Leading up to that, I probably received three-or-four, maybe even up to five emails of people that are like this is a problem, we need to do something. So, you folks all worked hard on that, and thank you very much, and if you follow social media, there's been some spirited discussion, a lot of head nodding, on social media the last couple weeks; but all in all, I am understanding that we're focused on education right now and just getting the word out, working with the schools, and maybe we'll have more on that in the future, but I'm glad we passed it.

Chair Kons said yeah, I would like to say from a State perspective, I get calls, three-to-five a week, from different cities and municipalities who are looking for e-Bike suggestions from City Ordinances. Cottage Grove really stuck their neck out first, and really moved fast, and I am using it as a State resource right now. There are templated cities and people utilizing it. I commend you for getting this through and working so quickly because it is an issue that we just don't know enough about right now, and there isn't a template out there, it's coming so quickly. And, so, e-Moto versus e-Bike, you just did a great job with it, so thank you so much. We are sharing.

Council Member Clausen said Director of Public Safety Petersen did a lot of work and so, he helped out a lot, and thank you. And I will say that even in a meeting I had with some other cities, our neighboring cities, and they were asking us, what are you doing? Because they don't have anything yet, so.

Chair Kons said I brought it up at the Committee for Traffic Safety, Towards Zero Deaths has a committee, the Advisory Council, and there's several people who serve in it, and I just said, use it, its on their website, its done well, and it's a starting point. To your

point, there's just not a lot out there. And even the spirited comments, how we're dealing with them, is also something that is lovely, so thank you.

Council Member Clausen said the next thing, with the County Road 19 and 80th Street roundabout, I'm told that Commissioner Karla Bigham demanded that there be a place for corn, Tank's stand, to be there, so they're working on that; that will still be at that intersection somewhere.

A couple things I want to just talk about that Deputy Chief Arrigoni spoke to about the Standards of Cover Study that just kind of popped in my head as he was speaking. I believe you had the presentation on that, too, but one of the big things we noticed on it is the 40% overlapping calls, which was surprising to us that it was so many because we're using a lot of staff time. It's our, I don't remember the number, but the number of calls they're handling per firefighter was very high compared to other agencies, or the number of calls that are going on, or it's staying very busy and not a lot of down time, which can be hard on people. So, they recognized that we have to do something with staffing. So, we're working on the grant, we're hoping it will help with some money there to help staff up sooner and faster.

One thing I hope to hear something on in the next few months, we talked about the ambulance PSA area. It's unfortunate, but our neighboring cities don't seem to be interested at the moment, so we're trying to figure out what to do. We've got great cooperation, and we've worked so well together the last many years, and as many years that I've been in the City, and it's unfortunate that we seem to be going the direction of not covering them for the ambulance service. I don't think I've said anything I can't say, but we're just unfortunate that it's going that direction. I wish it wouldn't, but here we are, the ball is in their court, so we'll see where that goes.

And then that's all I have in my notes. If you have any questions for me, I'd be happy to answer any.

Kari Reubish said I want to share one quick thing. This week is National Public Works Week. I want to say thank you to that incredible team for all their hard work and dedication.

Chair Kons said thank you very much. Thank them for us.

12. ADJOURNMENT

Vice Chair Kath made a motion to adjourn; second by Commissioner Rediske. Motion carried: 6-to-0.
The meeting was adjourned at 7:56 p.m.

Minutes transcribed by Judy Graf.

City Council Action Request

7.C.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	Response to Open Forum - Millard
Staff Recommendation	Receive the response letter addressing Open Forum inquiries from the July 15, 2026, meeting.
Budget Implication	N/A
Attachments	1. Letter - 2026-7-15 Millard CC Response

Cottage Grove
Where Pride and Prosperity Meet

Colleen Millard
10590 East Point Douglas Rd S
Cottage Grove, MN 55016

July 20, 2026

Ms. Millard,

Thank you for your comments received at the July 15, 2026, City Council open forum related to your variance request to use exterior materials for an accessory building that do not conform with City Code standards for Residential Districts.

Your property is zoned R-1, Rural Residential District and has been zoned R-1 since the dwelling was constructed in 1983. The Rural Residential District allows limited agricultural uses and is characterized by larger lots with accessory buildings larger than those found in more densely developed areas. When the Zoning Code was updated in 2023, the use of metal or "pole building" exteriors was disallowed in all residential zoning districts to ensure conformance and continuity across the community.

Your property is guided Rural Residential in the 2040 Comprehensive Plan. Looking ahead to the 2050 Comprehensive Plan update, this area of the community will be discussed during this process for future development opportunities and future land use designations outside of rural residential or agricultural.

There are approximately 52 residential properties along Kimbro Avenue between Highway 61 and 80th Street including properties east of Kimbro on East Point Douglas and properties on Kimbro Court and Kimbro Circle. Of these 52 properties, approximately 22 properties have an existing pole building. Of these 22 properties, 6 properties (zoned Agriculture and R-1) are or were part of active farming operations where pole buildings are a permitted use in either zoning district. There are 5 properties with residences and accessory buildings zoned Agricultural in this segment, all on the east side of Kimbro. All pole buildings in this area were permitted in 2022 or before, which was prior to the Zoning Code update in 2023 disallowing the use of metal exteriors. No pole buildings have been constructed on any of these 52 properties since 2022.

The City appreciates and respects your family's history on this property and your continued maintenance and upkeep. The City's exterior materials standards are intended to ensure that as the community develops and changes existing buildings complement new development and uses. Your variance request was continued to the August 5, 2026 meeting where the City Council will re-consider the item.

Sincerely,

Samantha Pierret, AICP
Senior Planner

City Council Action Request

7.D.

Meeting Date	8/5/2026
Department	Community Development
Agenda Category	Action Item
Title	Rental License Approvals
Staff Recommendation	Approve the issuance of rental licenses to the properties listed in the attached table.
Budget Implication	N/A

Attachments

1.	Rental License Approvals CC Memo
2.	Rental License Approvals Table

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Samantha Drewry, Code Enforcement Officer

DATE: July 28, 2026

RE: Rental License Approvals

Background/Discussion

Rental licenses are required for nonowner-occupied residential properties (City Code Title 9-13, Property Maintenance, and Title 9-14, Rental Licensing) and are issued on a biennial basis. The licensing process includes submittal of the rental license application, payment of the rental license fee, and public criminal history report. Rental inspections are conducted on all rental properties as part of the licensing process. Once all information has been submitted and the inspection satisfactorily completed, the Council must approve the license prior to it being issued.

The properties listed in the attached table have completed the licensing process and are ready to have their licenses issued following Council approval.

Recommendation

Approve the issuance of rental licenses to the properties listed in the attached table.

2026 RENTAL LICENSES CITY COUNCIL APPROVAL - AUGUST 5, 2026

RENTAL LICENSE NUMBER	PROPERTY STREET #	PROPERTY STREET NAME	PROPERTY OWNER
RENT-003247	7180	Imperial Avenue South	Abidingly LLC
RENT-003257	8496	Grospoint Avenue South	Good Ol Days
RENT-003258	6758	Pine Crest Trail South	Handy Crush LLC

City Council Action Request

7.E.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	Temporary Intoxicating Liquor License — Cottage Grove Lions Club
Staff Recommendation	Authorize issuance of a temporary intoxicating liquor license to Kimberly Rose Raymond on behalf of the Cottage Grove Lions Club for the Food Truck Festival on September 19, 2026.
Budget Implication	N/A
Attachments	1. Memo - Public Safety

Cottage Grove
Where Pride and Prosperity Meet

Department of Public Safety
Police • Fire • EMS

To: City Administrator Jennifer Levitt

From: Acting Director of Public Safety Brad Petersen

Date: July 23, 2026

Subject: TEMPORARY LIQUOR LICENSE APPLICATION – CG Lions Club

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INTRODUCTION

All locations within the City of Cottage Grove that sell alcoholic beverages are required by State Law and City Ordinance to be licensed.

BACKGROUND

Pursuant to City Ordinance, Kimberly Rose Raymond, on behalf of the Cottage Grove Lions Club, PO Box 002, Cottage Grove, MN 55016, has submitted an application for a Temporary Liquor License for the Cottage Grove Food Trucks Festival to be held at Kingston Park on September 19th, 2026, from 11:00am – 6:00pm. The Department of Public Safety is required to conduct a police investigation of the applicant/manager in charge.

DISCUSSION

The application of the Cottage Grove Lions Club, as submitted, is complete and in compliance with our ordinance.

We have investigated the applicant and have not found any facts which would constitute a basis for denial of a Temporary Liquor License, under the provisions of the City Liquor Ordinance or Minnesota Statutes relating to alcoholic beverages.

RECOMMENDATION

Recommend that the City Council approve the Liquor License application for the Cottage Grove Lions Club.

City Council Action Request

7.F.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	Tobacco License Application - 8711 East Point Douglas Road #106 (iVape Depot)
Staff Recommendation	Approve the Tobacco License for iVape Depot located at 8711 East Point Douglas Road South #106, Cottage Grove, Minnesota.
Budget Implication	N/A

Attachments

1.	Memo - Tobacco License (iVape Depot)
2.	Memo - Public Safety

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Tamara Anderson, City Clerk

Date: July 27, 2026

Subject: Tobacco License – iVape Depot

Background

All establishments selling tobacco in the City of Cottage Grove must be licensed pursuant to Minnesota State Law and City Code Section 3-5.

Salwan A. Mohammed Almansury has submitted a tobacco license application for the business located at 8711 East Point Douglas Road South Suite 106, Cottage Grove, MN 55016.

The application is complete and complies with all city ordinances. The Department of Public Safety conducted the required background investigation and found no disqualifying factors.

Recommendation

Approve the Tobacco License application for Salwan A. Mohammed Almansury, iVape Depot, located at 8711 East Point Douglas Road South Suite 106, Cottage Grove, MN 55016.

Cottage Grove
Where Pride and Prosperity Meet

To: City Administrator Jennifer Levitt

From: Acting Director of Public Safety Brad Petersen

Date: July 23rd, 2026

Subject: Tobacco License Application

APPLICANT

Salwan A. Mohammed Almansury
3367 Cherry Lane
Unit B
Woodbury, MN 55129

PLACE OF APPLICATION

iVape Depot (Easy Shop LLC)
8711 East Point Douglas Road South
Suite #106
Cottage Grove, MN 55016

BACKGROUND

On June 29th, 2026, Salwan made an application with the City of Cottage Grove, to obtain a tobacco license at the business, iVape Depot at the address of 8711 East Point Douglas Rd S, Suite 106, Cottage Grove, MN 55016. Salwan Almansury lists being the owner. The application was submitted containing a photocopy of a Minnesota driver's license, Certificate of Compliance, and an Application for Minnesota Revenue to Make Retail Sales of Cigarette and Other Tobacco Products.

CRIMINAL/POLICE CONTACT

The applicant has signed a City of Cottage Grove general authorization and release of private data form. As such, we have completed a complete criminal history background check utilizing BCA, and MGA. All searches came back clear.

Upon running the attached copy of the Minnesota DL that was provided, it showed a regular class D License with no restrictions. No inconsistencies were observed with the Minnesota driver's license signature and the applicant's signature on the submitted forms.

CERTIFICATION

The applicant must provide an updated Certificate of Insurance prior to license issuance. Workers Compensation insurance has been waived at this time, as the applicant currently has no employees; however, proof of coverage must be provided should any employees be hired in the future.

CONCLUSION

As noted above in the certification section, the validity of the applicant's identification and certification seem to be valid and applicable.

I do not see any indications that Salwan is also applying for CBD/THC product sales.

This concludes my background investigation for this applicant applying to open and distribute tobacco products in the City of Cottage Grove.

I recommend approval of this application based on the requirements stated in the Cottage Grove City Ordinances License Term 3-1-6 and 5-1-11.

City Council Action Request

7.G.

Meeting Date	8/5/2026
Department	Public Safety
Agenda Category	Action Item
Title	Designated Hunting Areas
Staff Recommendation	Approve the 2026-2027 firearms and archery hunting maps.
Budget Implication	N/A

Attachments

1.	Designated Hunting Areas Council 2026-27
2.	Firearm Hunting 2026_2027
3.	Archery Hunting Area Map 2026_2027

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Brad Petersen, Interim Director of Public Safety

Date: July 29, 2026

Subject: **APPROVAL OF DESIGNATED HUNTING AREAS**

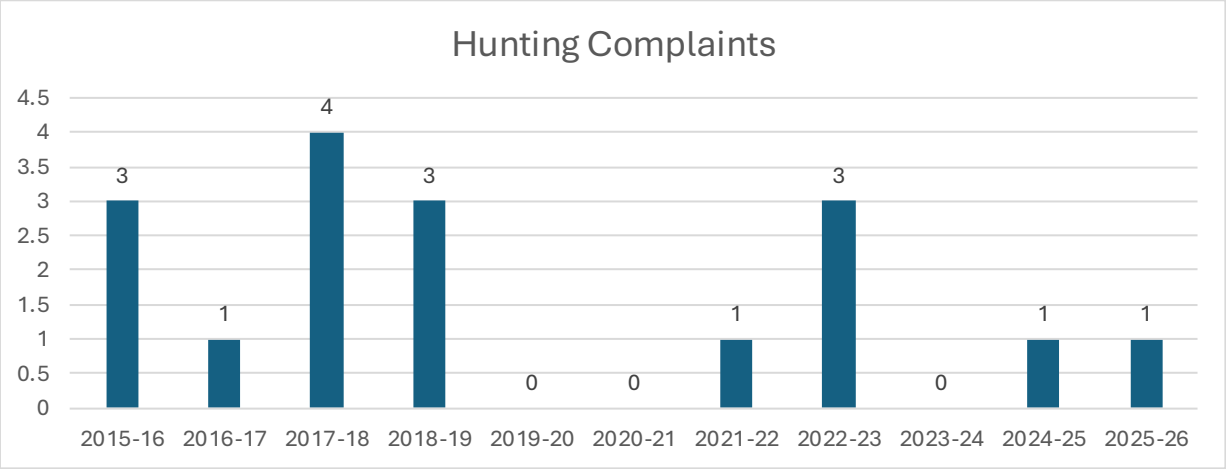
Introduction

Cottage Grove city ordinance **5-3-5: Hunting** regulates the use of firearms and archery equipment for hunting in the City of Cottage Grove. In addition, **5-3-5 (c) 1 and 2** specifically state that designated firearm and archery hunting areas will be reviewed annually by the Public Services Commission and approved by City Council.

In 2026, the Minnesota Legislature eliminated the traditional "shotgun-only zone" in southern Minnesota. Per statute, hunters can now use rifles statewide where deer hunting is allowed; however, individual counties still have the option to establish their own rules regarding firearms for deer hunting—thus allowing for more localized decision-making.

As of today, Washington County has not established any restrictions on firearms, leaving that decision to the individual municipalities.

During the 2025-26 hunting season, there was only 1 hunting-related complaint, 3 complaints of hearing gunshots with no particular association to hunting, and no archery complaints.



After consulting with the City Attorney and City Administrator, the consensus is that we should "stay the course" and not change our current city ordinance on hunting. **5-3-5: Hunting** has

been shown to be very effective, adaptable to development, and addresses the safety concerns of the city. Landowner controlled access of hunters within the designated areas continue to be well-received by landowners, law enforcement, and persons wishing to take advantage of this recreational opportunity.

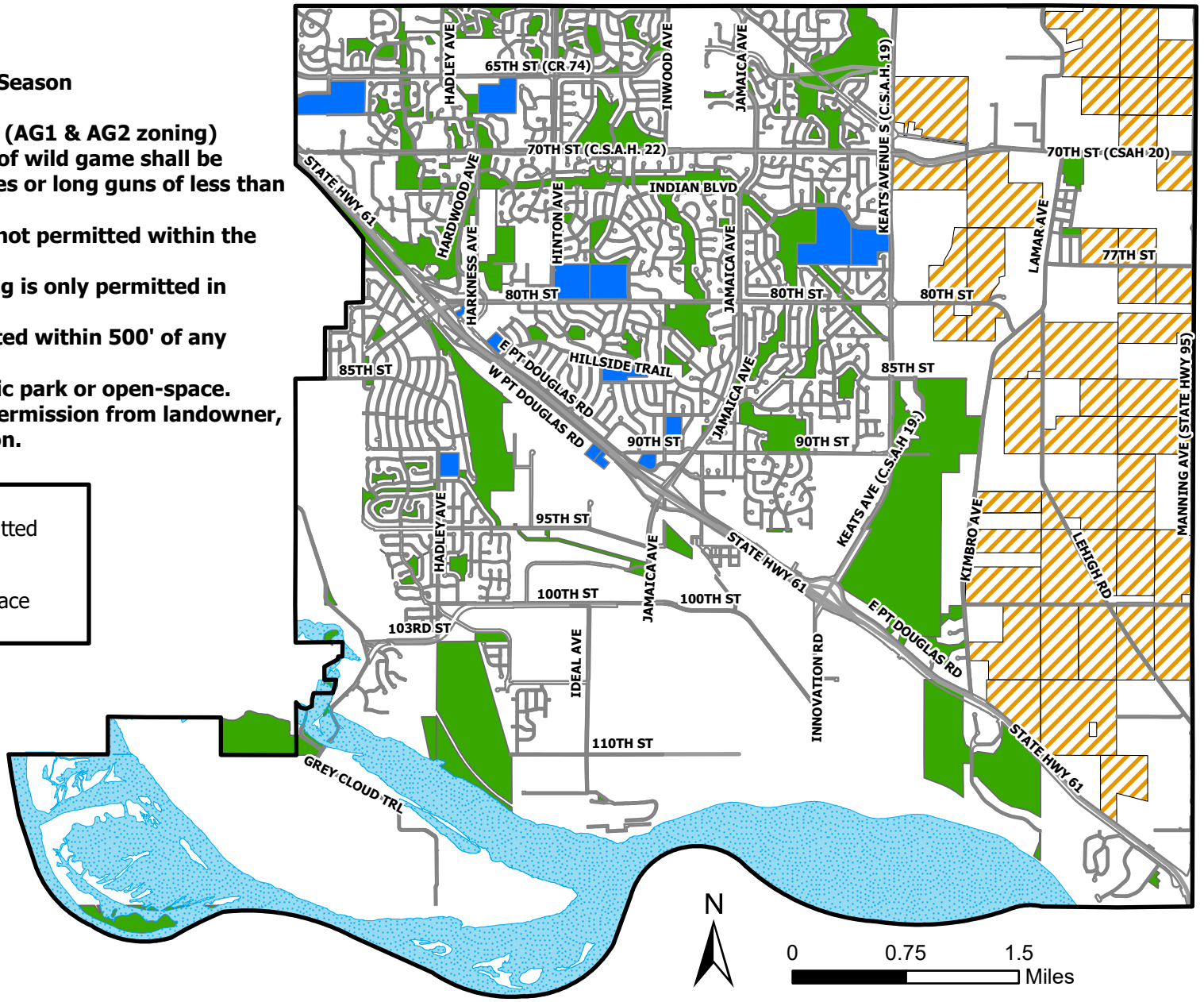
For the 2026-2027 hunting season, the Public Safety and Community Development Departments have reviewed and amended the designated areas for discharge of firearms (limited to shotguns and .22 caliber rifles or long guns of less than .22 caliber) and archery equipment. The designated firearms hunting map was amended, removing a parcel east of Keat's Avenue since a preliminary plat was issued for the Tank's property.

On July 20th, the Public Services Commission did review and recommend approval of the proposed 2026-27 designated firearms and archery hunting maps.

Recommendation
Approve the proposed 2026-2027 firearms and archery hunting area maps.

Firearm Hunting Rules 2026-2027 Season

1. Forty acres contiguous or more. (AG1 & AG2 zoning)
2. All firearms used for the taking of wild game shall be limited to shotguns, .22 caliber rifles or long guns of less than .22 caliber.
3. Recreational target shooting is not permitted within the city.
4. Discharge of firearms for hunting is only permitted in designated areas.
5. Discharge of firearms is prohibited within 500' of any residence.
6. Hunting is prohibited in all public park or open-space.
7. All hunters must have written permission from landowner, proper ID and licenses in possession.



Disclaimer: This map is intended for reference purposes only and is not a legally recorded map or survey. The City of Cottage Grove shall not be liable for any damages or claims that arise due to accuracy, availability, use or misuse of the information herein pursuant to MN Statute 466.03 Subd 21. Upated: 7/13/26

Cottage Grove
Where Pride and Prosperity Meet

Cottage Grove Firearm Hunting Area

Cottage Grove, MN

Date: 07/14/2026

POLICE COTTAGE GROVE MINNESOTA

Archery Hunting Rules 2026-2027 Season

1. Five acre minimum required. (AG1, AG2, and R1 Zones)

2. Hunting not allowed within 300 feet of any public park, trails, open space or right-of-way.

3. Hunt from a stand with a minimum elevation of 6 feet.

4. No arrows to leave the property being hunted.

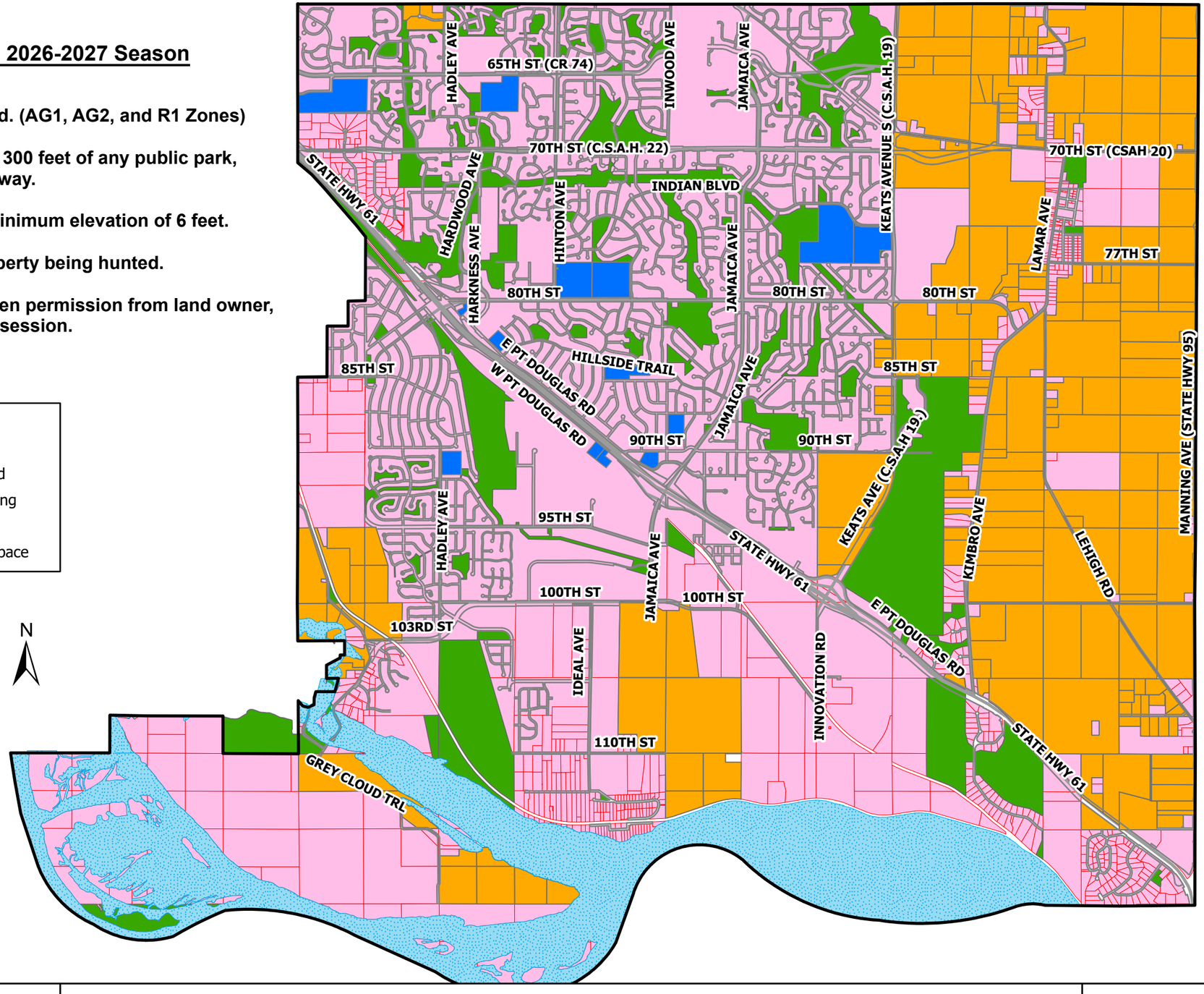
5. All hunters must have written permission from land owner, proper ID and licenses in possession.

Legend

- Archery Permitted
- No Archery Hunting
- School Property
- Park and Open Space

0 0.5 1 Miles

N



Cottage Grove
Where Pride and Prosperity Meet

Cottage Grove Archery Hunting Area

Cottage Grove, MN

Date: 7/14/2026

POLICE COTTAGE GROVE MINNESOTA

City Council Action Request

7.H.

Meeting Date	8/5/2026
Department	Public Safety
Agenda Category	Action Item
Title	Surplus Firearms Sale
Staff Recommendation	Approve the sale of surplus Public Safety Equipment to Gun Smith Arms in the amount of $550.00 per handgun.
Budget Implication	N/A

Attachments

1.	Memo-Surplus Firearms (Consent Agenda)
2.	Resolution - Surplus Firearms
3.	Quote - CGPD Glock
4.	Quote - Scheel's Glock

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Brad Petersen, Director of Public Safety

Date: July 29, 2026

Subject: **SALE OF SURPLUS FIREARMS**

Introduction
The Cottage Grove Police Department (CGPD) retires equipment on a routine basis when equipment reaches the end of its life cycle. CGPD's handguns are on a 5-year replacement cycle. Historically, CGPD sells the retired handguns to a third-party Federal Firearms Licensed (FFL) dealer. CGPD uses the proceeds from the sale of retired firearms to offset the expense of replacement.

CGPD intends to sell handguns in FY 2026. We obtained fair market bids from two FFL dealers, Scheels and Gun Smith Arms. Gun Smith Arms provided the highest bid at $550 per handgun.

Recommendation
Authorize and endorse the sale of surplus firearms to Gun Smith Arms for $550 per handgun.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-111

RESOLUTION APPROVING THE SALE OF SURPLUS FIREARMS TO THIRD PARTY

WHEREAS, the Cottage Grove Police Department retires equipment on a routine basis when equipment reaches the end of its service life, we replace outdated handguns; and

WHEREAS, the Cottage Grove Police Department will be purchasing new handguns and the retired handguns will be sold as surplus property pursuant to Minnesota Statutes, section 15.054; and

WHEREAS, we received two fair market value bids from Federal Firearms Licensed (FFL) dealers for the purchase of the retired handguns; and

WHEREAS, Gun Smith Arms fair market value is $550.00 per handgun and Scheels fair market value is $450.00 per handgun; and

WHEREAS, Gun Smith Arms will be utilized to sell our current inventory of Glock handguns and Trijicon optics; and

WHEREAS, the sale of retired handguns and the purchase of replacement handguns will occur in both the 2026 and 2027 budget years.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, endorses the sale of surplus firearms to Gun Smith Arms in 2026 and 2027 for $550.00 per handgun, with the proceeds to be used to offset the purchase of new weapons in 2026 and 2027 from the general police budget.

Passed this fifth day of August 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

QUOTE

9776

Gun Smith Arms
10950 Paris Ave S
Hastings MN 55033
651-497-5146
jim@gunsmitharms.com

Date: Jul 9, 2026

Balance Due: $550.00

Bill To:

Cottage Grove Public Safety /
Cottage Grove Police Department
12800 Ravine Parkway S
Cottage Grove MN 55016

Item	Quantity	Rate	Amount
Purchase used CGPD Glock 17 Gen 5's with Trijicon RMR 3.25moa HD Optics - Priced Per Gun/Optic Combo.	1	$550.00	$550.00

Total: $550.00

Notes:

This quote is good for up to 50 total Pistols/optic combos, all being Glock 17's Gen 5's with Trijicon HD Optics. - Total amount if all 50 Pistols are sold to Gun Smith Arms is $27,500.

Eden Prairie Scheels
8301 Flying Cloud Drive
Eden Prairie, MN 55344
952.826.0067

SCHEELS

INVOICE NO. 07142026

BILL TO	SHIP TO
Cottage Grove Police Department 12800 Revine Parkway South Cottage Grove, MN 55016	Same as recipient

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
50	Glock 17 Gen 5 with Trijicon RMR	450.00	22,500.00

SUBTOTAL	$22,500
SALES TAX	$0
SHIPPING & HANDLING	$0
TOTAL DUE AT PICKUP:	$0

*This offer is subject to change depended on condition of firearm

Thank you for your business!

City Council Action Request

7.I.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	Grant Request - FY2027 Office of Traffic Safety Traffic Enforcement Grant
Staff Recommendation	Authorize the Cottage Grove Police Department to apply for the FY2027 Office of Traffic Safety Traffic Enforcement Grant, which supports the department's traffic enforcement efforts and enhances public safety within the community.
Budget Implication	N/A
Attachments	1. Council Memo TZD Grant (Consent Agenda)

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Brad Petersen, Director of Public Safety

Date: July 23, 2026

Subject: **AUTHORIZATION TO APPLY FOR OFFICE OF TRAFFIC SAFETY TRAFFIC ENFORCEMENT GRANT**

Introduction

The Cottage Grove Police Department (CGPD) has successfully participated in the Office of Traffic Safety (OTS) Traffic Enforcement Grant Program for several years in partnership with the Washington County Sheriff's Office.

The OTS Traffic Enforcement Grant funds overtime shifts to enforce and deter driving while impaired, speeding, distracted driving, and seatbelt violations. These grant-funded shifts have been instrumental in CGPD's approach to enhancing traffic safety.

Beginning with Federal Fiscal Year FY2027, the Office of Traffic Safety will require each participating law enforcement agency to submit its own grant application directly to OTS. Previously, the Washington County Sheriff's Office submitted a joint application on behalf of participating agencies, and CGPD received funding through the county's grant award. Under the new process, joint applications will no longer be accepted, and CGPD must apply directly to remain eligible for future funding opportunities.

Grant agreements will be executed between OTS and the legal entity of the participating law enforcement agency, which is typically the applicable city, county, tribal nation, or university. For CGPD, the City of Cottage Grove will serve as the grantee, while the Police Department will continue to administer the grant, manage grant-funded enforcement activities, and submit quarterly reimbursement requests through the OTS grant management system. The number of grant-funded enforcement shifts conducted each year will depend on the amount of funding awarded.

Recommendation

Authorize the Cottage Grove Police Department to apply for the FY2027 Office of Traffic Safety Traffic Enforcement Grant, which supports the department's traffic enforcement efforts and enhances public safety within the community.

City Council Action Request

7.J.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	Washington County Joint Powers Agreement - Record Management System Data Sharing
Staff Recommendation	Approve Amendment #1 for Contract No. 15026, the Record Management System Data Sharing Joint Powers Agreement between Washington County and the City of Cottage Grove.
Budget Implication	

Attachments

1.	Council Memo-RMS Data Sharing JPA
2.	15026 Cottage Grove JPA
3.	15026 Cottage Grove Amendment

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Brad Petersen, Interim Director of Public Safety

Date: July 29, 2026

Subject: **Record Management System Data Sharing Joint Powers Agreement**

INTRODUCTION

Washington County maintains a record management system (RMS) for law enforcement purposes. The Cottage Grove Police Department (CGPD) contracts with Washington County for use of the Central Square (TriTech) Software System. Washington County and its contracting parties agree to share law enforcement data according to the terms of a joint powers agreement and in accordance with US Department of Justice CJIS Security Policies and the Minnesota Bureau of Criminal Apprehension CJDN Rules. The joint powers agreement was last signed into effect on July 20th, 2022. It was set to expire at the end of 2026.

Washington County drafted an amendment that would remove the 5-year term limit. Also, the amendment would change the notice period for non-renewal or termination to 120 days. This amendment has been reviewed by our city attorney and IT manager.

RECOMMENDATION

Approve Amendment #1 for Contract No. 15026, the Record Management System Data Sharing Joint Powers Agreement between Washington County and the City of Cottage Grove.

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JOINT POWERS AGREEMENT BETWEEN THE WASHINGTON COUNTY SHERIFF'S OFFICE AND THE CITY OF COTTAGE GROVE

THIS JOINT POWERS AGREEMENT ("Agreement") is made by and between Washington County a political subdivision by and through its Sheriff's Office (hereinafter "Washington County") and the City of Cottage Grove, Minnesota, a municipal corporation (hereinafter referred to as the "City"), which may be referred to individually as "party" and collectively as "parties".

WHEREAS, Minnesota Statutes Section 471.59, commonly known as the Joint Powers Act, provides that two or more governmental units may by agreement jointly exercise any power common to the contracting parties;

WHEREAS, Parties create, store, and utilize data, including law enforcement data as defined in Minnesota Statutes Section 13.82, as political subdivisions of the State of Minnesota;

WHEREAS, Parties find it beneficial to share law enforcement data to enhance services to residents, to arrange a data sharing opportunity to foster a stronger law enforcement relationship, as well as to assure uniformity and accuracy of data created and used throughout the county of Washington;

NOW THEREFORE, pursuant to the authority contained in the Joint Powers Act and in consideration of the mutual covenants herein contained and the benefits that each party hereto shall derive hereby, Washington County and City agree to the following terms and conditions.

AGREEMENT CONDITIONS

Parties agree to share law enforcement data created, stored, and utilized in the Central Square (TriTech) Software Systems records management system ("System") during the term of this Agreement unless otherwise subject to exclusion. Each party to this Agreement will make available, through the System, to the other party such law enforcement data created, stored, and utilized by the parties hereto insofar to the extent distribution of such data is consistent with applicable Federal and State laws. No party shall use any data that is obtained under this Agreement for any commercial, for-profit activity or product or otherwise prohibited use.

Parties agree they will not knowingly or negligently allow its employees, agents, or independent contractors to copy, sell, disclose, or otherwise make the law enforcement data available to anyone who is not authorized to have access to such data. Each party agrees to immediately notify the other in writing if it becomes aware of any unauthorized data access by its employees, agents, or independent contractors. The parties hereto further agree to guard against unauthorized disclosure by its own employees, agents or independent contractors by taking appropriate security measures including, but not limited to, providing physical security measures and taking all steps necessary to protect information, data or other tangible or intangible property of its own that the parties regard as confidential or nonpublic. All parties agree to comply with current U.S. Department of Justice CJIS Security Policies and the Minnesota Bureau of Criminal Apprehension CJDN Rules.

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All data entered into the System by the City shall remain City data; Washington County does not obtain any ownership interest in the City data except to the extent that Washington County is obligated to keep this data intact and the System secure and to regularly backup the data for redundancy and disaster recovery purposes. The City shall ensure the data submitted for addresses and parcels are accurately reflected and will amend any incorrect addresses by following appropriate process with Washington County.

The City shall be responsible for responding to any data practices requests related to any City data that City employees, agents, or representatives enter into the System.

The City agrees to maintain the technology utilized to connect to the System at a minimum in accordance with the Washington County Technology and Security standards, as stated and required in Security Addendum, attached to this Agreement as Exhibit A, including Washington County Information Technology Policy #3001, attached to the Agreement as Exhibit B, and Washington County Information Technology Policy #3006, attached to the Agreement as Exhibit C. Exhibits A, B and C are hereby incorporated by this reference.

TERM OF AGREEMENT

The term of this Agreement shall commence upon signature upon its execution by both parties. This Agreement shall remain effective until December 31, 2022. This Agreement will automatically renew at the end of the current term for four additional one year periods unless either party gives written notice of its intention not to renew annually before expiration of the current term. Parties shall notify in writing all parties hereto of any changes in the terms of the Agreement at least 60 days prior to the notice period for renewal or termination.

PAYMENT

The City shall pay Washington County per estimated capita within 30 days of being invoiced. Washington County shall invoice the City annually or quarterly as determined by the City.

INDEPENDENT CONTRACTOR

It will be agreed that nothing within the Agreement is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties or as constituting the City as the agent, representative, or employee of Washington County for any purpose or in any manner whatsoever.

ASSIGNMENT

The City shall not assign any services contemplated under this Agreement.

INDEMNIFICATION

The City agrees it will defend, indemnify, and hold harmless the Washington County, its officers, and employees against any and all liability, loss, costs, damages, and expenses which the Washington County, its officers, or employees may hereafter sustain, incur, or be required to pay arising out of the negligent or willful acts or omissions of the City in the performance of this Agreement.

DocuSign Envelope ID: CF8D1140-FF6C-4E66-A394-BE31A6870D72

Washington County agrees it will defend, indemnify, and hold harmless the City, its officers, and employees against any and all liability, loss, costs, damages, and expenses which the City, its officers, or employees may hereafter sustain, incur, or be required to pay arising out of the negligent or willful acts or omissions of the County in the performance of this Agreement.

Under no circumstances, however, shall a party be required to pay on behalf of itself and the other party, any amounts in excess of the limits on liability established in Minnesota Statutes Chapter 466 applicable to any one party. The limits of liability for one or both of the parties may not be added together to determine the maximum amount of liability for any party.

INSURANCE REQUIREMENTS

The City agrees that in order to protect itself, as well as Washington County, under the indemnity provisions set forth above, it will at all times during the term of this Agreement, keep in force the following insurance protection in the limits specified:

1. Maintain membership and participation in the Minnesota League of Cities Trust or Commercial General liability Insurance with contractual liability coverage in the amount of the City's and Washington County's tort liability limits set forth in Minnesota Statute Section 466.04 and as amended from time to time.

2. Automobile coverage in the amount of the City's and Provider's tort liability limits set forth in Minnesota Statute Section 466.04 and as amended from time to time.

3. Worker's Compensation in statutory amount.

Prior to the effective date of this Agreement, the City will furnish Washington County, with certificates of insurance as proof of insurance. This provision shall be set as a condition subsequent; failure to abide by this provision shall be deemed a substantial breach of contract. Any policy obtained and maintained under this clause shall provide that it shall not be cancelled, materially changed, or not renewed without (30) thirty days' notice thereof to Washington County.

GOVERNING LAW

This Agreement is made and shall be governed by the laws of the state of Minnesota.

SEVERABILITY

If any provision of this Agreement is held unlawful it shall not affect other lawful provisions.

DATA PRACTICES

All data collected, created, received, maintained, or disseminated for any purposes by the activities of the contractor, because of this Agreement, is governed by the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as amended, the Minnesota Rules implementing such Act now in force or as adopted, as well as federal regulations on data privacy.

DocuSign Envelope ID: CF8D1140-FF6C-4E66-A394-BE31A6870D72

TERMINATION

Washington County or City may cancel this Agreement with or without cause at any time upon giving 60 days written notice to the Washington County Sheriff or designee or the City of Cottage Grove Police Chief, City Administrator, or designee.

ENTIRE AGREEMENT.
This Agreement, along with Exhibits A, B, and C, which are incorporated by reference, constitutes the complete and exclusive understanding between the parties with respect to the Agreement.

WASHINGTON COUNTY

BY: Commissioner Wayne A. Johnson DATE: 8/24/2022
County Board Chair

BY: Kevin Corbid DATE: 8/24/2022
County Administrator

BY: Daniel E Starry DATE: 8/24/2022
Sheriff

Approved to as form:
Brent Wartner DATE 03/15/22
County Attorney's Office

Approved and reviewed by
County IT Department
June 29, 2022

CITY OF COTTAGE GROVE

BY: _____ DATE 7/25/22
Mayor

BY: _____ DATE 7/20/22
City Clerk

Approved as to form:

_____ DATE 8/3/22
City Attorney

AMENDMENT NO. 1 FOR CONTRACT NO. 15026
JPA BETWEEN THE WASHINGTON COUNTY SHERIFF'S OFFICE AND THE CITY OF COTTAGE GROVE

This Amendment No. 1 is entered into by and between Washington County, through its Sheriff's Office, and the City of Cottage Grove, in order to amend Contract No. 15026 dated August 24, 2022, thereto as follows:

1. Page 2, TERM OF AGREEMENT, is deleted and restated to read:

   "The term of this Agreement shall commence upon signature upon its execution by both parties. This Agreement shall remain effective until December 31, 2026. This Agreement will automatically renew at the end of the current term for additional one year periods unless either party gives written notice of its intention not to renew at least 120 days before expiration of the current term. Parties shall notify in writing all parties hereto of any changes in the terms of the Agreement at least 60 days prior to the notice period for renewal or termination."

2. Page 4, TERMINATION, is deleted and restated to read:

   "Washington County or City may cancel this Agreement with or without cause at any time upon giving 120 days written notice to the Washington County Sheriff or designee or the City of Cottage Grove Police Chief, City Administrator, or designee."

All other terms and conditions of Contract No. 15026 not expressly amended herein remain in full force and effect.

WASHINGTON COUNTY		**CITY OF COTTAGE GROVE**	
_____		_____	
County Board Chair	Date	Mayor	Date
_____		_____	
County Administrator	Date	City Clerk	Date
Approved as to form:		Approved as to form:	
_____		_____	
Assistant County Attorney	Date	City Attorney	Date

City Council Action Request

7.K.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	EMS Public Service Area
Staff Recommendation	Authorize the application to the Office of Emergency Medical Services to retract the Cities of Newport and St. Paul Park from the City of Cottage Grove's EMS PSA. The retraction will allow Fairview EMS to expand their PSA to cover the Cities of Newport and St. Paul Park and assume primary EMS operations for the two cities.
Budget Implication	N/A

Attachments

1.	EMS PSA Memo (Consent Agenda)
2.	Resolution - 2026-112 (EMS Services)
3.	Cottage_Grove_Fire_EMS_Service_Map
4.	OEMS application

To:	Honorable Mayor and City Council Jennifer Levitt, City Administrator
From:	Jon Pritchard, Fire Chief
Date:	July 29, 2026
Subject:	EMS Public Service Area Transition for Newport and St. Paul Park

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Background

The City of Cottage Grove provides Emergency Medical Services (EMS), Advanced Life Support (ALS), and Transport Services to the cities of Cottage Grove, Newport and St. Paul Park along with Grey Cloud Island Township. EMS transport services to the four communities were operated through a partnership under the name of Southern Washington County ambulance from the early 1970s to the late 1990s. In the late 1990s, the City of Cottage Grove assumed operations of the EMS service and continued to provide services to the four communities. The Cottage Grove Department of Public Safety (Police and Fire Departments) provided staff and equipment to respond to EMS emergencies and transport to local hospitals.

EMS Public Service Areas

Under Minnesota State Statute (144E), the Office of Emergency Medical Services (OEMS) establishes licenses and monitors EMS Public Service Areas (PSA) to assure all Minnesotans have access to EMS care. The PSA establishes “ownership” of an area to an EMS provider. The EMS provider must be licensed through OEMS and may be a private or public entity. Furthermore, OEMS assures the PSA provider meets personnel, response and other requirements. The PSA area process also prevents overlapping and competition within a certain area. The PSA system, through state statute, was established in the 1980s and many of the PSA areas that exist today were established when the state statute was enacted. Southern Washington County Ambulance and then the City of Cottage Grove have held ownership of the PSA covering the four communities since the 1980s.

Proposal

The City of Cottage Grove is proposing changes in the PSA for emergency medical services. The City has invited Fairview EMS to be the primary EMS provider for the cities of Newport and St. Paul Park. Pending approval by the Cottage Grove City Council, and authorization from the State of Minnesota Office of Emergency Medical Services (OEMS), Fairview EMS will provide EMS for the cities of Newport and St. Paul Park. Cottage Grove will continue to provide EMS to its residents and Grey Cloud Island Township. Cottage Grove will also continue to provide Fire and EMS mutual aid to neighboring communities, just as it does today.

Cottage Grove and Grey Cloud Island Township residents will continue to receive EMS just as they do today.

Recommendation

Authorize the application to the Office of Emergency Medical Services to retract the Cities of Newport and St. Paul Park from the City of Cottage Grove's EMS PSA. The retraction will allow Fairview EMS to expand their PSA to cover the Cities of Newport and St. Paul Park and assume primary EMS operations for the two cities.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-112

RESOLUTION APPROVING AND AUTHORIZING AN APPLICATION TO THE MINNESOTA OFFICE OF EMERGENCY MEDICAL SERVICES TO RETRACT THE CITIES OF NEWPORT AND ST. PAUL PARK FROM THE COTTAGE GROVE EMS PUBLIC SERVICE AREA

WHEREAS, the City of Cottage Grove has historically provided Emergency Medical Services (EMS), Advanced Life Support (ALS), and transport services to the City of Cottage Grove, the City of Newport, the City of St. Paul Park, and Grey Cloud Island Township under its designated Primary Service Area (PSA) established pursuant to Minnesota Statutes Chapter 144E; and

WHEREAS, the City of Cottage Grove proposes to adjust its EMS PSA boundaries to invite Fairview EMS to serve as the primary EMS provider for the Cities of Newport and St. Paul Park; and

WHEREAS, the City of Cottage Grove is submitting a formal application to the State of Minnesota Office of Emergency Medical Services (OEMS) to request the official retraction of the Cities of Newport and St. Paul Park from its designated EMS Public Service Area; and

WHEREAS, the proposed PSA modification will allow Fairview EMS to expand its service area to assume primary EMS operations for the Cities of Newport and St. Paul Park, while the City of Cottage Grove will continue providing EMS care and transport to residents of Cottage Grove and Grey Cloud Island Township, as well as ongoing mutual aid to neighboring communities;

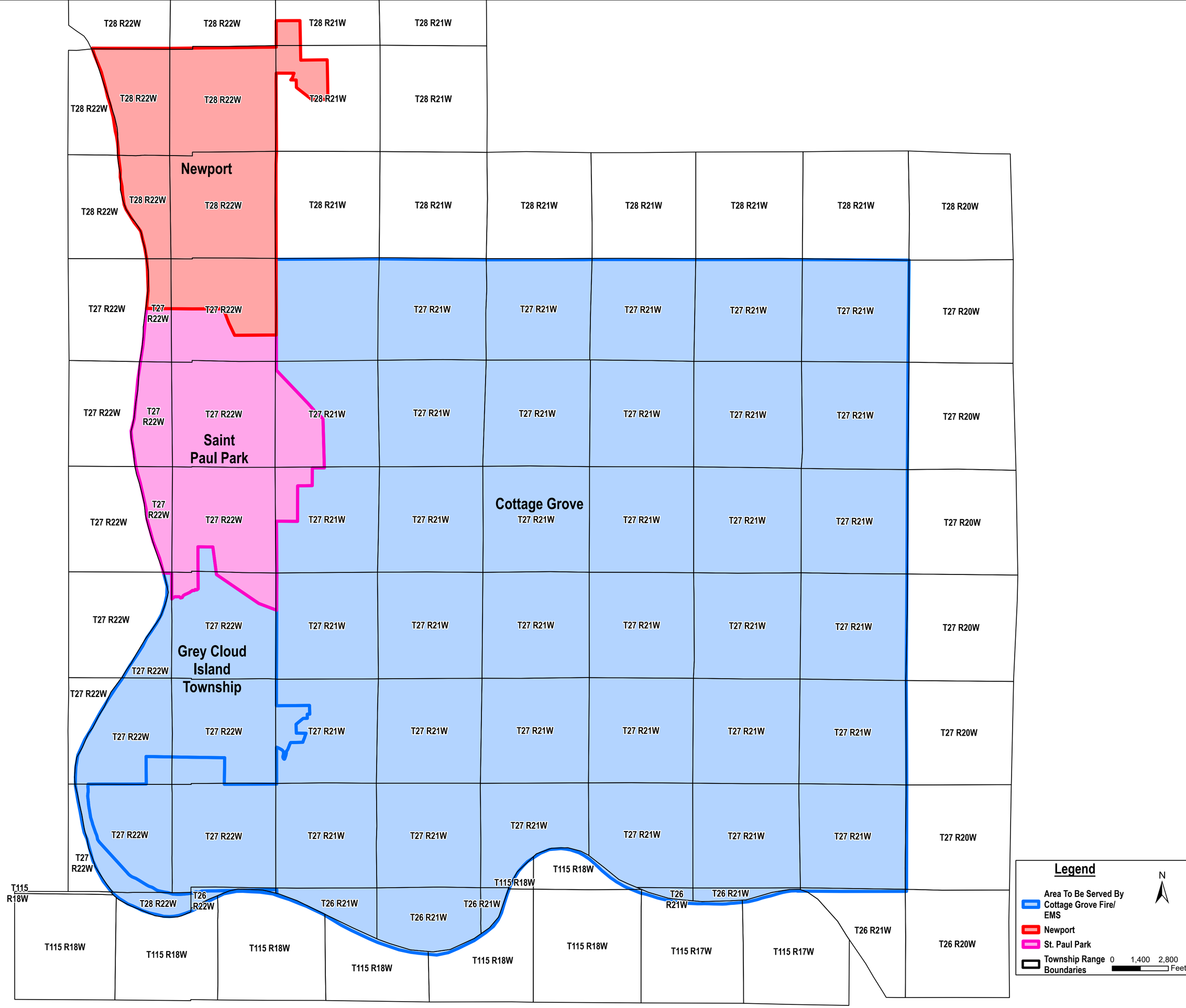
NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that the City Council hereby authorizes staff to submit an application to the State of Minnesota Office of Emergency Medical Services (OEMS) to retract the Cities of Newport and St. Paul Park from the City of Cottage Grove's EMS Public Service Area.

Passed this 5th day of August, 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk


Newport
Saint Paul Park
Grey Cloud Island Township
Cottage Grove
Legend
Area To Be Served By Cottage Grove Fire/ EMS
Newport
St. Paul Park
Township Range Boundaries
N
0 1,400 2,800
Feet

MINNESOTA
OFFICE OF EMERGENCY
MEDICAL SERVICES

Application for Summary Approval Primary Service Area Change

This document contains instructions and forms necessary to apply for a summary approval change to a licensee's primary service area (PSA) under Minnesota Statute 144E.07. Please read all instructions carefully to avoid any delays in processing your application.

Completed application and supporting material can be mailed to the Office of Emergency Medical Services at:

OEMS
Attn: EMS Specialists
335 Randolph Ave.
Saint Paul, MN 55102

Applications may also be emailed to our offices at info.oems@state.mn.us, please include ATTN: EMS Specialists in the subject line or faxed to 651-201-2812.

For technical assistance in completing this application, please contact your services EMS Specialist. OEMS staff can also be reached at Info.oems@state.mn.us or by calling 651-201-2800.

An application received by the OEMS is reviewed initially for completeness by staff. The application is considered complete when all information and documentation has been received as required by Minnesota Statute and Administrative Rule governing ambulance operations in Minnesota.

ALL DOCUMENTATION CONTAINED ON THIS APPLICATION AND SUPPORTING DOCUMENTATION ARE PUBLIC INFORMATION

1. Service Information

Service Name: **Cottage Grove EMS**		**License Number:** **0059**	
Address: **12800 Ravine Parkway S**			
City: **Cottage Grove**		**State:** **MN**	**Zip:** **55016**
Phone: **651-458-2859**	**Email Address:** **jpritchard@cottagegrovemn.gov**		
Primary Contact Name: **Jon Pritchard**			

2. Owner Information

Owner Name and Contact Person: **City of Cottage Grove / Jon Pritchard**	
Phone: **651-458-2859**	**Email Address:** **jpritchard@Cottagegrovemn.gov**

3. Base of Operations

Physical address of the service's base of operations (if different from above.) Base of operations must be in the primary service area.

Address or location: **8641 80th Street South**		
City **Cottage Grove**	**State** **MN**	**Zip** **55016**
County: **Washington**		

4. Substations

List substation location(s) where vehicles, personnel, or equipment will be located, if any. Substations must be in the primary service area.

Address or location: **n/a**		
City	**State**	**Zip**
County		

Address or location		
City	**State**	**Zip**
County		

Address or location		
City	**State**	**Zip**
County		

5. Reason for change (select all that apply)

☒ Retraction of PSA

☐ Overlapping Expansion of PSA

☐ Expansion Into Undesignated Geographic Area

6. Required Documentation

This information must be submitted to identify the geographic area and address applicable requirements of Minnesota Statutes 144E.07

A. List of Coordinates to be Added / Withdrawn

Using the attached form, list county coordinates for township ranges and/or sections added to, and/or deleted from present director-designated PSA.

B. Retraction of PSA

Submit written documentation showing that another licensed ambulance service (licensed for the proposed area of withdrawal) is providing or will provide ambulance coverage with the proposed area of withdrawal. This documentation must be signed and dated by all licensees affected by the retraction of PSA. *Note: Proposed coverage by another licensed service must be consistent with application licensing statutes and rules.*

C. Overlapping Expansion of PSA

Submit written documentation from the service(s) whose PSAs overlap the proposed expansion area, a) approving the expansion, and b) agreeing to withdraw any service coverage from the proposed expansion area.

D. Undesignated Geographic Area

Submit written documentation of approval from ambulance services with contiguous PSA to the proposed expansion area OR provide evidence of historically providing 911 ambulance coverage to the undesignated area. Evidence must include a minimum of a 12-month history of primary ambulance coverage to the undesignated area.

E. Optional (but highly recommended)

For overlapping expansion of PSA or undesignated geographic area expansion of PSA, the applicant may include documentation from the appropriate public safety answering point coordinator(s) endorsing the proposed changes(s).

7. Response Times / Distances / Population

Please provide maximum and average response times from the base of operation or substation to the most distant point within the proposed PSA.

Maximum Response Time	14	**Minutes (most distant point)**
Average Response Time	6:30	**Minutes**

Please provide the maximum distance from the base of operations or substation to the most distant point in the PSA (whichever is less).

6.5	**Miles**

Please provide population estimates in the current and proposed PSAs.

Current PSA	55857	**Total Population**
Proposed PSA	44797	**Total Population**

8. Signature

I attest that the information contained in this application and its attachments is true and correct to the best of my knowledge.

Signature of service officer or legally authorized official	**Date**
Title	**Phone**

List of Coordinates to be Added / Withdrawn

Service Name:	MN License Number:
Cottage Grove EMS	0059

1. Additional township range(s) and/or section(s) coordinates to be added to current director-designated PSA:

n/a

2. Township range(s) and/or section(s) coordinates to be withdrawn from the current PSA (if applicable):

All of the corporate limits of the cities of Newport and Saint Paul Park. This may include all or part of the following sections:

Washington County:

T28 R21 W – sections SW ¼ of 19, NW ¼ of 30

T28 R22 W – sections 25, 26, 35, 36

T27 R21 W – sections 7 & 18 (Only the portions within the city limits of Saint Paul Park as of July 29, 2026)

T27 R22 W – sections 1, 2, 11-14, 24

City Council Action Request

7.L.

Meeting Date	8/5/2026
Department	Community Development
Agenda Category	Action Item
Title	Lehigh Road (Biscoe) Minor Subdivision
Staff Recommendation	Adopt Resolution 2026-108 approving the Minor Subdivision of a 44.95-acre parcel of land on Lehigh Road South into one 3.09-acre buildable parcel, one 0.32-acre parcel for right of way and one 41.54-acre parcel.
Budget Implication	

Attachments

1.	Lehigh Road Minor Subdivision CC Memo
2.	Lehigh Road Minor Subdivision Resolution
3.	Lehigh Road Minor Subdivision Application
4.	Lehigh Road Minor Subdivision Survey

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

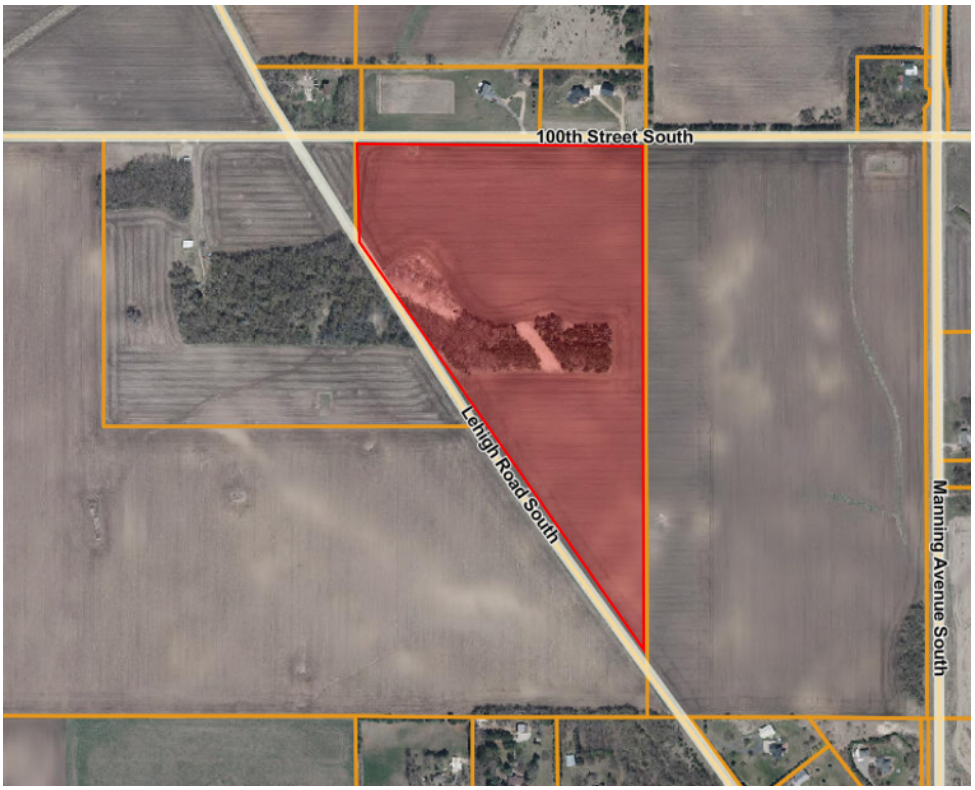
FROM: Samantha Pierret, Senior Planner

DATE: July 29, 2026

RE: Proposed Minor Subdivision – Lehigh Road South

Proposal

Don Biscoe, Applicant/Owner, is requesting a minor subdivision to subdivide an existing 44.95-acre parcel located on Lehigh Road, south of 100th Street, into three separate parcels. The applicant has proposed creating a 3.09-acre-parcel for a future dwelling site, a 0.32-acre-parcel along Lehigh Road for right-of-way dedication, and the remaining 41.54-acre-parcel which will be retained by the Applicant.



Location Map

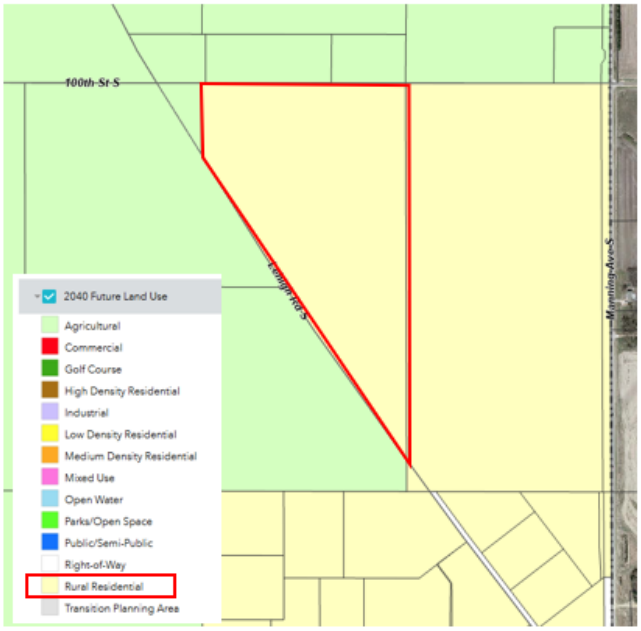
Review Schedule

Application Received: July 20, 2026
60-Day Review Deadline: September 18, 2026
City Council Meeting: August 5, 2026

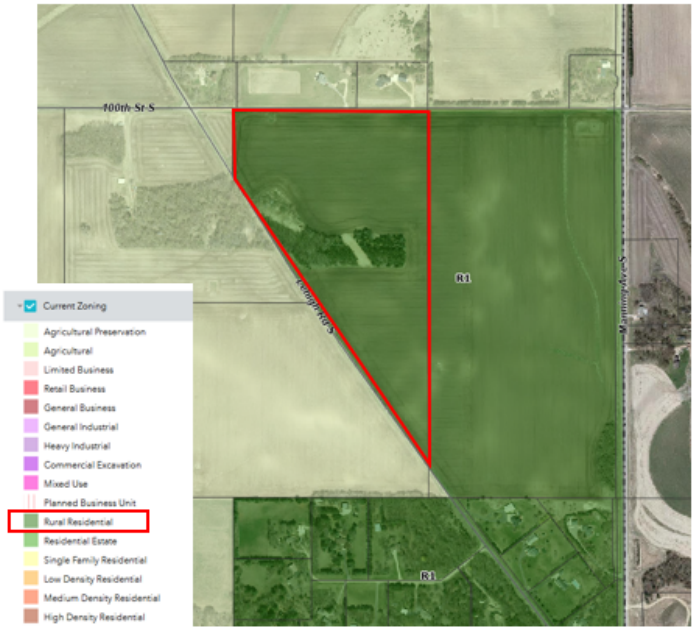
Planning Considerations

Ordinance Requirements

A minor subdivision process is required when dividing land to ensure minimum zoning code standards are met. The parcel is currently zoned R-1, Rural Residential, and the City's 2040 Land Use Plan guides this parcel as Rural Residential. The proposed minor subdivision aligns with the City's long-range plan as the proposal will create a 3.09-acre parcel for one potential residential dwelling site while the remainder of the parcel will be retained by the current owner and utilized for agricultural purposes. In addition, a 0.32-acre-parcel will be created and deeded to the City as right-of-way for Lehigh Road.



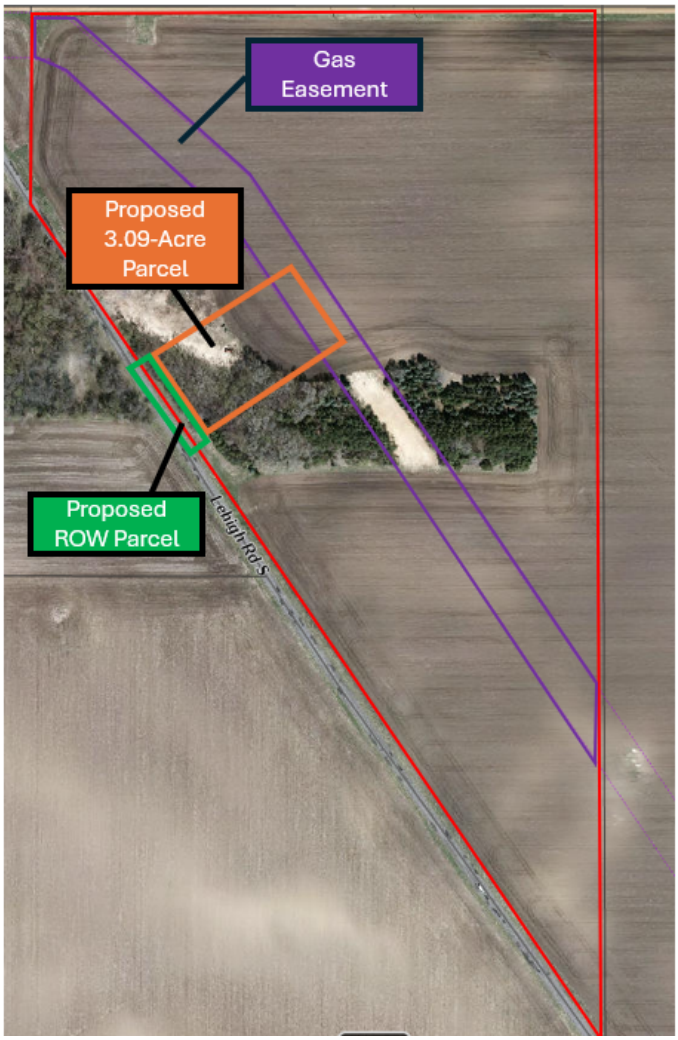
2040 Future Land Use



Current Zoning

Property Characteristics

The parcel is currently undeveloped and is used as crop land. There is an existing wooded area where the proposed 3.09-acre residential parcel will be created. The parcel is located south of 100th Street and abuts commonly owned property to the east that is also used as crop land. The minimum lot size in the R-1 District is 3 acres. At 41.54 acres, the remainder acreage would be considered "buildable" as another residential site. The property has a 100-foot-wide Northern Natural Gas easement running from north to south. The proposed residential parcel will contain a portion of this existing easement. No structures, wells, or septic systems may be constructed within this easement.



Proposed Minor Subdivision

Right of Way

As part of the minor subdivision approval, the Applicant will dedicate a small portion of right-of-way along Lehigh Road. Lehigh Road is designated as a Minor Collector in the 2040 Comprehensive Plan and the right of way here will be 80 feet wide. The Minor Subdivision will create proposed Lot B which will be a 0.32-acre parcel that will be 40 feet wide from the center of the road. Lot B will be deeded to the City as right-of-way over Lehigh Road.

Utilities, Stormwater, and Area Charges

There is no sanitary sewer or water connection currently on site given there are no city utilities that extend to the parcel. Any future dwelling on site must have a private well and septic system installed. The Applicant had a professional soils analysis completed to ensure a septic system and replacement septic site could be located on the proposed 3.09-acre parcel. The septic system will be permitted by Washington County and the new well will require appropriate permits from the Minnesota Department of Health prior to issuance of a building permit.

Payment of the storm water facility charge for the 3.09-acre residential parcel is required prior to the City stamping the deed for the minor subdivision. The 2026 stormwater facility area charge rate is $9,000 per acre. If the deed is recorded after 2026, area charges will be calculated using

the rates applicable at the time of recording. This rate is calculated using the City's Rural Friendly approach. The Rural Friendly approach divides the proposed acreage of the residential parcel (3.09 acres) by 2.5 (assuming 2.5 units per acre). The resulting number is used to calculate the storm sewer area charge.

Storm Sewer Area Charge	Acres	Total due prior to recording of any deeds
$9,000 per acre	1.2	$10,800

The proposed minor subdivision will create one new residential building site. Park dedication is required upon the creation of a residential lot.

Park Dedication Fee Per Lot	Number of lots	Total due prior to recording of any deeds
$4,900.00	1	$4,900.00

The remaining 41.54 acres will be eligible for one dwelling under R-1 rules. Park Dedication and storm sewer charges for a future dwelling will be collected prior to the issuance of any building permits on the remaining parcel. Any future development or subdivision beyond the proposed split will be required to pay Park Dedication fees and Area Charges at the time of minor subdivision.

Future Lot Subdivisions
The remaining 41.54-acre parcel cannot be subdivided again until after December 31, 2026, to allow time for deeds to be recorded and creation of the 3.09-acre parcel. A future minor subdivision request requires submittal of a planning application and survey. Minor Subdivisions are allowed in the Subdivision Ordinance to avoid formally platting property when only one lot is being created. If a subdivision of the remaining 41.54 acres occurred in 2026 the property would be required to be formally platted because two or more new residential lots would be created within the same calendar year.

Recommendation

That the City Council adopt Resolution 2026-108 approving the Minor Subdivision of a 44.95-acre parcel of land on Lehigh Road South into one 3.09-acre buildable parcel, one 0.32-acre parcel for right of way and one 41.54-acre parcel.

Attachments
Application
Survey

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-108

A RESOLUTION APPROVING A MINOR SUBDIVISION TO SUBDIVIDE A 44.95-ACRE PARCEL OF LAND LOCATED ON LEHIGH ROAD SOUTH INTO ONE 3.09-ACRE BUILDABLE PARCEL, ONE 0.32-ACRE PARCEL FOR RIGHT OF WAY AND ONE 41.54 ACRE PARCEL

WHEREAS, Don Biscoe, Applicant/Owner, applied for a minor subdivision to subdivide 44.95-acres at the property legally described below:

All that part of the W ½ of the NE ¼ of Section 25, Township 27, Range 21, lying North and East of Public Highway known as the Old Military Road, City of Cottage Grove, Washington County, Minnesota.

Abstract Property.

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby approves the minor subdivision to subdivide 44.95-acres legally described above, subject to the following conditions:

1) The remaining 41.54-acre parcel shall not be subdivided again until after December 31, 2026;

2) Stormwater area charges in the amount of $10,800 shall be paid to the City of Cottage Grove prior to recording of any deeds for the proposed minor subdivision;

3) The park dedication fee in lieu of land dedication ($4,900/unit) shall be paid to the City prior to recording of any deeds for the proposed minor subdivision;

4) If deeds are recorded after 2026, stormwater area charges and park dedication fees shall be re-calculated using applicable rates at the time of recording; and

5) The 0.32-acre right-of-way parcel shall be deeded to the City of Cottage Grove upon recording of the deeds creating one 3.09-acre parcel and one 41.54-acre parcel.

Passed this 5th day of August 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

Cottage Grove
Where Pride and Prosperity Meet

City of Cottage Grove
Community Development Department
12800 Ravine Parkway South
Cottage Grove, MN 55016

Planning Division
Telephone: 651-458-2827
E-Mail: cgsubmittals@cottagegrovemn.gov
Website: www.cottagegrovemn.gov

PLANNING APPLICATION

Applicant	Contact Name (if different)
Don Biscoe	
Mailing Address (Street, City, State ZIP) 10473 80th St Cottage Grove	
Preferred Telephone Number	Email Address biscoe3423@AOL

Property Owner	Contact Name (if different)
Steve & Don Biscoe	
Mailing Address (Street, City, State ZIP) SAME	
Preferred Telephone Number	Email Address SAME

Property Address/Location	Property Identification Number
Leghigh Ave	25 027 21 12 0001
Legal Description	

Type of Application: (check all that apply to your proposal)

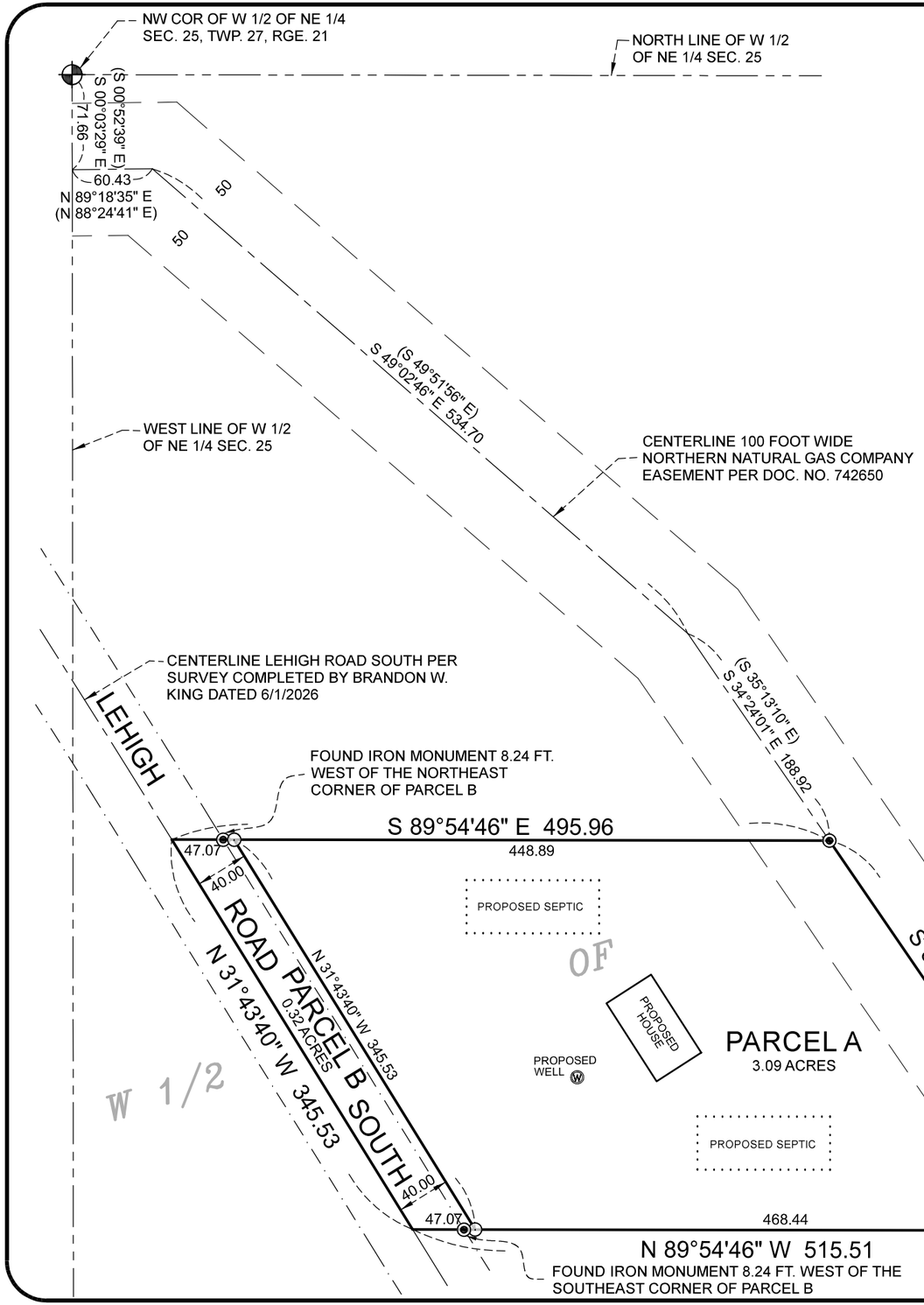
X	Minor Subdivision	$500 + $2,000 escrow		Conditional Use Permit	$565 + $5,000 escrow
	Preliminary Plat # of Lots:	$565 + $50 per lot/unit + $15,000 escrow		Interim Conditional Use Permit	$565 (annually) + $5,000 escrow
	Final Plat # of Acres:	$360 + $100 per acre + $5,000 escrow		Variance (pre-construction)	$300
	Site Plan Review	$500 + $5,000 escrow		Variance (post-construction)	$925
	Comprehensive Plan Amendment	$670 + $55 GIS fee + $2,500 escrow		Administrative Conditional Use Permit	$565 + $5,000 escrow
	Zoning Amendment	$665 + $2,000 escrow		Administrative Site Plan Review	$500 + $5,000 escrow
	Planned Unit Development (PUD)	$900 + $2,000 escrow		Easement & Public Right-of-Way Vacation	$360.00
	Sketch Plan Review # of Acres:	$205 + $5,000 escrow		Other Applications	See Fee Table

Description of Proposal (If more space is needed, please attach a letter describing your request):

Split Lot A

Acknowledgment and Signature: By submitting this signed application, the applicant and property owner agree to provide the City with all necessary information including plans, surveys, drawings, and other materials necessary to process and examine this request. The applicant and property owner also agree to pay all fees and escrows at the time of application and again whenever accounts are deficient. The applicant and property owner also agree to allow City staff, City Council, and Planning Commission members access to the property where the planning consideration is being requested.

Signature of Applicant: Don Biscoe	**Signature of Property Owner:** 7-20-24
Date: 7-20-24	**Date:** Don Biscoe



PROPOSED PROPERTY DESCRIPTION PARCEL A

That part of the West Half of the Northeast Quarter of Section 25, Township 27 North, Range 21 West, Washington County, Minnesota, described as follows:

Commencing at the northwest corner of said West Half of the Northeast Quarter; thence South 00 degrees 03 minutes 29 seconds East, assumed bearing, along the west line of said West Half of the Northeast Quarter, a distance of 71.66 feet; thence North 89 degrees 18 minutes 35 seconds East, a distance of 60.43 feet; thence South 49 degrees 02 minutes 46 seconds East, a distance of 534.70 feet; thence South 34 degrees 24 minutes 01 seconds East, a distance of 188.92 feet to the point of beginning of the land to be described; thence continuing South 34 degrees 24 minutes 01 seconds East, a distance of 356.22 feet; thence North 89 degrees 54 minutes 46 seconds West, a distance of 515.51 feet to the centerline of Lehigh Road South; thence North 31 degrees 43 minutes 40 seconds West, along said centerline, a distance of 345.53 feet to the intersection with a line that bears North 89 degrees 54 minutes 46 seconds West from the point of beginning; thence South 89 degrees 54 minutes 46 seconds East, a distance of 495.96 feet to the point of beginning.

EXCEPT:

The southwesterly 40.00 feet thereof.

PROPOSED PROPERTY DESCRIPTION PARCEL B

The southwesterly 40.00 feet of the following described parcel:

That part of the West Half of the Northeast Quarter of Section 25, Township 27 North, Range 21 West, Washington County, Minnesota, described as follows:

Commencing at the northwest corner of said West Half of the Northeast Quarter; thence South 00 degrees 03 minutes 29 seconds East, assumed bearing, along the west line of said West Half of the Northeast Quarter, a distance of 71.66 feet; thence North 89 degrees 18 minutes 35 seconds East, a distance of 60.43 feet; thence South 49 degrees 02 minutes 46 seconds East, a distance of 534.70 feet; thence South 34 degrees 24 minutes 01 seconds East, a distance of 188.92 feet to the point of beginning of the land to be described; thence continuing South 34 degrees 24 minutes 01 seconds East, a distance of 356.22 feet; thence North 89 degrees 54 minutes 46 seconds West, a distance of 515.51 feet to the centerline of Lehigh Road South; thence North 31 degrees 43 minutes 40 seconds West, along said centerline, a distance of 345.53 feet to the intersection with a line that bears North 89 degrees 54 minutes 46 seconds West from the point of beginning; thence South 89 degrees 54 minutes 46 seconds East, a distance of 495.96 feet to the point of beginning.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Mitchell A. Scofield
Minnesota License No. 48634
Date: July 14, 2026

Revised: July 16, 2026
(Revise road name)

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
SHEET 1 OF 1 SHEETS		26-631	S-12705A

CERTIFICATE OF SURVEY FOR:
DON BISCOE

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
755 WESTVIEW DRIVE, HASTINGS, MN 55033
(651)438-0000

City Council Action Request

7.M.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Action Item
Title	KLM Engineering - Utilities Professional Services Agreement
Staff Recommendation	Approve the professional service agreement services with KLM.
Budget Implication	No immediate budget impact. Telecommunication companies are funded through the requesting company and not a direct cost to the City.

Attachments

1.	Memo - 2026-7-30_PSA KLM
2.	Agreement - PSA_KLM_Unsigned

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Chad Donnelly, PE, Deputy Public Works Director – Utilities

Date: July 30, 2026

Re: Agreement for Professional Services – KLM Engineering

Background

The Public Works Utilities Division is responsible for the management and administration of the lease agreements (antennas) between the City and the various telecommunication companies operating in the east metro. The lease agreements allow occupancy for each telecommunication company on the water towers and water tanks within the City. The Utilities Division is also responsible for the operation, maintenance, and project programming for the water towers and water tanks that maintain system pressure and provide the City with the requisite fire suppression.

The workload associated with the aforementioned projects and programs has created the need to retain a professional services firm that specializes in these practice areas. Having a firm under a professional services agreement allows for improved work efficiency regarding the handling and responding to 3rd party (telecommunication company) requests for plan reviews and construction oversight. This agreement also better positions City staff to procure the requisite support/personnel/services in a timelier fashion should there be needs for corrective action or emergency response work associated with City infrastructure. Lastly, the Utilities Division has programmed two tower/tank rehabilitation projects within the 5-year capital improvement program. This agreement allows for a direct contracting mechanism with the firm that is best suited for projects of this type.

Discussion

The workload demands by the telecommunication companies, as well as the City's own capital improvement program, has created the need for a specialty services provider who practices in the areas of antennas and water tower/tank rehabilitation and design. KLM Engineering (KLM) has been selected for this assignment. KLM has a long history of working with the City, along with serving in the role as a subconsultant to the City's other professional services firm on similar projects.

Budget Implications

This professional services agreement does not have a direct budget implication, but rather is the mechanism to retain the services of KLM when project requests are received, or as projects are programmed and planned by the City. It should be noted that any/all requests for plan reviews and project support received by the telecommunication companies are funded by/through the requesting company. Professional service fees associated with antenna projects are not a direct cost to the City. Escrows are requested and received prior to the

performance of any services by the City's support parties. Projects that are planned and programmed within the capital improvement program are a direct cost and will be formulated in accordance with the fee schedule associated with this agreement, along with the agreed upon work scope between KLM and the City.

Staff Recommendation

It is recommended the City Council approve the agreement for professional services with KLM.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT ("Agreement") is made and executed this ___ day of _____, 20__, by and between the City of Cottage Grove, 12800 Ravine Parkway South, Cottage Grove, Minnesota 55016, ("City") and KLM Engineering Inc., 1976 Wooddale Drive, Suite 4, Woodbury, MN 55125 ("Consultant").

WHEREAS, the City has accepted the proposal of the Consultant for certain professional services; and

WHEREAS, Consultant desires to perform the services for the City under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual consideration contained herein, it is hereby agreed as follows:

1. SERVICES.

    a. City agrees to engage Consultant as an independent contractor for the purpose of performing certain professional Services ("Services"), as defined below.

        i. Development and production of bid documents for the design, construction, construction quality assurance, and contract management of City owned and operated water tower and water tank improvement projects.

        ii. Review of construction documents and supplemental engineering designs and studies for the various telecommunication antenna improvements projects.

        iii. Investigations, studies, reporting, and technical support associated with water tower and water tank assessments and project programming.

    b. Consultant covenants and agrees to provide the Services to the satisfaction of the City in a timely fashion, subject to Section 7 of this Agreement.

    c. Consultant agrees to comply with all federal, state, and local laws and ordinances applicable to the Services to be performed under this Agreement. Consultant represents and warrants that it has the requisite training, skills, and experience necessary to provide the Services and is appropriately licensed and has obtained all permits from all applicable agencies and governmental entities.

2. PAYMENT.

    a. City agrees to pay and Consultant agrees to receive and accept payment for Services as set forth in the Exhibits.

b. Any changes in the scope of the work of the Services that may result in an increase to the compensation due the Consultant shall require prior written approval by the authorized representative of the City or by the City Council. The City will not pay additional compensation for Services that do not have prior written authorization.

c. Consultant shall submit invoices upon completion of each line item of proposed services for services rendered. Bills submitted shall be paid in the same manner as other claims made to City.

3. TERM. The term of this Agreement is identified in the Exhibits. This Agreement may be extended upon the written mutual consent of the parties for such additional periods as they deem appropriate, and upon the same terms and conditions as stated herein.

4. TERMINATION.

a. Termination by Either Party. This Agreement may be terminated by either party upon thirty (30) days' written notice delivered to the other party to the addresses listed in Section 13 of this Agreement. Upon termination under this provision, if there is no default by the Consultant, Consultant shall be paid for Services rendered and reimbursable expenses incurred until the effective date of termination.

b. Termination Due to Default. This Agreement may be terminated by either party upon written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement. The non-performing party shall have fifteen (15) calendar days from the date of the termination notice to cure or to submit a plan for cure that is acceptable to the other party.

5. SUBCONTRACTORS. Consultant shall not enter into subcontracts for any of the Services provided for in this Agreement without the express written consent of the City, unless specifically provided for in the Exhibits. Consultant shall pay any subcontractor involved in the performance of this Agreement within the ten (10) days of the Consultant's receipt of payment by the City for undisputed services provided by the subcontractor.

6. STANDARD OF CARE. In performing its Services, Consultant will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Consultant's undertaking herein or its performance of Services.

7. DELAY IN PERFORMANCE. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war, riots, and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage; judicial restraint; and inability to procure permits, licenses

or authorizations from any local, state, or federal agency for any of the supplies, materials, accesses, or services required to be provided by either City or Consultant under this Agreement. If such circumstances occur, the nonperforming party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Consultant will be entitled to payment for its reasonable additional charges, if any, due to the delay.

8. CITY'S REPRESENTATIVE. The City has designated Chad Donnelly to act as the City's representative with respect to the Services to be performed under this Agreement. He or she shall have complete authority to transmit instructions, receive information, interpret, and define the City's policy and decisions with respect to the Services covered by this Agreement.

9. PROJECT MANAGER AND STAFFING. The Consultant has designated Tadd Oachs and Michelle Nelson to be the primary contacts for the City in the performance of the Services. They shall be assisted by other staff members as necessary to facilitate the completion of the Services in accordance with the terms established herein. Consultant may not remove or replace these designated staff without the approval of the City.

10. INDEMNIFICATION.

    a. Consultant and City each agree to indemnify, and hold harmless each other, its agents and employees, from and against legal liability for all claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are caused by its negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

    b. Consultant shall indemnify City against legal liability for damages arising out of claims by Consultant's employees. City shall indemnify Consultant against legal liability for damages arising out of claims by City's employees.

11. INSURANCE. During the performance of the Services under this Agreement, Consultant shall maintain the following insurance:

    a. General Liability Insurance, with a limit of $2,000,000 for any number of claims arising out of a single occurrence.

    b. Professional Liability Insurance, with a limit of $2,000,000 for any number of claims arising out of a single occurrence.

    c. Workers' Compensation Insurance in accordance with statutory requirements.

    d. Automobile Liability Insurance, with a combined single limit of $2,000,000.

Consultant shall furnish the City with certificates of insurance, which shall include a provision that such insurance shall not be canceled without written notice to the City. The City shall be named as an additional insured on the General Liability Insurance policy.

12. OWNERSHIP OF DOCUMENTS. Professional documents, drawings, and specifications prepared by the Consultant as part of the Services shall become the property of the City when Consultant has been compensated for all Services rendered, provided, however, that Consultant shall have the unrestricted right to their use. Consultant shall retain its rights in its standard drawing details, specifications, databases, computer software, and other proprietary property. Rights to proprietary intellectual property developed, utilized, or modified in the performance of the Services shall remain the property of the Consultant.

13. NOTICES. Notices shall be communicated to the following addresses:

If to City:
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016
Attention: City Administrator

Or emailed: jlevitt@cottagegrovemn.org

If to Consultant:
KLM Engineering, Inc.
Attn: Tadd Oachs, MBA
1976 Wooddale Drive, Suite 4
Woodbury, MN 55125

Or emailed: toachs@klmengineering.com

14. INDEPENDENT CONTRACTOR STATUS. All services provided by Consultant, its officers, agents and employees pursuant to this Agreement shall be provided as employees of Consultant or as independent contractors of Consultant and not as employees of the City for any purpose.

15. GENERAL PROVISIONS.

    a. Assignment. This Agreement is not assignable without the mutual written agreement of the parties.

    b. Waiver. A waiver by either City or Consultant of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.

c. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Washington County District Court.

d. Amendments. Any modification or amendment to this Agreement shall require a written agreement signed by both parties.

e. Severability. If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.

f. Data Practices Compliance. All data collected by the City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

g. Entire Agreement. This Agreement constitutes the entire agreement of the parties and supersedes all prior communications, understandings and agreements relating to the subject matter hereof, whether oral or written.

[The remainder of this page is intentionally left blank]

CITY OF COTTAGE GROVE

By: _____
Myron Bailey, Mayor

By: _____
Tamara Anderson, City Clerk

Date: _____

CONSULTANT

Signature: _____

Name: Tadd Oachs _____

Its: Telecom Manager, KLM Engineering, Inc.

Date: _____

City Council Action Request

7.N.

Meeting Date	8/5/2026
Department	Engineering
Agenda Category	Action Item
Title	High Zone Raw Water Main Project - Change Order #3
Staff Recommendation	Approve Change Order #3 for the raising of the sanitary sewer manhole. This will increase the contract total by $7,500.00 to a total revised contract amount of $4,901,598.00.
Budget Implication	$7,500 from 3M Settlement Fund

Attachments

1.	01_High Zone Raw Water Main_CO3_08052026
2.	02_Signed High Zone Change Order 3 6.19.26
3.	03_A1InvoiceSanRaise

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Paul Sponholz, P.E., City Engineer

Date: July 29, 2026

Re: High Zone Raw Water Main Project - Change Order #3

Background

On May 10, 2024, the City received a grant from the 3M Settlement for the High Zone Raw Water Main project. This project will provide the raw water mains necessary to convey the water from wells 11 and 12 to the future Intermediate Zone Water Treatment Plant. Bids for this project were received on March 20, 2025. The project was awarded to A-1 Excavating LLC in the amount of $5,134,648.00. Previously approved Change Order #2 revised the contract amount to $4,894,098.00.

A trunk sanitary sewer is adjacent to the High Zone Raw Water Main within Pine Tree Pond Park. This is also adjacent to the Intermediate Zone Water Treatment Plant.

Discussion

This Change Order allows the manhole that accesses the trunk sanitary sewer to be raised by two feet. Neither the High Zone Raw Water Main contract nor the Intermediate Zone Water Treatment Plant addressed the need to raise the manhole. A-1 Excavating was onsite when discussed; therefore, they performed the work on a time and material basis.

The Contract Price for the raising of the manhole is $7,500.00. This will increase the contract total by $7,500.00 to a total revised contract amount of $4,901,598.00. The MPCA has been updated on the costs and reasoning behind the change order and is in agreement that this cost is eligible and will be funded by the 3M Settlement.

Recommendation

Approve Change Order #3 for the raising of the sanitary sewer manhole. This will increase the contract total by $7,500.00 to a total revised contract amount of $4,901,598.00.

SEH

Building a Better World for All of Us®

CHANGE ORDER

City Of Cottage Grove	6/17/2026
OWNER	*DATE*
179132	3
OWNER'S PROJECT NO.	*CHANGE ORDER NO.*
High Zone Raw Water Main Project	179132 71.50
PROJECT DESCRIPTION	*SEH FILE NO.*

The following changes shall be made to the contract documents:
Description:
Payment to A-1 Excavating in the amount of $7,500 to raise the exising sanitary sewer manhole at station 11+25 to match new existing grade.

Purpose of Change Order:
The existing grade around the sanitary sewer at 11+25 was raised two feet due to excess common excavation placed from adjacent project. The structure needed to be raised to provide access for maintenance and inspection. Manhole adjustment was not included in the contract with A-1

Basis of Cost: ☒ *Actual* ☐ *Estimated*
Attachments (list supporting documents)

Contract Status	*Time*	*Cost*
Original Contract	April 2, 2025	$5,134,648.00
Net Change Prior C.O.'s 1 to 2		($240,550.00)
Change this C.O.	June 16, 2026	$7,500.00
Revised Contract		$4,901,598.00

Recommended for Approval: ***Short Elliott Hendrickson Inc.*** *by* Brad Swanson
Brad Swanson

Agreed to by Contractor:
BY A-1 Excavating LLC
Project Manager
TITLE

Approved for Owner:
BY City Of Cottage Grove
TITLE

Distribution *Contractor 2* *Owner 1* *Project Representative 1* *SEH Office 1*

x:\ae\c\cottg\184790\7-const-svcs\73-app-pymt\change order\high zone change order 3.docx

ADDITIONAL WORK AUTHORIZATION

A-1 EXCAVATING, INC.
P.O. BOX 90
BLOOMER, WI 54724
(715) 568-4141 • FAX (715) 568-4144

_____

OWNER'S NAME: Cottage grove		PHONE:	DATE: 12-9-2025
STREET:		JOB NAME:	JOB NUMBER: 25017
CITY: Cottage Grove	STATE: Mn	STREET: 80th st	
EXISTING CONTRACT NUMBER:	DATE OF EXISTING CONTRACT:	CITY: Cottage Grove	STATE: Mn

You are authorized to perform the following specifically described additional work:

Dug up sanitary manhole, removed cone section, installed 2' barrel section, reinstalled cone section, wrapped joints with gator wrap, backfilled, and adjusted casting to grade

2-laborers and 1 operator——-5.5 hours
1- cat mini exc——2 hours
1-bobcat 145 exc—-2 hours
1-bobcat t-62 Skidsteer——1.5 hours

1-2' barrel section
3-rolls of mastic
1-roll of gator wrap
3-4" hdpe adjusting rings

ADDITIONAL CHARGE FOR ABOVE WORK IS: $ 7,500

Payment will be made as follows: _____

Above additional work to be performed under same conditions as specified in original contract unless otherwise stipulated.

Date _____ Authorizing Signature _____
(OWNER SIGNS HERE)

We hereby agree to furnish labor and materials - complete in accordance with the above specifications, at above stated price.

Authorized Signature _____ Date _____
(CONTRACTOR SIGNS HERE)

THIS IS CHANGE ORDER NO. _____

NOTE: This Revision becomes part of, and in conformance with, the existing contract.

City Council Action Request

7.O.

Meeting Date	8/5/2026
Department	Public Works
Agenda Category	Action Item
Title	Intermediate Zone Water Treatment Plant - Change Order #3
Staff Recommendation	Approve Change Order #3 in the amount of $95,710.00 for the Intermediate Zone Water Treatment Plant project, increasing the current contract amount from $90,411,603.29 to $90,507,313.29.
Budget Implication	3M Settlement Funds: $93,202.00 - Water Fund: $2,508.00

Attachments

1.	01 Memo - Intermediate Zone Water Treatment Plant Change Order 3_7-9-2026
2.	02 mem_CO-03discussion_izwtp_cottagegrove_20260603
3.	03 changeorder03_cottagegrove_intermediatezoneWTP_20260603_signed (002)

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Ryan Burfeind, P.E., Public Works Director

Date: July 21, 2026

Re: Intermediate Zone Water Treatment Plant Project – Change Order #3

Background/ Discussion

The Intermediate Zone Water Treatment Plant project was awarded at the June 12, 2025 City Council meeting to Rice Lake Construction Group in the total bid contract amount of $90,135,600. The engineer's estimate for the construction of the settlement eligible water treatment plant, site and well modification improvements was $111,871,000.

This change order includes several items that need to be changed or added to the project, resulting in cost additions and deductions. See the attached memo for a detailed summary of the change order items. The items generally include utilities, equipment and fixture revisions/additions, site fencing changes and a flooring change. The change order item costs are 3M Settlement eligible with the exception of the flooring change. The flooring change consists of replacing carpet tiles in the control room with resilient flooring.

The cost of the additions results in the change order amount of $95,710.00, $93,202.00 of which is funded by the 3M Settlement. The cost for the flooring change is $2,508.00 which will be funded by the water fund. The cost of this change order is well within the balance of the project contingency that was approved with the grant agreement, which, accounting for CO #1 and CO #2, has a balance of $3,025,757.68. The MPCA is in agreement with the costs and reasoning behind this change order.

With this change order, the total contract amount for this project would increase to $90,507,313.29.

Recommendation

It is recommended that the City Council approve Change Order #3 in the amount of $95,710.00 for the Intermediate Zone Water Treatment Plant project, increasing the current contract amount from $90,411,603.29 to $90,507,313.29.

Stantec

Memo

To:	Ryan Burfeind Cottage Grove Public Works Director	From:	Brian Lintgen Minneapolis
Project/File:	193805302	Date:	June 3, 2026

Reference: Intermediate Zone WTP – Change Order No. 3 Discussion

The Cottage Grove Intermediate Zone Water Treatment Plant site construction is rapidly progressing with nearly daily concrete pours and precast panels expected in early July. The following provides background for changes presented in Change Order No. 3.

- Field Order No. 09; Abandon Pipe Changes
  - The south WTP driveway will be constructed before the existing watermain is taken out of service. Originally this existing watermain under the driveway was to be removed at the end of the project. However, because the driveway will already be constructed, now the watermain will be abandoned in place instead of being removed later. A unit price for 24” watermain abandonment is added to the project for the south driveway area.
  - The cost for this work is $10,200.00 and is in line with typical bid pricing for this work. This work is necessary to complete the project and provide facility abandonment and site access at the same time.
- Field Order No. 16 & 26; Process Piping Revisions
  - Blower air piping to the detention tank conflicted with a proposed steel beam support for the filter room floor plank. The blower piping for the filter backwash and detention tank diffusers is revised to avoid the conflict and better utilize the available space. Plumbing drain revisions are included to avoid the re-routed air piping.
  - A loop is added to the filter backwash air piping that extends vertically into the filter room. This loop prevents water from filling the pipe and reaching the blower in the event of a valve failure at the filter.
  - The air flow meters for the filter backwash and detention tank piping are relocated to the hallway, as to eliminate the need for flow conditioners. The control valves for each pipe are better situated in the blower room.
  - The isolation valves for the blowers are upsized from 6” to 8” to match the actual blower output size. The exact size was not known during design, as manufacturer differences exist.
  - The isolation valve for each of the three detention tank air piping leads are moved up to accommodate the flow conditioners and air flow meters.
  - The vent pipe for the south backwash waste tank is straightened out, eliminating multiple large bends. An air duct is also moved to accomplish this.

Reference: Intermediate Zone WTP - Change Order No. 3 Discussion

  - Updates and clarifications of air release valve locations, reducer types, and lamela piping are included.
  - The modulating butterfly valves on the inlet side of the IX valve tree were reduced from 10” to 8”. This reduction is done to allow for more precise flow control of the vessels. The smaller valve body diameter means the valve vane needs to close less to modulate the flow, increasing precision. Better flow control means that flow can be equally distributed to the IX vessels, therefore not favoring one vessel pair over another. A reducer is added upstream of the valve and the downstream reducer is a different size.
  - The cost for this work is $7,784.00 and is in line with typical bid pricing for this work. This work is necessary for a well-functioning facility.
- Field Order No. 25 & 34; Door Revisions
  - Revisions to the exterior double doors are included to increase security and functionality, specifically updates to exit devices, astragals, thresholds, weatherstripping, and removable mullions. These improvements remedy operational concerns encountered at the Low Zone WTP. The exterior double door in the Polymer Room is switched with the interior single door for the same room. The change simplifies the hardware needed on the double door and provides better access for chemical deliveries. The door for the lower level elevator room is widened to 4’-0” to accommodate installation and removal of elevator equipment without having to remove the frame. The exact size of elevator equipment was not known until after the bid. The cost for this work is $3,434.00 and is in line with typical bid pricing for this work. This work is necessary for a well-functioning facility.
- Field Order No. 29; Lamela to Waste
  - The lamela plate settler is used to clarify the backwash waste water in an efficient and timely manner. Because of the size of the facility, the lamela is better suited to provide recycled backwash water to the head of the plant than simple settling tanks would be. While the lamela is efficient, it is not a piece of equipment that can be easily started and stopped. This will become an issue during the winter months when the facility is not running 24 hours a day. A drain to waste and drain to backwash tank pipe needs to be provided to allow for continuous operation of the equipment. Without the recycle pipe, the lamela would continue running while the remainder of the plant is not, causing water to either slowly run through a filter or run to overflow. Neither scenario is desirable. With a drain pipe, startup water from the equipment, which can take time to dial in, would go to the filters. This scenario is not desirable. The drain pipes include electrical valves that will automatically send the lamela water to the backwash waste tank when the plant isn’t running. Manual valves are provided for the drain to waste. The cost for this work is $113,998.00 and is in line with typical bid pricing for this type of work. This work is necessary for a well-functioning facility.
- Field Order No. 37; Double Tee Piping Conflict
  - Conflicts exist between the raw water supply pipe at the top of the detention tank and the double tee roof beams. The roof framing configuration is revised to include hollow core plank in select areas to avoid the pipe. A support wall is added to better support the revised double tee beam. Floor plank are revised to accommodate the new wall. The cost for this

Reference: Intermediate Zone WTP - Change Order No. 3 Discussion

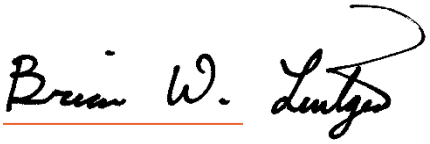
work is $52,547.00 and is in line with typical bid pricing for this type of work. This work is necessary for a well-functioning facility.

- Field Order No. 36; Roof Hatches and Ladder Revisions
    - The building roof access originally included full size doors and roof hatches. To improve personal safety and make all roof levels more accessible, the roof hatches and interior ladders were removed and exterior ladders with railings were added. All roof levels can now be accessed from a full size door and the exterior ladders. This also eliminates roof penetrations that are future maintenance issues. The cost for the roof access is reduced by $6,372.00 and is in line with typical bid pricing for this type of work.
- Field Order No. 40; Fence Revisions
    - The height of the exterior perimeter fence is lowered from 8 feet to 6 feet to comply with City regulations and avoid a variance. The finials along the length of the fence are removed to match other similar City fences. The footing for all fence posts except those at the gates are revised to be smaller in diameter and eliminate rebar reinforcement. These locations do not require as robust of footings. The cost for the fence is reduced by $88,389.00 and is in line with typical bid pricing for this type of work.
- Field Order No. 46; Control Room Flooring Revisions
    - The upper level control room and lab space share a common area. The office originally had carpet tiles and the lab had resilient flooring tiles. Because the office will be a high traffic area and operator boots are not always clean, the carpet will be replaced with the resilient flooring, matching the lab space. The cost for this work is $2,508.00 and is in line with typical bid pricing for this type of work. This work is necessary for a well-functioning facility.

Please reach out with any questions.

Regards,

Stantec Consulting Services Inc.



Brian Lintgen PE (MN)
Senior Associate
Phone: (612) 712-2041
Mobile: (320) 333-6825
brian.lintgen@stantec.com

CHANGE ORDER NO.: 3

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	6/3/2026	Effective Date of Change Order:	6/3/2026

The Contract is modified as follows upon execution of this Change Order:

Description:

See Attachment A (Summary of Changes)

Attachments:

See Attachment B (Backup Information)

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 90,135,600.00	Original Contract Times: Substantial Completion: March 1, 2028 Ready for final payment: August 1, 2029
[Increase] ~~**[Decrease]**~~ from previously approved Change Orders No. 1 to No. 1 $ 276,003.29	~~**[Increase] [Decrease]**~~ from previously approved Change Orders No.1 to No. 1 Substantial Completion: 0 days Ready for final payment: 0 days
Contract Price prior to this Change Order: $ 90,411,603.29	Contract Times prior to this Change Order: Substantial Completion: March 1, 2028 Ready for final payment: August 1, 2029
[Increase] ~~**[Decrease]**~~ this Change Order: $ 95,710.00	~~**[Increase] [Decrease]**~~ this Change Order: Substantial Completion: 0 days Ready for final payment: 0 days
Contract Price incorporating this Change Order: $ 90,507,313.29	Contract Times with all approved Change Orders: Substantial Completion: March 1, 2028 Ready for final payment: August 1, 2029

Recommended by Engineer	Accepted by Contractor
By: Lintgen, Brian Digitally signed by Lintgen, Brian DN: CN="Lintgen, Brian", OU=Internal, OU=users, OU=stantec, DC=corp, DC=ads Date: 2026.06.03 20:46:48-05'00'	Chad Napstad Digitally signed by Chad Napstad DN: C=US, E=chad_napstad@ricelake.org, O=Rice Lake Construction, CN=Chad Napstad Date: 2026.06.05 15:02:57-05'00'
Title: Brian Lintgen, Stantec, Project Manager	Chad Napstad, Rice Lake, Project Manager
Date: 6/3/2026	

Authorized by Owner	Approved by Funding Agency (if applicable)
By:	
Title: Ryan Burfeind, Cottage Grove, Public Works Director	
Date:	

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ATTACHMENT A

Change Order Summary

Cottage Grove Intermediate Zone Water Treatment Plant
Change Order No. 3 - Attachment A

No.	Change	Reason	Add	Deduct	Price Determined
3.01	Field Order 9 Abandon Pipe Changes	Additional pipe abandonment under the new south WTP driveway to accommodate project staging.	$ 10,200.00	$ -	$ 10,200.00
3.02	Field Order 16 & 26 Process Piping Revisions	Revisions to blower air piping to avoid conflicts. Add loop to filter air piping to prevent backflow of water. Eliminate flow conditioners. Upsize blower isolation valves. Revise the IX inlet valves for each vessel pair to better clontrol flow.	$ 7,784.00	$ -	$ 7,784.00
3.03	Field Order 25 & 34 Door Revisions	Exterior double door hardware configuration revisions. Adding weatherstripping to exterior doors. Widening the elevator room door to accommodate equipment without door frame removal. Swapping the polymer room exterior double door with the interior single door.	$ 3,434.00	$ -	$ 3,434.00
3.04	Field Order 29 Lamela to Waste	Add a dedicated filter to waste drain line for the lamela plate settlers.	$ 113,998.00	$ -	$ 113,998.00
3.05	Field Order 37 Double Tee Piping Conflict	Revisions to the double tee configuration to accommodate the raw water to detention pipe. Revisions to the detention tank wall to accomocate the double tee revision.	$ 52,547.00	$ -	$ 52,547.00
3.06	Field Order 36 Roof Hatch and Ladder Revisions	Remove roof hatches and replace with exterior roof ladders. Provides a safer way to access roof areas.	$ -	$ (6,372.00)	$ (6,372.00)
3.07	Field Order 40 Fence Revisions	Lowering the perimeter fence height from 8' to 6'. Eliminate finials. Revise footings.	$ -	$ (88,389.00)	$ (88,389.00)
3.08	Field Order No. 46 Control Room Flooring Revision	Remove the carpet tiles from the control room and replace with resilient flooring to match the adjacent lab space.	$ 2,508.00		$ 2,508.00
		Totals:	$ 190,471.00	$ (94,761.00)	
		Net Total:	$ 95,710.00		

ATTACHMENT B

Change Order Proposals

RICE LAKE
A WRG COMPANY

3.01

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 018

May 28th, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
COP 18 – FO 09 Draintile, Paving, Pipe

Brian:

We propose to furnish labor, material, and equipment to complete FO 09 Draintile, Paving, Pipe.

All for the sum of: $10,200.00

Clarifications:

- Proposal includes costs for additional work items. Remainder of work to be completed at bid unit pricing.

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

RICE LAKE
A WAB COMPANY

22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 25-24
PROJECT NAME: Cottage Grove Intermediate Zone Water Treatment Plant
DATE: 5/28/2026
COP: **FO 09**

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	TOTAL
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$0.00**
Rice Lake	16.00	MH	16.00	$ 110.00	$1,760.00	$ -	$0.00	$ -	$ -	**$ 1,760.00**
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Subcontractor				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
-SM Hentges				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
-FO 09	1.00	LS		$ -	$0.00	$ -	$0.00	$ 7,559.00	$ -	**$ 7,559.00**
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
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				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
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				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ 88.00
Sales Tax	1.00	ea	8.375%							$ -
		Totals	$ 16.00		$ 1,760.00		$ -	$ 7,559.00	$ -	**$ 9,407.00**

Rice Lake Mark-up on Subs (5%)	**$ 377.95**
Rice Lake Mark-up on Labor, Material, and Equipment (15%)	**$ 264.00**
Bond and Insurance Cost (1.5%)	**$ 150.73**
Total Change Order Proposal Request	**$ 10,200.00**

Days Requested [xx]

S.M. HENTGES & SONS
Constructing Communities Since 1981
650 Quaker Avenue
Jordan MN 55352
estimating@smhentges.com
O: 952.492.5700
F: 952.492.5705
W: smhentges.com
S: facebook.com/smhentges

To:	Rice Lake Construction Group	**Contact:**	
Address:	22360 COUNTY ROAD 12	**Phone:**	218-546-5519
	DEERWOOD, MN 56444 US	**Fax:**	218-546-7016
Project Name:	Intermediate Zone Water Treatment Plant - (REV 2) Post Bid	**Bid Number:**	
Project Location:	City Of Cottage Grove, Cottage Grove, MN	**Bid Date:**	5/22/2025
Addendum #:	6		

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
9601	PLACE CAP ON EACH END OF 1.5" PIPE	1.00	LS	$1,239.00	$1,239.00
9605	ABANDON 24" DIP WATERMAIN	79.00	LF	$80.00	$6,320.00
~~9610~~	~~10" STORM SCH 40 PVC~~	~~80.00~~	~~LF~~	~~$70.00~~	~~$5,600.00~~

Total Bid Price: $13,159.00

Notes:

- The following items will be paid based off our bid unit prices:
  - #25 Abandon 12" CIP
  - #98 Remove Bituminous Trail
  - #97 Sawcut Bituminous
  - #99 Class 5 Aggregate Base
- The 10" sch 40 & sdr 26 pvc requested change has been put into the Field Order 17/23/24 change order request.
- Excludes abandoning the 1.5" PVC line. Will cut & cap each end.
- ~~In Field Order #23 there was 80' of 10" pvc removed. This needs to be added as part of this Field Order #09 as it is not in our contract.~~

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

S.M. Hentges & Sons

Authorized Signature: _____

Estimator: Jacob Wacker
(952) 492-5700 jacob.wacker@smhentges.com

FIELD ORDER NO.: 09

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
9/16/2025	9/16/2025		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s): N/A

Drawing(s) / Details (s): Civil (C) sheets

Description:

Attached are updated civil plan sheets. They were updated as follows:

- C003:
  - Reverted the cell tower road paving to the original bid plan (full removal). This work is unit price.
  - 1.5" PVC, 12" DIP, and 24" DIP existing WM under the new southerly driveway; changed from remove to abandon per RFI 40.
  - Lengthened the 12" DIP abandonment north of the ground storage tanks to accommodate the trail paving.
- C409: Added 1.5" PVC, 12" DIP, and 24" DIP abandonment at the south driveway.
- C451 and C455: Added 1.5" PVC, 12" DIP, and 24" DIP abandonment at the south driveway. Adjusted 12" DIP abandonment near the ground storage tanks.
- C502: Changed drain tile pipe connection between building and lift station from 10" PVC SDR 26 to 10" PVC Schedule 40.
- C601, 602, 605: Reverted the cell tower road to the original bid plan (full replacement). This work is unit price.

Attachments:

- C sheets: 003, 409, 451, 455, 502, 601, 602, 605

Issued by Engineer

By: Brian Lintgen

Title: Project Manager

Date: 9/16/2025

RICE LAKE
A WRG COMPANY

3.02

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 014

March 27th, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
FO 16 Process Revisions, FO 26 Valve Revisions

Brian:

We propose to furnish labor, material, and equipment to complete FO 16 Process Revisions, FO 26 Valve Revisions.

All for the sum of: $7,784.00

Clarifications:

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

RICE LAKE
A WAG COMPANY

22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 25-24
PROJECT NAME: Cottage Grove Intermediate Zone Water Treatment Plant
DATE: 5/19/2026
COP: **14**

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE TOTAL
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$0.00**
Rice Lake FO 16				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- FO #16 Process Revisions	1.00	LS	38.00	$ 110.00	$4,180.00	$ 9,047.00	$9,047.00	$ -	$ 400.00	**$ 13,627.00**
- Added 10" tee to BWS line				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- Added QTY 4 - 4" spools to the lamella connection				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- Added a 4" Plug valve to the lamella connection				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- Added QTY 2 - 4" Tees				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- Installation of pipe and hangers				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- Core holes added for air loop				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- 16" 90 was already ordered and stored onsite				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
Subcontractor				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
Sentra-Sota				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- FO #16 HVAC Revisions	1.00	LS		$ -	$0.00	$ -	$0.00	$ 3,555.27	$ -	**$ 3,555.27**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
Premier Electric				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- FO #16 Flow Conditioners Delete	1.00	LS		$ -	$0.00	$ -	$0.00	$ (23,663.85)	$ -	**$ (23,663.85)**
-Air Piping Loop, added sludge pipe & fittings				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
Fresh Blast				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- FO #16 Painting	1.00	LS		$ -	$0.00	$ -	$0.00	$ 3,092.00	$ -	**$ 3,092.00**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
Rice Lake FO 26				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
- FO #26 Valve Revisions	1.00	LS	21.00	$ 110.00	$2,310.00	$ 4,965.40	$4,965.40	$ -	$ -	**$ 7,275.40**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
				$ -	$0.00	$ -	$0.00	$ -	$ -	**$ -**
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							**$ 324.50**
Sales Tax	1.00	ea	8.375%							**$ 1,173.54**
		Totals	$ 59.00		$ 6,490.00		$ 14,012.40	$ (17,016.58)	$ 400.00	**$ 5,383.86**
								Rice Lake Mark-up on Subs (5%)		**$ (850.83)**

RICE LAKE
A WAG COMPANY
22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #:	25-24
PROJECT NAME:	Cottage Grove Intermediate Zone Water Treatment Plant
DATE:	5/19/2026
COP:	**14**

Rice Lake Mark-up on Labor, Material, and Equipment (15%)	$	**3,135.36**
Bond and Insurance Cost (1.5%)	$	**115.03**
Total Change Order Proposal Request	$	**7,784.00**

Days Requested [xx]

4401 85TH AVE. NO., BROOKLYN PARK, MINNESOTA 55443-1937 PH. (763) 424-6551 * FAX: (763) 424-5225

Premier ELECTRICAL CORPORATION

Premier Electrical Estimating Sheet **Date:** **1/27/2026**

Name Of Job: FO#16 Flow Conditioners Deduct

				Material			Labor
Material	**Qty**	**Unit**	**Per**	**Total**	**Unit**	**Per**	**Total**
In Control Deduct	-1	22537	E	**-22537**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
			E	**0**		E	**0**
Total this Page				**$ (22,537.00)**			**0**
Tax				**1**	**Labor $**		**$ 148.84**
Total with Tax				**$ (22,537.00)**			**$ -**
Markup				**1.05**	**Markup**		**1.05**
Total with Markup				**$ (23,663.85)**			**$ -**
Total Job				**$**			**(23,663.85)**

Sentra-Sota Sheet Metal Inc.
3075 3rd Street South Waite Park, MN 56387
P: 320-252-3992 F: 320-252-5479

BID RECAP AND MARKUP SHEET

Job: Cottage Grove WTP Field Order 16 | **Bid Date:** 1/0/1900

LABOR SUMMARY

	Hours	Costs	
QuoteExpress Fab Labor	2		
QuoteExpress Install Labor	2		
QuoteExpress Other Labor	0	QXP CALCULATED	
QuoteExpress Catalog Labor	0		
Manual Input Labor	0		
		TOTAL LABOR COSTS	$682.22

MATERIALS SUMMARY

QuoteExpress Materials		$186.08	
QuoteExpress Catalog Materials		$0.00	
Manual Input Materials		$0.00	
		$186.08	
Sales Tax on Materials:	8.50%	$15.82	
		TOTAL MATERIALS	$201.90

QUOTES SUMMARY

Exhaust / Supply Fans		$0.00	
Roof Top Units		$0.00	
Air Handling Units		$0.00	
Grills Registers and Diffusers		$0.00	
Fire / Smoke Dampers		$0.00	
Spiral / Oval Pipe and Fittings		$0.00	
Louvers		$0.00	
		$0.00	
		$0.00	
		$0.00	
		$0.00	
		$0.00	
		$0.00	
		$0.00	
		$0.00	
Sales Tax on Quotes:	8.50%	$0.00	
		TOTAL EQUIPMENT QUOTES	$0.00

SUBCONTRACTOR SUMMARY

Duct Insulation		$2,100.00	
Controls		$0.00	
Testing and Balancing		$0.00	
Electrical		$0.00	
Plumbing		$0.00	
General Contractor		$0.00	
		$0.00	
		TOTAL SUBCONTRACTORS	$2,100.00

Other Summary

Rental Equipment		$0.00	
Delivery Charges		$0.00	
		##########	
		TOTAL Rental & Delivery	$0.00
		TOTAL DIRECT COSTS	$2,984.12
Overhead On Labor:	9.00%	$61.40	
Overhead On Materials:	9.00%	$18.17	
Overhead On Equipment:	9.00%	$0.00	
Overhead On Subcontractors:	5.00%	$105.00	
		TOTAL OVERHEAD	$184.57
		TOTAL DIRECT AND INDIRECT COSTS	$3,168.69
Profit 10.00%	of Total Costs	$316.87	
Performance Bond: N	of Total Bid	$ -	
Subtotal less Permits		$3,485.56	
permit 2.00%		$69.71	
		TOTAL BID	$3,555.27

Fresh Blast Inc.
11160 Hudson Blvd N, Ste 355
Lake Elmo, MN 55042

Office: 651-447-2218

Date: 2/17/2026

We are pleased to submit a proposal for the following project:

Cottage Grove MN Intermediate Zone WTP

For the following sections:

09 96 00 – FO 16

Our Proposal is for:
Three thousand, ninety-two dollars. ***$3,092.00***

Plans dated: 3/28/25
Addenda: #1-#5

Unit Prices: None
Allowances: None
Alternates: None

OUR BASE BID INCLUDES:

1. Prep and painting of revised piping and accessories/appurtenances per specification.
2. Prevailing wages at the time of bid submittal.
3. Labor, Materials, Equipment, Sales Tax, & Travel/Mobilization.

OUR BASE BID DOES NOT INCLUDE:

1. Any bonds required by Owner or GC.
2. Pipe labeling as described in 22 05 00 and 40 05 02. Pipe stencils/stickers/straps, if any, to be provided by others.
3. Temp heat—indirect, externally-vented temp heat to be provided by GC or Owner if needed.

OTHER BID NOTES:

1. All paint systems included in this bid will be Sherwin-Williams products. Where factory/shop priming is required by spec, please ensure manufacturers are using the appropriately compatible Sherwin-Williams primer.

FIELD ORDER NO.: 16

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
12/1/2025	12/1/2025		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s): None

Drawing(s) / Details (s): D101, D105, D110, D112, D115, D119, D120, D301, D302, D303, D305, D307, D311, D313, D316, D320, S121, M111, P120, P121, P130, P131, P401, E311 and E313.

Description:

The following modifications are associated with RFI 020, RFI 026, RFI 035, and RFI 060, as incorporated into the updated drawings:

RFI 020

- Clarification of the ARV location on a new pipe spool.
- Clarification to provide a concentric reducer.

RFI 026

- Updated drawings clarify the correct location of the lamella settler cross feed connector.

RFI 035

- Updated drawings reflect the following modifications:
    - Relocation of the aeration piping to avoid interference between the 8" air main and a structural beam.
- Additional modifications included under this RFI:
    - Addition of a loop routing the aeration line to the upper level to prevent potential water backflow from the gravity filters into the blowers. Structural drawings reflect revised floor penetrations for this loop.
    - Relocation of the airflow meters in the blower room to the south of Filters 3 and 4, and revision to the appropriate flowmeter symbol in the drawings. Dismantling joints were removed. Electrical drawings were updated to reflect the relocation of the air flow meters.

- Relocation of VF-0303, VF-0302 and VF-0301 to accommodate flow conditioners for the airflow meters in the detention access room, including revising the corresponding flowmeter symbols in the drawings. Dismantling joints have been removed.
- Increase of the blower discharge piping and associated valves from 6" to 8".
- Plumbing adjustments to resolve conflicts with the revised air piping routing.

RFI 060

- Updated drawings show the revised locations of the modulating butterfly valves. Electrical drawings were updated to reflect the relocation of the valves.

Additional Project Modifications

- The 16" DIP Backwash Tank No. 2 vent was relocated on the process drawings.
- HVAC drawings were updated to reflect the relocation of louvers LV-02 and LV-03, extension and adjustment of ductwork to accommodate new louver locations, and the slight relocation of the gas-fired unit heater and associated piping.
- These updates are also reflected in the Architectural drawings and coordinated with FO-14.

Attachments:

- Process Drawings: D101, D105, D110, D112, D115, D119, D120, D301, D302, D303, D305, D307, D311, D313, D316 and D320
- Structural Drawings: S121
- Mechanical Drawings: M111
- Plumbing Drawings: P120, P121, P130, P131 and P401
- Electrical Drawings: E311 and E313

Issued by Engineer

By: Brian Lintgen

Title: Project Manager

Date: 12/1/2025

FIELD ORDER NO.: 26

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
11/17/2025	11/17/2025		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s): Division 40 (Process Integration)

Drawing(s) / Details (s): Process (D) Sheets

Description:

IX inlet valve modifications:

- FCV 0303, 0403, 0503, 0603, 0703, 0803, and 0903 are currently 10". All seven valves should be supplied as 8" FCV.
- The 12"x10" reducer at each valve shall be replaced with a 12"x8" reducer (between the 12" spool and 8" valve).
- A 10"x8" reducer shall be provided for each valve (between the 8" valve and 10" tee on the valve tree).

High Zone high service pump header: All butterfly valves shall be a 250B valve body as noted in the specification. Refer to the butterfly valve submittal for a comprehensive list.

Intermediate Zone high service pump header: All butterfly valves can be a 150B valve body (different from the specification). A credit shall be provided for this pressure rating change.

Attachments:

- None

Issued by Engineer

By: Brian Lintgen

Title: Project Manager

Date: 11/17/2025

RICE LAKE
A WRG COMPANY

3.03

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 021

April 7th, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
COP 21 – FO 25 & FO 34 Door Revisions

Brian:

We propose to furnish labor, material, and equipment to complete FO 25 & FO 34 Door Revisions.

All for the sum of: $3,434.00

Clarifications:

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

RICE LAKE
A WEB COMPANY

22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 25-24
PROJECT NAME: Cottage Grove Intermediate Zone Water Treatment Plant
DATE: 5/15/2026
COP: **FO 25 FO 34**

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR TOTAL	EQUIPMENT TOTAL	LINE TOTAL
			HOURS	$ RATE	TOTAL	RATE	TOTAL			
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
RLCG				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Supervision	1.00	HR	4.00	$ 110.00	$440.00	$ -	$0.00	$ -	$ -	$ 440.00
- Elevator Rework	1.00	HR	18.00	$ 110.00	$1,980.00	$ -	$0.00	$ -	$ -	$ 1,980.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Subcontractor				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Kendell				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- FO 25 Door Updates	1.00	LS		$ -	$0.00	$ (652.30)	($652.30)	$ -	$ -	$ (652.30)
- FO 34 Door Hardware Revisions	1.00	LS		$ -	$0.00	$ 1,041.00	$1,041.00	$ -	$ -	$ 1,041.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
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				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ 121.00
Sales Tax	1.00	ea	8.375%							$ 32.55
		Totals	$ 22.00		$2,420.00		$ 388.70	$ -	$ -	$ 2,962.25

Rice Lake Mark-up on Subs (5%)	$ -
Rice Lake Mark-up on Labor, Material, and Equipment (15%)	$ 421.31
Bond and Insurance Cost (1.5%)	$ 50.75
Total Change Order Proposal Request	**$ 3,434.31**

Days Requested [xx]

KENDELL
Twin Cities, MN Branch

KENDELL Doors & Hardware, LLC
1312 Northland Drive
Suite 100
Mendota Heights, MN 55120
Phone: 651-905-0144
Fax:

PROPOSAL

Page:	1
Proposal No.:	221801
Proposal Change No.:	002
Customer P.O. No.	2524
Proposal Date:	3/19/2026
Customer ID:	RLCC
Project Manager:	Hailey Lauby
Project Manager Ph.:	952.210.9644
Project Manager Email:	HLauby@kendelldrs.com

Submitted To: RICE LAKE CONTRACTING CORP.
COUNTY ROAD 12
PO BOX 517
Deerwood, MN 56444

Job Name: Cottage Grove WTF Improvements - FO 34

Description	Quantity
Hardware Changes at D130A	1
Add Removable Mullion	
Add (2) Rim Exit Devices	
Remove (2) Concealed Exit Devices	
Change to saddle threshold	
Hardware Changes at D134A	1
Add Removable Mullion	
Add (2) Rim Exit Devices	
Remove (2) Concealed Exit Devices	
Add (2) Door Contact	
Add Pemko 303_PK Gasketing at Exterior Openings	19
Freight	0

Respectfully Submitted: _____

Hailey Lauby

Accepted By: _____ **Date:** _____

PRICING IS ONLY VALID FOR 15 DAYS:

Subtotal:	1,041.00
Sales Tax:	87.19
Total:	1,128.19

KENDELL
Twin Cities, MN Branch

KENDELL Doors & Hardware, LLC
1312 Northland Drive
Suite 100
Mendota Heights, MN 55120
Phone: 651-905-0144
Fax:

PROPOSAL

Page:	1
Proposal No.:	221801
Proposal Change No.:	001
Customer P.O. No.	2524
Proposal Date:	10/2/2025
Customer ID:	RLCC
Project Manager:	Hailey Lauby
Project Manager Ph.:	952.210.9644
Project Manager Email:	HLauby@kendelldrs.com

Submitted To: RICE LAKE CONTRACTING CORP.
COUNTY ROAD 12
PO BOX 517
Deerwood, MN 56444

Job Name: Cottage Grove WTF Improvements - FO 25

Description	Quantity
Update D126A from HDW group IS to HDW group ID.5	1
Update D126A from single FRP DR/FR to double HM DR/FR	1
Update D126B from HDW group EDES.1 to HDW group ES.5	-1
Update D126B from double FRP DR/FR to single HM DR/FR	-1
Increase D021 to 4'0" width	1
Freight	1

Respectfully Submitted: _____

Hailey Lauby

Accepted By: _____ **Date:** _____

PRICING IS ONLY VALID FOR 15 DAYS:

Subtotal:	-625.30
Sales Tax:	-52.37
Total:	-677.67

FIELD ORDER NO.: 25

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
11/26/2025	11/26/2025		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s): Division 8 (Openings)

Drawing(s) / Details (s): Architectural (A) sheets

Description:

Revise exterior double doors, D130A and D134A as follows: Remove exit device from inactive leaf. Add stainless steel astragal plate to active leaf. Include coordinator. Include constant latching flush bolts on the inactive leaf. Maintain fire rating for all hardware as required. Submit updated hardware submittal for these doors for approval and review.

Revise door Elevator Mechanical room door D021 as follows: 4'-0" wide door and 4'-4" wide frame.

Revise doors D126A and D126B as follows and in attached revised drawings:

Door D126A becomes a double door (previously a single door). Door and door frame to be hollow metal. Revise hardware to ID

Door D126B becomes a single door. (previously a double door). Door and door frame to be hollow metal. Card reader removed at this location. Remove card reader, electric lock, and one door contact. The second door contact shall be provided as shown for the single door. Revise conduit and wire as required. Revised hardware to ES. Exit only,

Submit updated hardware submittal for these doors for approval and review

Attachments:

- (A) Sheets A002 and A111

Issued by Engineer

By: Brian Lintgen

Title: Project Manager

Date: 11/26/2025

RICE LAKE
A WRG COMPANY

3.04

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 019

April 7th, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
COP 19 – FO 29 Lamella to Waste

Brian:

We propose to furnish labor, material, and equipment to complete COP 19 – FO 29 Lamella to Waste .

All for the sum of: $113,998.00

Clarifications:

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

RICE LAKE
A WBI COMPANY
22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 25-24
PROJECT NAME: Cottage Grove Intermediate Zone Water Treatment Plant
DATE: 5/29/2026
COP: 19

FO 29 Lamella to Waste

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE TOTAL
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
-Rice Lake				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Supervision	1.00	MH	16.00	$ 110.00	$1,760.00	$ -	$0.00	$ -	$ -	**$ 1,760.00**
- Pipe Supports	11.00	MH	22.00	$ 110.00	$2,420.00	$ 231.71	$2,548.81	$ -	$ -	**$ 4,968.81**
- Pipe Install	1.00	MH	84.00	$ 110.00	$9,240.00	$ 500.00	$500.00	$ -	$ 500.00	**$ 10,240.00**
-Coring Labor	3.00	MH	9.00	$ 110.00	$990.00	$ 75.00	$225.00	$ -	$ -	**$ 1,215.00**
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Subcontractor				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
-C&M	1.00	LS		$ -	$0.00	$ 24,634.07	$24,634.07	$ -	$ -	**$ 24,634.07**
-Vessco	1.00	LS		$ -	$0.00	$ 20,400.00	$20,400.00	$ -	$ -	**$ 20,400.00**
-Fresh Blast	1.00	LS		$ -	$0.00	$ -	$0.00	$ 6,133.00	$ -	**$ 6,133.00**
-Premier	1.00	LS		$ -	$0.00	$ -	$0.00	$ 25,323.56	$ -	**$ 25,323.56**
-Quality Cutting	1.00	LS		$ -	$0.00	$ -	$0.00	$ 1,730.00	$ -	**$ 1,730.00**
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							**$ 720.50**
Sales Tax	1.00	ea	8.375%							**$ 4,045.78**
		Totals	$ 131.00		$ 14,410.00		$ 48,307.88	$ 33,186.56	$ 500.00	**$ 101,170.72**
									Rice Lake Mark-up on Subs (5%)	**$ 1,659.33**
									Rice Lake Mark-up on Labor, Material, and Equipment (15%)	**$ 9,482.68**
									Bond and Insurance Cost (1.5%)	**$ 1,684.69**
									Total Change Order Proposal Request	**$ 113,998.00**

Days Requested [xx]

Bid Proposal for Cottage Grove, MN IZ WTP - Field Order #29

RICE LAKE CONSTRUCTION GROUP
Job Location: Cottage Grove, MN
Bid Date: 02/16/2026
Core & Main Bid #: 4738581

Core & Main
15800 W 79th St
Eden Prairie, MN 55344
Phone: 9529379666
Fax: 9529378065

Seq#	Qty	Description	Units	Price	Ext Price
20		**MATERIAL**			
30	2	6" FLANGE TEE PRIMED C110	EA	467.77	935.54
40	1	12"X6" FLANGE TEE PRIMED C110	EA	1,354.34	1,354.34
50	1	20"X6" FLANGE TEE PRIMED C110	EA	3,860.39	3,860.39
60	7	6" FLANGE 90 BEND PRIMED C110	EA	319.38	2,235.66
70	2	6" X 15'0" FLG X FLG DIP PC	EA	1,707.22	3,414.44
80	3	6" X 7'0" FLG X FLG DIP PC	EA	978.61	2,935.83
90	1	6" X 4'0" FLG X FLG DIP PC	EA	705.38	705.38
100	1	6" X 3'6" FLG X FLG DIP PC	EA	659.84	659.84
110	2	6" X 6'0" FLG X FLG DIP PC	EA	887.53	1,775.06
120	1	6" X 7'0" FLG X PE DIP PC	EA	802.15	802.15
130	3	6" MEGAFLANGE	EA	225.11	675.33
140	1	10 X 1'8" STEEL SLV W/WC	EA	500.01	500.01
		W/ MOUNTING CLIPS ONE SIDE			
160	1	10 X 1'6" STEEL SLV W/WC	EA	371.43	371.43
		W/ MOUNTING CLIPS ONE SIDE			
180	1	10 X 1'4" STEEL SLV W/WC	EA	371.43	371.43
		W/ MOUNTING CLIPS ONE SIDE			
200	1	6" X 4'0" FLG X PE DIP PC	EA	528.92	528.92
210	1	6" X 10'0" FLG X PE DIP PC	EA	1,075.38	1,075.38
220	1	6" X 7'0" FLG X FLG DIP PC	EA	978.61	978.61
230	34	LS-410-SS LINK SEAL	EA	19.44	660.96
250		**FLANGE ACCESSORIES (AS NEEDED)**			
260	1	6X1/8 SBR FLANGE TYTE FF GSKT	EA	16.48	16.48
270	1	6"-8" ZINC HEX B&N KIT	EA	15.09	15.09
310	1	12X1/8 SBR FLANGE TYTE FF GSKT	EA	31.96	31.96
320	1	10"-12" ZINC HEX B&N KIT	EA	35.15	35.15
360	1	20X1/8 SBR FLANGE TYTE FF GSKT	EA	81.26	81.26
370	1	20" ZINC HEX B&N KIT	EA	213.43	213.43
410	1	FREIGHT (ESTIMATED)	EA	400.00	400.00
430		**FREIGHT ASSUMES FAB AND FITTINGS WILL BE RELEASED**			

Bid Proposal for Cottage Grove, MN IZ WTP - Field Order #29

Bid #: 4738581

Seq#	Qty	Description	Units	Price	Ext Price
440		**IN THEIR ENTIRETY. THEY QUALIFY FOR FREIGHT ALLOWED.**			
				Sub Total	**24,634.07**
				Tax	0.00
				Total	**24,634.07**

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: https://coreandmain.com/terms-of-sale/

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

Municipal
Industrial
Flow Control
Custom Chemical Feed
Service

WATER TREATMENT'S TOTAL SOLUTION

DATE 5/22/2025
TO: ALL BIDDING CONTRACTORS
PROJECT: COTTAGE GROVE, MN INTERMEDIATE ZONE WATER TREATMENT FACILITY IMPROVMENTS
OWNER STANTEC
FROM: CORY STOUGH
SOURCED: IMPORT

Vessco hereinafter referred to as "Company" proposes to furnish, under the Terms and Conditions hereinafter set forth and described in the accompanying description and specifications, the following equipment. Vessco, Inc. will provide pricing and any additional information you may require prior to the bid opening. Good luck on your bid and we look forward to working with you on this most important project.

The following is a list of Sections and Equipment included in our Scope of Supply.

SECTION	ITEM
40 05 57-5	ELECTRIC ACTUTATORS
40 05 61	2.02 GATE VALVES
40 05 62	2.01 PLUG VLAVES
40 05 64	2.01 BUTTERFLY VALVES
40 05 64.2.04	2.05 HIGH PERFORMANCE BUTTERFLY VALVES
40 05 85	2.01 AIR VALVES
40 05 67.39	PRESSURE RELIEF VALVE
40 05 63	BALL VALVES

QTY	ITEM	SIZE	ACTUATOR	UNIT	EXT
2	DEZURIK BAW FLANGED	6	CW	$ 1,400.00	$ 2,800.00
2	DEZURIK BAW FLANGED	6	ELECTRIC OPEN/CLOSE 120/1/60 300B000	$ 8,800.00	$ 17,600.00
				TOTAL	***$ 20,400.00***

FREIGHT: INCLUDED

STARTUP: INCLUDED

The above quotation is offered in accordance with Vessco's and the attached individual Terms and Conditions of sale. If you have any questions regarding the above equipment, please direct them to my attention.

I would be more than happy to discuss any part of this proposal with you via phone at 612-417-7530, via email at cstough@vessco.com, or by arranging a meeting at a mutually acceptable time. Again, good luck to all of you and I look forward to working with you on this project.

Respectfully Submitted,
VESSCO, INC.
Cory Stough
Inside Sales - Flow Control

Cory Stough

Fresh Blast Inc.
11160 Hudson Blvd N, Ste 355
Lake Elmo, MN 55042

Office: 651-447-2218

Date: 2/17/2026

We are pleased to submit a proposal for the following project:

Cottage Grove MN Intermediate Zone WTP

For the following sections:

09 96 00 – FO 29

Our Proposal is for:
Six thousand, one hundred thirty-three dollars. ***$6,133.00***

Plans dated: 3/28/25
Addenda: #1-#5

Unit Prices: None
Allowances: None
Alternates: None

OUR BASE BID INCLUDES:

1. Prep and painting of additional piping and accessories/appurtenances per specification.
2. Prevailing wages at the time of bid submittal.
3. Labor, Materials, Equipment, Sales Tax, & Travel/Mobilization.

OUR BASE BID DOES NOT INCLUDE:

1. Any bonds required by Owner or GC.
2. Pipe labeling as described in 22 05 00 and 40 05 02. Pipe stencils/stickers/straps, if any, to be provided by others.
3. Temp heat—indirect, externally-vented temp heat to be provided by GC or Owner if needed.

OTHER BID NOTES:

1. All paint systems included in this bid will be Sherwin-Williams products. Where factory/shop priming is required by spec, please ensure manufacturers are using the appropriately compatible Sherwin-Williams primer.

4401 85TH AVE. NO., BROOKLYN PARK, MINNESOTA 55443-1937 PH. (763) 424-6551 * FAX: (763) 424-5225

Premier ELECTRICAL CORPORATION

Premier Electrical Estimating Sheet **Date:** **3/26/2026**

Name Of Job: FO#29 Lamella Plate Settler

				Material			Labor
Material	**Qty**	**Unit**	**Per**	**Total**	**Unit**	**Per**	**Total**
In Control	1	0	E	**0**	0	E	**0**
			E	**0**		E	**0**
3/4" RMC	210	3.3	E	**693**		E	**0**
3/4" Rigid Coupling	5	3.25	E	**16.25**		E	**0**
3/4" Meyers Hubs	2	6.88	E	**13.76**		E	**0**
3/4" Straps	35	2.8	E	**98**		E	**0**
3/4" T condulet w/ cover	3	26.85	E	**80.55**		E	**0**
3/4" Seal Tite	12	2.45	E	**29.4**		E	**0**
3/4" Seal Tite Fittings	8	6.87	E	**54.96**		E	**0**
1" RMC	70	5.2	E	**364**		E	**0**
1" Rigid Coupling	12	4.25	E	**51**		E	**0**
1" Meyers Hubs	4	7.68	E	**30.72**		E	**0**
1" Straps	10	3.23	E	**32.3**		E	**0**
1" T condulet w/ cover	2	27.25	E	**54.5**		E	**0**
1" SCH 40 PVC	130	0.45	E	**58.5**		E	**0**
1" SCH 40 PVC Fittings	6	0.65	E	**3.9**		E	**0**
1" SCH 40 PVC Couplings	16	0.35	E	**5.6**		E	**0**
1" SCH 40 PVC 90's	4	1.1	E	**4.4**		E	**0**
PVC Glue	1	16	E	**16**		E	**0**
PVC Form Stubby	2	3.5	E	**7**		E	**0**
#12 XHHW	1100	0.42	E	**462**		E	**0**
#14 XHHW	2860	0.35	E	**1001**		E	**0**
Terminations	36	1	E	**36**		E	**0**
Labels	36	2.5	E	**90**		E	**0**
Quick Bolts	60	2.25	E	**135**		E	**0**
Strut	40	3.25	E	**130**		E	**0**
Misc Nuts/Washers	1	56	E	**56**		E	**0**
Pull String	1	150	E	**150**		E	**0**
Misc Tape/Blades	1	38	E	**38**		E	**0**
6x6x4 3R J-box	2	63.11	E	**126.22**		E	**0**
Labor	1		E	**0**	108	E	**108**
			E	**0**		E	**0**
Coordination/Layout	1		E	**0**	8	E	**8**
RedLines	1		E	**0**	4	E	**4**
		Total this Page		**$ 3,838.06**			**120**
		Tax		**1.0838**	**Labor $**		**$ 148.84**
		Total with Tax		**$ 4,159.69**			**$ 17,860.80**
		Markup		**1.15**	**Markup**		**1.15**
		Total with Markup		**$ 4,783.64**			**$ 20,539.92**
		Total Job		**$**			**25,323.56**

Quality Cutting & Coring
1471 91st Avenue NE
Blaine, MN 55449
763-785-9605

Estimate

Date	Estimate #
2/16/2026	203432Q

Bill To Address
Rice Lake Construction Group 22360 County Road 12 P.O. Box 517 Deerwood, MN 56444

Job Site
Cottage Grove, MN

Contact:	Sean	Phone:	218-866-9867
Email:	Sean_Clement@RiceLake.org		

P.O. No.	Cottage Grove
Estimator	RJS

Description	Total
Core drill as laid out by GC, remove and haul debris off site for 2 - 10” diameter x up to 20” thick concrete floor holes located at ground level. QCC to provide labor to drill and rice lake to provide labor to catch cores below. Core drill as laid out by GC, for 1 - 10" diameter x up to 20" thick concrete wall hole. Lift to be provided by GC. Poly to protect work area prior to drilling. Vacuum to contain and dispose of slurry. All work complete during one mobilization on regular hours.	1,730.00

• Bid valid for 90 days. • Unless stated, work to be performed on regular hour pricing, no shoring/lintels/covers incl, no removal of concrete/debris/slurry incl, no bond pricing incl. • Any variations on dimensions will alter bid pricing. • Patching will be hand trowel, power trowel is add’l cost. • Hrly rate starts when employees leave the shop, until they return to the shop. • GC is responsible for layout, lane closures, structural issues, access to work area, mobilization, minimizing downtime and space to run slab saw (3ft from cut line). • QCC is not responsible for jobsite incidentals, cutting lines/grade beams/etc in or below concrete/asphalt, i.e. power, phone, electrical, fuel, conduit, hydraulic, etc and will not be held liable for repair. • Unless stated, GC is responsible for GPR and/or electromagnetic induction scan/locates. • Road cutting estimates based on a minimum of 100 linear ft. • Agreement to pricing constitutes agreement of these conditions.

Signature:

Total **$1,730.00**

FIELD ORDER NO.: 29

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
02/10/2026	02/10/2026		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s):

Drawing(s) / Details (s):

Description:

a dedicated filter to waste drain line shall be added for the Lamella plate settler system. Attached are the updated process, I&C, and electrical sheets.

Process Update:

1. 6" DIP line from the lamella effluent pipe to the filter #6 gullet overflow and the sludge tank overflow.

I&C Update:

Add the following components, control descriptions, and IOs to the plans and specifications.

1. Control Valves added: 2-MOV-2030 & 2-MOV-2040

2. Manual Valves added: 2-VF-2001 & 2-VF-2006

3. Control Description Update: In the event that there is no flow to the detention tank, control valve 2-MOV-2040 will be called to close and control valve 2-MOV-2030 will be called to open. Valve 2-MOV-2030, shall begin opening simultaneously when valve 2-MOV-2040 is called to close. As valve 2-MOV-2030 opens, the Lamella overflow is redirected to the Gravity Filter No. 6 overflow. Under normal operation, manual valve 2-VF-2001 will be in the normally open position and manual valve 2-VF-2006 will be normally closed. If it becomes necessary to divert the lamella overflow to the sludge tank overflow, manual valve 2-VF-2001 will be closed and manual valve 2-VF-2006 will be opened.

4. Additional IOs -

IO Tag	IO Description	P&ID
2-HS-2030A	Lamella Overflow to Detention Tank Valve Open Cmd	I2620
2-HS-2030B	Lamella Overflow to Detention Tank Valve Closed Cmd	I2620
2-ZIO-2030	Lamella Overflow to Detention Tank Valve Open Status	I2620
2-ZIC-2030	Lamella Overflow to Detention Tank Valve Closed Status	I2620
2-YL-2030	Lamella Overflow to Detention Tank Valve In Remote	I2620
2-YA-2030	Lamella Overflow to Detention Tank Valve Fault	I2620
2-HS-2040A	Lamella Overflow to GF 6 Overflow Valve Open Cmd	I2620
2-HS-2040B	Lamella Overflow to GF 6 Overflow Valve Closed Cmd	I2620
2-ZIO-2040	Lamella Overflow to GF 6 Overflow Valve Open Status	I2620
2-ZIO-2040	Lamella Overflow to GF 6 Overflow Valve Closed Status	I2620
2-YL-2040	Lamella Overflow to GF 6 Overflow Valve In Remote	I2620
2-YA-2040	Lamella Overflow to GF 6 Overflow Valve Fault	I2620

Electrical update:

1. Provide necessary electrical components as shown in the attached sheets for the two new electric valves and associated controls.

Attachments:

I&C Drawings: I2603, I2610, I2620, I2622, I2623

Process Drawings: D110, D112, D113, D120, D301-D303, D305, D306, D308, D313, D321

Electrical Drawings: E321, E804, E918

Issued by Engineer

By: Brian Lintgen

Title: Project Engineer

Date: 02/10/26

RICE LAKE
A WRG COMPANY

3.05

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 020

May 28, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
COP 20 – FO 37 Double Tee Pipe Conflict

Brian:

We propose to furnish labor, material, and equipment to complete FO 37 Double Tee Pipe Conflict.

All for the sum of: $52,547.00

Clarifications: Infill switched from FRP to Aluminum Plate per Metro Quote.

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

RICE LAKE
A WEG COMPANY
22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 25-24
PROJECT NAME: Cottage Grove Intermediate Zone Water Treatment Plant
DATE: 5/28/2026
COP: COP 20

FO 37 Double Tee Piping Conflict

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE TOTAL
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
RLCG				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Supervision	1.00	HR	8.00	$ 110.00	$880.00	$ -	$0.00	$ -	$ -	$ 880.00
- Equipment w/Operator	1.00	HR	8.00	$ 110.00	$880.00	$ -	$0.00	$ -	$ 3,700.00	$ 4,580.00
- Concrete Labor	1.00	HR	92.00	$ 110.00	$10,120.00	$ 720.00	$720.00	$ -	$ -	$ 10,840.00
- Pump Truck	1.00	LS		$ -	$0.00	$ -	$0.00	$ -	$ 2,435.00	$ 2,435.00
- Concrete	1.00	LS		$ -	$0.00	$ 2,048.00	$2,048.00	$ -	$ -	$ 2,048.00
- Material	1.00	LS		$ -	$0.00	$ 1,500.00	$1,500.00	$ -	$ -	$ 1,500.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Subcontractor				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
WELLS				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- FO 37	1.00	LS		$ -	$0.00	$ -	$0.00	$ 14,608.00	$ -	$ 14,608.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Fresh Blast				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Painting	1.00	LS		$ -	$0.00	$ -	$0.00	$ 3,527.00	$ -	$ 3,527.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
NUCOR				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Rebar	1.00	TON		$ -	$0.00	$ 1,409.00	$1,409.00	$ -	$ -	$ 1,409.00
- Freight	1.00	LS		$ -	$0.00	$ 500.00	$500.00	$ -	$ -	$ 500.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Woody's				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Rebar Install	1.00	TON		$ -	$0.00	$ -	$0.00	$ 715.00	$ -	$ 715.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Metro Mfg.				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Opening (FRP)	1.00	LS		$ -	$0.00	$ -	$0.00	$ 2,400.00	$ -	$ 2,400.00
- Aluminum option available if requested				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Caulkuing	1.00	LZ		$ -	$0.00	$ -	$0.00	$ 500.00	$ -	$ 500.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ 594.00
Sales Tax	1.00	ea	8.375%							$ 517.32
		Totals		$ 108.00	$ 11,880.00		$ 6,177.00	$ 21,750.00	$ 6,135.00	$ 47,053.32
									Rice Lake Mark-up on Subs (5%)	$ 1,087.50
									Rice Lake Mark-up on Labor, Material, and Equipment (15%)	$ 3,628.80
									Bond and Insurance Cost (1.5%)	$ 776.54
									Total Change Order Proposal Request	$ 52,547.00

Days Requested [xx]

METRO MANUFACTURING INC.

& METRO ERECTORS INC. (WBE)

465 Kenny Road
Saint Paul, MN 55130
PH: 651-776-5455
Fax: 651-776-2095

#2148

Change Order Proposal

From:	Gary Dewing	**Date:**	5/12/2026
Project:	**Intermediate Zone WTP Improvements**	**Erection:**	Erection **IS** included in base bid
Location:	Cottage Grove, MN	**To:**	-
Inclusions:	See Below		

055000 - Metal Fabrications

Field Order #37, dated 2/20/2026
Infill for 4'-1" x 5'-2" opening approx.

Option (reinforced Alum Checkered Plate) **$2,400**
Material: $1,800
Install: $600

Option (FRP) **$4,026**
Material: $3,426
Install: $600

Exclusions:

Base Bid: **See Above**
(tax included)

Best Regards,
Gary Dewing

CHANGE ORDER REQUEST

NO. 001

DATE: 03/17/2026

JOB NAME: 9243 - Cottage Grove Intermediate Zone WTP
COMPANY: Rice Lake Construction Group
CONTACT: Chad Napstad
PHONE: (218) 546-5519
FAX:
MOBILE: (218) 485-1529
EMAIL ADDRESS: chad_napstad@ricelake.org

DISTRIBUTION LIST:

Company	Contact	Title	Email	Phone

The following item(s) are changes or corrections to the contract for the above listed project:

Reason:
In reference to CGIZ 9243 | Drafting will need to redesign Dwg's and modify calculations to accommodate for structural changes.

Costs

Description	Cost
Sub-Total:	$ 0.00
Sales Tax:	$ 0.00
Change Order REQUEST Total:	$ 14,608.00

DATE OF ACCEPTANCE:

Edward Peterson
Wells - Albany, MN

COMPANY NAME:
Rice Lake Construction Group

SIGNATURE:

Officer or Authorized Agent

210 Inspiration Lane
P.O. Box 656
Albany, MN 56307
Phone: 320-845-2229 - **Fax:** 320-845-2239

Fresh Blast Inc.
11160 Hudson Blvd N, Ste 355
Lake Elmo, MN 55042

Office: 651-447-2218

Date: 2/17/2026

We are pleased to submit a proposal for the following project:

Cottage Grove MN Intermediate Zone WTP

For the following sections:

09 96 00 – FO 37

Our Proposal is for:
Three thousand, five hundred twenty-seven dollars. ***$3,527.00***

Plans dated: 3/28/25
Addenda: #1-#5

Unit Prices: None
Allowances: None
Alternates: None

OUR BASE BID INCLUDES:

1. Prep and painting of new wall per specification.
2. Prevailing wages at the time of bid submittal.
3. Labor, Materials, Equipment, Sales Tax, & Travel/Mobilization.

OUR BASE BID DOES NOT INCLUDE:

1. Any bonds required by Owner or GC.
2. Pipe labeling as described in 22 05 00 and 40 05 02. Pipe stencils/stickers/straps, if any, to be provided by others.
3. Temp heat—indirect, externally-vented temp heat to be provided by GC or Owner if needed.

OTHER BID NOTES:

1. All paint systems included in this bid will be Sherwin-Williams products. Where factory/shop priming is required by spec, please ensure manufacturers are using the appropriately compatible Sherwin-Williams primer.

FIELD ORDER NO.: 37

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:		Effective Date of Field Order:	
2/11/2026		2/11/2026	

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s): 03 20 00 – Concrete Reinforcement, 03 30 00 – Cast In Place Concrete, 03 45 00 – 003 Precast Concrete

Drawing(s) / Details (s): S111, S121, S201, and S309

Description:

Field Order #37 includes the following items:

1) 30" RW (DI) vertical riser pipe and 90deg. elbow in the Filter Observation Platform area was shown to be in conflict with the double tee roof system.
2) As shown in the attached revised sheets, Engineer is providing a solution to this conflict by boxing out the area where the 30" pipe is too close to the bottom of the precast concrete double tee flange. The box-out will re-direct the load previously carried by the double tee segment and direct it to a new 16" thick wide wing wall for support. This new wing wall is shown on S111 and S121.
3) The new 4' – 6" wide structural roofing double tee blockout plank member is shown on S201 and S309.

Attachments:

- RFI #014R response (dated 2/10/26)
- Original RFI #014 response (dated 7/24/25) with marked up D301 from Rice Lake.
- Revised Drawings S111, S121, S201, and S309

Issued by Engineer

By: Brian Lintgen

Title: Project Manager

Date: 2/11/2026

3.06

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 024

May 22nd, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
COP 24 – FO 36 Hatches and Ladders

Brian:

We propose to furnish labor, material, and equipment to complete FO 36 Hatches and Ladders.

All for the deduct of: $(6,372.00)

Clarifications:

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

RICE LAKE
A WBD COMPANY
22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 25-24
PROJECT NAME: Cottage Grove Intermediate Zone Water Treatment Plant
DATE: 5/22/2026
COP: **FO 36**

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	TOTAL
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Rice Lake				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Supervision	1.00	HR	4.00	$ 110.00	$440.00	$ -	$0.00	$ -	$ -	$ 440.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Subcontractor				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Metro Mfg.				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Add Ladders	1.00	LS		$ -	$0.00	$ -	$0.00	$ 8,219.00	$ -	$ 8,219.00
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
APR Roofing				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Deduct Roof Hatches	1.00	LS		$ -	$0.00	$ -	$0.00	$ (14,700.00)	$ -	$ (14,700.00)
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							$ 22.00
Sales Tax	1.00	ea	8.375%							$ -
		Totals	$ 4.00		$ 440.00		$ -	$ (6,481.00)	$ -	$ (6,019.00)

Rice Lake Mark-up on Subs (5%)	$ (324.05)
Rice Lake Mark-up on Labor, Material, and Equipment (15%)	$ 66.00
Bond and Insurance Cost (1.5%)	$ (94.16)
Total Change Order Proposal Request	$ (6,372.00)

Days Requested [xx]

Cottage Grove, IZWTF, Roofing

Date	Description	Add/ Deduct	Amount	Total
3/30/2026	Field Order #36- deduct hatches	-	$14,700.00	

METRO MANUFACTURING INC.

& METRO ERECTORS INC. (WBE)

465 Kenny Road
Saint Paul, MN 55130
PH: 651-776-5455
Fax: 651-776-2095

#2148

Change Order Proposal

From:	Gary Dewing	**Date:**	3/23/2026
Project:	**Intermediate Zone WTP Improvements**	**Erection:**	Erection **IS** included in base bid
Location:	Cottage Grove, MN	**To:**	-
Inclusions:	See Below		

055000 - Metal Fabrications

Field Order #31a, dated 3/13/2026

No change to contract price or schedule

Field Order #36, dated 3/13/2026

S113	OMIT Vertical Ladder, approx. 14' tall - Room 112	-$3,750
S201	ADD Crossover Ladder per 9/S508	$6,813
2/S122	OMIT Vertical Ladder, approx. 12' tall, Room 205	-$3,380
S201	ADD Crossover Ladder per 10/S508	$5,673
	OMIT Vertical Ladder, approx. 12' tall, Room 301	-$3,380
S201	ADD Crossover Ladder per 11/S508	$6,243
	Net ADD:	**$8,219**

Field Order #41, dated 3/6/2026

No change to contract price or schedule

Exclusions:

Base Bid: **See Above** (tax included)

Best Regards,
Gary Dewing

FIELD ORDER NO.: 36

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
3/13/2026	3/13/2026		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s): Metal Fabrications (05 50 00)

Drawing(s) / Details (s): Structural (S) Sheets, Architectural (A) Sheets

Description:

Remove the roof access hatches and roof penetrations from the project (Detention Access – room 301, Dehumidification – room 205, and Blower Room – room 112). Remove associated interior access ladders and associated safety equipment.

Add exterior roof ladders at the locations shown on the plans. Ladder construction is detailed on the Structural (S) Sheets. Add additional walkway pads on the roof as shown on the Architectural (A) Sheets.

Provide associated cost changes for Engineer to review.

Attachments:

Sheets: S113, S122, S201, S508, A130

Issued by Engineer

By: Brian Lintgen

Title: Project Manager

Date: 3/13/2026

RICE LAKE
A WRG COMPANY

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

3.07

Change Order Proposal #: 022R1

May 19th, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
COP 22R1 – FO 40 Fence Revisions

Brian:

We propose to furnish the following credits for FO 40 Fence Height Reduction.

- Fence Revision per FO 40
  - Total Credit -$23.40 / Per Foot
    - Reference Attached Century Fence Proposal

-$420.00/Gate: Reference attached Century Fence Proposal

- Voluntary Deduct per Century Fence Proposal
  - Total Credit -$29.66 / per Foot

Clarifications: Century Fence proposal included for reference

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

Change Order Quote

Century Fence Company
14839 Lake Dr NE
Forest Lake, MN 55025

Quote To:
Jack Boelter
RICE LAKE CONSTRUCTION GROUP
PO BOX 517
Deerwood, MN 56444

Project Location:
Rice Lake Construction-Intermediate Zone WTP-Cottage Grove, MN
8645 80th Street S
Rice Lake Construction-Intermediate Zone WTP-Cottage Grove, MN
Cottage Grove, MN 55016

Quote #: 29800
PCO #: 1
Quote Date: 03/06/2026
Replace 8' with finials with 6' without finials

Description

REPLACE ORNAMENTAL FENCE, GATES AND VERTICAL PIVOT GATES PER PLANS AND SPECIFICATIONS (8' TALL WITH FINIALS) WITH 6' TALL FENCE WITHOUT FINIALS:

TOTAL DEDUCT FOR ABOVE: (-$39,450) (1650' @ - $23.40 per foot for fence, 2 Gates @ - $420ea)

VOLUNTARY ALTERNATE POTENTIAL DEDUCT TO REPLACE FOOTINGS FOR ORNAMENTAL FENCE PER DETAIL A ON L503 (18" X 60" WITH POLY WRAPPED SONOTUBE AND REBAR CAGES) WITH INDUSTRY STANDARD 12" X 60" WITHOUT SONOTUBE OR REBAR, TOP OF FOOTING TO BE LEFT BELOW MAINTENANCE STRIP:

TOTAL DEDUCT FOR VOLUNTARY ALTERNATE DEDUCT: (-$48,939) (1650' @ - $29.66 per foot) This Price Includes Footings per Details in Bid Documents at Gate Locations and Footings as Described Above at All Other Locations.

Quote Valid For 15 days

Buyer's Signature: _____ **Date:** _____ **Submitted by:** Jason Larson

Change Acceptance: This quote when accepted in writing by purchaser and by Century Fence Company includes the terms and conditions set forth on www.centuryfence.com which are incorporated by reference and becomes a contract between two parties. If the project is cancelled upon agreement and special materials were purchased, the customer agrees to pay 100% of the material cost

Jason Larson
Office: 651-464-7373
Cell:612-666-1680
Email:JLarson@centuryfence.com

Terms of Payment: Net Cash upon receipt of invoice.

FIELD ORDER NO.: 40

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
03/05/2026	03/05/2026		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s): 32 31 19

Drawing(s) / Details (s):

Description:

The original contract bid price for the Intermediate Zone WTP perimeter fencing was for an 8' tall fence with finials. The City has decided they would prefer a 6' tall fence with **NO** finials. This should result in a credit for the pricing of this reduced fencing. Please provide a credit for this revision. The fence submittal review incorporating these changes will be sent through in a separate document.

Attachments:

N/A

Issued by Engineer

By: Brian Lintgen

Title: Project Engineer

Date: 03/05/26

RICE LAKE
A WRG COMPANY

3.08

22360 County Road 12
PO Box 517
Deerwood, MN 56444
218-546-5519
ricelake.org

DEERWOOD | MONTICELLO

Change Order Proposal #: 026

May 22nd, 2026

Brian Lintgen, PE
Stantec
3717 23rd Street South
St. Cloud, MN 56301-5094

Re: Cottage Grove Intermediate Zone Water Treatment Plant
Stantec Project: 193805302
COP 26 – FO 46 Carpet Replacement

Brian:

We propose to furnish labor, material, and equipment to complete FO 46 Carpet Replacement.

All for the sum of: $2,508.00

Clarifications:

An itemized proposal has been included for your reference.

Sincerely,
RICE LAKE CONSTRUCTION GROUP

Chad Napstad
Project Manager
Enc
Cc: File
Jack Boelter

RICE LAKE
A WSB COMPANY
22360 County Road 12, PO Box 517
Deerwood, MN 56444

CHANGE ORDER PROPOSAL

RLCG PROJECT #: 25-24
PROJECT NAME: Cottage Grove Intermediate Zone Water Treatment Plant
DATE: 5/22/2026
COP: **FO 46**

DESCRIPTION	QTY	UNIT	LABOR			MATERIAL		SUBCONTRACTOR	EQUIPMENT	LINE
			HOURS	$ RATE	TOTAL	RATE	TOTAL	TOTAL	TOTAL	TOTAL
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
RLCG				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- Supervision	1.00	HR	4.00	$ 110.00	$440.00	$ -	$0.00	$ -	$ -	**$ 440.00**
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Subcontractor				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Rickway				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
- FO 46	1.00	LS		$ -	$0.00	$ -	$0.00	$ 1,850.00	$ -	**$ 1,850.00**
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
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				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
				$ -	$0.00	$ -	$0.00	$ -	$ -	$ -
Misc. Small Tools and Mat'l 5% of Labor	1.00	ea	5.00%							**$ 22.00**
Sales Tax	1.00	ea	8.375%							$ -
		Totals	$ 4.00		$ 440.00		$ -	$ 1,850.00	$ -	**$ 2,312.00**
									Rice Lake Mark-up on Subs (5%)	**$ 92.50**
									Rice Lake Mark-up on Labor, Material, and Equipment (15%)	**$ 66.00**
									Bond and Insurance Cost (1.5%)	**$ 37.06**
									Total Change Order Proposal Request	**$ 2,508.00**

Days Requested [xx]

FIELD ORDER NO.: 46

Owner:	City of Cottage Grove, Minnesota	Owner's Project No.:	
Engineer:	Stantec Consulting Services, Inc.	Engineer's Project No.:	193805302
Contractor:	Rice Lake Construction Group	Contractor's Project No.:	25-24
Project:	Intermediate Zone Water Treatment Plant		
Contract Name:			
Date Issued:	Effective Date of Field Order:		
04/13/2026	04/13/2026		

Contractor is hereby directed to promptly perform the Work described in this Field Order, issued in accordance with Paragraph 11.04 of the General Conditions, for minor changes in the Work without changes in Contract Price or Contract Times. If Contractor considers that a change in Contract Price or Contract Times is required, submit a Change Proposal before proceeding with this Work.

Reference:

Specification Section(s):

Drawing(s) / Details (s): A402

Description:

The City has requested that the carpet in room 212 (control room) be switched to the resilient tile flooring. Color to be the same as selected for the other half of this room (lab).

Attachments: N/A

Issued by Engineer

By: Brian Lintgen

Title: Project Engineer

Date: 4/13/26

City Council Action Request

7.P.

Meeting Date	8/5/2026
Department	Engineering
Agenda Category	Action Item
Title	80th Street & East Point Douglas Road Rehabilitation Project - Change Order #2
Staff Recommendation	Approve Change Order #2, increasing the contract amount by $29,575.12 for the 80th Street, East Point Douglas Road and TH 61/80th Street Interchange Rehabilitation Project, and authorize the City Engineer to sign the Change Order.
Budget Implication	MnDOT $5,665.78 — County $116.47 — City $23,792.87

Attachments

1.	01 - Change Order 2 Memo
2.	02 - 180-102-020 Change Order No. 2 - Park signed

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Paul Sponholz, PE, City Engineer

Date: July 29, 2026

Re: 80th Street, East Point Douglas Road and TH 61/80th Street Interchange Rehabilitation Project – Change Order 2

Background

The 80th Street, East Point Douglas Road, and TH 61/80th Street Interchange Rehabilitation project is currently under construction after the City Council approved awarding the project on April 1. The project includes work for the Minnesota Department of Transportation (MnDOT) to rebuild the ramps for the TH 61/80th Street Interchange.

Discussion

As work has progressed, several issues have risen requiring additional work by the contractor or contract changes. This change order provides compensation for the additional work as well as adjustments to the contract requirements. Following is a brief summary of the issues included in this change order, with additional details in the attached Change Order:

- Payment for grounding clamps required for the signal pole foundations at Highway 61 and 80th Street
- Payment for additional traffic control devices to delineate a left turn lane during Stage 1 at 80th Street and Hardwood Avenue
- Payment for additional business access wayfinding signage installed at various locations surrounding the project
- Payment for plan revisions at the tee-intersection of E Pt Douglas Rd and E Pt Douglas Rd for removal of the free right turn lane and accommodation for a future pedestrian crossing to be constructed in a future project.
- Payment for permanent headers at the concrete ramp intersections with 80th Street
- Payment for applying a bituminous tack coat to the stabilized base prior to paving to ensure pavement bonding
- Adjustment to the completion date for the traffic signal system at 80th Street and Hyde Avenue and lighting systems due to material procurement timelines
- Adjustment to the substantial completion date and incentive amounts for early completion of the project

The total change order cost for the additional work is $29,575.12. MnDOT, Washington County, and the City are participants in the project and have cost share agreements to maintain and pay for these costs. The following is a breakdown of the change order costs by participant:

- MnDOT $5,665.78
- County $116.47
- City $23,792.87

The awarded contract amount for the project was $13,125,468.18. Previous change orders adjusted the contract amount to $13,175,731.13. This change order revises the contract to $13,205,306.25.

Recommendation

Approve Change Order #2, increasing the contract amount by $29,575.12 for the 80th Street, East Point Douglas Road and TH 61/80th Street Interchange Rehabilitation Project, and authorize the City Engineer to sign the Change Order.

SP/SAP(s)	SP 8205-159, SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015	MN Project No.:	CDS-NHPP 0061(355)	Change Order No.	2

Project Location	TH61 / 80th Street Rehabilitation, Cottage Grove, Minnesota		
Local Agency	City of Cottage Grove	Local Project No.	131481
Contractor	Park Construction Company	Contract No.	N/A
Address/City/State/Zip	1481 81st Avenue NE, Minneapolis, MN 55432		
Total Change Order Amount $	29,575.12		

Issue #1: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. Signal Systems A & B require 21 clamps to connect the ground rods to the rebar cage. The only product available on MnDOT's Approved Products List (APL) at the time of bidding has a 32-week lead time. After bidding, an additional product was added to the APL and is readily available. The available product is more expensive than the as-bid product. In order to maintain the project schedule, the contractor is requesting to furnish and install the available product and compensation for the documented difference in cost ($543.55).

Resolution:

1. The Agency will approve the use of the Burndy/Hubbell ground clamps.
2. The Contractor will furnish and install the approved ground clamps per the specifications.

Issue #2: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. Following implementation of Stage 1 traffic control, additional traffic control was determined to be required to better delineate the left turn lane on 80th Street at Hardwood Avenue. This change order accounts for the revised quantities and additional costs ($1,650.59).

Resolution:

1. The Agency will approve of the use of additional traffic control devices.
2. The Contractor will place and maintain the additional traffic control devices in accordance with the plans and specifications.

Issue #3: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The city requested additional signage be added to the project for additional wayfinding to the area businesses. This change order accounts for the revised quantities and additional costs ($5,895.68).

Resolution:

1. The Agency will provide the revised plans showing the additional / revised work.
2. The Contractor will furnish and install the additional signage in accordance with the business access sign plan and the project specifications.

Issue #4: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The plans at the tee-intersection at the south end of E Pt Douglas Rd have been revised to remove the existing free right turn lane and create a standard right turn lane. This revision will help facilitate future pedestrian

SP/SAP(s)	SP 8205-159, SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015	MN Project No.:	CDS-NHPP 0061(355)	Change Order No.	2

crossings at this intersection and has negligible effect on the intersection operations. This change order accounts for the revised quantities and additional costs ($11,051.30).

Resolution:

1. The Agency will provide the revised plans showing the additional / revised work.
2. The Contractor will construct the additional work in accordance with the revised plans and the specifications.

Issue #5: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The plans were revised to include a permanent header at the concrete ramp (ramp F & H) interface with 80th Street and deletion of drilling and grouting dowel bars in this location. This change order accounts for the revised quantities and additional costs ($5,394).

Resolution:

1. The Agency will provide the revised plans showing the additional / revised work
2. The Contractor will construct the additional work in accordance with the revised plans and the specifications.

Issue #6: The Engineer has determined the Contract needs to be revised in accordance with specification 1402.5 - Extra Work. The contractor was directed to apply a bituminous tack coat to the stabilized base prior to paving. This helps ensure the pavement bonds to the stabilized base, reducing the risk of slippage, delamination, and premature pavement failure. This change order accounts for the revised quantities and additional costs ($5,040).

Resolution:

1. The Contractor will construct the tack coat in accordance with the revised plans and the specifications.

Issue #7: The Engineer has determined the Contract needs to be revised in accordance with specification - Other, see below. Adjustments to the completion dates have been established due to availability and procurement of traffic signal materials for both temporary and permanent systems. In addition, revisions to the proposed incentive amounts for early completion have been revised. The contract will be revised as follows:

Division S Special Provisions

Delete Paragraph S-38.1.I in its entirety and replace with the following:

I. The Contractor must complete all Work required to have traffic and pedestrians on the planned permanent configuration, including all sanitary sewer, water main, storm sewer, paving, concrete, signing, pavement markings, plantings, and seeding on 80th Street between and including the intersections with Hinton Avenue and Ideal Avenue, with the exception of concrete median curb, median restoration, median plantings, median signage, final striping, and final lift wear course paving between Hinton Avenue and 80th Street station 115+50 westbound/115+00 eastbound, under this Contract on or before August 28th, 2026.

SP/SAP(s)	SP 8205-159, SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015	MN Project No.:	CDS-NHPP 0061(355)	Change Order No.	2

1) Signal System E and Lighting Systems between Hinton Avenue and Ideal Avenue shall be ready for turn on / commissioning within 3 weeks of all required components for those systems being delivered to the site.

Delete Paragraph S-38.1.J in its entirety and replace with the following:

J. The Contractor must complete all Work required under the Contract, except Plant Establishment Work, on or before November 20th, 2026.

Delete Paragraph S-38.1.L in its entirety and replace with the following:

L. In the event all Work is complete to have traffic and pedestrians on the planned permanent configuration within the project including final wear course paving, final signing, and final striping, in advance of the specified timeframe in S-38.1.J, payment otherwise due in the Contract will be adjusted with an Incentive payment of $5,000 for each Calendar Day that the Work is completed prior to the specified completion date. The total Incentive amount shall not exceed $115,000. Payment of the Incentive will be made on the first progress estimate processed after the Completion of Work has concluded.

Entitlement: Payment for all this work will be at: Negotiated Unit Prices as shown in this change order.

The Contract time will be modified as follows: See **Issue #7**.

Estimate Of Cost: *(Include any increases or decreases in contract items, any negotiated or force account items.)*

**Group/ funding Category	Item No.	Description	Unit	Unit Price $	+ or – Quantity	+ or – Amount $
3	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1.85	100	185.00
3	2104.503	REMOVE CURB AND GUTTER	LF	5.60	125	700.00
3	2104.504	REMOVE CONCRETE MEDIAN	SY	14.60	30	438.00
3	2104.504	REMOVE BITUMINOUS PAVEMENT	SY	9.30	130	1,209.00
3	2215.504	FULL DEPTH RECLAMATION	SY	2.70	70	189.00
3	2215.504	STABILIZED FULL DEPTH RECLAMATION	SY	3.70	-70	(259.00)
1	2301.602	DRILL AND GROUT DOWEL BAR (EPOXY COATED)	EA	22.70	-120	(2,724.00)
1	2301.603	PERMANENT HEADER	LF	66.00	123	8,118.00
2, 3	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	3.60	1400	5,040.00
3	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LF	66.00	30	1980.00
3	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	LF	70.00	-45	(3,150.00)
3	2503.503	33" RC PIPE SEWER DESIGN 3006 CLASS III	LF	133.00	3	399.00
3	2503.603	TELEVISE STORM SEWER	LF	4.50	-12	(54.00)
3	2506.502	CASTING ASSEMBLY	EA	1,280.00	2	2,560.00
3	2506.503	CONST DRAINAGE STRUCTURE DES SPEC 1	LF	509.00	3.6	1,832.40
3	2506.503	CONST DRAINAGE STRUCTURE DES SPEC 3	LF	613.00	3.2	1,961.60
3	2506.503	CONST DRAINAGE STRUCTURE DES SPEC 4	LF	776.00	-6.5	(5,044.00)
3	2506.503	CONST DRAINAGE STRUCTURE DES SPEC 6	LF	741.00	8.4	6,224.40
3	2531.503	CONCRETE CURB & GUTTER DES B618 (MOD)	LF	28.50	70	1,995.00

SP/SAP(s)	SP 8205-159, SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015	MN Project No.:	CDS-NHPP 0061(355)	Change Order No.	2

2	2563.601	TRAFFIC CONTROL	LS	1,650.59	1	1,650.59
3	2564.518	SIGN	SF	50.70	-13	(659.10)
3	2564.618	SIGN SPECIAL	SF	60.16	98	5,895.68
1, 4	2565.516	TRAFFIC CONTROL SIGNAL SYSTEM A	SYS	232.95	1	232.95
1, 2	2565.516	TRAFFIC CONTROL SIGNAL SYSTEM B	SYS	310.60	1	310.60
3	2582.503	24" SOLID LINE PAINT GROUND IN	LF	13.60	40	544.00
					Net Change this Change Order	29,575.12

***Group/funding category is required for federal aid projects**

Project Engineer: _____ Date: _____

Print Name: Paul Sponholoz Phone: 612-458-2848

Contractor: Chad Grady Date: 7/28/2026

Print Name: Chad Grady Phone: 651-303-5654

Other required signatures (MnDOT if work on Trunk Highway, other agency as needed).

Owner Signature: _____ Date: _____

Print Name: _____ Phone: _____

Title and Agency: _____

DSAE Portion: The State of Minnesota is ~~not~~ a participant in this contract. Signature by the District State Aid Engineer is for FUNDING PURPOSES ONLY and for compliance with State and Federal Aid Rules/Policy. Eligibility does not guarantee funds will be available.

This work is eligible for: ___ Federal Funding ___ State Aid Funding ___ Local Funds

District State Aid Engineer: _____ Date: _____

CHANGE ORDER NO. 2 FUNDING

ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	PARTICIPATING								NON-PARTICIPATING						TOTAL PROJECT QUANTITIES	TOTAL PROJECT CONSTRUCTION COST
				RAMPS		80TH STREET				EAST POINT DOUGLAS ROAD				S.A.P. 082-639-008		S.A.P. 180-020-015		100% STATE FUNDS	100% STATE FUNDS		
				S.P. 8205-159 (A)		S.P. 180-102-020 (B)				S.P. 180-112-014 (B)											
				QTY	COST	ROADWAY QTY	ROADWAY COST	STORM SEWER QTY	STORM SEWER COST	ROADWAY QTY	ROADWAY COST	STORM SEWER QTY	STORM SEWER COST	QTY	COST	QTY	COST	QTY	COST		
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	$ 1.85							100	$ 185.00									100	$ 185.00
2104.503	REMOVE CURB AND GUTTER	LIN FT	$ 5.60							125	$ 700.00									125	$ 700.00
2104.504	REMOVE CONCRETE MEDIAN	SQ YD	$ 14.60							30	$ 438.00									30	$ 438.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$ 9.30							130	$ 1,209.00									130	$ 1,209.00
2215.504	FULL DEPTH RECLAMATION	SQ YD	$ 2.70							70	$ 189.00									70	$ 189.00
2215.504	STABILIZED FULL DEPTH RECLAMATION	SQ YD	$ 3.70							-70	$ (259.00)									-70	$ (259.00)
2301.602	DRILL AND GROUT DOWEL BAR (EPOXY COATED)	EACH	$ 22.70	-120	$ (2,724.00)															-120	$ (2,724.00)
2301.603	PERMANENT HEADER	LIN FT	$ 66.00	123	$ 8,118.00															123	$ 8,118.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	$ 3.60			900	$ 3,240.00			500	$ 1,800.00									1400	$ 5,040.00
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	$ 66.00									30	$ 1,980.00							30	$ 1,980.00
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	$ 70.00									-45	$ (3,150.00)							-45	$ (3,150.00)
2503.503	33" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	$ 133.00									3	$ 399.00							3	$ 399.00
2503.603	TELEVISE STORM SEWER	LIN FT	$ 4.50									-12	$ (54.00)							-12	$ (54.00)
2506.502	CASTING ASSEMBLY	EACH	$ 1,280.00									2	$ 2,560.00							2	$ 2,560.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	LIN FT	$ 509.00									3.6	$ 1,832.40							3.6	$ 1,832.40
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3	LIN FT	$ 613.00									3.2	$ 1,961.60							3.2	$ 1,961.60
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 4	LIN FT	$ 776.00									-6.5	$ (5,044.00)							-6.5	$ (5,044.00)
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 6	LIN FT	$ 741.00									8.4	$ 6,224.40							8.4	$ 6,224.40
2531.503	CONCRETE CURB AND GUTTER DESIGN B618 (MOD)	LIN FT	$ 28.50							70	$ 1,995.00									70	$ 1,995.00
2563.601	TRAFFIC CONTROL	LUMP SUM	$ 1,650.59			1	$ 1,650.59													1	$ 1,650.59
2564.518	SIGN	SQ FT	$ 50.70							-13	$ (659.10)									-13	$ (659.10)
2564.618	SIGN SPECIAL	SQ FT	$ 60.16			98	$ 5,895.68													98	$ 5,895.68
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM A	SYSTEM	$ 232.95	0.5	$ 116.48									0.5	$ 116.47					1	$ 232.95
2565.516	TRAFFIC CONTROL SIGNAL SYSTEM B	SYSTEM	$ 310.60	0.5	$ 155.30	0.5	$ 155.30													1	$ 310.60
2582.503	24" SOLID LINE PAINT GROUND IN	LIN FT	$ 13.60							40	$ 544.00									40	$ 544.00
SUBTOTAL ROADWAY					**$ 5,665.78**		**$ 10,941.57**		**$ -**		**$ 6,141.90**		**$ 6,709.40**		**$ 116.47**		**$ -**		**$ -**		**$ 29,575.12**
				Group 1		**Group 2**				**Group 3**				**Group 4**		**Group 5**		**Group 6**			

(A) 80% FEDERAL NHPP FUNDS / 20% STATE FUNDS

(B) 80% FEDERAL CDS FUNDS / 20% CITY OF COTTAGE GROVE FUNDS (CAPPED), REMAINDER 100% CITY OF COTTAGE GROVE FUNDS

Issue #1

PARSONS ELECTRIC
AN ARCHKEY SOLUTIONS COMPANY

Project: TH 61 at 80th
Owner: City of Cottage Grove
General Contractor: Park Construction
Subcotractor: Archkey Parsons

Description of Extra Work: Specified ground clamp on APL has a 32 week lead time. A new more expensive ground clamp was added to the APL on 5/21/26. Please see below adder for in stock newly added ground clamp now on the APL.

LABOR

Employee Name	Hours	Base Rate	Total

Total:	$	-
62% of the actual taxable rate of wage:	$	-
Labor Total:	$	-

FRINGES

Employee Name	Hours	Rate	Total
			$ -
			$ -
			$ -
			$ -

Fringe Total:	$	-
Labor & Fringe Total:	$	-

MATERIAL

Description	Qty	Cost	Total
Burndy clamp (newly added to APL)	21	$ 1,388.52	$ 1,513.90
Tompson Lightning Protection	-21	$ (889.98)	$ (970.35)

Total (Includes Tax):	$	543.55
Markup (15%):		
Material Total:	$	543.55

SUBCONTRACTORS

Name of Company	Invoice Amount

Total:	$	-
Markup (5%):	$	-
Subcontractor Total:	$	-

EQUIPMENT

Description	Hours	Rate	Total

Total:	$	-
Equipment Total:	$	-

EXTRA WORK TOTALS

Labor:	$	-
Equipment:	$	-
Subcontractor:	$	-
Material:	$	543.55
Extra Work Grand Total:		**$543.55**

Michael Warner

From: Anderson, Mandy <Mandy.Anderson@archkey.com>
Sent: Friday, May 29, 2026 3:06 PM
To: Michael Warner; Jamie Helling
Cc: Chad Grady; Hoff, Jon
Subject: FW: TS Grounding for TH 61
Attachments: Extra Work - TH 61 at 80th - Ground Clamps - 5.29.2026.pdf

Categories: Filed by Newforma

*** WARNING: This email is from outside the company. Proceed with Caution***

Mike,

Please see below. The spec calls for the Thompson lightning ground clamp (only one on APL at bid time). It has a 32 week lead time.

Jon reached out to MNDOT (see below email) and let them know this and they said they will be adding the Burndy ground clamp, which is a stock item, to the APL (now it is on there – see below screenshot) but it is more expensive.

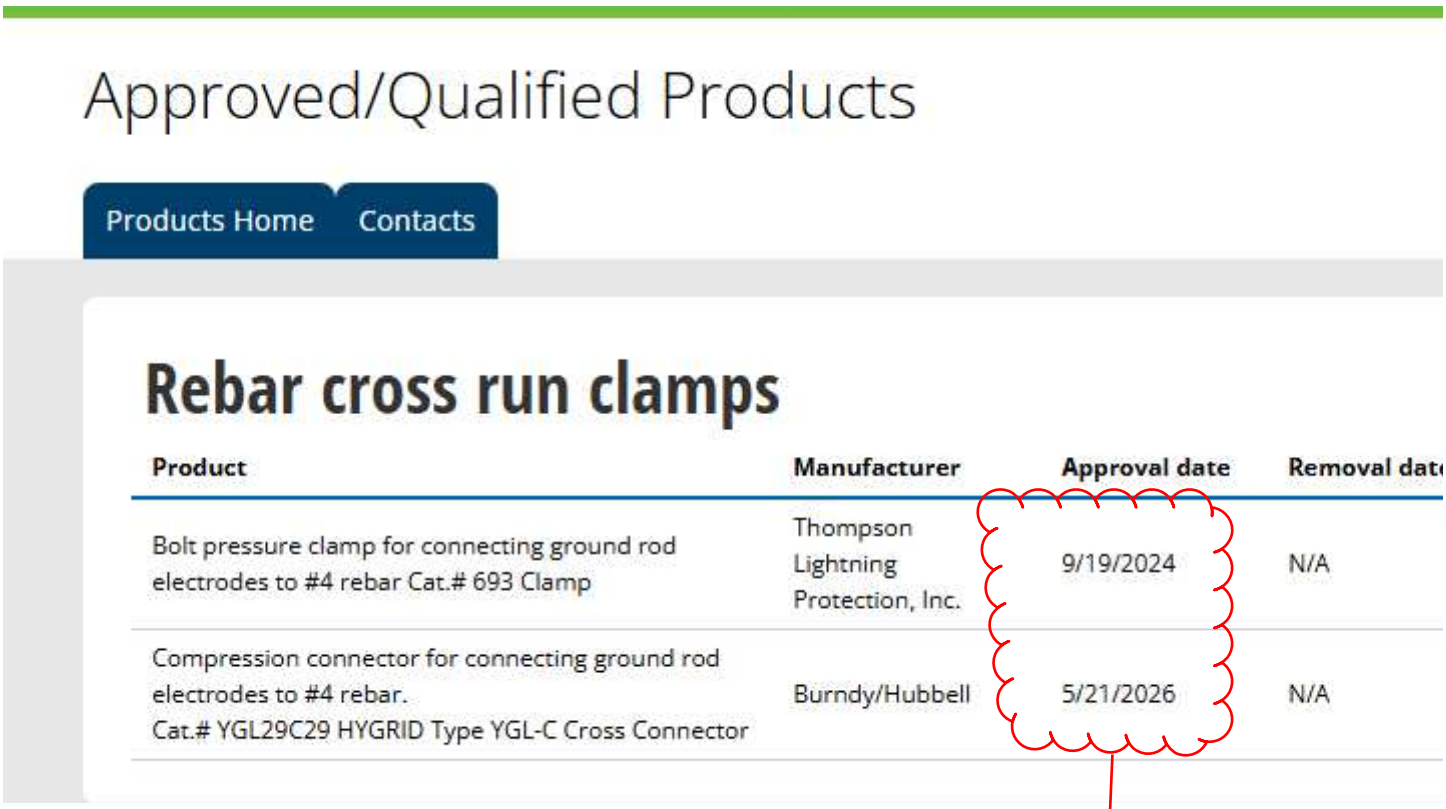
I'm submitting the MNDOT extra work form capturing the extra costs (I'm not worried about the 15% markup I just want to be made whole).

Can you please let me know if the owner approves this change?

Thanks,

Mandy Anderson | Senior Project Manager
m: 763-213-9435 | www.ArchKey.com

From: Hoff, Jon <Jon.Hoff@archkey.com>
Sent: Friday, May 29, 2026 1:10 PM
To: Anderson, Mandy <Mandy.Anderson@archkey.com>
Subject: RE: TS Grounding for TH 61



Approved/Qualified Products

Products Home | Contacts

Rebar cross run clamps

Product	Manufacturer	Approval date	Removal dat
Bolt pressure clamp for connecting ground rod electrodes to #4 rebar Cat.# 693 Clamp	Thompson Lightning Protection, Inc.	9/19/2024	N/A
Compression connector for connecting ground rod electrodes to #4 rebar. Cat.# YGL29C29 HYGRID Type YGL-C Cross Connector	Burndy/Hubbell	5/21/2026	N/A

Bid Date = 3/17/2026

Jon Hoff | Project Superintendent
m: 612-328-3652 | www.ArchKey.com

From: Hoff, Jon <Jon.Hoff@archkey.com>
Sent: Wednesday, May 27, 2026 2:25 PM
To: Anderson, Mandy <Mandy.Anderson@archkey.com>
Subject: TS Grounding for TH 61

Mandy here is the info.
We need 21 of the 693 clamp to connect the ground rod to the rebar cage for the TS foundations. The lead time for these clamps are 32 weeks at best.

Andrew,
I just got an email back from the vendor and the 693 clamp has a lead time of 32 weeks at the least. I am

Branch Young
Customer Service Representative
P:612-728-2603
graybar.com

THOMPSON LTG	693	693 CLAMP 29X-506 UP TO 3/4 ROD	$ 42.38

Here is the alternate clamp MNDOT has approved.

Jon,

We are going to post on the APL a Burndy compression cross connector **YGL29C29** for connecting the 5/8" groun

Alex Govrik
Electrical Systems Specialist
MnDOT Office of Traffic Engineering
612-523-9413

EA	**BURNDY LLC**	YGL29C29	2-250 TO 2-250 GROUND GRID	$ 66.12

693 clamp $42.38 * 21= $889.98
YGL29C29 connector $66.12 * 21= $1388.52
Delta=$498.54

Jon Hoff
Project Superintendent

ArchKey/Parsons Electric
Installation and Integrated Facility Services

Mobile: 612-328-3652
Email: Jon.Hoff@archkey.com
Office: Minneapolis, MN

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Issue #2

Safety Signs, LLC - Extra

TO:	
Name	Park Construction

FOR:	
Description	26303 TH 61 80th St Rehabilitation
Ordered By:	
Date	

Request Change Order #:	1

SUMMARY OF ADDITIONAL TRAFFIC CONTROL SERVICES : *Low Speed Lane Closure* - Pre Stage 2A

Does Not Include Prime Markup

# of Days	Quantity	Description	Rate	Total	Note
"INSERT INVOICE DATE"					
1	1.00	Mobilization	$ 500.00	$ 500.00	4/27/2026
17	25.00	Reflectorized Drum	$ 1.11	$ 471.75	4/27/26 - 5/13/26
17	15.00	Cones	$ 0.40	$ 102.00	4/27/26 - 5/13/26
17	7.00	Standard 48's w/ Supports	$ 3.04	$ 361.76	4/27/26 - 5/13/26
17	1.00	Type III Barricade	$ 3.36	$ 57.12	4/27/26 - 5/13/26
17	1.00	Lane Closed Plate (48x30)	$ 3.10	$ 52.70	4/27/26 - 5/13/26
17	1.00	Turn Lane (30x36) w/ Supports	$ 3.37	$ 57.21	4/27/26 - 5/13/26
			Total	$ 1,602.54	

Previously Billed:	$	-
Current Billing:	$	1,602.54
Grand Total	**$**	**1,602.54**

-102.00
=1,500.54 +
10% mark up
= $1,650.59

The cones were ordered by Jaun with Park Construction for miscellaneous use, the city is not paying for these.

Issue #3

Safety Signs, LLC - Extra

TO:	
Name	Park Construction

FOR:	
Description	26303 TH 61 80th St Rehabilitation
Ordered By:	Michael Warner
Date	7/17/2026

Request Change Order #:	2

SUMMARY OF ADDITIONAL TRAFFIC CONTROL SERVICES : *"80th Street Buisness Access Signage"*

# of Days	Quantity	Description	Rate	Total	Note
1	98.00	Business Access Signs	$ 49.59	$ 4,859.82	Business Access Signs with plates 7sf each
1	1.00	MOB	$ 500.00	$ 500.00	
			Total	$ 5,359.82	

+10% Prime markup = $5,895.80
$5,895.80 / 98 SF = $60.16 / SF
$60.16 / SF X 98 SF = $5,895.68

70th Street (County 22)

70th Street (County 22)

BUSINESS ACCESS

80TH ST

E PT DOUGLAS RD

BUSINESS ACCESS

80TH ST

E PT DOUGLAS RD

Hardwood

BUSINESS ACCESS

E PT DOUGLAS RD

80TH ST

BUSINESS ACCESS

HEMINGWAY AVE

HINTON AVE

BUSINESS ACCESS

HEMINGWAY AVE

HINTON AVE

BUSINESS ACCESS

E PT DOUGLAS RD

80TH ST

BUSINESS ACCESS

80TH ST

E PT DOUGLAS RD

BUSINESS ACCESS

E PT DOUGLAS RD

80TH ST

BUSINESS ACCESS

HEMINGWAY AVE

Highway 61

Hinton Avenue

80th Street

Jamaica Avenue

80th Street

80th Street

E Pt. Douglas Rd

BUSINESS ACCESS

80TH ST

E PT DOUGLAS RD

BUSINESS ACCESS

E Point Douglas Road

Highway 61

E PT DOUGLAS RD

80TH ST

BUSINESS ACCESS

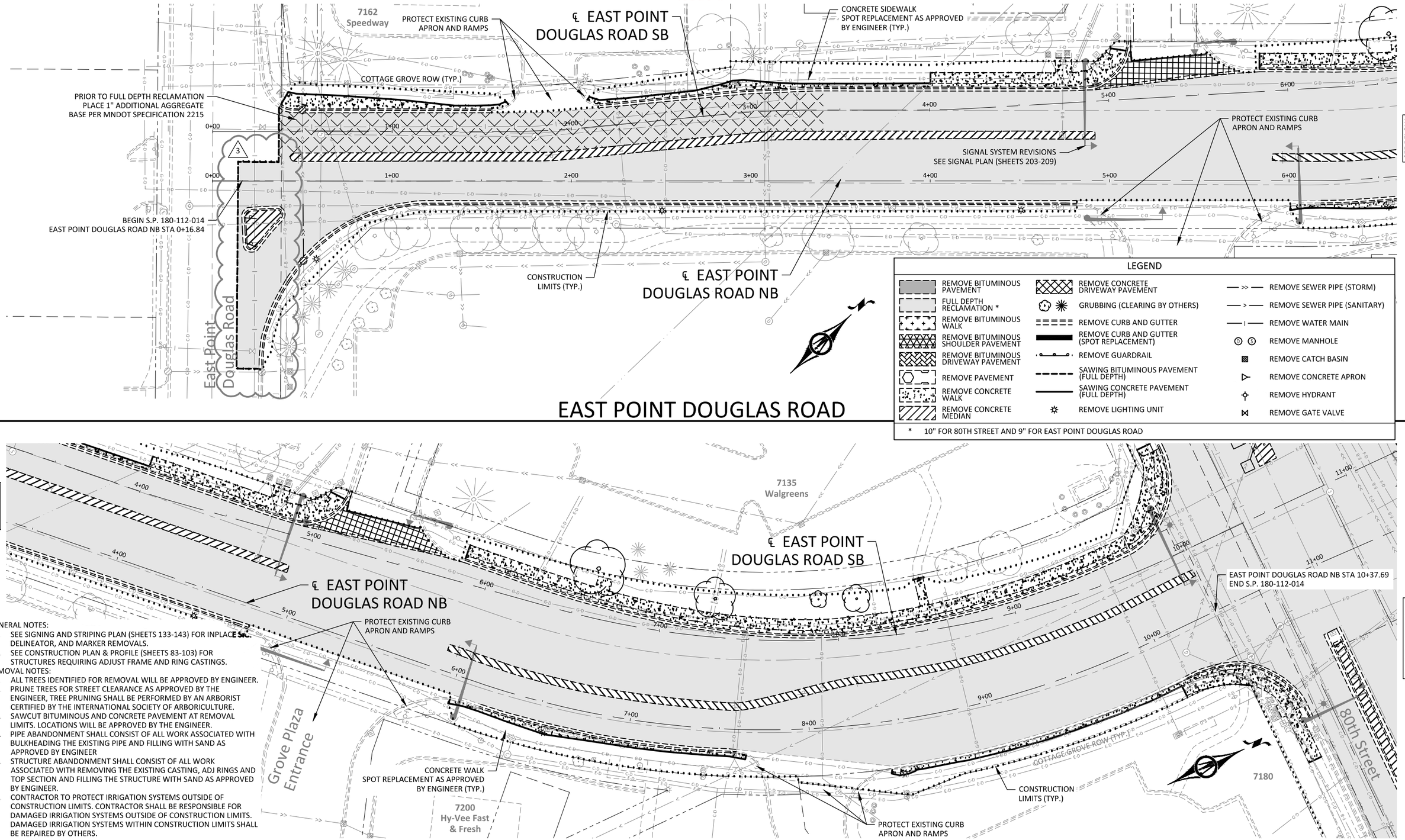
BUSINESS ACCESS

80TH ST

E PT DOUGLAS RD

Jamaica Avenue

Issue #4



EAST POINT DOUGLAS ROAD

LEGEND

REMOVE BITUMINOUS PAVEMENT	REMOVE CONCRETE DRIVEWAY PAVEMENT	REMOVE SEWER PIPE (STORM)
FULL DEPTH RECLAMATION *	GRUBBING (CLEARING BY OTHERS)	REMOVE SEWER PIPE (SANITARY)
REMOVE BITUMINOUS WALK	REMOVE CURB AND GUTTER	REMOVE WATER MAIN
REMOVE BITUMINOUS SHOULDER PAVEMENT	REMOVE CURB AND GUTTER (SPOT REPLACEMENT)	REMOVE MANHOLE
REMOVE BITUMINOUS DRIVEWAY PAVEMENT	REMOVE GUARDRAIL	REMOVE CATCH BASIN
REMOVE PAVEMENT	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	REMOVE CONCRETE APRON
REMOVE CONCRETE WALK	SAWING CONCRETE PAVEMENT (FULL DEPTH)	REMOVE HYDRANT
REMOVE CONCRETE MEDIAN	REMOVE LIGHTING UNIT	REMOVE GATE VALVE

* 10" FOR 80TH STREET AND 9" FOR EAST POINT DOUGLAS ROAD

GENERAL NOTES:

1. SEE SIGNING AND STRIPING PLAN (SHEETS 133-143) FOR INPLACE SIGN, DELINEATOR, AND MARKER REMOVALS.
2. SEE CONSTRUCTION PLAN & PROFILE (SHEETS 83-103) FOR STRUCTURES REQUIRING ADJUST FRAME AND RING CASTINGS.

REMOVAL NOTES:

1. ALL TREES IDENTIFIED FOR REMOVAL WILL BE APPROVED BY ENGINEER.
2. PRUNE TREES FOR STREET CLEARANCE AS APPROVED BY THE ENGINEER, TREE PRUNING SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
3. SAWCUT BITUMINOUS AND CONCRETE PAVEMENT AT REMOVAL LIMITS. LOCATIONS WILL BE APPROVED BY THE ENGINEER.
4. PIPE ABANDONMENT SHALL CONSIST OF ALL WORK ASSOCIATED WITH BULKHEADING THE EXISTING PIPE AND FILLING WITH SAND AS APPROVED BY ENGINEER
5. STRUCTURE ABANDONMENT SHALL CONSIST OF ALL WORK ASSOCIATED WITH REMOVING THE EXISTING CASTING, ADJ RINGS AND TOP SECTION AND FILLING THE STRUCTURE WITH SAND AS APPROVED BY ENGINEER.
6. CONTRACTOR TO PROTECT IRRIGATION SYSTEMS OUTSIDE OF CONSTRUCTION LIMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGED IRRIGATION SYSTEMS OUTSIDE OF CONSTRUCTION LIMITS. DAMAGED IRRIGATION SYSTEMS WITHIN CONSTRUCTION LIMITS SHALL BE REPAIRED BY OTHERS.

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HORZ. SCALE 0 25 50 FEET

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MICHAEL R. WARNER
LIC. NO. 44693 DATE 12/09/2025

BOLTON & MENK
3507 HIGH POINT DRIVE NORTH,
BLDG. 1 SUITE E130
OAKDALE, MN 55128
Phone: (651) 704-9970
Email: Oakdale@bolton-menk.com
www.bolton-menk.com

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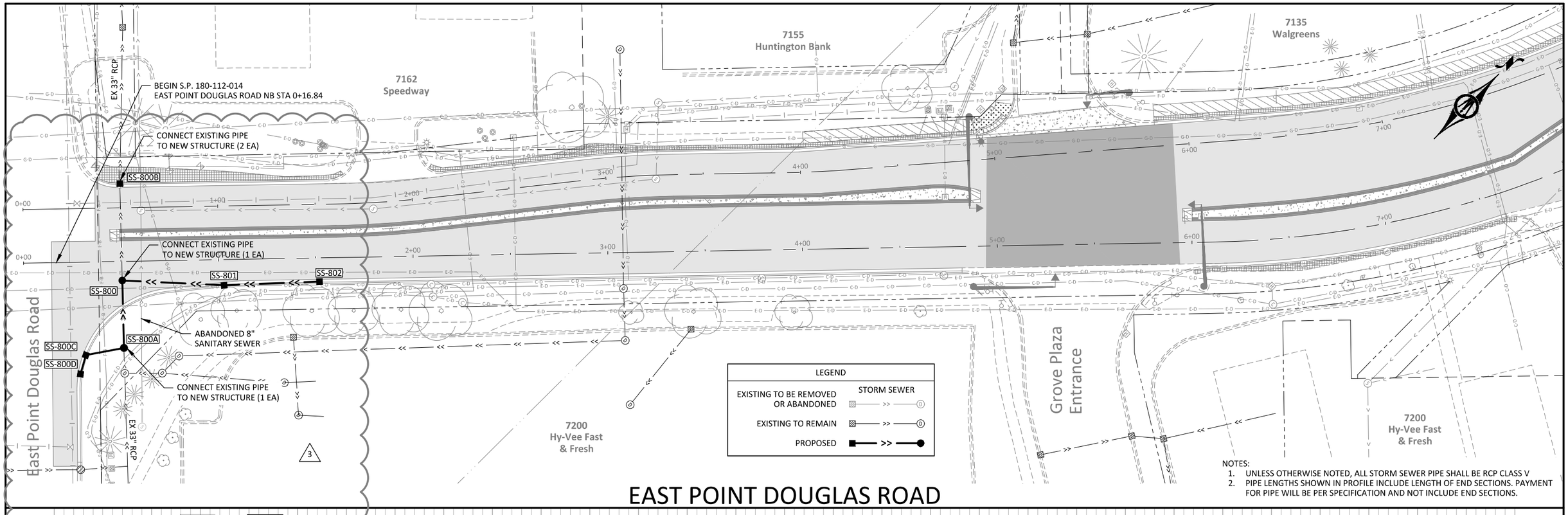
131481			

CITY OF COTTAGE GROVE, MINNESOTA

SP 8205-159 (TH 61), SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015

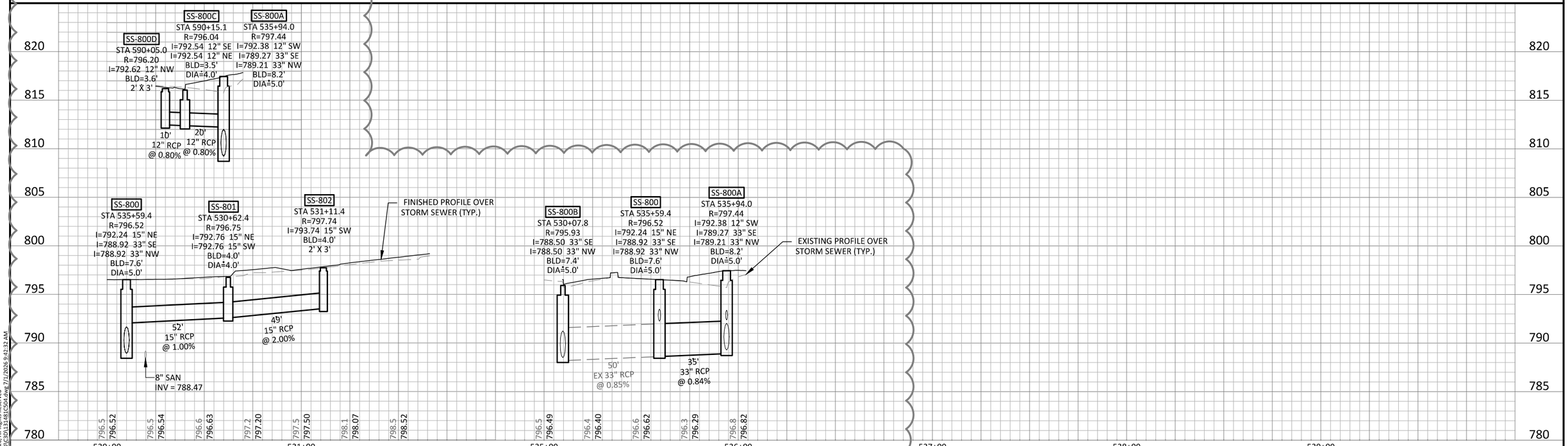
REMOVAL PLAN
EAST POINT DOUGLAS ROAD

SHEET 58 OF 243



EAST POINT DOUGLAS ROAD

NOTES:
1. UNLESS OTHERWISE NOTED, ALL STORM SEWER PIPE SHALL BE RCP CLASS V
2. PIPE LENGTHS SHOWN IN PROFILE INCLUDE LENGTH OF END SECTIONS. PAYMENT FOR PIPE WILL BE PER SPECIFICATION AND NOT INCLUDE END SECTIONS.



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VERT. 0 5 10 SCALE FEET

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MICHAEL R. WARNER
LIC. NO. 44693 DATE 12/09/2025

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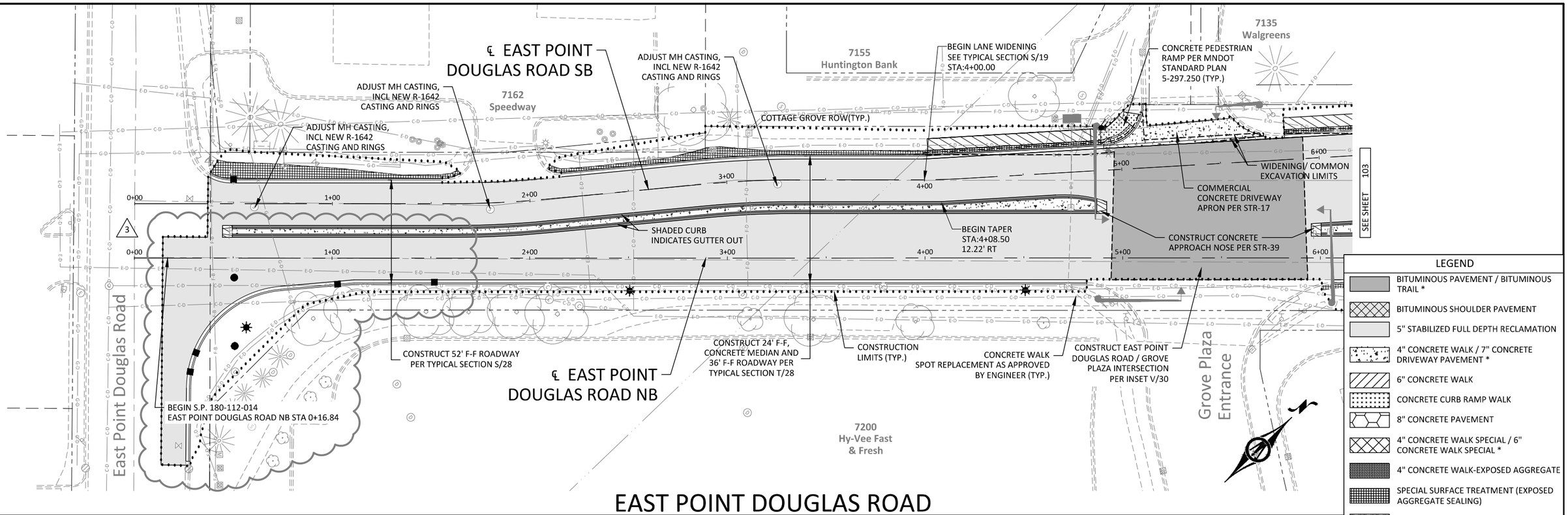
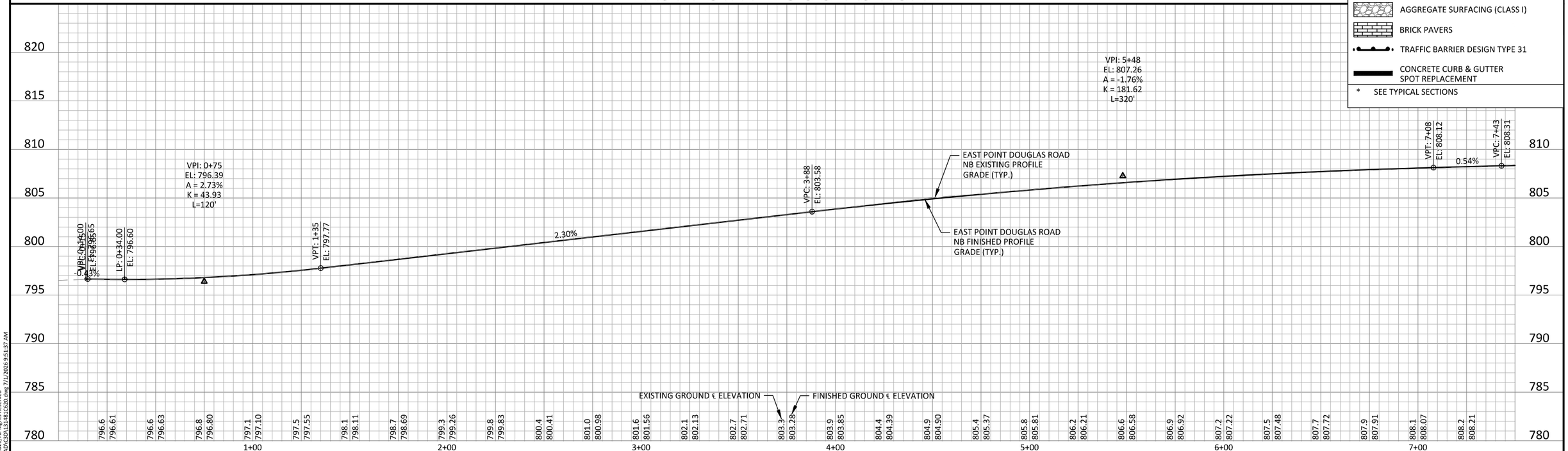
CITY OF COTTAGE GROVE, MINNESOTA
SP 8205-159 (TH 61), SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015
STORM SEWER PLAN & PROFILE
EAST POINT DOUGLAS ROAD



EAST POINT DOUGLAS ROAD



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VERT. SCALE 0 5 10 FEET

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LIC. NO. 44693 DATE 12/09/2025

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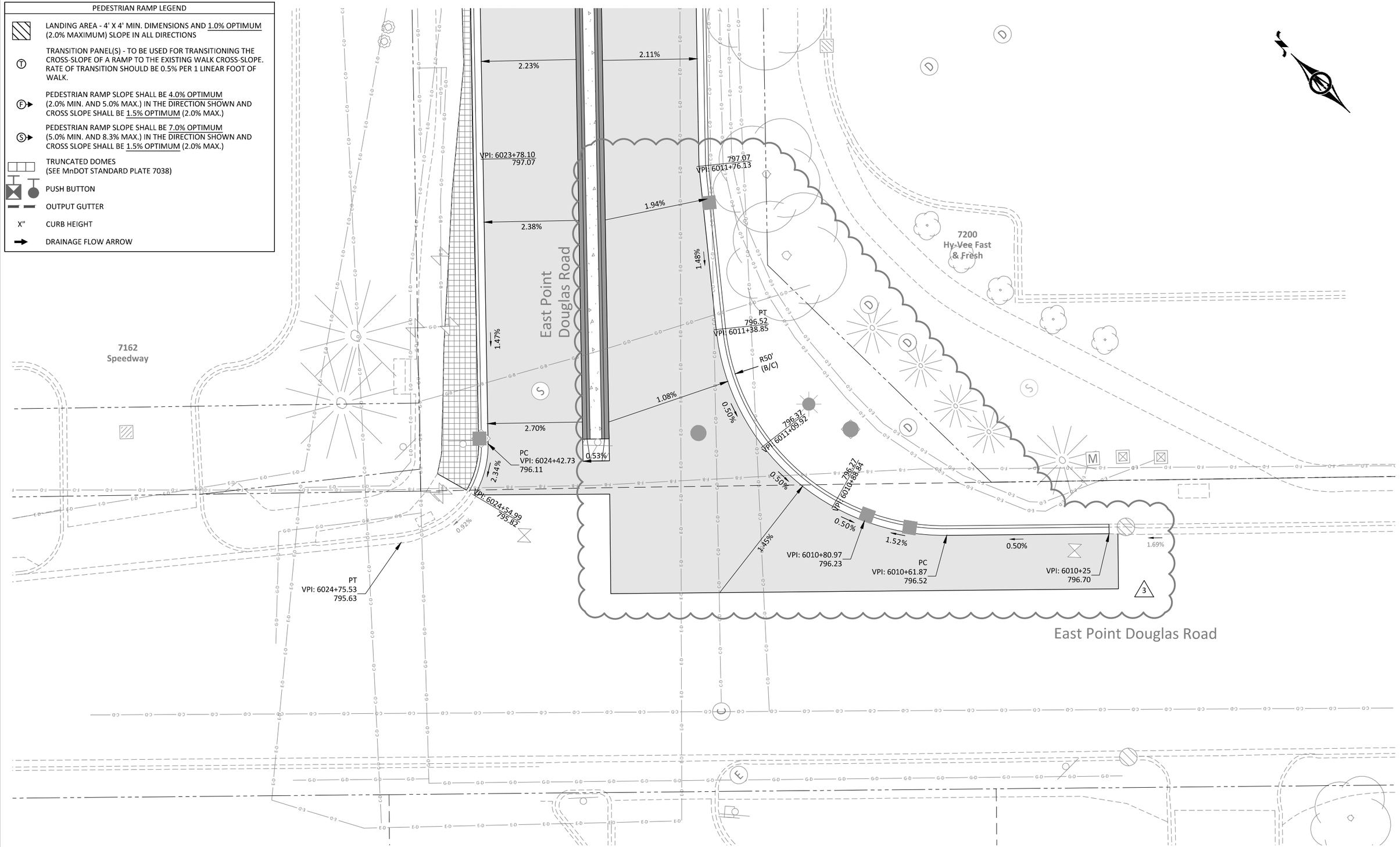
CITY OF COTTAGE GROVE, MINNESOTA
SP 8205-159 (TH 61), SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015
CONSTRUCTION PLAN & PROFILE
EAST POINT DOUGLAS ROAD

SHEET 102 OF 243

PEDESTRIAN RAMP LEGEND

- LANDING AREA - 4' X 4' MIN. DIMENSIONS AND 1.0% OPTIMUM (2.0% MAXIMUM) SLOPE IN ALL DIRECTIONS
- (T) TRANSITION PANEL(S) - TO BE USED FOR TRANSITIONING THE CROSS-SLOPE OF A RAMP TO THE EXISTING WALK CROSS-SLOPE. RATE OF TRANSITION SHOULD BE 0.5% PER 1 LINEAR FOOT OF WALK.
- (F) PEDESTRIAN RAMP SLOPE SHALL BE 4.0% OPTIMUM (2.0% MIN. AND 5.0% MAX.) IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL BE 1.5% OPTIMUM (2.0% MAX.)
- (S) PEDESTRIAN RAMP SLOPE SHALL BE 7.0% OPTIMUM (5.0% MIN. AND 8.3% MAX.) IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL BE 1.5% OPTIMUM (2.0% MAX.)
- TRUNCATED DOMES (SEE MnDOT STANDARD PLATE 7038)
- PUSH BUTTON
- OUTPUT GUTTER
- X" CURB HEIGHT
- DRAINAGE FLOW ARROW



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MICHAEL R. WARNER
LIC. NO. 44693 DATE 12/09/2025

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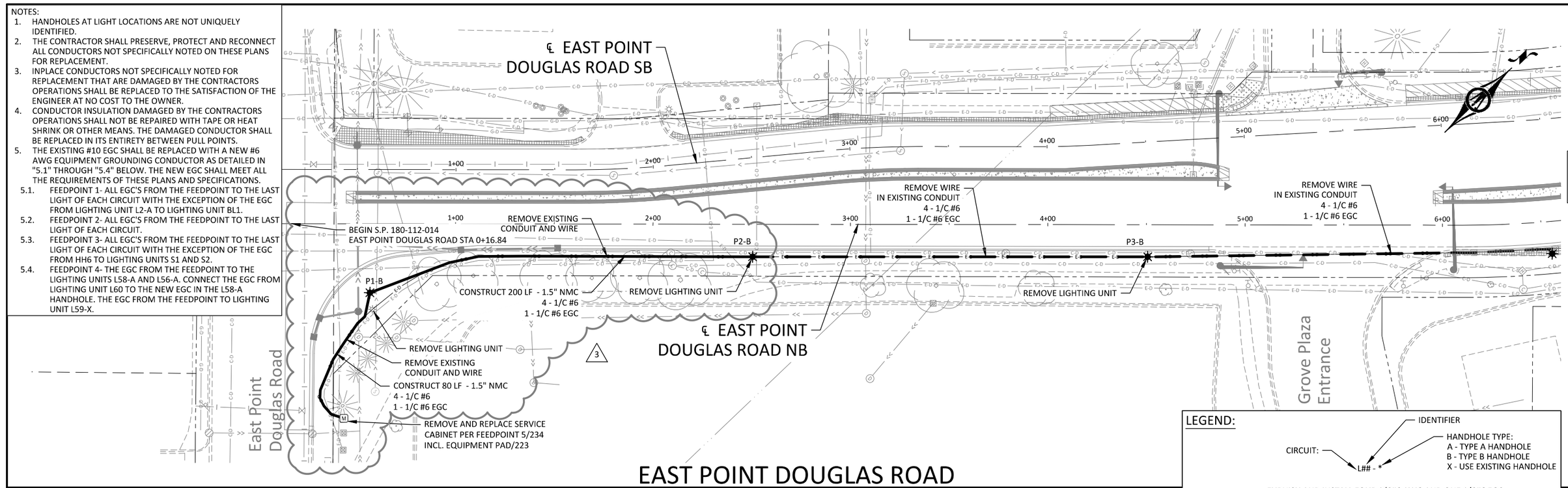
CITY OF COTTAGE GROVE, MINNESOTA
SP 8205-159 (TH 61), SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015
INTERSECTION DETAILS
EAST POINT DOUGLAS ROAD

SHEET 118 OF 243

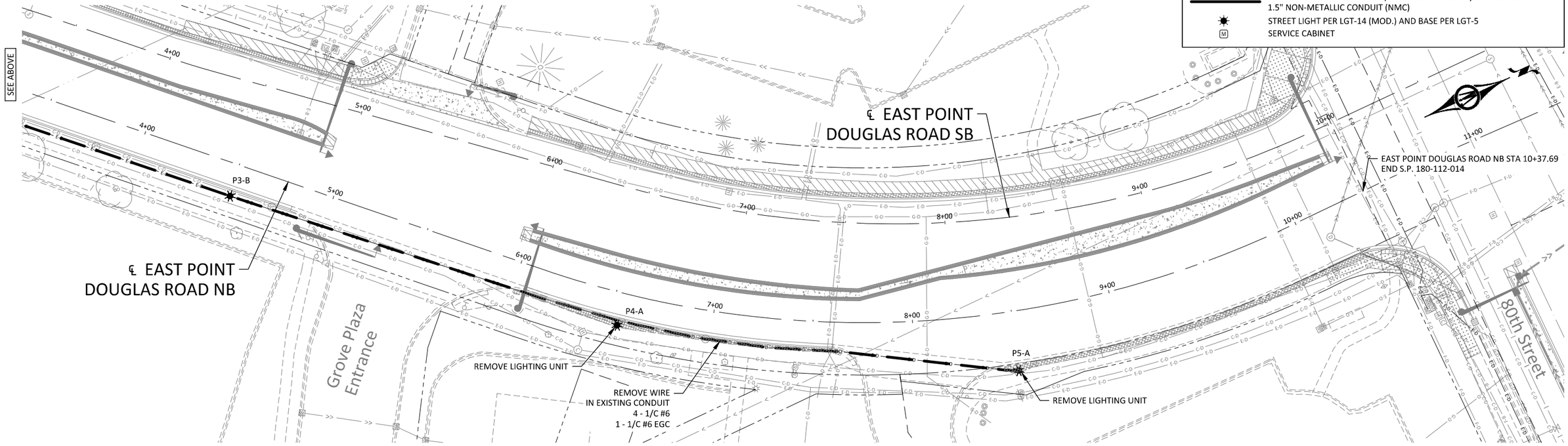
NOTES:

1. HANDHOLES AT LIGHT LOCATIONS ARE NOT UNIQUELY IDENTIFIED.
2. THE CONTRACTOR SHALL PRESERVE, PROTECT AND RECONNECT ALL CONDUCTORS NOT SPECIFICALLY NOTED ON THESE PLANS FOR REPLACEMENT.
3. INPLACE CONDUCTORS NOT SPECIFICALLY NOTED FOR REPLACEMENT THAT ARE DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPLACED TO THE SATISFACTION OF THE ENGINEER AT NO COST TO THE OWNER.
4. CONDUCTOR INSULATION DAMAGED BY THE CONTRACTORS OPERATIONS SHALL NOT BE REPAIRED WITH TAPE OR HEAT SHRINK OR OTHER MEANS. THE DAMAGED CONDUCTOR SHALL BE REPLACED IN ITS ENTIRETY BETWEEN PULL POINTS.
5. THE EXISTING #10 EGC SHALL BE REPLACED WITH A NEW #6 AWG EQUIPMENT GROUNDING CONDUCTOR AS DETAILED IN "5.1" THROUGH "5.4" BELOW. THE NEW EGC SHALL MEET ALL THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
   - 5.1. FEEDPOINT 1- ALL EGC'S FROM THE FEEDPOINT TO THE LAST LIGHT OF EACH CIRCUIT WITH THE EXCEPTION OF THE EGC FROM LIGHTING UNIT L2-A TO LIGHTING UNIT BL1.
   - 5.2. FEEDPOINT 2- ALL EGC'S FROM THE FEEDPOINT TO THE LAST LIGHT OF EACH CIRCUIT.
   - 5.3. FEEDPOINT 3- ALL EGC'S FROM THE FEEDPOINT TO THE LAST LIGHT OF EACH CIRCUIT WITH THE EXCEPTION OF THE EGC FROM HH6 TO LIGHTING UNITS S1 AND S2.
   - 5.4. FEEDPOINT 4- THE EGC FROM THE FEEDPOINT TO THE LIGHTING UNITS L58-A AND L56-A. CONNECT THE EGC FROM LIGHTING UNIT L60 TO THE NEW EGC IN THE L58-A HANDHOLE. THE EGC FROM THE FEEDPOINT TO LIGHTING UNIT L59-X.



LEGEND:

- CIRCUIT: L## - * (IDENTIFIER; HANDHOLE TYPE: A - TYPE A HANDHOLE, B - TYPE B HANDHOLE, X - USE EXISTING HANDHOLE)
- FURNISH AND INSTALL FOUR 1/C#6 AWG AND ONE 1/C#6 EGC.
- FURNISH AND INSTALL FOUR 1/C#6 AWG AND ONE 1/C#6 EGC AND 1.5" NON-METALLIC CONDUIT (NMC)
- STREET LIGHT PER LGT-14 (MOD.) AND BASE PER LGT-5
- [M] SERVICE CABINET



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HORZ. SCALE 0 25 50 FEET

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MICHAEL R. WARNER
LIC. NO. 44693 DATE 12/09/2025

BOLTON & MENK
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BLDG. 1 SUITE E130
OAKDALE, MN 55128
Phone: (651) 704-9970
Email: Oakdale@bolton-menk.com
www.bolton-menk.com

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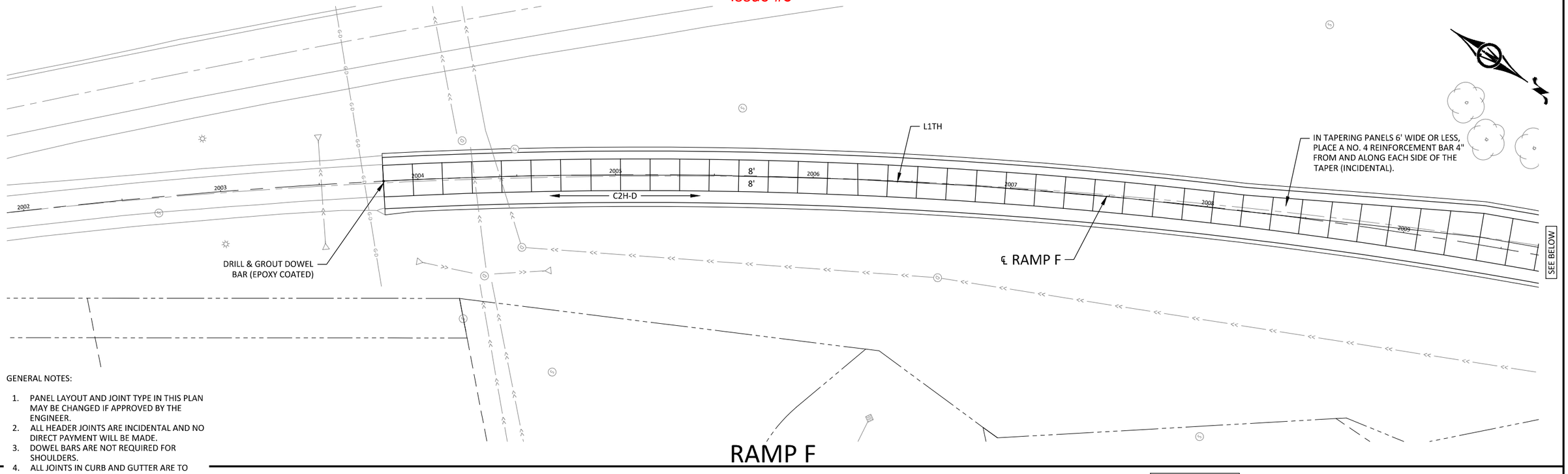
CHECKED	MJB
CLIENT PROJ. NO.	131481

NO.	ISSUED FOR	DATE
3	REV3	07/01/2026

CITY OF COTTAGE GROVE, MINNESOTA
SP 8205-159 (TH 61), SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015
STREET LIGHTING PLAN
EAST POINT DOUGLAS ROAD

SHEET 217 OF 243

Issue #5

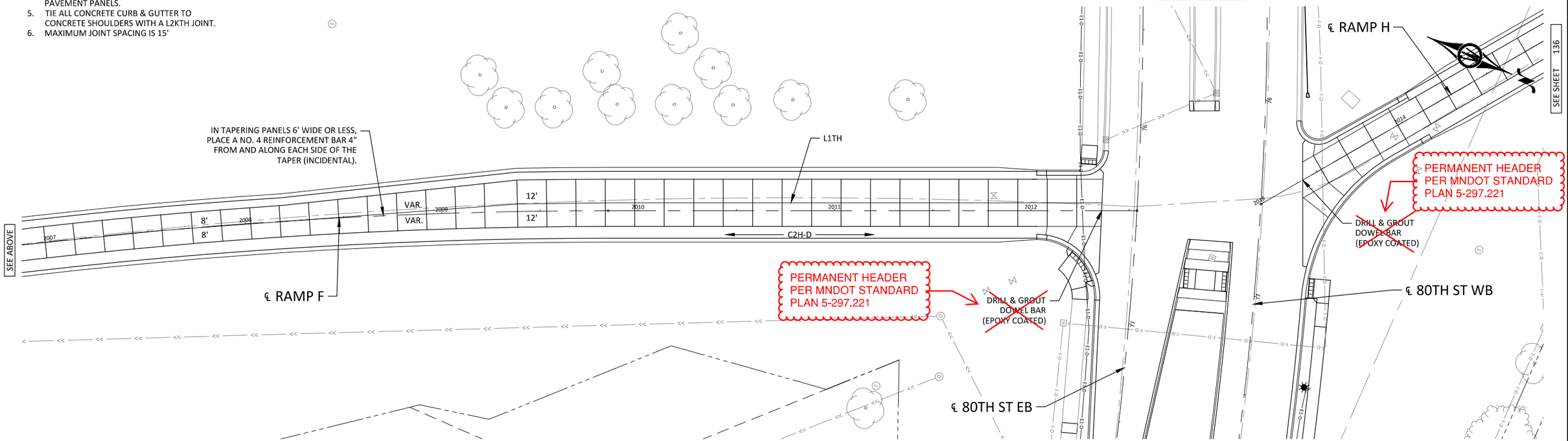


RAMP F

GENERAL NOTES:

1. PANEL LAYOUT AND JOINT TYPE IN THIS PLAN MAY BE CHANGED IF APPROVED BY THE ENGINEER.
2. ALL HEADER JOINTS ARE INCIDENTAL AND NO DIRECT PAYMENT WILL BE MADE.
3. DOWEL BARS ARE NOT REQUIRED FOR SHOULDERS.
4. ALL JOINTS IN CURB AND GUTTER ARE TO MATCH JOINTS IN ADJOINING CONCRETE PAVEMENT PANELS.
5. TIE ALL CONCRETE CURB & GUTTER TO CONCRETE SHOULDERS WITH A L2KTH JOINT.
6. MAXIMUM JOINT SPACING IS 15'

SEE SHEET 137



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HORZ. 0 25 50 SCALE FEET

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ZACH A. PARSONS
LIC. NO. 57761 DATE 12/09/2025

BOLTON & MENK
3507 HIGH POINT DRIVE NORTH,
BLDG. 1 SUITE E130
OAKDALE, MN 55128
Phone: (651) 704-9970
Email: Oakdale@bolton-menk.com
www.bolton-menk.com

Cottage Grove
Where Pride and Prosperity Meet

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CLIENT PROJ. NO.	131481

NO.	ISSUED FOR	DATE

CITY OF COTTAGE GROVE, MINNESOTA
SP 8205-159 (TH 61), SP 180-102-020, SP 180-112-014, SAP 082-639-008, SAP 180-020-015
CONCRETE PAVING PLAN
RAMP F

SHEET 121 OF 243

Michael Warner

From: Dalton Snow <dalton@doyleconner.com>
Sent: Tuesday, July 21, 2026 2:39 PM
To: Michael Warner; Chad Grady; Jamie Helling
Subject: RE: 80th Street revised plans (REV 2)

Categories: Filed by Newforma

*** WARNING: This email is from outside the company. Proceed with Caution***

This message needs your attention

- This is their first mail to some recipients.

Mark as Safe | Report this Email

Bolton & Menk - Powered by Mimecast

Here is a breakdown of where we are at with our $60/LF.

Concrete - $11.00/LF
Dowel Bars - $9.27/LF
Labor/Equip. - $40.00/LF

Let me know if you have any questions or if you need this on a more formal document.

Thanks

$60 / LF + 10% Prime Markup = $66 / LF

City Council Action Request

7.Q.

Meeting Date	8/5/2026
Department	Engineering
Agenda Category	Action Item
Title	Final Payment - 2025 Sewer Lining Project (Hydro-Klean, LLC)
Staff Recommendation	Approve Resolution 2026-109 in the amount of $44,167.89 to Hydro-Klean, LLC for the 2025 Sewer Lining Project
Budget Implication	$44,167.89 - Utility Funds

Attachments

1.	Memo - Pay Application #4 and Final
2.	2025 Sewer Lining Final Payment Resolution
3.	Supporting Documents

BOLTON & MENK
Real People. Real Solutions.

3507 High Point Dr. N
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: [651] 704-9970
Fax: [651] 704-9971
Bolton-Menk.com

July 21, 2026

Paul Sponholz, PE
City Engineer
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

RE: Contractor's Pay Request No. 4 and Final
2025 Sewer Lining Project

Dear Mr. Sponholz:

Attached is the signed copy of the Contractors Pay Request No. 4 and Final for the 2025 Sewer Lining Project. Also included are the IC 134 forms, Lien Waivers, and Warranty Bond as submitted by the Contractor. The Contractor for this project is Hydro-Klean, LLC.

REVIEW OF PROJECT HISTORY

The contractor began this project in August 2025 and the project was substantially completed on November 10, 2025.

CONSTRUCTION COST OVERVIEW

As indicated on the final request for payment, the original contract amount was $779,748.90. There were two change orders for the project. The first was to modify completion dates resulting in product ordering lead times and the second for additional cleaning of foreign materials that were deemed above and beyond reasonably within the scope of the project. With the approval of the second change order, the revised contract amount was $810,436.90. The final construction cost as shown is $808,436.90, which is $2,000.00 less than the revised contract amount.

RECOMMENDATION

Hydro-Klean, LLC in accordance with the contract plans and specifications has satisfactorily completed the work. Therefore, it is recommended that final payment of $44,167.89 be made and the City of Cottage Grove accept the project. After acceptance, please distribute all requests for payments as appropriate.

If you have any questions or require further information, please contact me.

Sincerely,
Bolton & Menk, Inc.

Andrew N Olson
Project Manager

Contractor's Application for Payment

Owner:	City of Cottage Grove	**Owner's Project No.:**	
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	24X.135821
Contractor:	Hydro-Klean, LLC	**Agency's Project No.:**	
Project:	2025 Sewer Lining		
Contract:			
Application No.:	4 & Final	**Application Date:**	7/2/2026
Application Period:	From 11/28/2025	to	7/2/2026

1. Original Contract Price	$	779,748.90
2. Net change by Change Orders	$	30,688.00
3. Current Contract Price (Line 1 + Line 2)	$	810,436.90
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	808,436.90
5. Retainage		
a. ____ X $ 808,436.90 Work Completed	$	-
b. ____ X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	-
6. Amount eligible to date (Line 4 - Line 5.c)	$	808,436.90
7. Less previous payments	$	764,269.01
8. Amount due this application	$	44,167.89
9. Balance to finish, including retainage (Line 3 - Line 4)	$	-

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective; and
(4) The provisions of M. S. 290.92 have been complied with and that all claims against me by reason of the Contract have been paid or satisfactorily secured.

Contractor: Hydro-Klean, LLC

Signature: Amber Ogren **Date:** 7/20/26

Name: Amber Ogren **Title:** AR Supervisor

Recommended by Bolton & Menk, Inc.		**Approved by City of Cottage Grove**	
By:		**By:**	
Name:	Andrew Olson	**Name:**	
Title:	Project Manager	**Title:**	
Date:	7/20/2026	**Date:**	

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Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Cottage Grove	**Owner's Project No.:**	
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	24X.135821
Contractor:	Hydro-Klean, LLC	**Agency's Project No.:**	
Project:	2025 Sewer Lining		
Contract:			

Application No.: 4 & Final **Application Period:** From 11/28/25 to 07/02/26 **Application Date:** 07/02/26

A	B	C	D	E	F	F1	F2	G	H	I	J	K	L
		Contract Information				Previous Estimate		Work Completed					
Bid Item No.	Description	Item Quantity	Units	Unit Price ($)	Value of Bid Item (C X E) ($)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) ($)	Materials Currently Stored (not in G) ($)	Work Completed and Materials Stored to Date (H + I) ($)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) ($)
BASE BID													
1	MOBILIZATION	1.00	LS	9,873.70	9,873.70	1.00	9,873.70	1.00	9,873.70		9,873.70	100%	-
2	TRAFFIC CONTROL	1.00	LS	6,000.00	6,000.00	1.00	6,000.00	1.00	6,000.00		6,000.00	100%	-
3	BYPASS PUMPING	1.00	LS	288,000.00	288,000.00	0.98	282,240.00	1.00	288,000.00		288,000.00	100%	-
4	CLEANING AND TELEVISING SEWER - 24"	2,405.00	LF	8.74	21,019.70	2,405.00	21,019.70	2,405.00	21,019.70		21,019.70	100%	-
5	24" CIPP LINING	2,405.00	LF	183.10	440,355.50	2,405.00	440,355.50	2,405.00	440,355.50		440,355.50	100%	-
6	TRIM PROTRUDING TAP	1.00	EA	500.00	500.00	-	-	-	-		-		500.00
7	LATERAL REINSTATEMENT - CIPP	1.00	EA	1,500.00	1,500.00	-	-	-	-		-		1,500.00
8	PATCH STRUCTURE	2.00	EA	5,000.00	10,000.00	2.00	10,000.00	2.00	10,000.00		10,000.00	100%	-
9	ADJUST MANHHOLE CASTING WITH NEW HDPE ADJUSTING	1.00	EA	2,500.00	2,500.00	1.00	2,500.00	1.00	2,500.00		2,500.00	100%	-
				BASE BID TOTAL	**$ 779,748.90**		**$ 771,988.90**		**$ 777,748.90**	**$ -**	**$ 777,748.90**	**100%**	**$ 2,000.00**
CHANGE ORDER 02													
1	ADDITIONAL CLEANING	1.00	LS	30,688.00	30,688.00	-	-	1.00	30,688.00		30,688.00	100%	-
				CHANGE ORDER TOTAL	**$ 30,688.00**				**$ 30,688.00**	**$ -**	**$ 30,688.00**	**100%**	**$ -**
BASE BID + CHANGE ORDER													
				PROJECT TOTAL	**$ 810,436.90**				**$ 808,436.90**	**$ -**	**$ 808,436.90**	**100%**	**$ 2,000.00**

EJCDC C-620 Contractor's Application for Payment
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CITY OF COTTAGE GROVE
CITY COUNCIL
RESOLUTION NO. 2026-109

RESOLUTION APPROVING THE FINAL PAYMENT IN THE AMOUNT OF $44,167.89 TO HYDRO-KLEAN, LLC FOR THE 2025 SEWER LINING PROJECT

WHEREAS, the City Engineer has certified that work has been satisfactorily completed; and

WHEREAS, the original total contract amount was $779,748.90. With the approval of the second change order, the revised contract amount was $810,436.90. The final construction cost was $808,436.90, which is $2,000 less than the revised contract amount. The trimming of a protruding tap and reinstatement of a lateral service was not needed; therefore, reduced the construction cost; and

WHEREAS, the project has been satisfactorily completed in accordance with the contract plans and specifications.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Cottage Grove, County of Washington, State of Minnesota, that $44,167.89 is paid to Hydro-Klean, LLC for the final payment for the 2025 Sewer Lining Project.

Passed this 5th day of August, 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No: ACC017001036

PROJECT: *(Name and address)* **2025 Sewer Lining, Project No. 24X.135821.000, Cottage Grove, MN**	**ARCHITECT'S PROJECT NUMBER:**	OWNER: ☑ ARCHITECT: ☐ CONTRACTOR: ☐ SURETY: ☐ OTHER: ☐
	CONTRACT FOR: General Construction	
TO OWNER: *(Name and address)* **City of Cottage Grove** **12800 Ravine Parkway South,** **Cottage Grove, MN 55016**	**CONTRACT DATED:** June 18, 2025	

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Allegheny Casualty Company
One Newark Center, 20th Floor
Newark, NJ 07102

, SURETY,

on bond of
(Insert name and address of Contractor)

Hydro-Klean, LLC
333 NW 49th Pl.
Des Moines, IA 50313

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)

City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **July 22, 2026**
(Insert in writing the month followed by the numeric date and year.)

Allegheny Casualty Company
(Surety)

(Signature of authorized representative)

Sara Huston, Attorney-in-Fact
(Printed name and title)

Attest:
(Seal):
Jamie Gifford

ALLEGHENY CASUALTY COMPANY 1936 NEW JERSEY

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User Notes: (1466710072)

allegheny
CASUALTY COMPANY
One Newark Center, 20th. Floor, Newark, New Jersey, 07102-5207
PHONE: (973) 624-7200

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That **ALLEGHENY CASUALTY COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, having its principal office in the City of Newark, New Jersey, does hereby constitute and appoint

Donald E Appleby, Mark Sweigart, Todd Bengford, Lindsey Minutillo, Ashlea McCaughey, Alissa Cahalan, Sarah C. Brown, Grace Rasmussen, Kristine M. Becks, Melinda C. Blodgett, R. C. Bowman, Joseph Cardinal, Sandra M. Engstrum, Ted Jorgensen, Joshua R. Loftis, Ryan-Olivia E Lundy, Austin Muehlschlegel, Michelle Morrison, Brian J. Oestreich, Nicole Stillings, Nathan Weaver, Colby D. White, John Cord, Anne Crowner, Brian M Deimerly, Grace Dickinson, Jay D. Freiermuth, Jamie Gifford, Craig E Hansen, Sara Huston, Tim McCulloh, Seth Rooker, Dione R Young, Kate Zanders, Zach Fuller, Jessie Allen, Greg Krier, Mark R. DeWitt, Ginger Hoke, Keeton Welch, Taylor Fogle, Jenni Marino, Joe Tiernan, Ben Williams, Connor Oberg

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-Fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

ALLEGHENY CASUALTY COMPANY CORPORATE SEAL 1936 NEW JERSEY

IN WITNESS WHEREOF, **ALLEGHENY CASUALTY COMPANY** has executed and attested these presents on this 31st day of December 2021

STATE OF NEW JERSEY
County of Essex

Robert Kersnick
Vice President, ALLEGHENY CASUALTY COMPANY

On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of ALLEGHENY CASUALTY COMPANY; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Boards of Directors of said Company.

Michele A. Aleman NOTARY PUBLIC MY COMMISSION EXPIRES 10-18-2029 NOTARY PUBLIC STATE OF NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written

Michele A Aleman, a Notary Public of New Jersey

CERTIFICATION

I, the undersigned officer of **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Company as set forth in said Power of Attorney, with the originals on file in the home office of said company, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this **22nd** day of **July, 2026**

James Portman, Secretary

WARRANTY BOND

Contractor	Surety
Name: **Hydro-Klean, LLC** Address *(principal place of business)*: **333 NW 49th Pl.,** **Des Moines, IA 50313**	Name: **Allegheny Casualty Company** Address *(principal place of business)*: **One Newark Center, 20th Floor** **Newark, NJ 07102**
Owner	**Construction Contract**
Name: **City of Cottage Grove** Address *(principal place of business)*: **12800 Ravine Parkway South,** **Cottage Grove, MN 55016**	Description *(name and location)*: **2025 Sewer Lining, Project No. 24X.135821.000, Cottage Grove, MN** Contract Price: **$779,748.90** Effective Date of Contract: **06/18/2025** Contract's Date of Substantial Completion: **July 6, 2026**

Bond

Bond Amount: **$194,937.22**

Date of Bond: **July 7, 2026**

Modifications to this Bond form:
☒ None ☐ See Paragraph 9

Bond Period: Commencing 364 days after Substantial Completion of the Work under the Construction Contract, and continuing until **two (2)** years after such Substantial Completion.

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth herein, do each cause this Warranty Bond to be duly executed by an authorized officer, agent, or representative.

Contractor as Principal	Surety
Hydro-Klean, LLC	**Allegheny Casualty Company**
(Full formal name of Contractor)	*(Full formal name of Surety) (corporate*
By: *(Signature)*	By: *(Signature) (Attach Power of At*
Name: Jill Lomp *(Printed or typed)*	Name: **Sara Huston** *(Printed or typed)*
Title: Senior Manager of Contracts	Title: **Attorney-in-Fact**
Attest: Jessica Goodson *(Signature)*	Attest: Jamie M Gford *(Signature)*
Name: Jessica Goodson *(Printed or typed)*	Name: **Jamie Gifford** *(Printed or typed)*
Title: Chief HR Officer	Title: **Witness as to Surety**

Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.

EJCDC® C-612, Warranty Bond.
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1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract's Correction Period Obligations. The Construction Contract is incorporated herein by reference.
2. If the Contractor performs the Correction Period Obligations, the Surety and the Contractor shall have no obligation under this Warranty Bond.
3. If Owner gives written notice to Contractor and Surety during the Bond Period of Contractor's obligation under the Correction Period Obligations, and Contractor does not fulfill such obligation, then Surety shall be responsible for fulfillment of such Correction Period Obligations. Surety shall either fulfill the Correction Period Obligations itself, through its agents or contractors, or, in the alternative, Surety may waive the right to fulfill the Correction Period Obligations itself, and reimburse the Owner for all resulting costs incurred by Owner in performing Contractor's Correction Period Obligations, including but not limited to correction, removal, replacement, and repair costs.
4. The Surety's liability is limited to the amount of this Warranty Bond. Renewal or continuation of the Warranty Bond will not modify such amount, unless expressly agreed to by Surety in writing.
5. The Surety shall have no liability under this Warranty Bond for obligations of the Contractor that are unrelated to the Construction Contract. No right of action will accrue on this Warranty Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.
6. Any proceeding, legal or equitable, under this Warranty Bond may be instituted in any court of competent jurisdiction in the location in which the Work or part of the Work is located and must be instituted within two years after the Surety refuses or fails to perform its obligations under this Warranty Bond.
7. Written notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown in this Warranty Bond.
8. Definitions
   - 8.1. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page of this Warranty Bond, including all Contract Documents and changes made to the agreement and the Contract Documents.
   - 8.2. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
   - 8.3. *Correction Period Obligations*—The duties, responsibilities, commitments, and obligations of the Contractor with respect to correction or replacement of defective Work, as set forth in the Construction Contract's Correction Period clause, EJCDC® C-700, Standard General Conditions of the Construction Contract (2018), Paragraph 15.08, as duly modified.
   - 8.4. *Substantial Completion*—As defined in the Construction Contract.
   - 8.5. *Work*—As defined in the Construction Contract.
9. Modifications to this Bond are as follows: **[Describe modification or enter "None"]**

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ACKNOWLEDGEMENT OF PRINCIPAL

STATE OF Iowa)

COUNTY OF Polk)

On this 8th day of July, in the year 2026, before me personally appeared Jill Lomp, Senior Manager of Contracts of Hydro-Klean, LLC, known to me to be the person whose name is subscribed to the instrument, and acknowledge that he/she executed the same.

In WITNESS WHEREOF, I have hereunto set my hands and affixed my official seal, the day and year in this certificate first above written.

APRIL VAN KOOTEN
Commission Number 801504
My Commission Expires
January 31, 2029

April Van Kooten, Notary Public

My Commission Expires: January 31, 2029

ACKNOWLEDGEMENT OF SURETY

STATE OF Iowa)

COUNTY OF Dallas)

On this 7th day of July, in the year 2026, before me personally come(s) Sara Huston, Attorney-in-Fact of Allegheny Casualty Company, with whom I am personally acquainted, and who, being by me duly sworn, says that he/she is the Attorney-in-Fact of Allegheny Casualty Company, the company described in and which executed the within instrument; that he/she know(s) the corporate seal of such Company; and that the seal affixed to the within instrument is such corporate seal and that it was affixed by order of the Board of Directors of said Company, and that he/she signed said instrument as Attorney-in-Fact of the said Company by like order.

In WITNESS WHEREOF, I have hereunto set my hands and affixed my official seal, the day and year in this certificate first above written.

JAMIE GIFFORD
Commission Number 852330
My Commission Expires
November 27, 2026

Jamie Gifford, Notary Public

My Commission Expires: 11/27/2026

allegheny
CASUALTY COMPANY
One Newark Center, 20th. Floor, Newark, New Jersey, 07102-5207
PHONE: (973) 624-7200

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That **ALLEGHENY CASUALTY COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, having its principal office in the City of Newark, New Jersey, does hereby constitute and appoint

Donald E Appleby, Mark Sweigart, Todd Bengford, Lindsey Minutillo, Ashlea McCaughey, Alissa Cahalan, Sarah C. Brown, Grace Rasmussen, Kristine M. Becks, Melinda C. Blodgett, R. C. Bowman, Joseph Cardinal, Sandra M. Engstrum, Ted Jorgensen, Joshua R. Loftis, Ryan-Olivia E Lundy, Austin Muehlschlegel, Michelle Morrison, Brian J. Oestreich, Nicole Stillings, Nathan Weaver, Colby D. White, John Cord, Anne Crowner, Brian M Deimerly, Grace Dickinson, Jay D. Freiermuth, Jamie Gifford, Craig E Hansen, Sara Huston, Tim McCulloh, Seth Rooker, Dione R Young, Kate Zanders, Zach Fuller, Jessie Allen, Greg Krier, Mark R. DeWitt, Ginger Hoke, Keeton Welch, Taylor Fogle, Jenni Marino, Joe Tiernan, Ben Williams, Connor Oberg

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **ALLEGHENY CASUALTY COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **ALLEGHENY CASUALTY COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **ALLEGHENY CASUALTY COMPANY** at a meeting duly held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-Fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **ALLEGHENY CASUALTY COMPANY** has executed and attested these presents on this 31st day of December 2021

ALLEGHENY CASUALTY COMPANY CORPORATE SEAL 1936 NEW JERSEY

STATE OF NEW JERSEY
County of Essex

Robert Kersnick
Vice President, ALLEGHENY CASUALTY COMPANY

On this 31st day of December, 2021, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of ALLEGHENY CASUALTY COMPANY; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Boards of Directors of said Company.

Michele A. Aleman NOTARY PUBLIC MY COMMISSION EXPIRES 10-18-2026 NOTARY PUBLIC STATE OF NEW JERSEY

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written

Michele A Aleman, a Notary Public of New Jersey

CERTIFICATION

I, the undersigned officer of **ALLEGHENY CASUALTY COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Company as set forth in said Power of Attorney, with the originals on file in the home office of said company, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this **7th** day of **July, 2026**

James Portman, Secretary

DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-871-557-648
Submitted Date and Time:	20-Jul-2026 7:54:11 AM
Legal Name:	HYDRO-KLEAN LLC
Federal Employer ID:	45-2473053
User Who Submitted:	Hydrokleen
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	**1281339392**
Minnesota ID:	2177531
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	24X.135821
Project Begin Date:	01-Jun-2025
Project End Date:	20-Jul-2026
Project Location:	COTTAGE GROVE, MN
Project Amount:	$808,436.90

Subcontractor Summary

Name	ID	Affidavit Number
SWANSON BROTHERS CONSTRUCTION, LLC	6932002	217821184
SAFETY SIGNS LLC	5139558	2096869376

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are Monday through Friday 8:00 a.m. to 4:30 p.m. Central Time.

Please print this page for your records using the print or save functionality built into your browser.

EXHIBIT F
Lien Waiver

WAIVER OF LIEN
☑ FULL ☐ PARTIAL
(Check one box)

WHEREAS the undersigned Contractor has entered into an Agreement with Hydro-Klean, LLC to supply materials, equipment and/or labor for Work to be performed at the above referenced Owner's project location, is hereby requested to give a (FULL or PARTIAL) waiver of Subcontractor's right to a mechanic's lien for and in consideration of the sum of ($808,436.90)

$Eight Hundred and Eight Thousand Four Hundred Thirty Six Dollars and Ninety Cents, conditional upon the payment thereof of such sum, does hereby waive and release, to the extent of the said amount, any and all lien, or claim, or right to lien on said above described building and premises under the statutes of the state in which premises are located relating to Mechanic's Liens, on account of labor or materials, or both, furnished to said building or premises.

Dated this 7th day of July, 2024

Submitted for Subcontractor by:

Authorized Signature

Jill Lomp
Printed Name

Senior Manager of Contracts + Estimation
Title

DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	1-765-225-488
Submitted Date and Time:	17-Jul-2026 3:18:59 PM
Legal Name:	SAFETY SIGNS LLC
Federal Employer ID:	41-1991774
User Who Submitted:	beth novak
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	**2096869376**
Minnesota ID:	5139558
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	N/A
Project Begin Date:	13-Aug-2025
Project End Date:	16-Oct-2025
Project Location:	CITY OF COTTAGE GROVE - 2025 COTTAGE GROVE SEWER LINING PROJECT
Project Amount:	$17,246.31
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

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Please print this page for your records using the print or save functionality built into your browser.

EXHIBIT F
Lien Waiver

WAIVER OF LIEN
☒ FULL ☐ PARTIAL
(Check one box)

WHEREAS the undersigned Sub-Contractor was used by Hydro-Klean, LLC and the City of Cottage Grove, MN 2025 Sewer Lining Project to supply materials, equipment and/or labor for Work to be performed at the above referenced Owner's project location, is hereby requested to give a (FULL or ~~PARTIAL~~) waiver of Subcontractor's right to a mechanic's lien for and in consideration of the sum of ($ 17,246.31)

$_____ Dollars, conditional upon the payment thereof of such sum, does hereby waive and release, to the extent of the said amount, any and all lien, or claim, or right to lien on said above described building and premises under the statutes of the state in which premises are located relating to Mechanic's Liens, on account of labor or materials, or both, furnished to said building or premises.

Dated this 16th day of July, 2026.

Submitted for Subcontractor by:

Beth Novak
Authorized Signature

Beth Novak
Printed Name

Controller
Title

Subcontractor Company Name: Safety Signs, LLC

Subscribed and sworn to before me this 16th day of July, 2026.

Notary Public

My Commission Expires: 1/31/30

SARA B. SCOTT
Notary Public
Minnesota
My Commission Expires Jan. 31, 2030

DEPARTMENT OF REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number:	0-522-310-672
Submitted Date and Time:	14-Jul-2026 10:00:03 AM
Legal Name:	SWANSON BROTHERS CONSTRUCTION, LLC
Federal Employer ID:	84-4005761
User Who Submitted:	SBConstruction
Type of Request Submitted:	Contractor Affidavit

Affidavit Summary

Affidavit Number:	**217821184**
Minnesota ID:	6932002
Project Owner:	CITY OF COTTAGE GROVE
Project Number:	24X.135821
Project Begin Date:	01-Jun-2025
Project End Date:	06-Jul-2026
Project Location:	COTTAGE GROVE MN
Project Amount:	$292,000.00
Subcontractors:	No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

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Please print this page for your records using the print or save functionality built into your browser.

EXHIBIT F
Lien Waiver

WAIVER OF LIEN
☒ FULL ☐ PARTIAL
(Check one box)

WHEREAS the undersigned Sub-Contractor has entered into an Agreement with Hydro-Klean, LLC and the City of Cottage Grove, MN 2025 Sewer Lining Project to supply materials, equipment and/or labor for Work to be performed at the above referenced Owner's project location, is hereby requested to give a (FULL or PARTIAL) waiver of Subcontractor's right to a mechanic's lien for and in consideration of the sum of ($_____)

$ 292,000 Dollars, conditional upon the payment thereof of such sum, does hereby waive and release, to the extent of the said amount, any and all lien, or claim, or right to lien on said above described building and premises under the statutes of the state in which premises are located relating to Mechanic's Liens, on account of labor or materials, or both, furnished to said building or premises.

Dated this 14 day of July, 2026.

Submitted for Subcontractor by:

Authorized Signature

Melissa Swanson
Printed Name

Manager
Title

Subcontractor Company Name: Swanson Brothers Construction, LLC

Subscribed and sworn to before me this 14th day of July, 2026.

Rachel M. Temmers
Notary Public Rashel M. Temmers

My Commission Expires: Jan. 25, 2030

RASHEL M. TEMMERS
Notary Public, State of Wisconsin

City Council Action Request

8.A.

Meeting Date	8/5/2026
Department	Finance
Agenda Category	Action Item
Title	Approve Disbursements
Staff Recommendation	Approve disbursements from 07-10-2026 through 07-30-2026 in the amount of $8,762,282.12.
Budget Implication	N/A

Attachments

1.	Expense Approval Report 8-05-2026 Council Meeting
2.	Payroll Check Register 8-05-2026 Council Meeting
3.	UB Check Register 8-05-26 Council Meeting

City Council Action Request

11.A.

Meeting Date	8/5/2026
Department	Finance
Agenda Category	Action Item
Title	Sale of $5,425,000 General Obligation Bonds, Series 2026A
Staff Recommendation	Adopt Resolution 2026-110, authorizing the issuance and awarding the sale of $5,425,000 General Obligation Bonds, Series 2026A, pledging for the security thereof special assessments and tax abatements and levying a tax for the payment thereof.
Budget Implication	N/A -debt service payments included in the FMP.

Attachments

1.	Memo - 2026A Bond Sale for 08-05-2026 Meeting
2.	Resolution - 2026A ond Sale

Cottage Grove
Where Pride and Prosperity Meet

To: Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Brenda Malinowski, Finance Director

Date: August 5, 2026

Subject: Sale of the $5,425,000 General Obligation Bonds, Series 2026A

Introduction
The City Council called for the sale of the $5,425,000 General Obligation Bonds, Series 2026A, at the meeting on June 17, 2026. These bonds will finance the construction of the 2026 Pavement Management project, Oltman Park project, and equipment. The funding was identified in both the 2026-2030 Capital Improvement Plan and the Financial Management Plan.

The bonds will be repaid with special assessments (pavement management), and future property tax levies (portion of pavement management, Oltman Park, and equipment). The future property tax levies were included in the Financial Management Plan that were reviewed during the 2026 Budget process and is included in the 2027 proposed Budget.

The abatement portion of the bonds required a public hearing which was held on July 15, 2026.

Discussion
Ehlers will accept and open bids on the City's behalf at 10:00 AM on August 5, 2026. The bids will be tabulated and will be shared with the City Council at the meeting.

Requested Action
Review the information presented at the City Council meeting and consider adoption of the Resolution providing for the issuance and sale of the $5,425,000 General Obligation Bonds, Series 2026A. A generic copy of the Resolution is provided with this item and will be replaced with the actual Resolution after the bids have been opened on Wednesday.

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-110

RESOLUTION AUTHORIZING THE ISSUANCE AND AWARDING THE SALE OF $5,425,000 GENERAL OBLIGATION BONDS, SERIES 2026A, PLEDGING FOR THE SECURITY THEREOF SPECIAL ASSESSMENTS AND TAX ABATEMENTS AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. WHEREAS, the City Council has heretofore determined and declared that it is necessary and expedient to issue $5,425,000 General Obligation Bonds, Series 2026A (the "Bonds" or individually a "Bond"), pursuant to Minnesota Statutes, Chapter 475; and

1. Section 412.301 to finance the acquisition of capital equipment (the "Equipment"); and

2. Section 429 to finance various public improvements (the "Improvements"); and

3. Sections 469.1812 through 469.1815, particularly Section 469.1814, to finance the costs related to improvements to Oltman Park (the "Tax Abatement Project").

B. WHEREAS, each item of Equipment to be financed by the Equipment Portion of the Bonds, as hereinafter defined, has an expected useful life of at least as long as the term of the Equipment Portion of the Bonds; and

C. WHEREAS, the amount of the principal amount of the Equipment Portion of the Bonds, as hereinafter defined, does not exceed one-quarter of one percent (0.25%) of the estimated market value of the taxable property in the City ($6,483,248,600 times 0.25% is $16,208,122); and

D. WHEREAS, the Improvements and all their components have been ordered prior to the date hereof, pursuant to the procedural requirements of Minnesota Statutes, Chapter 429; and

E. WHEREAS, on July 15, 2026, following duly published notice thereof, the Council held a public hearing on the proposed abatement to finance the Tax Abatement Project and all persons who wished to speak or provide written information relative to the public hearing were afforded an opportunity to do so; and

F. WHEREAS, the City has heretofore established a tax abatement program (the "Tax Abatement Program") pursuant to the provisions of Minnesota Statutes, Sections 469.1812 through 469.1815, with respect to providing for the abatement of property taxes for a period of fifteen (15) years on various properties in the City, as described in the resolution adopted by the City Council on July 15, 2026, approving the Tax Abatement Program (the "Tax Abatement Resolution"); and

G. WHEREAS, the amount of the property taxes abated are estimated to be at least equal to the principal on the Tax Abatement Portion of the Bonds, as hereinafter defined, and pursuant to the provisions of the Tax Abatement Resolution, Bond proceeds are to be expended to provide money to pay for the Tax Abatement Project; and

H. WHEREAS, the City has retained Ehlers & Associates, Inc., in Minneapolis, Minnesota ("Ehlers"), as its independent municipal advisor for the sale of the Bonds and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9) and proposals to purchase the Bonds have been solicited by Ehlers; and

I. WHEREAS, the proposals set forth on Exhibit A attached hereto were received by the City Clerk, or designee, at the office of Ehlers, at 10:00 A.M. on the date hereof, pursuant to the Preliminary Official Statement for the Bonds, dated July 24, 2026; and

J. WHEREAS, it is in the best interests of the City that the Bonds be issued in book-entry form as hereinafter provided; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cottage Grove, Minnesota, as follows:

1. Acceptance of Proposal. The proposal of _____, in _____, _____ (the "Purchaser"), to purchase the Bonds in accordance with the Preliminary Official Statement, at the rates of interest hereinafter set forth, and to pay therefor the sum of $_____, plus interest accrued to settlement, is hereby found, determined and declared to be the most favorable proposal received and is hereby accepted and the Bonds are hereby awarded to the Purchaser. The Finance Director is directed to retain the deposit of the Purchaser.

2. Bond Terms.

(a) Original Issue Date; Denominations; Maturities; Term Bond Option. The Bonds shall be dated August 25, 2026, as the date of original issue and shall be issued forthwith on or after such date in fully registered form, shall be numbered from R-1 upward in the denomination of $5,000 each or in any integral multiple thereof of a single maturity (the "Authorized Denominations") and shall mature on February 1 in the years and amounts as follows:

Year	Amount	Year	Amount
2028		2036	
2029		2037	
2030		2038	
2031		2039	
2032		2040	
2033		2041	
2034		2042	

2035

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

(b) Allocation. The aggregate principal amount of $_____ maturing in each of the years and amounts hereinafter set forth is issued to finance the Equipment (the "Equipment Portion" of the Bonds"); and the aggregate principal amount of $_____ maturing in each of the years and amounts hereinafter set forth is issued to finance the Improvements (the "Improvement Portion" of the Bonds); and the aggregate principal amount of $_____ maturing in each of the years and amounts hereinafter set forth is issued to finance the Tax Abatement Project (the "Tax Abatement Portion" of the Bonds).

Year	Equipment Portion	Improvement Portion	Tax Abatement Portion	Total
2028				
2029				
2030				
2031				
2032				
2033				
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				
2042				

If Bonds are prepaid, the prepayments shall be allocated to the portions of debt service (and hence allocated to the payment of Bonds treated as relating to a particular portion of debt service) as provided in this paragraph. If the source of prepayment moneys is the general fund of the City, or other generally available source, including the levy of taxes, the prepayment may be allocated to any or all portions of debt service in such amounts as the City shall determine. If the source of the prepayment is special assessments pledged to the Improvements, the prepayment shall be allocated to the Improvement Portion of debt service. If the source of a prepayment is taxes abated for the Tax Abatement Project, the prepayment shall be allocated to the Tax Abatement Portion of debt service.

(c) Book Entry Only System. The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York or any of its successors or its successors to its functions hereunder (the "Depository") will act as securities depository for the Bonds, and to this end:

(i) The Bonds shall be initially issued and, so long as they remain in book entry form only (the "Book Entry Only Period"), shall at all times be in the form of a separate single fully registered Bond for each maturity of the Bonds; and for purposes of complying with this requirement under paragraphs 5 and 10 Authorized Denominations for any Bond shall be deemed to be limited during the Book Entry Only Period to the outstanding principal amount of that Bond.

(ii) Upon initial issuance, ownership of the Bonds shall be registered in a bond register maintained by the Bond Registrar (as hereinafter defined) in the name of CEDE & CO., as the nominee (it or any nominee of the existing or a successor Depository, the "Nominee").

(iii) With respect to the Bonds neither the City nor the Bond Registrar shall have any responsibility or obligation to any broker, dealer, bank, or any other financial institution for which the Depository holds Bonds as securities depository (the "Participant") or the person for which a Participant holds an interest in the Bonds shown on the books and records of the Participant (the "Beneficial Owner"). Without limiting the immediately preceding sentence, neither the City, nor the Bond Registrar, shall have any such responsibility or obligation with respect to (A) the accuracy of the records of the Depository, the Nominee or any Participant with respect to any ownership interest in the Bonds, or (B) the delivery to any Participant, any Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or (C) the payment to any Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the principal of or premium, if any, or interest on the Bonds, or (D) the consent given or other action taken by the Depository as the Registered Holder of any Bonds (the "Holder"). For purposes of securing the vote or consent of any Holder under this Resolution, the City may, however, rely upon an omnibus proxy under which the Depository assigns its consenting or voting rights to certain Participants to whose accounts the Bonds are credited on the record date identified in a listing attached to the omnibus proxy.

(iv) The City and the Bond Registrar may treat as and deem the Depository to be the absolute owner of the Bonds for the purpose of payment of the principal of and premium, if any, and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to the Bonds, for the purpose of obtaining any consent or other action to be taken by Holders for the purpose of registering transfers with respect to such Bonds, and for all purpose whatsoever. The Bond Registrar, as paying agent hereunder, shall pay all principal of and premium, if any, and interest on the Bonds only to the Holder or the Holders of the Bonds as shown on the bond register, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with

respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid.

(v) Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new Nominee in place of the existing Nominee, and subject to the transfer provisions in paragraph 10 hereof, references to the Nominee hereunder shall refer to such new Nominee.

(vi) So long as any Bond is registered in the name of a Nominee, all payments with respect to the principal of and premium, if any, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, by the Bond Registrar or City, as the case may be, to the Depository as provided in the Letter of Representations to the Depository required by the Depository as a condition to its acting as book-entry Depository for the Bonds (said Letter of Representations, together with any replacement thereof or amendment or substitute thereto, including any standard procedures or policies referenced therein or applicable thereto respecting the procedures and other matters relating to the Depository's role as book-entry Depository for the Bonds, collectively hereinafter referred to as the "Letter of Representations").

(vii) All transfers of beneficial ownership interests in each Bond issued in book-entry form shall be limited in principal amount to Authorized Denominations and shall be effected by procedures by the Depository with the Participants for recording and transferring the ownership of beneficial interests in such Bonds.

(viii) In connection with any notice or other communication to be provided to the Holders pursuant to this Resolution by the City or Bond Registrar with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action; provided, that the City or the Bond Registrar may establish a special record date for such consent or other action. The City or the Bond Registrar shall, to the extent possible, give the Depository notice of such special record date not less than fifteen calendar days in advance of such special record date to the extent possible.

(ix) Any successor Bond Registrar in its written acceptance of its duties under this Resolution and any paying agency/bond registrar agreement, shall agree to take any actions necessary from time to time to comply with the requirements of the Letter of Representations.

(d) Termination of Book-Entry Only System. Discontinuance of a particular Depository's services and termination of the book-entry only system may be effected as follows:

(i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the City and

discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of the Depository with respect to the Bond if it determines that the Depository is no longer able to carry out its functions as securities depository or the continuation of the system of book-entry transfers through the Depository is not in the best interests of the City or the Beneficial Owners.

(ii) Upon termination of the services of the Depository as provided in the preceding paragraph, and if no substitute securities depository is willing to undertake the functions of the Depository hereunder can be found which, in the opinion of the City, is willing and able to assume such functions upon reasonable or customary terms, or if the City determines that it is in the best interests of the City or the Beneficial Owners of the Bond that the Beneficial Owners be able to obtain certificates for the Bonds, the Bonds shall no longer be registered as being registered in the bond register in the name of the Nominee, but may be registered in whatever name or names the Holder of the Bonds shall designate at that time, in accordance with paragraph 10. To the extent that the Beneficial Owners are designated as the transferee by the Holders, in accordance with paragraph 10, the Bonds will be delivered to the Beneficial Owners.

(iii) Nothing in this subparagraph (d) shall limit or restrict the provisions of paragraph 10.

(e) Letter of Representations. The provisions in the Letter of Representations are incorporated herein by reference and made a part of the resolution, and if and to the extent any such provisions are inconsistent with the other provisions of this resolution, the provisions in the Letter of Representations shall control.

3. Purposes. The Equipment Portion of the Bonds shall provide funds to finance the acquisition of the Equipment. The Improvement Portion of the Bonds shall provide funds to finance the Improvements. The Tax Abatement Portion of the Bonds shall provide funds to finance the Tax Abatement Project. Pursuant to the Tax Abatement Resolution, the City's share of real estate taxes generated on the property identified in the Tax Abatement Program (the "Tax Abatements") have been pledged to the payment of the Tax Abatement Portion of the Bonds. The principal amount of the Tax Abatement Portion of the Bonds does not exceed the estimated amount of Tax Abatements, which is $1,880,000. Proceeds of the Tax Abatement Portion of the Bonds shall be expended on costs or uses permitted by Minnesota Statutes, Sections 469.1812 through 469.1815, and shall not be expended on any costs or devoted to any other uses. The Equipment, the Improvements, and the Tax Abatement Project are herein referred to together as the "Project." The total cost of the Project, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Project proceeds with due diligence to completion and that any and all permits and studies required under law for the Project are obtained.

4. Interest. The Bonds shall bear interest payable semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing August 1, 2027, calculated on the basis of a 360-day year of twelve 30-day months, at the respective rates per annum set forth opposite the maturity years as follows:

Maturity Year	Interest Rate	Maturity Year	Interest Rate
2028		2036	
2029		2037	
2030		2038	
2031		2039	
2032		2040	
2033		2041	
2034		2042	
2035			

5. Redemption. All Bonds maturing on February 1, 2037 and thereafter, shall be subject to redemption and prepayment at the option of the City on February 1, 2036, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the City; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar prior to giving notice of redemption shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers so assigned to such Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of each such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the City or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the City and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the City shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

6. Bond Registrar. Bond Trust Services Corporation, in Minneapolis, Minnesota, is appointed to act as bond registrar and transfer agent with respect to the Bonds (the "Bond Registrar"), and shall do so unless and until a successor Bond Registrar is duly appointed, all pursuant to any contract the City and any successor Bond Registrar shall execute which is consistent herewith. The Bond Registrar shall also serve as paying agent unless and until a successor-paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered holders (or record holders) of the Bonds in the manner set forth in the form of Bond and paragraph 12.

7. Form of Bond. The Bonds, together with the Bond Registrar's Certificate of Authentication, the form of Assignment and the registration information thereon, shall be in substantially the form set forth on Exhibit B attached hereto.

8. Execution. The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and City Clerk and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

9. Authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this resolution unless a Certificate of Authentication on the Bond, substantially in the form set forth on Exhibit B attached hereto, shall have been duly executed by an authorized representative of the Bond Registrar. Certificates of Authentication on different Bonds need not be signed by the same person. The Bond Registrar shall authenticate the signatures of officers of the City on each Bond by execution of the Certificate of Authentication on the Bond and by inserting as the date of registration in the space provided the date on which the Bond is authenticated, except that for purposes of delivering the original Bonds to the Purchaser, the Bond Registrar shall insert as a date of registration the date of original issue of August 25, 2026. The Certificate of Authentication so executed on each Bond shall be conclusive evidence that it has been authenticated and delivered under this resolution.

10. Registration; Transfer; Exchange. The City will cause to be kept at the principal office of the Bond Registrar a bond register in which, subject to such reasonable regulations as the Bond Registrar may prescribe, the Bond Registrar shall provide for the registration of Bonds and the registration of transfers of Bonds entitled to be registered or transferred as herein provided.

Upon surrender for transfer of any Bond at the principal office of the Bond Registrar, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration (as provided in paragraph 9) of, and deliver, in the name of the designated transferee or transferees, one or more new Bonds of any Authorized

Denomination or Denominations of a like aggregate principal amount, having the same stated maturity and interest rate, as requested by the transferor; provided, however, that no Bond may be registered in blank or in the name of "bearer" or similar designation.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount and stated maturity, upon surrender of the Bonds to be exchanged at the principal office of the Bond Registrar. Whenever any Bonds are so surrendered for exchange, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration of, and deliver the Bonds which the Holder making the exchange is entitled to receive.

All Bonds surrendered upon any exchange or transfer provided for in this resolution shall be promptly canceled by the Bond Registrar and thereafter disposed of as directed by the City.

All Bonds delivered in exchange for or upon transfer of Bonds shall be valid general obligations of the City evidencing the same debt, and entitled to the same benefits under this resolution, as the Bonds surrendered for such exchange or transfer.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or be accompanied by a written instrument of transfer, in form satisfactory to the Bond Registrar, duly executed by the Holder thereof or his, her or its attorney duly authorized in writing.

The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of any Bond and any legal or unusual costs regarding transfers and lost Bonds.

Transfers shall also be subject to reasonable regulations of the City contained in any agreement with the Bond Registrar, including regulations which permit the Bond Registrar to close its transfer books between record dates and payment dates. The Finance Director is hereby authorized to negotiate and execute the terms of said agreement.

11. Rights Upon Transfer or Exchange. Each Bond delivered upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

12. Interest Payment; Record Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered (the "Holder") on the registration books of the City maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth (15^{th}) day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid shall cease to be payable to the person who is the Holder thereof as of the Regular Record Date, and shall be payable to the person who is the Holder thereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for

payment of the defaulted interest. Notice of the Special Record Date shall be given by the Bond Registrar to the Holders not less than ten days prior to the Special Record Date.

13. Treatment of Registered Owner. The City and Bond Registrar may treat the person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of and premium, if any, and interest (subject to the payment provisions in paragraph 12) on, such Bond and for all other purposes whatsoever whether or not such Bond shall be overdue, and neither the City nor the Bond Registrar shall be affected by notice to the contrary.

14. Delivery; Application of Proceeds. The Bonds when so prepared and executed shall be delivered by the Finance Director to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

15. Fund and Accounts. There is hereby established a special fund to be designated "General Obligation Bonds, Series 2026A Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained in the manner herein specified until all of the Bonds and the interest thereon have been fully paid. In such records there shall be established accounts of the Fund for the purposes and in the amounts as follows:

(a) Capital Account. To the Capital Account there shall be credited the proceeds of the sale of the Bonds, plus any special assessments levied with respect to the Improvements and collected prior to completion of the Improvements and payment of the costs thereof. From the Capital Account there shall be paid all costs and expenses of making the Project, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65; and the moneys in the Capital Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the anticipated date of commencement of the receipt of the collection of Tax Abatements and taxes or special assessments herein levied or covenanted to be levied; and provided further that if upon completion of the Project, there shall remain any unexpended balance in the Capital Account, the balance (other than any special assessments) may be transferred to the Debt Service Account provided that any funds attributable to the Improvement Portion of the Bonds may be transferred to the fund of any other improvement instituted pursuant to Minnesota Statutes, Chapter 429, and provided further that any special assessments credited to the Capital Account shall only be applied towards payment of the costs of the Improvements upon adoption of a resolution by the City Council determining that the application of the special assessments for such purpose will not cause the City to no longer be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Debt Service Account. There shall be maintained separate subaccounts in the Debt Service Account to be designated the "Equipment Debt Service Subaccount," the "Improvement Project Debt Service Subaccount," and the "Tax Abatement Project

Debt Service Subaccount." There are hereby irrevocably appropriated and pledged to, and there shall be credited to the separate subaccounts of the Debt Service Account:

(i) Equipment Debt Service Subaccount. To the Equipment Debt Service Subaccount there shall be credited: (A) all collections of taxes herein or hereinafter levied for the payment of the Equipment Portion of the Bonds and interest thereon; (B) a pro rata share of all funds remaining in the Capital Account after completion of the Project and payment of the costs thereof; (C) all investment earnings on funds held in the Equipment Debt Service Subaccount; and (D) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Equipment Debt Service Subaccount. The amount of any surplus remaining in the Equipment Debt Service Subaccount when the Equipment Portion of the Bonds and interest thereon are paid shall be used consistent with Minnesota Statutes, Section 475.61, Subdivision 4. The Equipment Debt Service Subaccount shall be used solely to pay the principal and interest on the Equipment Portion of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from said subaccount as provided by law.

(ii) Improvement Project Debt Service Subaccount. To the Improvement Project Debt Service Subaccount there shall be credited: (A) all collections of special assessments herein covenanted to be levied with respect to the Improvements and either initially credited to the Capital Account and not already spent as permitted above and required to pay any principal and interest due on the Improvement Portion of the Bonds or collected subsequent to the completion of the Improvements and payment of the costs thereof; (B) all collections of taxes herein or hereinafter levied for the payment of the Improvement Portion of the Bonds and interest thereon; (C) a pro rata share of all funds remaining in the Capital Account after completion of the Project and payment of the costs thereof; (D) all investment earnings on funds held in the Improvement Project Debt Service Subaccount; and (E) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Improvement Project Debt Service Subaccount. The amount of any surplus remaining in the Improvement Project Debt Service Subaccount when the Improvement Portion of the Bonds and interest thereon are paid shall be used consistent with Minnesota Statutes, Section 475.61, Subdivision 4. The Improvement Project Debt Service Subaccount shall be used solely to pay the principal and interest on the Improvement Portion of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from said subaccount as provided by law.

(iii) Tax Abatement Project Debt Service Subaccount. To the Tax Abatement Project Debt Service Subaccount there shall be credited: (A) Tax Abatements; (B) all collections of taxes herein and hereafter levied for the payment of the Tax Abatement Portion of the Bonds; (C) a pro rata share of all funds remaining in the Capital Account after completion of the Tax Abatement Project and payment of the costs thereof; (D) all investment earnings on funds held in the

Tax Abatement Project Debt Service Subaccount; and (E) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Tax Abatement Project Debt Service Subaccount. The amount of any surplus remaining in the Tax Abatement Project Debt Service Subaccount when the Tax Abatement Portion of the Bonds and interest thereon are paid shall be used consistent with Minnesota Statutes, Section 475.61, Subdivision 4. The Tax Abatement Project Debt Service Subaccount shall be used solely to pay the principal and interest on the Tax Abatement Portion of the Bonds.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bonds or $100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Capital Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bonds payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Fund shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").

16. Covenants Relating to the Equipment Portion of the Bonds.

(a) Tax Levy. To provide moneys for payment of the principal and interest on the Equipment Portion of the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Year of Tax Levy	Year of Tax Collection	Amount

See Attached Schedule in Exhibit C

(b) Coverage Test. The tax levies are such that if collected in full they will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Equipment Portion of the Bonds. The tax levies shall be irrepealable so long as any of the Equipment Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

17. Covenants Relating to the Improvement Portion of the Bonds.

(a) Special Assessments. It is hereby determined that no less than twenty percent (20%) of the cost to the City of each Improvement financed hereunder within the meaning of Minnesota Statutes, Section 475.58, Subdivision 1(3), shall be paid by special assessments to be levied against every assessable lot, piece and parcel of land benefited by any of the Improvements. The City hereby covenants and agrees that it will let all construction contracts not heretofore let within one year after ordering each Improvement financed hereunder unless the resolution ordering the Improvement specifies a different time limit for the letting of construction contracts. The City hereby further covenants and agrees that it will do and perform as soon as they may be done all acts and things necessary for the final and valid levy of such special assessments, and in the event that any such special assessment be at any time held invalid with respect to any lot, piece or parcel of land due to any error, defect, or irregularity in any action or proceedings taken or to be taken by the City or the City Council or any of the City officers or employees, either in the making of the special assessments or in the performance of any condition precedent thereto, the City and the City Council will forthwith do all further acts and take all further proceedings as may be required by law to make the special assessments a valid and binding lien upon such property.

The special assessments have heretofore been authorized. Subject to such adjustments as are required by conditions in existence at the time the assessments are levied, it is hereby determined that the assessments shall be payable in equal, consecutive, annual installments, including both principal and interest, with interest at a rate per annum set forth below:

Improvement Designation	Levy Years	Collection Years	Amount

See Attached Schedule in Exhibit C

At the time the assessments are in fact levied the City Council shall, based on the then-current estimated collections of the assessments, make any adjustments in any ad valorem taxes required to be levied in order to assure that the City continues to be in compliance with Minnesota Statutes, Section 475.61, Subdivision 1.

(b) Tax Levy. To provide moneys for payment of the principal and interest on the Improvement Portion of the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Levy Years	Collection Years	Amount

See Attached Schedule in Exhibit C

(c) Coverage Test. The tax levies are such that if collected in full they, together with estimated collections of special assessments herein pledged for the payment of the Improvement Portion of the Bonds, will produce at least five (5%) percent in excess of the amount needed to meet when due the principal and interest payments on the Improvement Portion of the Bonds. The tax levies shall be irrepealable so long as any of the Improvement Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

18. Covenants Relating to the Tax Abatement Portion of the Bonds.

(a) Tax Abatements; Use of Tax Abatements. The City Council has adopted the Tax Abatement Resolution and has thereby approved the Tax Abatements, including the pledge thereof to the payment of the Tax Abatement Portion of the Bonds. The City Council hereby confirms the Tax Abatement Resolution, which is hereby incorporated as though set forth herein.

(b) Tax Levy. To provide moneys for payment of principal and the interest on the Tax Abatement Portion of the Bonds, there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Levy Years	Collection Years	Amount

See Attached Schedule in Exhibit C

(c) Coverage Test. The Taxes are such that if collected in full they, together with estimated collections of Tax Abatements, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Tax Abatement Portion of the Bonds. The Taxes shall be irrepealable so long as any of the Tax Abatement Portion of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

19. Continuing Disclosure. The City is the sole obligated person with respect to the Bonds. The City hereby agrees, in accordance with the provisions of Rule 15c2-12 (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, as amended, and a Continuing Disclosure Undertaking (the "Undertaking") hereinafter described to:

(a) Provide or cause to be provided to the Municipal Securities Rulemaking Board (the "MSRB") by filing at www.emma.msrb.org in accordance with the Rule, certain annual financial information and operating data in accordance with the Undertaking. The City reserves the right to modify from time to time the terms of the Undertaking as provided therein.

(b) Provide or cause to be provided to the MSRB notice of the occurrence of certain events with respect to the Bonds in not more than ten (10) business days after the occurrence of the event, in accordance with the Undertaking.

(c) Provide or cause to be provided to the MSRB notice of a failure by the City to provide the annual financial information with respect to the City described in the Undertaking, in not more than ten (10) business days following such occurrence.

(d) The City agrees that its covenants pursuant to the Rule set forth in this paragraph and in the Undertaking is intended to be for the benefit of the Holders of the Bonds and shall be enforceable on behalf of such Holders; provided that the right to enforce the provisions of these covenants shall be limited to a right to obtain specific enforcement of the City's obligations under the covenants.

The Mayor and City Clerk of the City, or any other officer of the City authorized to act in their place (the "Officers") are hereby authorized and directed to execute on behalf of the City the Undertaking in substantially the form presented to the City Council subject to such modifications thereof or additions thereto as are (i) consistent with the requirements under the Rule, (ii) required by the Purchaser of the Bonds, and (iii) acceptable to the Officers.

20. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.

21. Defeasance. When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to any Bonds which are due on any date by irrevocably depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Bond Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also discharge its obligations with respect to any prepayable Bonds called for redemption on any date when they are prepayable according to their terms, by depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full, provided that notice of redemption thereof has been duly given. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates

as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date.

22. Compliance With Reimbursement Bond Regulations. The provisions of this paragraph are intended to establish and provide for the City's compliance with United States Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bonds, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the Closing Date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than sixty days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, project or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Program"); and (iii) states the maximum principal amount of debt expected to be issued by the City for the purpose of financing the Program; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Program, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed twenty percent of the "issue price" of the Bonds, and (ii) a *de minimis* amount of Reimbursement Expenditures not in excess of the lesser of $100,000 or five percent of the proceeds of the Bonds.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bonds or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bonds, and not later than 18 months after the later of (i) the date of the payment of the Reimbursement Expenditure, or (ii) the date on which the Program to which the Reimbursement Expenditure relates is first placed in service, but in no event more than three years after the date of payment of the Reimbursement Expenditure.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within 30 days after the Bonds are issued, shall be treated as made on the day the Bonds are issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its bond counsel for the Bonds stating in effect that such action will not impair the tax-exempt status of the Bonds.

23. Certificate of Registration and Tax Levy. A certified copy of this resolution is hereby directed to be filed with the Auditor/Treasurer of Washington County, Minnesota, together with such other information as the Auditor/Treasurer shall require, and there shall be obtained from the Auditor/Treasurer a certificate that the Bonds have been entered in the Auditor/Treasurer's Bond Register and that the tax levy required by law has been made.

24. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to bond counsel, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

25. Negative Covenant as to Use of Bond Proceeds and Project. The City hereby covenants not to use the proceeds of the Bonds or to use the Project, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Project, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

26. Tax-Exempt Status of the Bonds; Rebate.

(a) Allocation to the Equipment Portion of the Bonds. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Equipment Portion of the Bonds, including without limitation (a) requirements relating to temporary periods for investments, (b) limitations on amounts invested at a yield greater than the yield on the Equipment Portion of the Bonds, and (c) the rebate of excess investment earnings to the United States. The City expects to satisfy the 18-month expenditure exemption for gross proceeds of the Equipment Portion of the Bonds as provided in Section 1.148-7(d) of the Regulations. The Mayor and/or City Clerk and/or Finance Director are hereby authorized and directed to make such elections as to arbitrage and rebate matters relating to the Bonds as they deem necessary, appropriate or desirable in connection with the Bonds, and all such elections shall be, and shall be deemed and treated as, elections of the City.

(b) Allocation to the Improvement Portion of the Bonds and the Tax Abatement Portion of the Bonds. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Improvement Portion of the Bonds and the Tax Abatement Portion of the Bonds, including without limitation (i) requirements relating to temporary periods

for investments, (ii) limitations on amounts invested at a yield greater than the yield on the Improvement Portion of the Bonds and the Tax Abatement Portion of the Bonds, and (iii) the rebate of excess investment earnings to the United States. The City expects to satisfy the 24-month exemption for gross proceeds of the Improvement Portion of the Bonds and the Tax Abatement Portion of the Bonds as provided in Section 1.148-7(e) of the Regulations. The Mayor and/or City Clerk and/or Finance Director are hereby authorized and directed to make such elections as to arbitrage and rebate matters relating to the Improvement Portion of the Bonds and the Tax Abatement Portion of the Bonds as they deem necessary, appropriate or desirable in connection with the Improvement Portion of the Bonds and the Tax Abatement Portion of the Bonds, and all such elections shall be, and shall be deemed and treated as, elections of the City.

27. Designation of Qualified Tax-Exempt Obligations. In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

(a) the Bonds are issued after August 7, 1986;

(b) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;

(c) the City hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code;

(d) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2026 will not exceed $10,000,000; and

(e) not more than $10,000,000 of obligations issued by the City during this calendar year 2026 have been designated for purposes of Section 265(b)(3) of the Code; and

(f) the aggregate face amount of the Bonds does not exceed $10,000,000.

The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

28. Official Statement. The Official Statement relating to the Bonds prepared and distributed by Ehlers is hereby approved and the officers of the City are authorized in connection with the delivery of the Bonds to sign such certificates as may be necessary with respect to the completeness and accuracy of the Official Statement.

29. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to

Wells Fargo Bank, National Association, San Francisco, California, on the closing date for further distribution as directed by Ehlers.

30. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

31. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

Passed this 5th day of August, 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

EXHIBIT A

PROPOSALS

[To be supplied by Ehlers & Associates, Inc.]

EXHIBIT B

FORM OF BOND

UNITED STATES OF AMERICA
STATE OF MINNESOTA
WASHINGTON COUNTY
CITY OF COTTAGE GROVE

R-___ $_____

GENERAL OBLIGATION BOND, SERIES 2026A

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
_____%	February 1,	August 25, 2026	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____

The City of Cottage Grove, Washington County, Minnesota (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, unless called for earlier redemption, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on February 1 and August 1 of each year (each, an "Interest Payment Date"), commencing August 1, 2027, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of Bond Trust Services Corporation, in Minneapolis, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth (15^{th}) day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms are defined therein, payment of

principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution, and surrender of this Bond shall not be required for payment of the redemption price upon a partial redemption of this Bond. Until termination of the book-entry only system pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

Optional Redemption. All Bonds of this issue (the "Bonds") maturing on February 1, 2037, and thereafter, are subject to redemption and prepayment at the option of the Issuer on February 1, 2036, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the Issuer; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

Selection of Bonds for Redemption; Partial Redemption. To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers assigned to the Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of such Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the Issuer or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the Issuer and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the Issuer shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of $5,425,000, all of like date of original issue and tenor, except as to number, maturity, interest rate, denomination and redemption privilege, issued pursuant to and in full conformity with the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on August 5, 2026 (the "Resolution"), for the purpose of providing money to finance (i) the acquisition of capital equipment; (ii) various public improvements; and (iii) the costs related to improvements to Oltman Park,

all within the jurisdiction of the Issuer. This Bond is payable out of the General Obligation Bonds, Series 2026A Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Denominations; Exchange; Resolution. The Bonds are issuable solely in fully registered form in Authorized Denominations (as defined in the Resolution) and are exchangeable for fully registered Bonds of other Authorized Denominations in equal aggregate principal amounts at the office of the Bond Registrar, but only in the manner and subject to the limitations provided in the Resolution. Reference is hereby made to the Resolution for a description of the rights and duties of the Bond Registrar. Copies of the Resolution are on file in the office of the Bond Registrar.

Transfer. This Bond is transferable by the Holder in person or the Holder's attorney duly authorized in writing at the office of the Bond Registrar upon presentation and surrender hereof to the Bond Registrar, all subject to the terms and conditions provided in the Resolution and to reasonable regulations of the Issuer contained in any agreement with the Bond Registrar. Thereupon the Issuer shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this Bond, one or more new fully registered Bonds in the name of the transferee (but not registered in blank or to "bearer" or similar designation), of an Authorized Denomination or Denominations, in aggregate principal amount equal to the principal amount of this Bond, of the same maturity and bearing interest at the same rate.

Fees upon Transfer or Loss. The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Issuer and Bond Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and neither the Issuer nor the Bond Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Authentication hereon shall have been executed by the Bond Registrar.

Qualified Tax-Exempt Obligation. This Bond has been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as

required by law; that the Issuer has covenanted and agreed with the Holders of the Bonds that it will levy a direct, annual, irrepealable ad valorem tax upon all of the taxable property of the Issuer, without limitation as to rate or amount, for the years and in amounts sufficient to pay the principal and interest on the Bonds as they respectively become due, if any sums irrevocably appropriated to the Debt Service Account are insufficient therefor; and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Cottage Grove, Washington County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its City Clerk, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:

_____

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the Resolution mentioned within.

BOND TRUST SERVICES CORPORATION
Minneapolis, Minnesota,
Bond Registrar

By: _____
Authorized Signature

Registrable by: BOND TRUST SERVICES CORPORATION

Payable at: BOND TRUST SERVICES CORPORATION

CITY OF COTTAGE GROVE,
WASHINGTON COUNTY, MINNESOTA

[DO NOT SIGN THIS FORM OF BOND]
Mayor

[DO NOT SIGN THIS FORM OF BOND]
City Clerk

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with right of survivorship and not as tenants in common
UTMA - _____ as custodian for _____
(Cust) (Minor)
under the _____ Uniform
(State)
Transfers to Minors Act

Additional abbreviations may also be used though not in the above list.

_____

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated:_____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

_____

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges or any other "Eligible Guarantor Institution" as defined in 17 CFR 240.17Ad-15(a)(2).

The Bond Registrar will not affect transfer of this Bond unless the information concerning the transferee requested below is provided.

Name and Address: _____

_____

_____

(Include information for all joint owners if the Bond is held by joint account.)

EXHIBIT C

SCHEDULES

[To be supplied by Ehlers & Associates, Inc.]

City Council Action Request

11.B.

Meeting Date	8/5/2026
Department	Community Development
Agenda Category	Resolution
Title	10590 East Point Douglas Road South - Accessory Structure Exterior Materials Variance
Staff Recommendation	Adopt Resolution 2026-104 denying the variance request to allow for the exterior of an accessory structure to be constructed of metal in a residential district at 10590 East Point Douglas Road South.
Budget Implication	N/A

Attachments

1.	10590 East Point Douglas Variance Staff Report
2.	10590 East Point Douglas Variance Resolution
3.	10590 East Point Douglas Variance Application
4.	10590 East Point Douglas Variance Exterior Rendering
5.	10590 East Point Douglas Variance Site Plan

TO: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

FROM: Samantha Pierret, Senior Planner

DATE: July 29, 2026

RE: Accessory Structure Exterior Materials Variance – 10590 East Point Douglas Road

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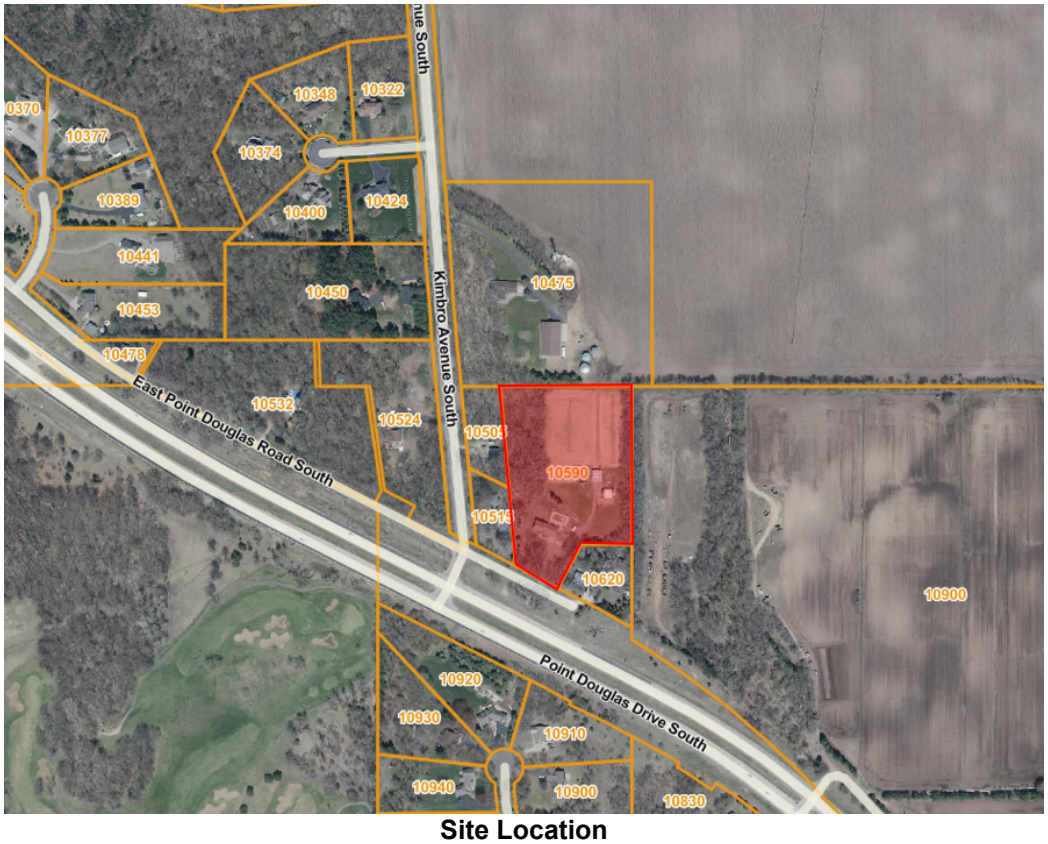
Proposal

Gary and Colleen Millard (Applicants/Property Owners), 10590 East Point Douglas Road South, have applied for a variance from the required architectural materials for accessory structures in Residential Districts to construct an accessory structure with a metal exterior.



Site Location

Review Schedule
Application Received: June 1, 2026
Application Accepted: June 1, 2026
Planning Commission Meeting: June 22, 2026
City Council Meeting: July 15, 2026
60-Day Review Deadline: July 31, 2026
Extended 60-Day Deadline: September 29, 2026

Background

The subject site is a residential property outside the MUSA. The property consists of a dwelling constructed in 1983, loafing shed constructed around 1985, 960 square foot accessory shed constructed in 1985, and a hoop building with tarp/canvas covering constructed around 2022. Building permits were issued for all structures except the hoop building. In 1985, metal was an allowed exterior material for accessory buildings in the R-1 District.

Properties in the R-1 District are permitted to have two accessory structures totaling a combined 2,500 square feet. Agriculture activities and associated agricultural buildings are a permitted principal use in the R-1 zone; therefore, the loafing shed, which is currently used for pigs, is considered a principal use and does not count towards the maximum number of accessory buildings or the accessory building square footage allowance.

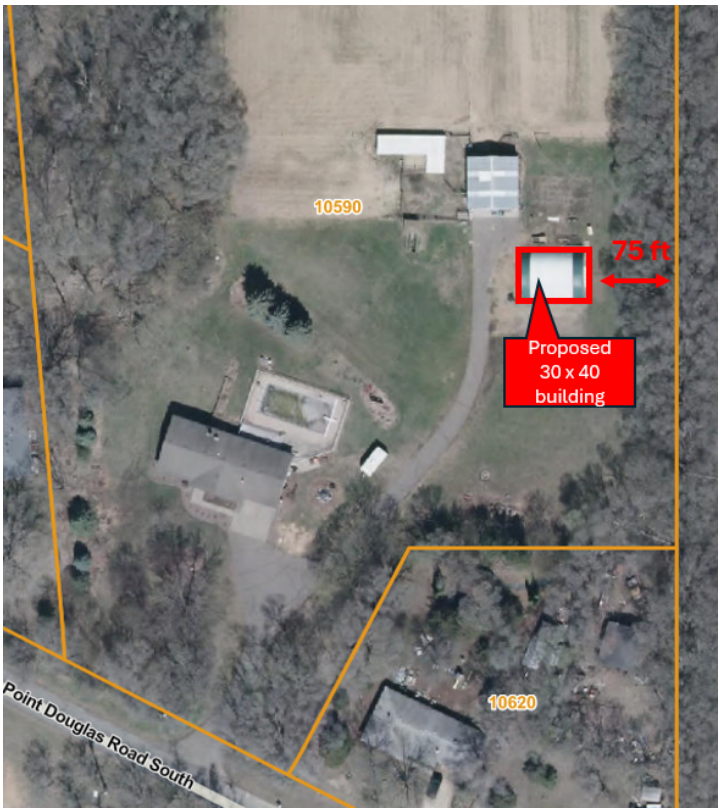
Existing Structures

The Applicant is proposing to replace the existing hoop building with a new 30-foot by 40-foot, 14-foot-tall accessory structure. The proposed structure will be utilized as a storage building for various personal items and some agricultural equipment such as tractors and a trailer. The

Applicants have proposed to use a metal exterior on the accessory structure matching the existing accessory shed, which requires variance consideration in Residential Districts.

Proposed Accessory Shed

Principal buildings and accessory buildings in Residential Districts may use steel lap siding as exterior material as it is weather-resistant and aesthetically comparable to vinyl lap siding or wood siding. The Applicant has requested to use metal commonly found on pole buildings.



Proposed Site Plan

Planning Considerations

Zoning and Comprehensive Plan

The property is currently zoned R-1, Rural Residential District. The site is currently guided as Rural Residential in the 2040 Comprehensive Plan. Rural Residential areas are areas outside of the MUSA boundary where cluster development is encouraged to preserve open space and natural amenities. The property is surrounded by land zoned R-1 to the west and south and land zoned Agricultural Preservation (AG-1) to the north and east.

Current Zoning

2040 Comprehensive Plan

Looking ahead to the 2050 Comprehensive Plan update, this area of the community will be discussed and studied during the update process for future development opportunities and future land use designations outside of rural residential or agricultural.

Variance Requirements

With all variance requests, the Planning Commission and City Council must look to the zoning ordinance for guidance and direction. City Code Title 11-2-5: Variances, states the following:

A. Purpose. The purpose of the variance is to allow variation from the strict application of the terms of this Title where, by reason of the exceptional physical characteristics of the property, the literal enforcement of the requirements of this Title would cause practical difficulties for the landowner.

F. Findings. A variance may be granted only when all of the following conditions are found:

1. *The variance is in harmony with the general purposes and intent of this Title.*
2. *The variance is consistent with the Comprehensive Plan.*
3. *The applicant for the variance establishes that there are practical difficulties in complying with this Title. "Practical difficulties," as used in connection with the granting of a variance, means that all of the following must be found to apply:*
    a. *The property owner proposes to use the land in a reasonable manner for a use permitted in the zone where the land is located, but the proposal is not permitted by other official controls.*

b. The plight of the landowner is due to circumstances unique to the property and that are not created by the landowner; and
c. The variance, if granted, will not alter the essential character of the neighborhood.

4. Economic considerations alone do not constitute practical difficulties.

Variance – Exterior Materials
The Applicants have submitted a variance request for use of exterior architectural materials that do not align with the City's code standards. Per City Code Title 11-3-5B, the exterior finish of accessory structures and garages over 200 square feet in Residential districts must consist of split face block, vinyl lap, or cement board materials that are complementary to the color palette of the principal structure. Steel lap siding is also allowed as it is visually similar to vinyl lap or wood siding products. Metal exterior finishes commonly found on pole buildings are permitted only in Agricultural districts per the City's Zoning Code.
The current City Code standards for accessory structure exterior finishes in the R-1 District were adopted in 2023. Prior to 2023, accessory buildings in the R-1 District were allowed to use metal exterior materials. As part of the 2023 code updates, metal was removed from the allowed exterior materials for accessory buildings in the R-1 District to ensure accessory building material consistency in all residential districts throughout the City.

The existing accessory structure with metal exterior was constructed prior to the 2023 zoning amendment (1985).

The Applicants have provided an explanation of why they believe the request would meet variance standards:

1. The Applicants indicated that their property is zoned R-1, Rural Residential, which allowed metal as an exterior material in previous iterations of the zoning code.

2. The Applicants have indicated that constructing the desired building out of materials other than metal would cost a significant amount more to construct and maintain in the future.

3. The Applicants have also indicated that buildings within the area have been constructed with metal exteriors on other properties that surround the Applicants' property.

4. The Applicants have stated that the proposed metal exterior would match the existing building that was permitted in 1985 and create a cohesive look on the property.

5. The Applicants have noted that the costs to construct a stick-built building with 14-foot side walls would be cost prohibitive as an engineer must be retained by the Applicants to calculate snow loads in compliance with building code requirements.

6. The Applicants stated that the building will not be visible from public rights of way or surrounding properties due to existing vegetative cover.

Findings
The findings of fact for a recommendation of denial that were considered by the Planning Commission are as follows:

A. The variance is not in harmony with the general purposes and intent of the Zoning Code to protect the health, safety, morals, comfort, convenience, and general welfare of the public.

B. The variance is not consistent with the Comprehensive Plan. The 2040 Comprehensive Plan identifies this parcel for rural residential use. Exterior materials for accessory structures in rural residential districts do not allow for metal. The property has been guided Rural Residential since the 2020 Comprehensive Plan (adopted in 1998). Prior to the 2020 Plan (2010 Plan from 1990 and 2000 Plan from 1980) the property was guided Agricultural.

C. Accessory structures over 200 square feet in residential districts must be constructed with exterior materials listed per City Code Title 11-3-5B, which include wood, split face block, vinyl lap, steel lap, or cement board materials that are complementary to the color palette of the principal structure. The code does not allow for metal as an acceptable exterior material in residential districts. This standard in the R-1 District has been enforced since the 2023 zoning code updates. Prior to the 2023 code updates, metal was an acceptable exterior material in the R-1 District.

D. Nonconforming uses, land structures, or buildings in the same district or other districts may not be considered grounds for issuance of a variance.

E. The plight of the landowner is not due to circumstances unique to the property. Economic considerations alone do not constitute practical difficulties.

Public Hearing Notices
The public hearing notice for the June 22, 2026, Planning Commission meeting was published in the *Saint Paul Pioneer Press* and mailed to 13 property owners within 500 feet of the proposed project on June 3, 2026.

Planning Commission Meeting
At their June 22, 2026 meeting, the Planning Commission reviewed this request and held a public hearing. No public comments were provided at the hearing. The Applicant spoke on behalf of their application. The Commission requested clarification on the following:

- The Commission requested clarification on the difference between the metal material requested and steel lap siding, which is an allowed exterior material.
    - Staff noted that steel lap siding is commonly found on residential structures across the city and looks similar to vinyl lap siding from a distance. Steel lap siding is complimentary to other exterior materials used in residential districts, whereas the metal material requested is commonly installed vertically as seen on the Applicants' existing pole building and on other agricultural pole buildings around the area.

The Planning Commission unanimously (5-to-0) voted to recommend denial of the variance.

City Council Meeting
At the July 15, 2026 Council meeting the Applicant provided public comments regarding the characteristics and zoning classification of surrounding properties and existing buildings. The Council also discussed surrounding property charateristics and the Applicants' existing buildings.

The variance request was continued to the August 5th meeting allowing for the Applicant to provide additional information on the design of the proposed building and for staff to research the history of other buildings in the area.

Surrounding Area

There are 52 properties on Kimbro Avenue between Highway 61 and 80th Street with residences and/or accessory structures in this area including properties east of Kimbro on East Point Douglas Road, Kimbro Court, and Kimbro Circle. Of these 52 properties, 22 have a pole building of some sort including properties zoned AG-1, Agriculture Preservation District and R-1, Rural Residential. There are 5 properties with existing structures zoned AG-1, Agriculture Preservation District where pole buildings are permitted, all on the east side of Kimbro. All properties west of Kimbro are zoned R-1, Rural Residential.

Kimbro Zoning

Of the 22 properties with pole buildings, approximately 6 properties are or were part of an active agriculture operation when the buildings were constructed. Pole buildings are allowed in the AG-1 and R-1 zoning districts when part of an active agricultural operation. All of the pole buildings in this area were constructed before 2023 which is prior to the Zoning Code update in 2023 that disallowed the use of metal exteriors.

Historic, Similar Variance Requests

In 2025 Al Dressely, owner of 6255 Hadley Avenue South, applied for variance consideration to construct an accessory building using metal exterior materials. The Applicant also applied for a conditional use permit to exceed maximum accessory building square footage and to construct an accessory building in front of the principal structure. The Dressely property is zoned R-2, Residential Estate District where metal exteriors have not been allowed since 2012. The Applicant noted the costs of using materials other than metal, the longevity of metal versus other materials, and stated other properties around them had metal buildings as rationale for the request. The Applicant also noted the proposed accessory building would be screened from view from public rights-of-way and other dwellings. The Planning Commission considered the requests at their June 23, 2025 meeting and unanimously (7-0) recommended denial of the architectural material variance, the other requests were unanimously recommended for approval. The Council considered the requests at their July 16, 2025 meeting and affirmed the Planning Commission's recommendation of denial of the architectural material variance and approval of the other two requests.

On April 27, 2026 the Planning Commission considered a variance request for the owner of 10200 Kimbro Circle to construct an accessory building addition in front of the principal structure and to reduce the side yard setback. The property is zoned R-1, Rural Residential District. The Applicant proposed to use compliant exterior materials for the addition, the existing structure already used compliant materials (vinyl lap siding). The Planning Commission voted unanimously (7-0) to recommend approval of the variance request to the Council. The Council considered the request on May 6, 2026 and voted 3-2 to approve the variance requests.

Existing Pole Buildings

On the following page are images of three existing pole buildings along Kimbro Avenue that used materials similar to those materials proposed by the Applicants. All of these structures are located in the R-1 District and were permitted prior to the 2023 Zoning Code updates which disallowed metal exterior materials.

Recommendation

That the City Council adopt Resolution 2026-104, denying the variance request to allow for the exterior of an accessory structure to be constructed of metal in a residential district at 10590 East Point Douglas Road South.

Attachments
Variance Application

CITY OF COTTAGE GROVE, MINNESOTA
CITY COUNCIL
RESOLUTION 2026-104

A RESOLUTION DENYING A VARIANCE TO ALLOW FOR THE EXTERIOR OF AN ACCESSORY STRUCTURE TO BE CONSTRUCTED OF METAL IN A RESIDENTIAL DISTRICT AT 10590 EAST POINT DOUGLAS ROAD SOUTH

WHEREAS, Gary and Colleen Millard, applicants and property owners, applied for a variance to allow an accessory structure to be constructed of metal in a residential district on property legally described below:

> That part of the Northwest Quarter of the Southeast Quarter of Section 26, Township 27, Range 21, Washington County, Minnesota, described as follows:
>
> Commencing at the East Quarter Corner of said Section 26, thence West along the East and West Quarter line of said Section a distance of 1893 feet to the point of beginning of this description; thence South a distance of 511.66 feet; thence West a distance of 165 feet; thence South 27 degrees 55 minutes 05 seconds West a distance of 159.84 feet to its intersection with the Northerly line of Old Minnesota Highway No. 61; thence North 62 degrees 39 minutes West along said Northerly line of said Highway No. 61 a distance of 158.1 feet; thence North 4 degrees 33 minutes West a distance of 581.55 feet to a point on said East and West Quarter line of said Section 26, which point is 2319.38 feet West of said East Quarter Corner of Section 26; thence East along said East and West Quarter line a distance of 426.38 feet to the point of beginning, Washington County, Minnesota.
>
> Commonly known as 10590 East Point Douglas Road South Cottage Grove, Washington County, State of Minnesota.

WHEREAS, public hearing notices were mailed to property owners within 500 feet of the property, and a public hearing notice was published in the St. Paul Pioneer Press; and

WHEREAS, a planning staff report, which detailed specific information on the property and the application request, was prepared and presented; and

WHEREAS, the public hearing was open for public testimony and testimony from the applicant was received and entered into the public record. No public testimony was received; and

WHEREAS, the Planning Commission unanimously (5-to-0) voted to recommend denial of the variance request to use metal as an exterior finish material on an accessory structure in a residential district at 10590 East Point Douglas Road South at their June 22, 2026, meeting; and

WHEREAS, the City Council considered the item at their July 15, 2026 meeting and continued consideration of the item to their August 5, 2026 meeting for the Applicant to provide additional information on the proposed materials and for staff to research surrounding structures.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Cottage Grove, Washington County, Minnesota, hereby denies the variance request to allow for the exterior of an accessory structure in a residential district to be constructed of metal on the parcel legally described above.

BE IT FURTHER RESOLVED, denying the variance to allow for the exterior material of an accessory structure in a residential district to be metal is based on the following findings of fact:

A. The variance is not in harmony with the general purposes and intent of the Zoning Code to protect the health, safety, morals, comfort, convenience, and general welfare of the public.

B. The variance is not consistent with the Comprehensive Plan. The 2040 Comprehensive Plan identifies this parcel for rural residential use. Exterior materials for accessory structures in rural residential districts do not allow for metal. The property has been guided Rural Residential since the 2020 Comprehensive Plan (adopted in 1998). Prior to the 2020 Plan (2010 Plan from 1990 and 2000 Plan from 1980) the property was guided Agricultural.

C. Accessory structures over 200 square feet in residential districts must be constructed with exterior materials listed per City Code Title 11-3-5B, which include wood, split face block, vinyl lap, steel lap, or cement board materials that are complementary to the color palette of the principal structure. The code does not allow for metal as an acceptable exterior material in residential districts. This standard in the R-1 District has been enforced since the 2023 zoning code updates. Prior to the 2023 code updates metal was an acceptable exterior material in the R-1 District.

D. Nonconforming uses, land structures, or buildings in the same district or other districts may not be considered grounds for issuance of a variance.

E. The plight of the landowner is not due to circumstances unique to the property. Economic considerations alone do not constitute practical difficulties.

Passed this 5th day of August 2026.

_____
Myron Bailey, Mayor

Attest:

_____
Tamara Anderson, City Clerk

Cottage Grove
Where Pride and Prosperity Meet

City of Cottage Grove
Community Development Department
12800 Ravine Parkway South
Cottage Grove, MN 55016

Planning Division
Telephone: 651-458-2827
E-Mail: cgsubmittals@cottagegrovemn.gov
Website: www.cottagegrovemn.gov

PLANNING APPLICATION

Applicant	Contact Name (if different)
Gary & Colleen Millard	
Mailing Address (Street, City, State ZIP)	
10590 E Point Douglas Rd S. Cottage Grove MN 55016	
Preferred Telephone Number	**Email Address**
612 382-6688	grm.millard55@gmail.com

Property Owner	Contact Name (if different)
Same	
Mailing Address (Street, City, State ZIP)	
Preferred Telephone Number	**Email Address**

Property Address/Location	Property Identification Number
Same	
Legal Description	

Type of Application: (check all that apply to your proposal)

	Minor Subdivision	$500 + $2,000 escrow		Conditional Use Permit	$565 + $5,000 escrow
	Preliminary Plat # of Lots:	$565 + $50 per lot/unit + $15,000 escrow		Interim Conditional Use Permit	$565 (annually) + $5,000 escrow
	Final Plat # of Acres:	$360 + $100 per acre + $5,000 escrow	✓	Variance (pre-construction)	$300
	Site Plan Review	$500 + $5,000 escrow		Variance (post-construction)	$925
	Comprehensive Plan Amendment	$670 + $55 GIS fee + $2,500 escrow		Administrative Conditional Use Permit	$565 + $5,000 escrow
	Zoning Amendment	$665 + $2,000 escrow		Administrative Site Plan Review	$500 + $5,000 escrow
	Planned Unit Development (PUD)	$900 + $2,000 escrow		Easement & Public Right-of-Way Vacation	$360.00
	Sketch Plan Review # of Acres:	$205 + $5,000 escrow		Other Applications	See Fee Table

Description of Proposal (If more space is needed, please attach a letter describing your request):

Steel Exterior for Accessory Bldg.

Acknowledgment and Signature: By submitting this signed application, the applicant and property owner agree to provide the City with all necessary information including plans, surveys, drawings, and other materials necessary to process and examine this request. The applicant and property owner also agree to pay all fees and escrows at the time of application and again whenever accounts are deficient. The applicant and property owner also agree to allow City staff, City Council, and Planning Commission members access to the property where the planning consideration is being requested.

Signature of Applicant:	**Signature of Property Owner:**
Colleen Millard	Same
Date: June 1, 2026	**Date:**

Cottage Grove
Where Pride and Prosperity Meet

Community Development Department
12800 Ravine Parkway South
Cottage Grove, MN 55016
www.cottagegrovemn.gov

Planning Division
Telephone: 651-458-2827
Fax: 651-458-2897
E-Mail: CGPlanning@cottagegrovemn.gov

VARIANCE APPLICATION – RESPONSE TO ORDINANCE CRITERIA

The Planning Commission and City Council may recommend a variance from the strict application of the zoning ordinance, if they find that your application meets the findings below. Please provide a DETAILED response to all of the following findings:

1. The variance is in harmony with the purposes and intent of this title. Please circle: (Yes) No

2. The variance is consistent with the comprehensive plan. Please circle: (Yes) No

3. The proposal puts the property to a reasonable use. Please explain.
Consistant with the other building on the property. The building need to be steel & size to use for storage of stock trailer.

4. There are unique circumstances to the property not created by the landowner. Please identify these circumstances.
Because of the Musa line all property needs to be 40 Acres unless already plotted out. All property surrounding us is mostly Agricutural. Shed would not be visible from ROAD.

5. The conditions upon which an application for a variance is based are unique to the parcel of land for which the variance is sought and are not applicable, generally to other property within the same zoning classifications. Please list the conditions that are unique.
The property is located among All agricultural property.

6. The purpose of the variance is not based exclusively upon a financial hardship. Please circle: Yes (No)
But if denied we would not be able to put up a new building

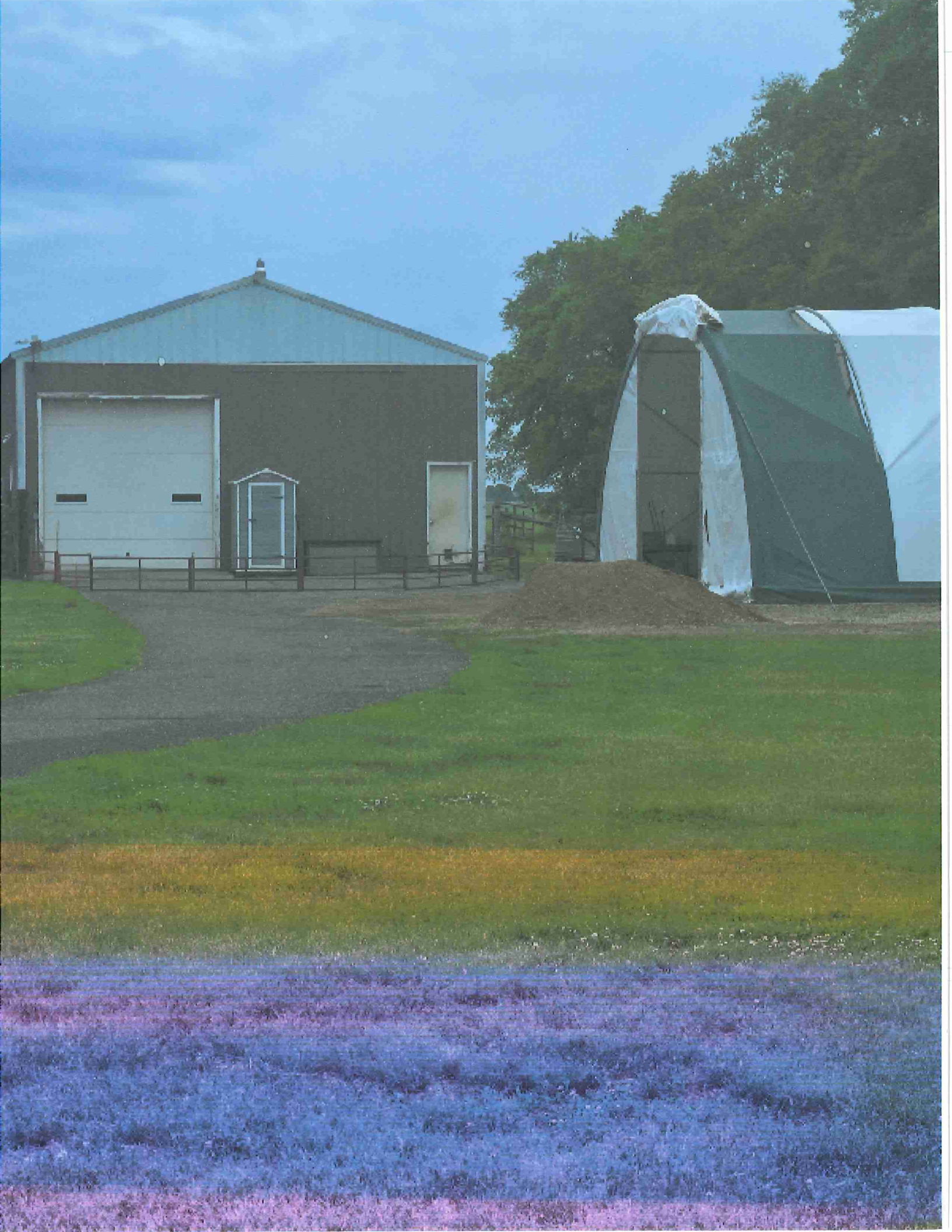
7. The granting of the variance will not be detrimental to the public welfare or injurious to other land or improvements in the neighborhood in which the parcel of land is located. Please circle: Yes (No)

8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion of the public streets, or increase the danger of fire, or endanger the public safety. Please identify any potential impact the requested variance may have.
The building would not be visible to Neighbors.

Economic hardship is not regarded by the Courts as a reason for approval. Neighborhood support or opposition, without any basis of facts, is not regarded by the Courts as reason for either approval or denial.

Applicant Name: Colleen F Millard

Case #: _____



Date: 12/15/2025 - 2:43 PM
Design Name: Post Frame Design
Design ID: 311452464068
System V Estimate ID: 7856

MENARDS®
Design & Buy™
POST FRAME

Estimated price: $13,263.16*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

How to recall and purchase a saved design at home

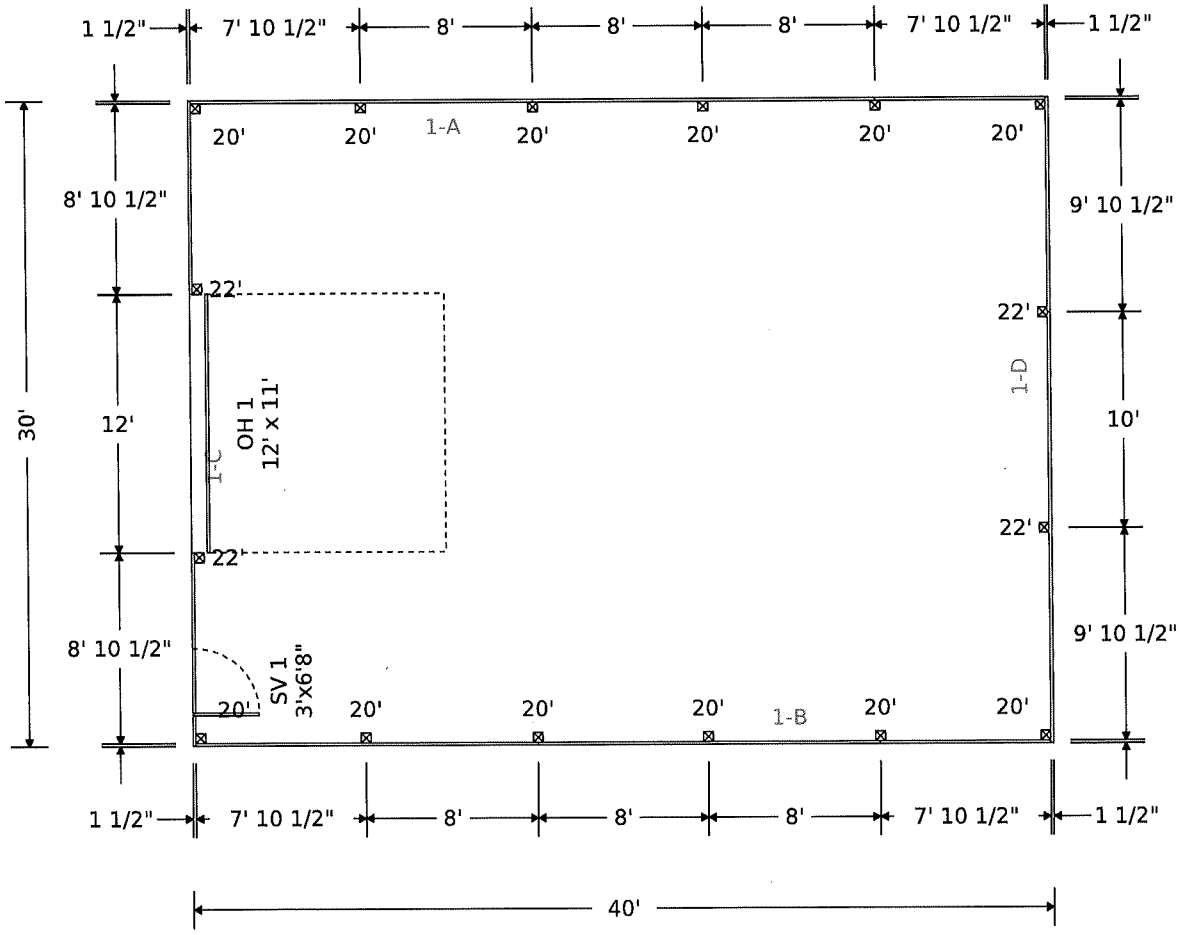
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 311452464068
4. Follow the on-screen purchasing instructions

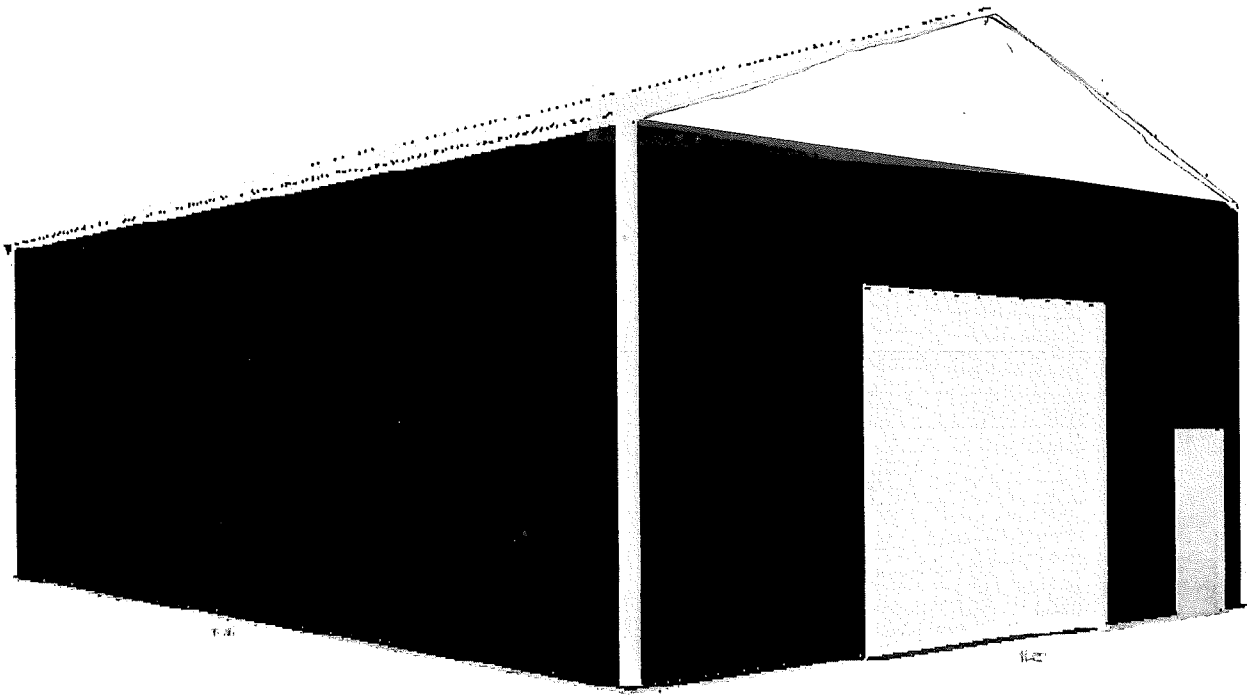
How to purchase at the store

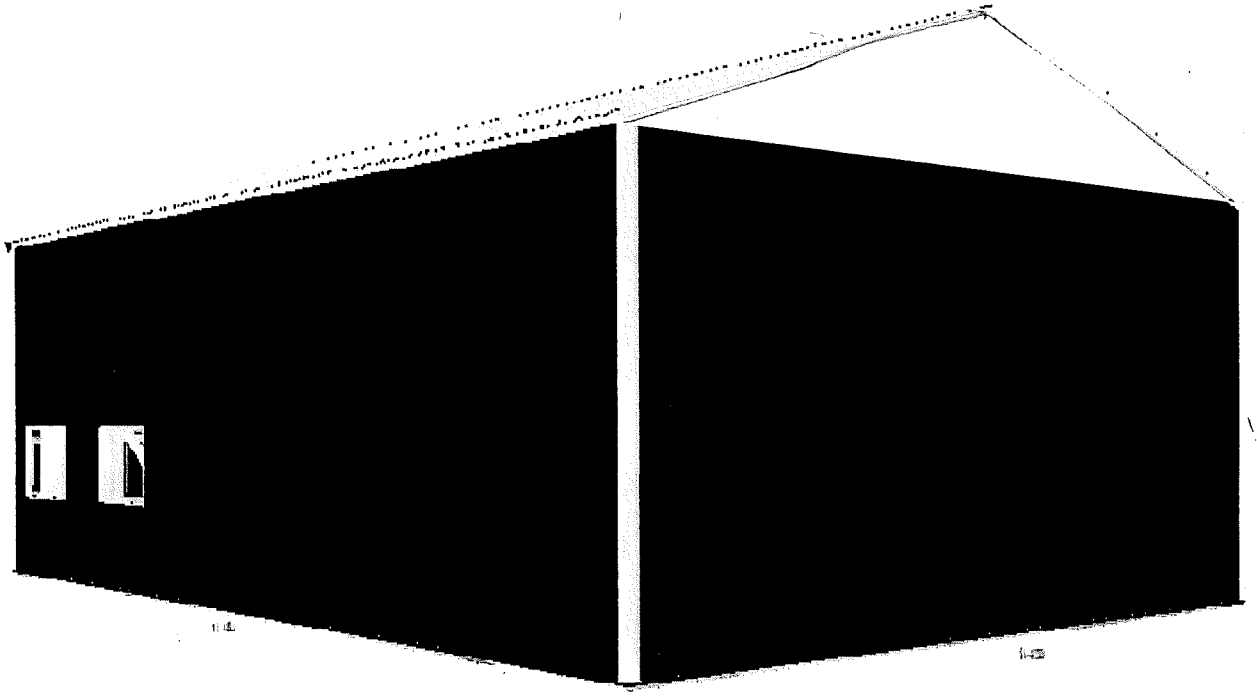
1. Enter Design ID: 311452464068 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



Elevation Views





Building Information

1. Building Use:	Code Exempt
2. Width:	30 ft
3. Length:	40 ft
4. Inside Clear Height:	14 ft
5. Framing Type:	Post Framing
6. Floor Finish:	Dirt / Gravel
7. Post Embedment Depth:	4 ft
8. Footing Pad Size:	14 in x 4 in (Pre-cast)

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Posts
3. Girt Type:	Flat
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Brown
6. Trim Color:	White
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Bottom Trim:	Yes
12. Eave Trim:	Yes
13. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	White
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	In the Flat
7. Endwall Overhangs:	0 ft
8. Sidewall Overhangs:	0 ft
9. Skylight Size:	None
10. Ridge Vent Quantity:	None
11. Ceiling Liner Type:	None
12. Purlin Placement:	On Edge
13. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Premium Vented
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	None
4. Cupola Size:	None
5. Gutters:	No
6. End Cap:	No
7. Snow Guard:	No
8. Mini Print:	Email Only

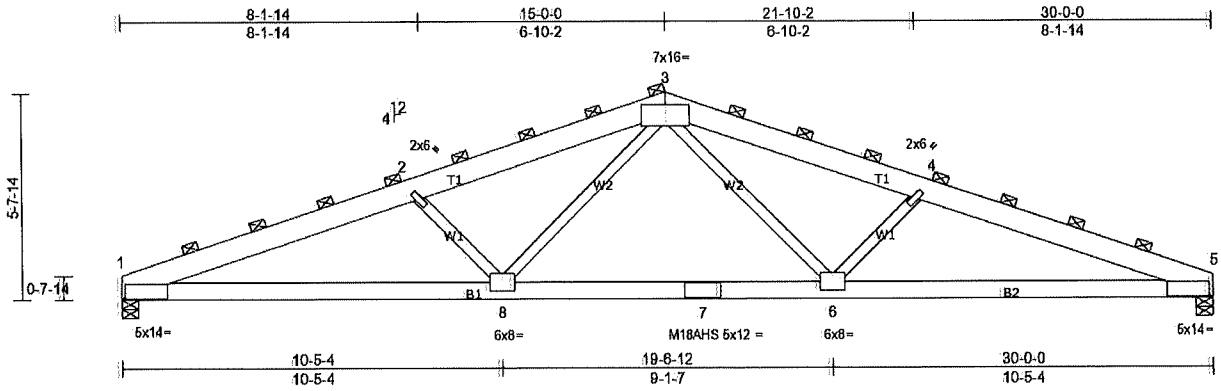
Doors & Windows

Name	Size	Wall
Window	48"x36"	1-B
Window	48"x36"	1-B
Overhead Door	12' x 11'	1-C
Service Door	36"x80"	1-C

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Job	Truss	Truss Type	Qty	Ply	
QTREC0794293	P3035NEW	Common	1	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.61 S Aug 11 2022 Print: 8.610 S Aug 11 2022 MiTek Industries, Inc. Thu Jun 29 11:03:3 — Page: 1
ID:PNaLufindVqatkyR46mT03zUNmA-MuBpjXjeD8zBjkUz1sDX9ZNuP2c1KaMm5BKlClz1Rlc



Scale = 1:49.8

Plate Offsets (X, Y): [1:0-6-14,0-2-8], [5:0-6-14,0-2-8]

Loading	(psf)	Spacing	8-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.79	Vert(LL)	-0.42	6-8	>838	240	MT20	244/190
Snow (Ps/Pg)	28.4/50.0	Lumber DOL	1.15	BC	0.82	Vert(CT)	-0.57	6-8	>624	180	M18AHS	186/179
TCDL	4.0	Rep Stress Incr	NO	WB	0.78	Horz(CT)	0.19	5	n/a	n/a		
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-R								
BCDL	5.0										Weight: 191 lb	FT = 0%

LUMBER
TOP CHORD 2x8 SP 2400F 2.0E
BOT CHORD 2x6 SP 2400F 2.0E
WEBS 2x4 SPF Stud *Except* W2:2x4 SPF No.2

BRACING
TOP CHORD 2-0-0 oc purlins (2-7-10 max.).
BOT CHORD Structural wood sheathing directly applied or 7-2-4 oc bracing.

REACTIONS (lb/size) 1=4414/0-5-8, (min. 0-3-13), 5=4414/0-5-8, (min. 0-3-13)
Max Horiz 1=213 (LC 11)
Max Uplift 1=-920 (LC 7), 5=-920 (LC 8)
Max Grav 1=4609 (LC 2), 5=4609 (LC 2)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-10624/2115, 2-3=-9244/1845, 3-4=-9244/1846, 4-5=-10624/2117
BOT CHORD 1-8=-1964/9767, 7-8=-1106/6878, 6-7=-1106/6878, 5-6=-1818/9767
WEBS 2-8=-2434/801, 3-8=-499/2959, 3-6=-501/2959, 4-6=-2434/803

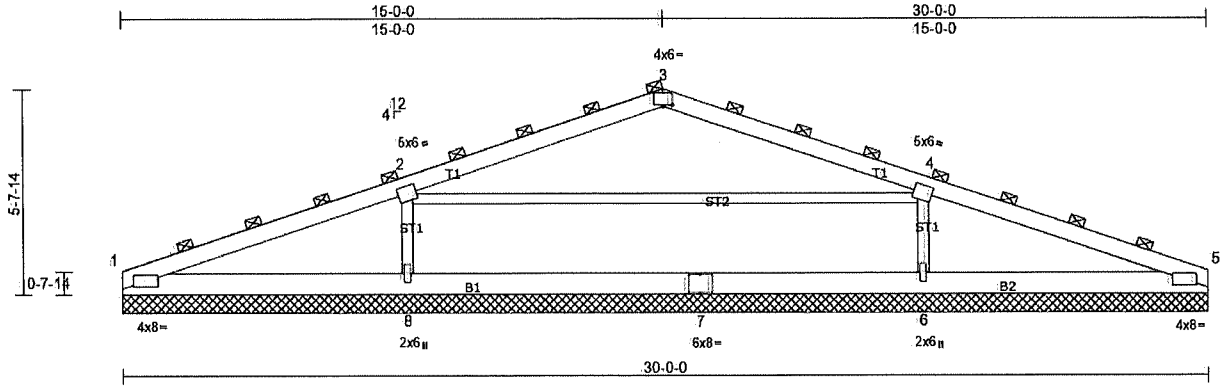
JOINT STRESS INDEX
1 = 0.99, 2 = 0.84, 3 = 0.93, 4 = 0.84, 5 = 0.99, 6 = 0.80, 7 = 0.64 and 8 = 0.80

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=2.4psf; BCDL=3.0psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf; Ps=28.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
4) Roof design snow load has been reduced to account for slope.
5) Unbalanced snow loads have been considered for this design.
6) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
7) As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
8) All plates are MT20 plates unless otherwise indicated.
9) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 920 lb uplift at joint 1 and 920 lb uplift at joint 5.
10) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

Job	Truss	Truss Type	Qty	Ply	
QTREC0784200	P30E	GABLE	1	1	Job Reference (optional)

Midwest Manufacturing, Eau Claire, WI — Run: 8.61 S Aug 11 2022 Print: 8.610 S Aug 11 2022 MiTek Industries, Inc. Sat May 06 07:50:56 — Page: 1
ID:ANAMA7lh8MB5jFg7YHW9YBzlERQ-wV47owjdWBLQPo2dR6vf1VfqLFMkKXm1Gh523xzJHbC



Scale = 1:50

Plate Offsets (X, Y): [3:0-3-0,0-0-7]

Loading	(psf)	Spacing	4-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	35.0	Plate Grip DOL	1.15	TC	0.88	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	28.4/50.0	Lumber DOL	1.15	BC	0.52	Vert(TL)	n/a	-	n/a	999		
TCDL	4.0	Rep Stress Incr	NO	WB	0.36	Horiz(TL)	0.03	5	n/a	n/a		
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-S								
BCDL	5.0										Weight: 167 lb	FT = 15%

LUMBER
TOP CHORD 2x6 SP No.1
BOT CHORD 2x8 SPF No.2
OTHERS 2x4 SPF Stud *Except* ST2:2x4 SPF No.2

BRACING
TOP CHORD 2-0-0 oc purlins (5-1-5 max.).
BOT CHORD Structural wood sheathing directly applied or 10-0-0 oc bracing.

REACTIONS All bearings 30-0-0.
(lb) - Max Horiz 1=89 (LC 12)
Max Uplift All uplift 100 (lb) or less at joint(s) except 1=-155 (LC 8), 5=-156 (LC 9), 6=-360 (LC 13), 8=-361 (LC 12)
Max Grav All reactions 250 (lb) or less at joint(s) except 1=980 (LC 2), 5=980 (LC 2), 6=1745 (LC 17), 8=1745 (LC 16)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-2=-1575/202, 2-3=-1612/306, 3-4=-1612/305, 4-5=-1575/201
BOT CHORD 1-8=-136/1328, 7-8=-136/1328, 6-7=-136/1328, 5-6=-136/1328
WEBS 2-8=-1457/379, 4-6=-1457/378

JOINT STRESS INDEX
1 = 0.75, 2 = 0.25, 2 = 0.59, 3 = 0.43, 4 = 0.25, 4 = 0.59, 5 = 0.75, 6 = 0.42, 7 = 0.69, 8 = 0.42, 9 = 0.59 and 10 = 0.59

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=105mph (3-second gust) Vasd=83mph; TCDL=2.4psf; BCDL=0.6psf; h=25ft; Cat. I; Exp C; Enclosed; MWFRS (envelope); cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
4) TCLL: ASCE 7-16; Pr=35.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=50.0 psf; Ps=28.4 psf (Lum DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat C; Fully Exp.; Ce=0.9; Cs=0.94; Ct=1.20; Unobstructed slippery surface
5) Roof design snow load has been reduced to account for slope.
6) Unbalanced snow loads have been considered for this design.
7) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
8) Gable requires continuous bottom chord bearing.
9) Vertical gable studs spaced at 7-10-4 oc and horizontal gable studs spaced at 2-0-0 oc.
10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 154 lb uplift at joint 1, 155 lb uplift at joint 5, 360 lb uplift at joint 8 and 359 lb uplift at joint 6.
12) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
13) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

Date: 07/22/2026 - 10:10 AM
Design Name: Post Frame Design
Design ID: 311455725241
System V Estimate ID: 50649

MENARDS®
Design & Buy™
POST FRAME

Estimated price: $14,072.47*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

How to recall and purchase a saved design at home

OR

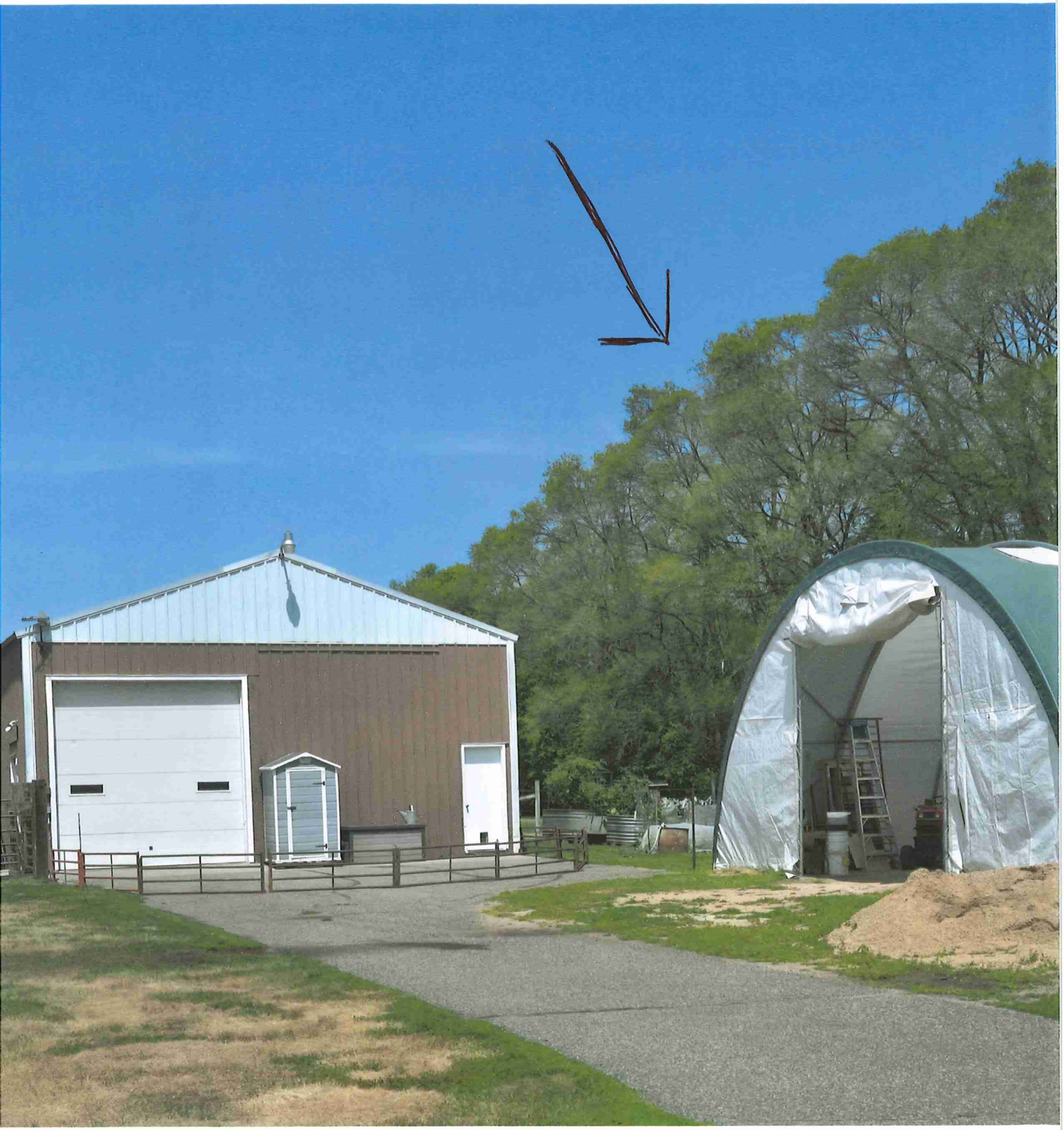
1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 311455725241
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 311455725241 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

This image is generated as a design concept for the purpose of visualizing your finished project and may not be an exact representation of final construction. Final results may vary in price, materials, and specifications.

New Shed to REPLACE this TARP Shed - DAMAGED.



Map Title

6/1/2026, 11:31:58 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Streets

City Limits

Parcels

Cottage Grove

City of Cottage Grove, MN

City Council Action Request

13.A.

Meeting Date	8/5/2026
Department	Engineering
Agenda Category	Action Item
Title	80th Street & East Point Douglas Road Rehabilitation Project Banners
Staff Recommendation	Receive information regarding the 80th Street & East Point Douglas Road Rehabilitation Project corridor banner options and provide direction to staff regarding aesthetic enhancements and preferred banner design themes.
Budget Implication	

Attachments

1.	80th Street & EPD Rehabilitation Project Banner Workshop Memo
2.	80th Street & EPD Rehabilitation Project Banner Concepts for Workshop

To: Honorable Mayor and City Council
Jennifer Levitt, City Administrator

From: Alanna Sobottka, Assistant City Engineer

Date: August 5, 2026

Re: 80th Street & East Point Douglas Road Rehabilitation Project Banners – Workshop

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Background

Included in the Capital Improvement Plan (CIP) for 2026 is the rehabilitation of 80th Street from Highway 61 to Ideal Avenue.

As part of the project which is now under construction, staff has been evaluating aesthetic enhancements within the corridor. The existing medians along 80th Street include landscaping beds that require ongoing maintenance activities, including watering, planting, and seasonal upkeep. Due to the speed and volume of traffic along this corridor, these maintenance activities require City staff to work within a busy median area, creating operational and safety considerations.

To reduce ongoing maintenance needs while continuing to provide a community-focused enhancement, staff evaluated multiple options, including landscaping elements, garden beds, trees, cloth banners, and permanent metal banners. Staff identified permanent metal banners installed on dedicated banner poles as the preferred option due to their ability to provide a lasting visual enhancement with reduced maintenance requirements.

Discussion

The proposed banner system would include nine (9) dedicated banner poles installed along the 80th Street corridor. Each pole would display two decorative metal banners, resulting in a total of 18 banners throughout the corridor. The poles are designed to complement the existing streetscape and are similar in appearance to street light poles, without lighting fixtures.

The proposed banner pole locations are shown on the following map. Staff is currently leaning toward selecting nine unique banner designs, with each design installed on a dedicated pole and mirrored on the opposite side of the pole to provide a consistent visual appearance for both directions of travel. A detail plate illustrating the proposed banner pole and installation is included at the end of this memo for reference.

The estimated cost for fabrication of the banner system is approximately $23,000. Photos of similar decorative banner installations from other municipalities are also included at the end of this memo for reference to help illustrate the intended scale, appearance, and overall streetscape character of the proposed improvements.

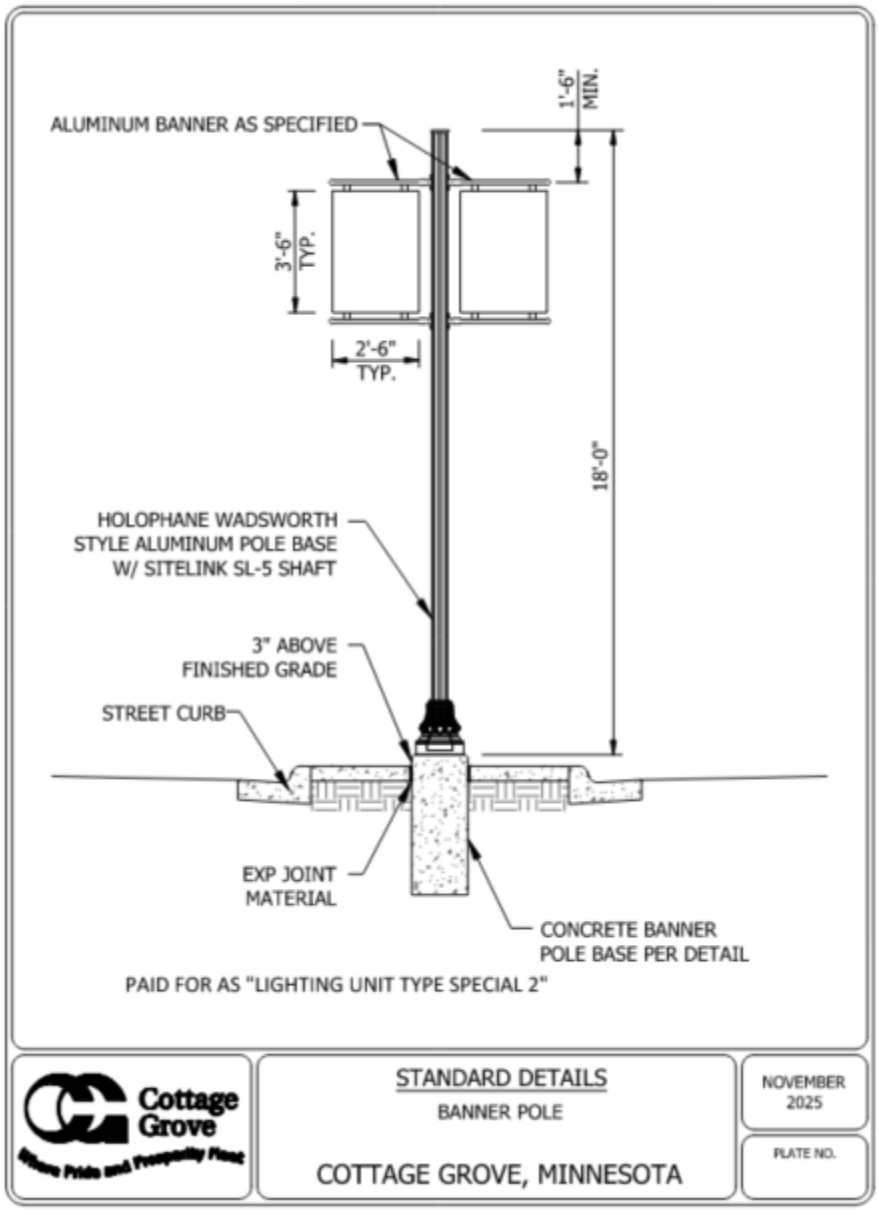
An internal banner committee consisting of representatives from Engineering, Community Development, Communications, Economic Development, Administration, and the City Historian reviewed potential banner concepts. The committee identified nine preferred designs and four additional alternatives for Council consideration. The concepts represent a variety of themes reflective of Cottage Grove, including community events, recreation, history, agriculture, and natural resources.

The workshop discussion is intended to provide Council with an opportunity to review the proposed concepts and provide direction regarding preferred design themes, overall aesthetic direction, and any desired revisions. Staff will incorporate Council feedback into the final banner selection prior to fabrication.

Recommendation

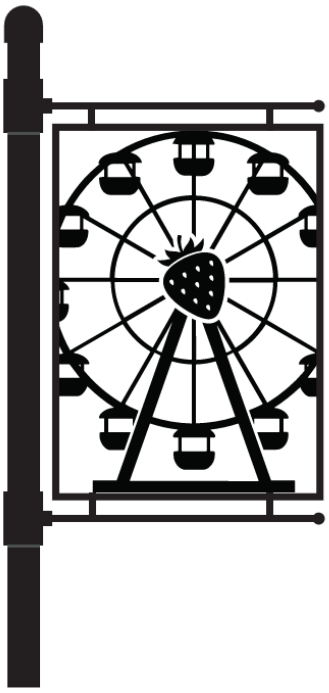
Receive information regarding the 80th Street & East Point Douglas Road Rehabilitation Project corridor banner concept design options and provide direction to staff regarding aesthetic enhancements and preferred banner design themes.

Banner Pole Detail



Examples from Other Municipalities

Cottage Grove
Where Pride and Prosperity Meet



Concept 1
Sweet Tradition

Concept 2
Still Waters

Concept 3
Pathways

Concept 4
Harvest on the Horizon

Concept 5
Wild Neighbors

Concept 6
Rails Through Time

Concept 7
Community in Motion

Concept 8
Hometown Hockey

Concept 9
Fairways

Concept 10
Rural Roots

Concept 11
Casting Together

Concept 12
Marshlands

Concept 13
Native Waters

City Council Action Request

13.B.

Meeting Date	8/5/2026
Department	Engineering
Agenda Category	Action Item
Title	Draft 2027-2031 Capital Improvement Plan
Staff Recommendation	Receive information on the draft 2027-2031 Capital Improvement Plan and provide feedback to staff.
Budget Implication	NA

Attachments

1.	MEMO
2.	DRAFT 2027 - 2031 CIP 2026-07-31

Cottage Grove
Where Pride and Prosperity Meet

To: Honorable Mayor and City Council Members
Jennifer Levitt, City Administrator

From: Paul Sponholz, City Engineer
Ryan Burfeind, Public Works Director
Zac Dockter, Parks & Recreation Director
Brenda Malinowski, Finance Director

Date: August 5, 2026

Subject: Workshop: Draft 2027-2031 Capital Improvement Plan

Introduction

A draft of the 2027-2031 Capital Improvements Plan (CIP) is attached for consideration at the workshop. The 2027-2031 CIP includes Pavement Management projects, Park Improvement and Park development projects, City Facility projects, as well as various road projects.

Recommendation

Receive information on the draft 2027-2031 Capital Improvement Plan and provide feedback to staff.

2027 through 2031

Capital Improvement Plan

Cottage Grove MN

Projects By Program Category

Program Category	Project #	2027	2028	2029	2030	2031	Total
General Public Buildings							
Central Fire Station Bay Expansion	*FI-002*			1,500,000			**1,500,000**
Central Fire Station Maintenance	*FA-001*	9,800	29,000	20,550	43,400	6,400	**109,150**
Central Fire Station Remodel	*FI-001*	375,000					**375,000**
City Hall - Public Safety Building	*FA-002*	21,000	259,800	374,400	168,721	96,000	**919,921**
Public Works Facility	*PW-076*		200,000	200,000	200,000	66,200,000	**66,800,000**
Public Works Facility Major Maintenance	*FA-003*			42,000	880,000		**922,000**
South Fire Station	*FI-003*					15,000,000	**15,000,000**
General Public Buildings Total		**405,800**	**488,800**	**2,136,950**	**1,292,121**	**81,302,400**	**85,626,071**
GRAND TOTAL		**405,800**	**488,800**	**2,136,950**	**1,292,121**	**81,302,400**	**85,626,071**

DRAFT

Project Name **Central Fire Station Bay Expansion**
Project # **FI-002**

Total Project Cost	$1,500,000	Department	Fire
Program Category	General Public Buildings	Status	Active

Description

Project will add an additional equipment bay on the east side of the building.

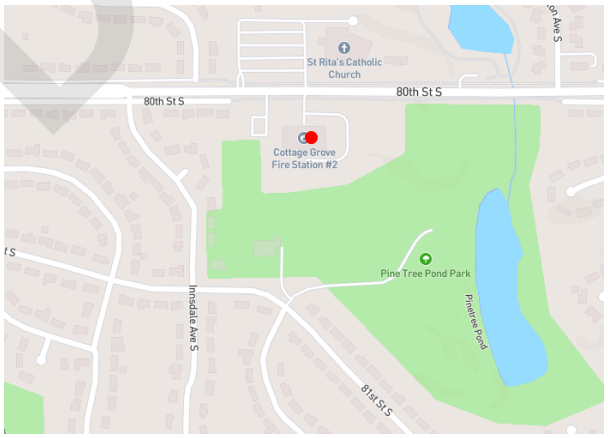
Justification

The additional need at CFS is to accommodate staffing increases that were recommended by the SOC and fire department staff to address significant service demand increases and to maintain the level of service the department has provided. The CFS has seven dorm rooms to support seven firefighters working 24-hour shifts. Additional staff increases will require additional dorm rooms. The additional dorm rooms would allow for a total of ten, 24-hour shift firefighters which will be needed long-term as service demands increase over the next decade(s). Furthermore, the work and office area will require modifications to support staffing increase as well. There are currently three offices, and the remodel would split two of the larger offices to create a total of 5 offices. The additional dorm rooms can be constructed separately from the CFS bay addition and do not have limitations due to the construction of the water treatment facility. Conceptual planning was undertaken in April 2024. The current estimated cost is $1,500,000 for the apparatus bay addition and $250,000 for the interior station remodel.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	1,500,000	0	0	0	**1,500,000**
Total	**0**	**0**	**0**	**1,500,000**	**0**	**0**	**0**	**1,500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	1,500,000	0	0	0	**1,500,000**
Total	**0**	**0**	**0**	**1,500,000**	**0**	**0**	**0**	**1,500,000**

Map



DRAFT

Project Name **Central Fire Station Maintenance**
Project # **FA-001**

Total Project Cost	$109,150	Department	Fire
Program Category	General Public Buildings	Status	Active

Description

Major maintenance projects for the Central Fire Station per the Kraus Anderson Facility Condition Assessment.

Justification

To preserve existing building assets in good condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Maintenance	0	9,800	29,000	20,550	43,400	6,400	0	**109,150**
Total	**0**	**9,800**	**29,000**	**20,550**	**43,400**	**6,400**	**0**	**109,150**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Municipal Building Fund (525)	0	9,800	29,000	20,550	43,400	6,400	0	**109,150**
Total	**0**	**9,800**	**29,000**	**20,550**	**43,400**	**6,400**	**0**	**109,150**

Map

DRAFT

Project Name **Central Fire Station Remodel**
Project # **FI-001**

Total Project Cost	$375,000	Department	Fire
Program Category	General Public Buildings	Status	Active

Description

2nd floor locker room, bedroom, and office remodel.

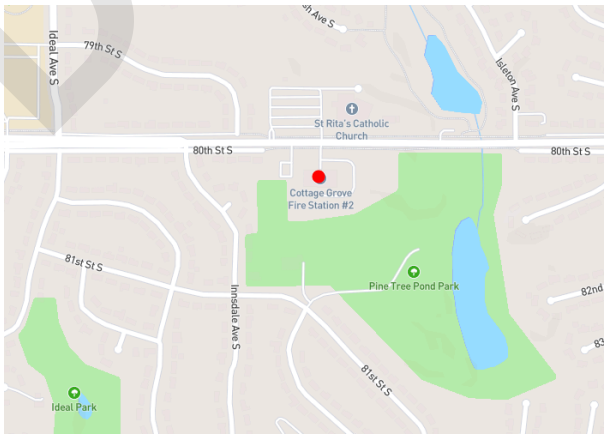
Justification

The additional need at CFS is to accommodate staffing increases that were recommended by the SOC and fire department staff to address significant service demand increases and to maintain the level of service the department has provided. The CFS has seven dorm rooms to support seven firefighters working 24-hour shifts. Additional staff increases will require additional dorm rooms. The additional dorm rooms would allow for a total of ten, 24-hour shift firefighters which will be needed long-term as service demands increase over the next decade(s). Furthermore, the work and office area will require modifications to support staffing increase as well. There are currently three offices, and the remodel would split two of the larger offices to create a total of 5 offices. The additional dorm rooms can be constructed separately from the CFS bay addition and do not have limitations due to the construction of the water treatment facility. Conceptual planning was undertaken in April 2024. The current estimated cost is $1,500,000 for the apparatus bay addition and $250,000 for the interior station remodel.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	375,000	0	0	0	0	0	**375,000**
Total	**0**	**375,000**	**0**	**0**	**0**	**0**	**0**	**375,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Municipal Building Fund (525)	0	375,000	0	0	0	0	0	**375,000**
Total	**0**	**375,000**	**0**	**0**	**0**	**0**	**0**	**375,000**

Map



DRAFT

Project Name **City Hall - Public Safety Building**
Project # **FA-002**

Total Project Cost	$919,921	Department	Administration
Program Category	General Public Buildings	Status	Active

Description

Major maintenance projects for the City Hall-Public Safety building per the Kraus Anderson Facility Condition Assessment.

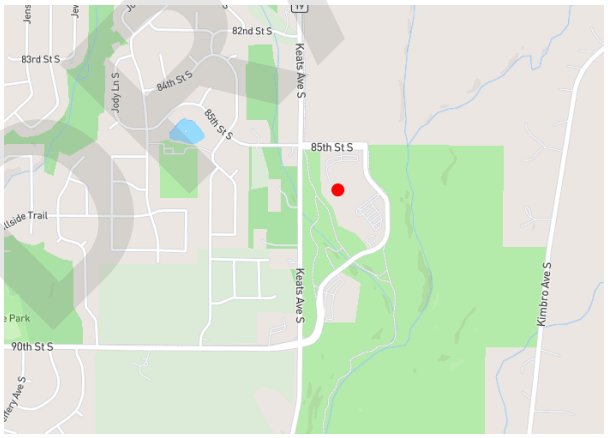
Justification

To preserve existing building assets in good condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Maintenance	0	21,000	259,800	374,400	168,721	96,000	0	**919,921**
Total	**0**	**21,000**	**259,800**	**374,400**	**168,721**	**96,000**	**0**	**919,921**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Municipal Building Fund (525)	0	21,000	259,800	374,400	168,721	96,000	0	**919,921**
Total	**0**	**21,000**	**259,800**	**374,400**	**168,721**	**96,000**	**0**	**919,921**

Map



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Project Name **Public Works Facility**
Project # **PW-076**

Total Project Cost	$67,400,000	Department	Public Works
Program Category	General Public Buildings	Status	Active

Description

Construction of new Public Works Facility. To be added on to the Utility and Engineering Building.

Land for the building, just north of the Utility and Engineering Building, is acquired but the project needs to pay off the loan.

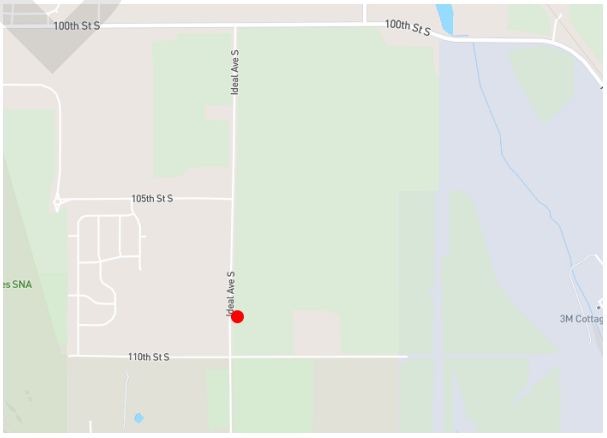
Justification

New building is needed due to space limitiations for parking vehicles and equipment. Shop needs more room for future growth. Current heavy bay does not fit all of the dump trucks, loaders and graders as vehicles are being parked outside. Layout could be more efficient and safer for flow. Security could also be upgraded with the new building grounds. Current land is more valuable for being developed.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	52,800,000	0	**52,800,000**
Engineering/Architect	0	0	0	0	0	13,200,000	0	**13,200,000**
Land/Easements	0	0	200,000	200,000	200,000	200,000	600,000	**1,400,000**
Total	**0**	**0**	**200,000**	**200,000**	**200,000**	**66,200,000**	**600,000**	**67,400,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	0	0	66,000,000	0	**66,000,000**
Municipal Building Fund (525)	0	0	200,000	200,000	200,000	200,000	600,000	**1,400,000**
Total	**0**	**0**	**200,000**	**200,000**	**200,000**	**66,200,000**	**600,000**	**67,400,000**

Map



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Project Name **Public Works Facility Major Maintenance**
Project # **FA-003**

Total Project Cost	$922,000	Department	Public Works
Program Category	General Public Buildings	Status	Active

Description

Major maintenance projects for the public works facility. Water heater 2029 12,000- Garage doors 2029 30,000, flooring 2030 80,000 - Roof replacement 2030 - 800,000

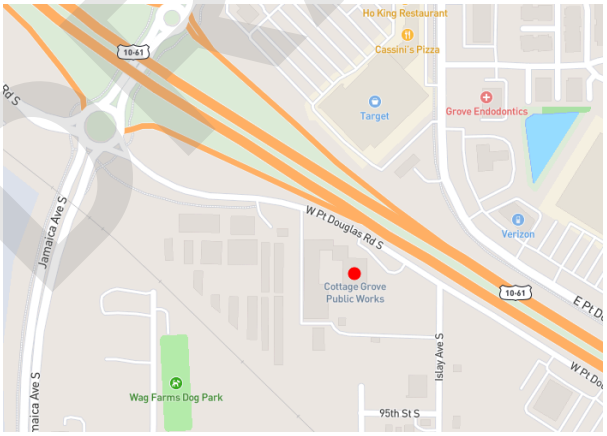
Justification

To preserve existing building assets in good condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Maintenance	0	0	0	42,000	880,000	0	0	**922,000**
Total	**0**	**0**	**0**	**42,000**	**880,000**	**0**	**0**	**922,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Municipal Building Fund (525)	0	0	0	42,000	880,000	0	0	**922,000**
Total	**0**	**0**	**0**	**42,000**	**880,000**	**0**	**0**	**922,000**

Map



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Project Name **South Fire Station**
Project # **FI-003**

Total Project Cost	$15,000,000	Department	Fire
Program Category	General Public Buildings	Status	Active

Description

Construction of an additional fire station to serve the developing south portion of the city.

Justification

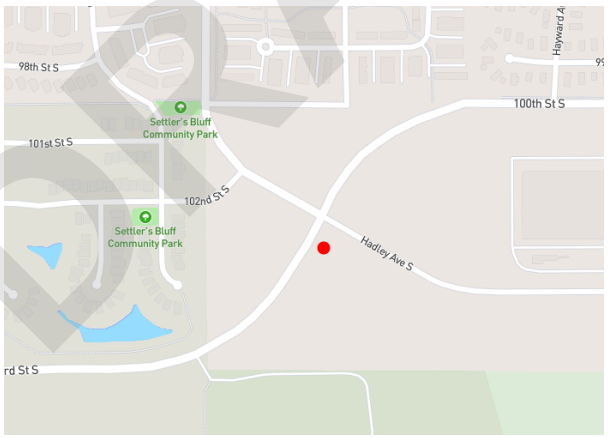
The farther southwestern and southern portions of the city provide challenges for a consistent eight-minute drive time goal from the Central Fire Station (CFS) as the only staffed fire station.

The continued use of Station 4 was evaluated during the Standards of Cover study and found Station 4 provided a high duplication of response area with CFS. The concurrent use of CFS and Station 4 increases the 8-minute drive time coverage for Fire and EMS calls by 4 percent. When this 4 percent improvement is weighed against the significant remodeling and construction that would be required for the current Station 4, the investment to continue use of Station 4 or its site does not provide sufficient value.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	15,000,000	0	**15,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**15,000,000**	**0**	**15,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
State Grants	0	0	0	0	0	15,000,000	0	**15,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**15,000,000**	**0**	**15,000,000**

Map



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Projects By Program Category

Program Category	Project #	2027	2028	2029	2030	2031	Total
Parks & Recreation Facilities							
Building Automation Locks	*PR-007*	35,000	35,000	35,000			**105,000**
Dunes Park	*PR-012*	4,800,000	100,000		10,400,000		**15,300,000**
East Ravine or 100th Street Future Neighborhood Park Development	*PR-027*				500,000		**500,000**
Hamlet Park Backstop Replacement	*PR-037*					150,000	**150,000**
Hamlet Park Skate Park Equipment	*PR-029*	300,000					**300,000**
Hamlet Picnic Shelter	*PR-018*	60,000					**60,000**
Hearthside Park Renovation	*PR-038*			100,000			**100,000**
Hemingway Park Playground Equipment Replacement	*PR-017*			75,000			**75,000**
Highlands Park Tennis Court Replacement	*PR-014*		100,000				**100,000**
Ice Arena Commons Area HVAC Unit Replacement	*PR-043*			75,000			**75,000**
Ice Arena Floor Scrubber	*PR-042*	15,000					**15,000**
Ice Arena Ice Resurfacer Replacement	*PR-044*		150,000				**150,000**
Ice Arena Locker Room Furnace Replacement	*PR-046*					15,000	**15,000**
Ice Arena Office/LR Furnace/AC Replacement	*PR-045*				60,000		**60,000**
Ice Arena Renovation Project	*PR-047*			2,500,000			**2,500,000**
Ice Arena Water Treatment System	*PR-041*	100,000					**100,000**
Kingston Park Building Replacement	*PR-010*		5,000,000				**5,000,000**
Lamar Park Sports Lighting	*PR-021*	350,000					**350,000**
Matching Funds Program	*PR-004*	10,000	10,000	10,000	10,000	10,000	**50,000**
Military Trailhead Development	*PR-025*			200,000			**200,000**
Nina's Park Picnic Shelter	*PR-030*	30,000					**30,000**
North Ideal Park Playground Equipment Replacement	*PR-033*			75,000			**75,000**
Old Cottage Grove Park Sports Lighting	*PR-022*		35,000				**35,000**
Park Design and Planning	*PR-006*	15,000	15,000	15,000	15,000	15,000	**75,000**
Park Trash Containers	*PR-049*	40,000					**40,000**
Peterson Park Development	*PR-048*	750,000					**750,000**
Peter Thompson Park Rink/Court/Roof	*PR-015*		315,000				**315,000**
Pine Coulee Court Replacement	*PR-011*	20,000					**20,000**
Pine Glen Park Renovation	*PR-039*				100,000		**100,000**
Pine Tree Pond Park Court Replacement	*PR-032*			30,000			**30,000**
Pine Tree Pond Park Development	*PR-016*		500,000				**500,000**
Pine Tree Valley Park Rink Board Replacement	*PR-036*				150,000		**150,000**
Public Landscape Initiative	*PR-005*	100,000	100,000	100,000	120,000	105,000	**525,000**
River Oaks Scenic Overlook Park Renovation	*PR-013*					100,000	**100,000**
Shade Shelter Fabric Replacement at Various Parks	*PR-031*				30,000		**30,000**
Still Ponds Park Development	*PR-024*		500,000				**500,000**

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Produced Using Plan-It CIP Software

Program Category	Project #	2027	2028	2029	2030	2031	Total
Vandenberg Lake Community Park Land Acquisition	*PR-050*					3,000,000	**3,000,000**
Vandenberg Lake Land Acquisition	*AD-001*			100,000			**100,000**
Vandenberg Lake Preserve Development	*PR-026*			500,000			**500,000**
Woodridge Park Inclusive Playground Surface Replacement	*PR-035*				500,000		**500,000**
Woodridge Park Tennis/Basketball Court Replacement	*PR-034*				150,000		**150,000**
Parks & Recreation Facilities Total		**6,625,000**	**6,860,000**	**3,815,000**	**12,035,000**	**3,395,000**	**32,730,000**
GRAND TOTAL		**6,625,000**	**6,860,000**	**3,815,000**	**12,035,000**	**3,395,000**	**32,730,000**

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Project Name **Building Automation Locks**
Project # **PR-007**

Total Project Cost	$105,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Annual addition of automatic locks for various park building restrooms throughout the community 2026 - Highlands 2027 - Kingston 2028 - Hamlet 2029 - TBD

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	35,000	35,000	35,000	0	0	0	**105,000**
Total	**0**	**35,000**	**35,000**	**35,000**	**0**	**0**	**0**	**105,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	35,000	35,000	35,000	0	0	0	**105,000**
Total	**0**	**35,000**	**35,000**	**35,000**	**0**	**0**	**0**	**105,000**

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Project Name **Dunes Park**
Project # **PR-012**

Total Project Cost	$15,300,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

2027 - Mass Site Grading, Infrastructure, Parking Lots

2028 - Boat Launch and recreational facilities.

2030 - Park Building

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	4,000,000	100,000	0	9,000,000	0	0	**13,100,000**
Engineering/Architect	0	800,000	0	0	1,400,000	0	0	**2,200,000**
Total	**0**	**4,800,000**	**100,000**	**0**	**10,400,000**	**0**	**0**	**15,300,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	1,700,000	0	0	7,400,000	0	0	**9,100,000**
State Grants	0	3,100,000	0	0	3,000,000	0	0	**6,100,000**
Grants-Other	0	0	100,000	0	0	0	0	**100,000**
Total	**0**	**4,800,000**	**100,000**	**0**	**10,400,000**	**0**	**0**	**15,300,000**

Map

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Project Name **East Ravine or 100th Street Future Neighborhood Park Development**
Project # **PR-027**

Total Project Cost	$500,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

East Ravine or 100th Street area neighborhood park development based on development needs

Justification

Only funded if development drives need for a park build

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	500,000	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Trust Fund (570)	0	0	0	0	500,000	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**500,000**

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Project Name **Hamlet Park Backstop Replacement**
Project # **PR-037**

Total Project Cost	$150,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace steel backstop with net system

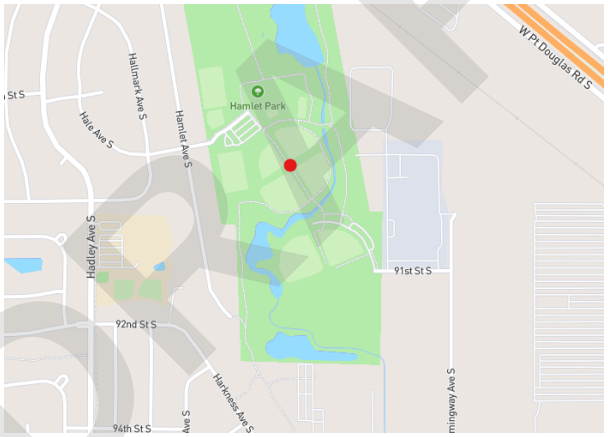
Justification

Fields 1-4 backstops were originally installed in late 1980's and in need of replacement. A new netting system will improve the playing and viewing experience at this busy park.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	150,000	0	**150,000**
Total	**0**	**0**	**0**	**0**	**0**	**150,000**	**0**	**150,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	0	0	0	150,000	0	**150,000**
Total	**0**	**0**	**0**	**0**	**0**	**150,000**	**0**	**150,000**

Map



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Project Name **Hamlet Park Skate Park Equipment**
Project # **PR-029**

Total Project Cost	$300,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Skate Park Equipment Renovation and/or Replacement

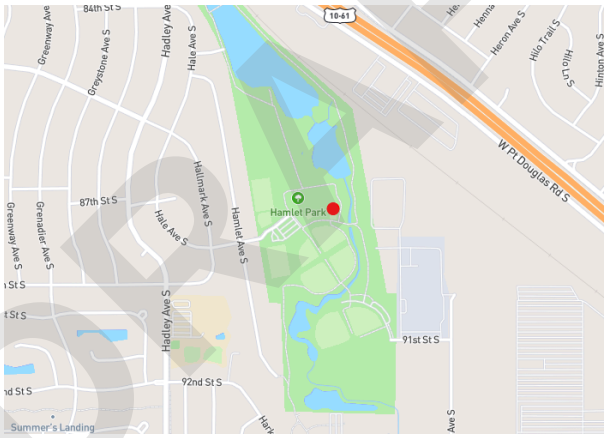
Justification

Equipment is beyond life expectancy. Staff will work with user group to identify what can be repurposed and what needs to be replaced or added to create new dynamic facility.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	300,000	0	0	0	0	0	**300,000**
Total	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	300,000	0	0	0	0	0	**300,000**
Total	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**

Map



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Project Name **Hamlet Picnic Shelter**
Project # **PR-018**

Total Project Cost	$60,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace large picnic shelter at Hamlet Park

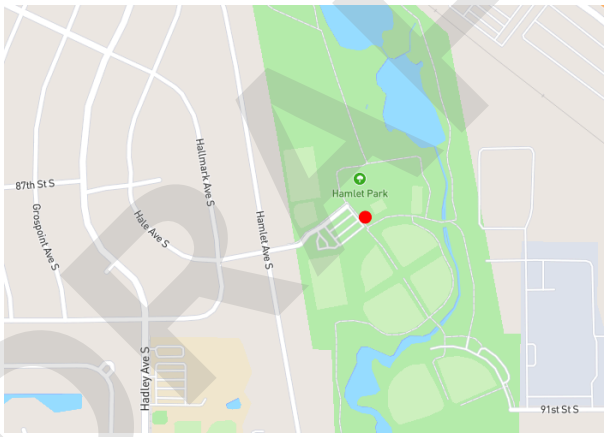
Justification

Facility is aged. Timing with other park improvements to create a new and dynamic rentable facility.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	60,000	0	0	0	0	0	**60,000**
Total	**0**	**60,000**	**0**	**0**	**0**	**0**	**0**	**60,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	60,000	0	0	0	0	0	**60,000**
Total	**0**	**60,000**	**0**	**0**	**0**	**0**	**0**	**60,000**

Map



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Project Name **Hearthside Park Renovation**
Project # **PR-038**

Total Project Cost	$100,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

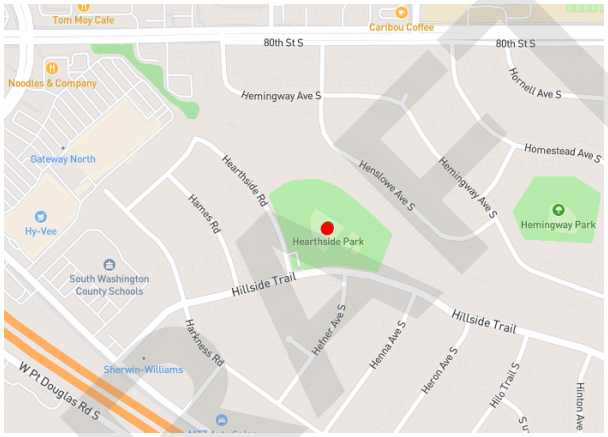
Description

Develop/renovate Hearthside Park in conjunction with pavement management project

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	100,000	0	0	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	100,000	0	0	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Map



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Project Name **Hemingway Park Playground Equipment Replacement**
Project # **PR-017**

Total Project Cost	$75,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace playground equipment

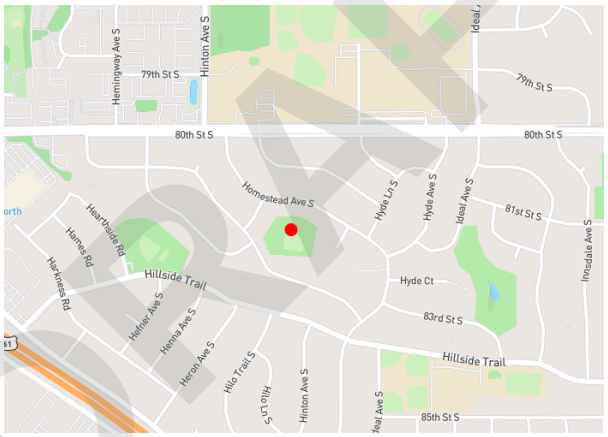
Justification

Replace equipment as it ages beyond life expectancy

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	75,000	0	0	0	**75,000**
Total	**0**	**0**	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	0	75,000	0	0	0	**75,000**
Total	**0**	**0**	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Map



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Project Name **Highlands Park Tennis Court Replacement**
Project # **PR-014**

Total Project Cost	$100,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Tennis Court Replacement

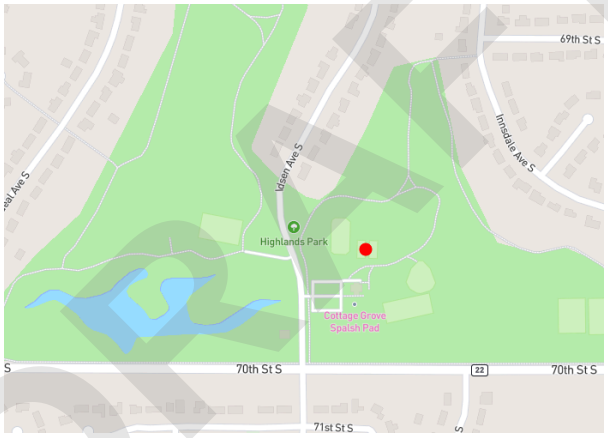
Justification

Court will be beyond life expectancy and typically needing full replacement at this age due to cracking

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	100,000	0	0	0	0	**100,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	100,000	0	0	0	0	**100,000**
Total	**0**	**0**	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Map



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Project Name **Ice Arena Commons Area HVAC Unit Replacement**
Project # **PR-043**

Total Project Cost	$75,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace commons area HVAC unit

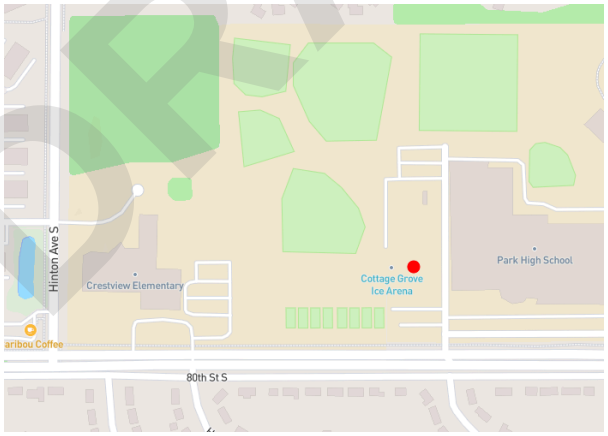
Justification

Primary HVAC unit which is beyond life expectancy. Service technicians recommend replacement due to aging structure and parts.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	0	0	75,000	0	0	0	**75,000**
Total	**0**	**0**	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Ice Arena Capital Fund (526)	0	0	0	75,000	0	0	0	**75,000**
Total	**0**	**0**	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Map



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Project Name **Ice Arena Floor Scrubber**
Project # **PR-042**

Total Project Cost	$15,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace floor scrubber

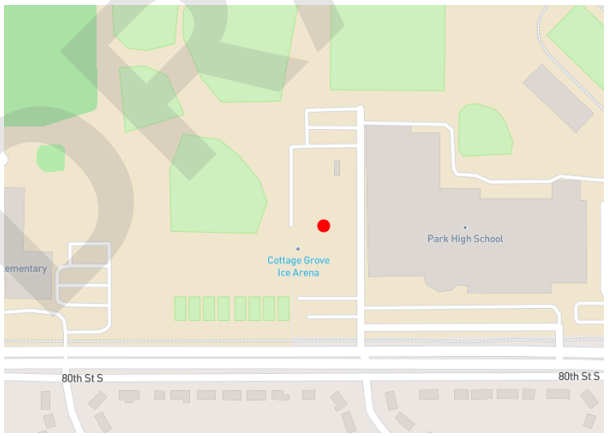
Justification

Floor scrubber is critical for cleaning floors at the facility. Current unit will be beyond life expectancy.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	15,000	0	0	0	0	0	**15,000**
Total	**0**	**15,000**	**0**	**0**	**0**	**0**	**0**	**15,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Ice Arena Capital Fund (526)	0	15,000	0	0	0	0	0	**15,000**
Total	**0**	**15,000**	**0**	**0**	**0**	**0**	**0**	**15,000**

Map



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Project Name **Ice Arena Ice Resurfacer Replacement**
Project # **PR-044**

Total Project Cost	$150,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Purchase new ice resurfacer

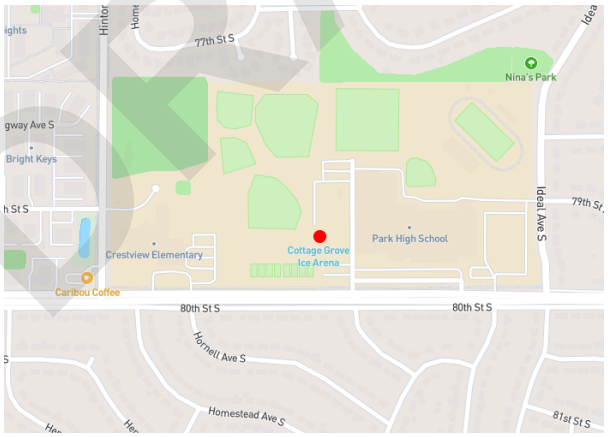
Justification

Ice resurfacers are a critical function to the business. Current Zamboni will have exceeded its life expectancy.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	0	150,000	0	0	0	0	**150,000**
Total	**0**	**0**	**150,000**	**0**	**0**	**0**	**0**	**150,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Ice Arena Capital Fund (526)	0	0	150,000	0	0	0	0	**150,000**
Total	**0**	**0**	**150,000**	**0**	**0**	**0**	**0**	**150,000**

Map



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Project Name **Ice Arena Locker Room Furnace Replacement**
Project # **PR-046**

Total Project Cost	$15,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace locker room 6-8 furnace replacement

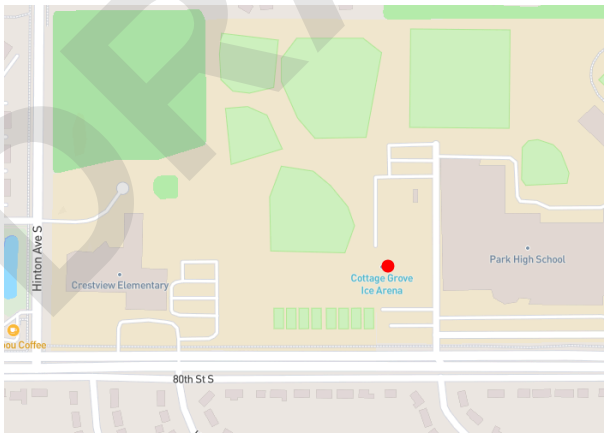
Justification

Units are well beyond life expectancy and in need of replacement

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	0	0	0	0	15,000	0	**15,000**
Total	**0**	**0**	**0**	**0**	**0**	**15,000**	**0**	**15,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Ice Arena Capital Fund (526)	0	0	0	0	0	15,000	0	**15,000**
Total	**0**	**0**	**0**	**0**	**0**	**15,000**	**0**	**15,000**

Map



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Project Name **Ice Arena Office/LR Furnace/AC Replacement**
Project # **PR-045**

Total Project Cost	$60,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace Office and LR Furnace/AC

Justification

Units are well beyond life expectancy and in need of replacement

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	0	0	0	60,000	0	0	**60,000**
Total	**0**	**0**	**0**	**0**	**60,000**	**0**	**0**	**60,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Ice Arena Capital Fund (526)	0	0	0	0	60,000	0	0	**60,000**
Total	**0**	**0**	**0**	**0**	**60,000**	**0**	**0**	**60,000**

Map

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Project Name **Ice Arena Renovation Project**
Project # **PR-047**

Total Project Cost	$2,500,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Ice Arena Renovation Project Construction

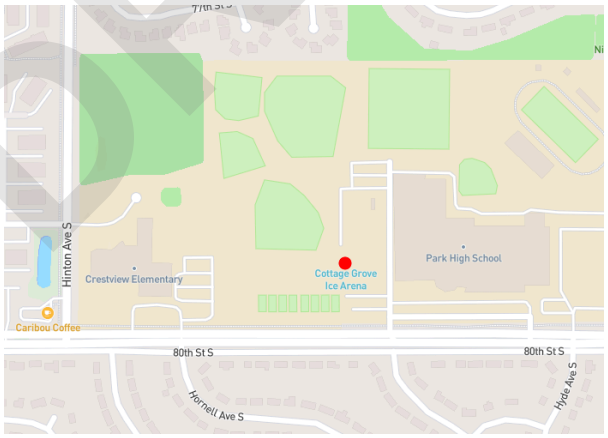
Justification

Construction of renovation master plan

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	2,250,000	0	0	0	**2,250,000**
Construction Administration/ Engineering	0	0	0	250,000	0	0	0	**250,000**
Total	**0**	**0**	**0**	**2,500,000**	**0**	**0**	**0**	**2,500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	2,500,000	0	0	0	**2,500,000**
Total	**0**	**0**	**0**	**2,500,000**	**0**	**0**	**0**	**2,500,000**

Map



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Project Name **Ice Arena Water Treatment System**
Project # **PR-041**

Total Project Cost	$100,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Purchase new water softener and reverse osmosis filtration system

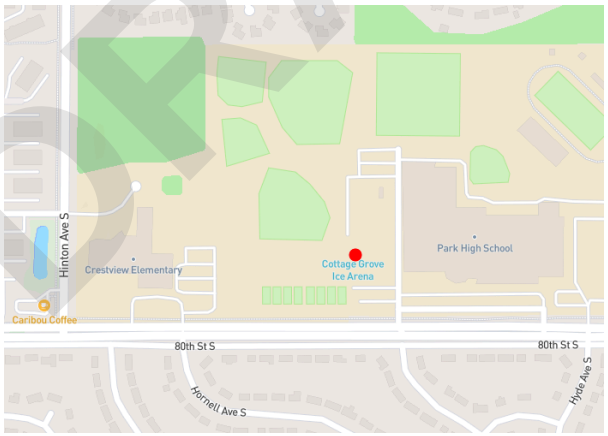
Justification

Water softeners are in need of replacement due to age. Reverse osmosis system will improve water quality for ice making and improve energy efficiency

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	100,000	0	0	0	0	0	**100,000**
Total	**0**	**100,000**	**0**	**0**	**0**	**0**	**0**	**100,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Ice Arena Capital Fund (526)	0	100,000	0	0	0	0	0	**100,000**
Total	**0**	**100,000**	**0**	**0**	**0**	**0**	**0**	**100,000**

Map



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Project Name **Kingston Park Building Replacement**
Project # **PR-010**

Total Project Cost	$5,000,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

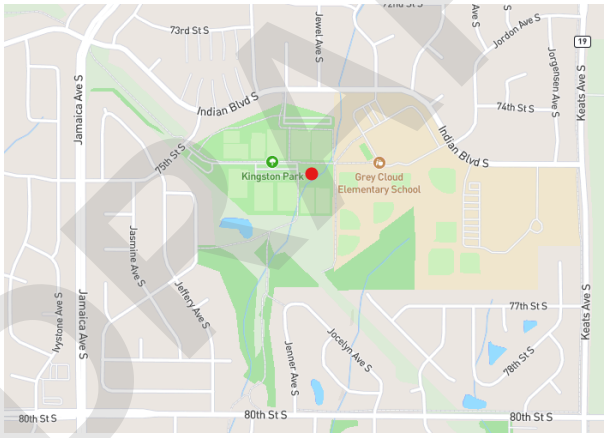
Description

2027 - Building Replacement ($5,000,000) - bond in 2027

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	5,000,000	0	0	0	0	**5,000,000**
Total	**0**	**0**	**5,000,000**	**0**	**0**	**0**	**0**	**5,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	5,000,000	0	0	0	0	**5,000,000**
Total	**0**	**0**	**5,000,000**	**0**	**0**	**0**	**0**	**5,000,000**

Map



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Project Name **Lamar Park Sports Lighting**
Project # **PR-021**

Total Project Cost	$350,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Softball field lighting conversion to LED and metal poles

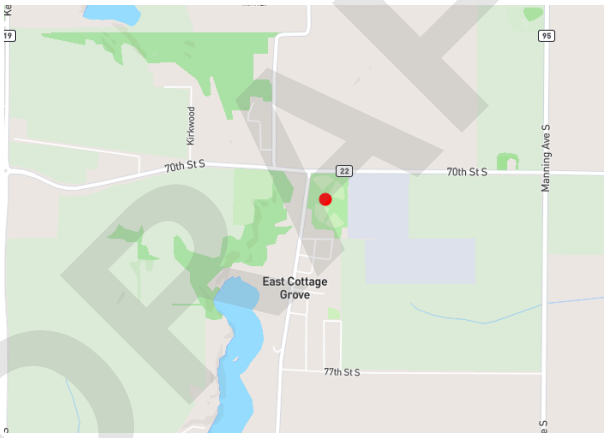
Justification

Current system is aging. Poles are leaning and lights are energy inefficient and difficult to get parts for. The older lighting affects playability.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	350,000	0	0	0	0	0	**350,000**
Total	**0**	**350,000**	**0**	**0**	**0**	**0**	**0**	**350,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	350,000	0	0	0	0	0	**350,000**
Total	**0**	**350,000**	**0**	**0**	**0**	**0**	**0**	**350,000**

Map



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Project Name **Matching Funds Program**
Project # **PR-004**

Total Project Cost	$50,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Funds used to match donations from outside organizations on specific park projects

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	10,000	10,000	10,000	10,000	10,000	0	**50,000**
Total	**0**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**0**	**50,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	10,000	10,000	10,000	10,000	10,000	0	**50,000**
Total	**0**	**10,000**	**10,000**	**10,000**	**10,000**	**10,000**	**0**	**50,000**

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Project Name **Military Trailhead Development**
Project # **PR-025**

Total Project Cost	$200,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

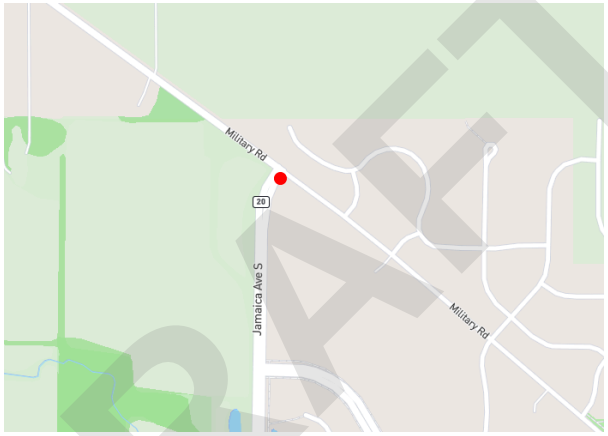
Description

Military Trailhead Construction

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	200,000	0	0	0	**200,000**
Total	**0**	**0**	**0**	**200,000**	**0**	**0**	**0**	**200,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Trust Fund (570)	0	0	0	200,000	0	0	0	**200,000**
Total	**0**	**0**	**0**	**200,000**	**0**	**0**	**0**	**200,000**

Map



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Project Name **Nina's Park Picnic Shelter**
Project # **PR-030**

Total Project Cost	$30,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace small shelter at Nina's Park which is from early 1980's and severely degraded.

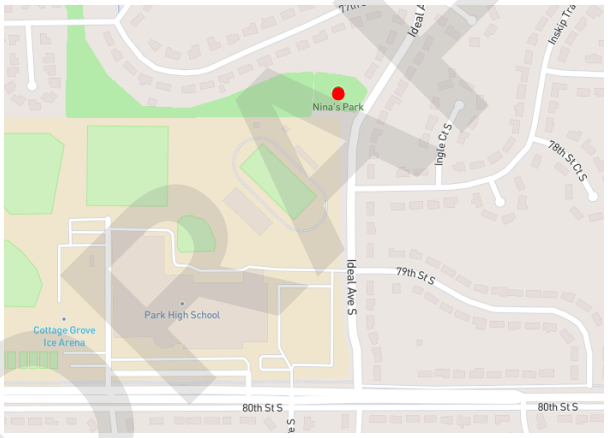
Justification

Facility is aged. Timing with other park improvements to create a new and dynamic rentable facility.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	30,000	0	0	0	0	0	**30,000**
Total	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	30,000	0	0	0	0	0	**30,000**
Total	**0**	**30,000**	**0**	**0**	**0**	**0**	**0**	**30,000**

Map



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Project Name **North Ideal Park Playground Equipment Replacement**
Project # **PR-033**

Total Project Cost	$75,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace playground equipment

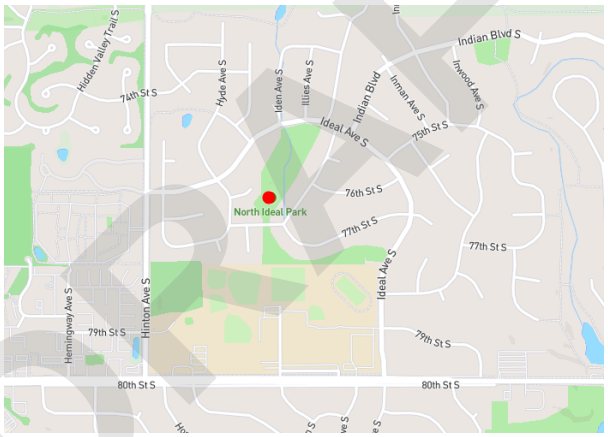
Justification

Replace equipment as it ages beyond life expectancy

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	75,000	0	0	0	**75,000**
Total	**0**	**0**	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	0	75,000	0	0	0	**75,000**
Total	**0**	**0**	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Map



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Project Name **Old Cottage Grove Park Sports Lighting**
Project # **PR-022**

Total Project Cost	$35,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Ice rink lighting conversion to LED system

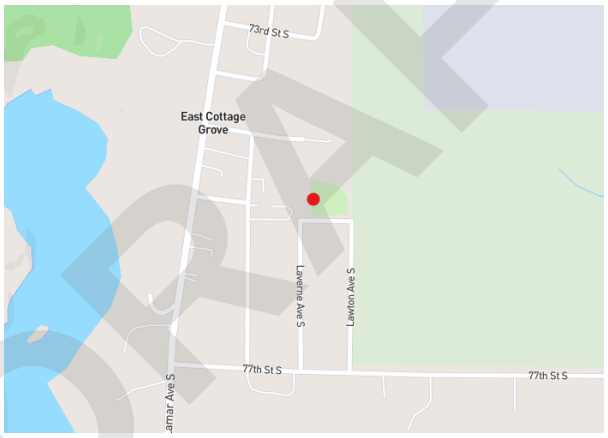
Justification

Current system is aging. The older lighting effects playability, is energy inefficient and are difficult to find parts for due to age.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	35,000	0	0	0	0	**35,000**
Total	**0**	**0**	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	35,000	0	0	0	0	**35,000**
Total	**0**	**0**	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Map



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Project Name **Park Design and Planning**
Project # **PR-006**

Total Project Cost	$75,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Funding for design and planning of parks as development occurs.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Engineering/Architect	0	15,000	15,000	15,000	15,000	15,000	0	**75,000**
Total	**0**	**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	**0**	**75,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Trust Fund (570)	0	15,000	15,000	15,000	15,000	15,000	0	**75,000**
Total	**0**	**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	**0**	**75,000**

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Project Name **Park Trash Containers**
Project # **PR-049**

Total Project Cost	$40,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace aging waste containers

Justification

Aging steel barrel waste containers are aging and in need of replacement. The cost of steel drums have gone from $25/barrel to over $100 per barrel. A transition to plastic units (similar to 90-gallon residential units) with CG logo will be more visually appealing and much safer to handle by staff.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	40,000	0	0	0	0	0	**40,000**
Total	**0**	**40,000**	**0**	**0**	**0**	**0**	**0**	**40,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	40,000	0	0	0	0	0	**40,000**
Total	**0**	**40,000**	**0**	**0**	**0**	**0**	**0**	**40,000**

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Project Name **Peterson Park Development**
Project # **PR-048**

Total Project Cost	$750,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Peterson Park Construction

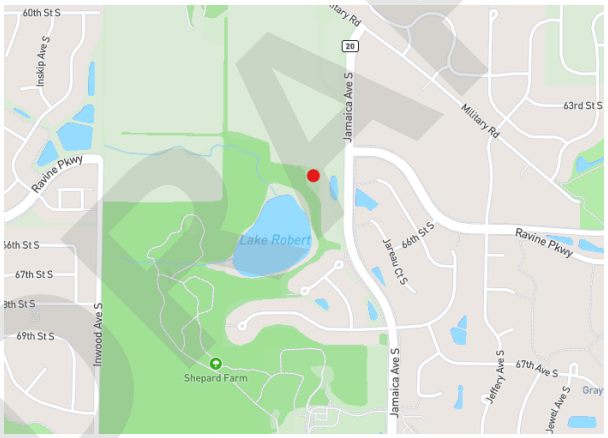
Justification

Construction of Peterson Park to time with housing development

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	750,000	0	0	0	0	0	**750,000**
Total	**0**	**750,000**	**0**	**0**	**0**	**0**	**0**	**750,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Trust Fund (570)	0	500,000	0	0	0	0	0	**500,000**
Grants-Other	0	250,000	0	0	0	0	0	**250,000**
Total	**0**	**750,000**	**0**	**0**	**0**	**0**	**0**	**750,000**

Map



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Project Name **Peter Thompson Park Rink/Court/Roof**
Project # **PR-015**

Total Project Cost	$315,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Peter Thompson Park Upgrades: Rink Boards, Sport Courts, Reshingle Building Roof

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	315,000	0	0	0	0	**315,000**
Total	**0**	**0**	**315,000**	**0**	**0**	**0**	**0**	**315,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	315,000	0	0	0	0	**315,000**
Total	**0**	**0**	**315,000**	**0**	**0**	**0**	**0**	**315,000**

Map

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Project Name **Pine Coulee Court Replacement**
Project # **PR-011**

Total Project Cost	$20,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Court Replacement

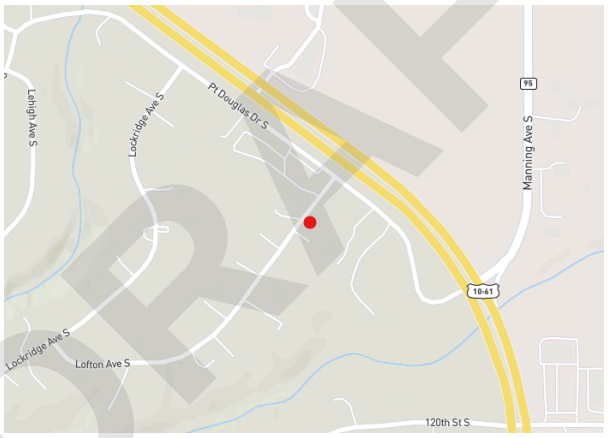
Justification

Court will be beyond life expectancy and typically needing full replacement at this age due to cracking

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	20,000	0	0	0	0	0	**20,000**
Total	**0**	**20,000**	**0**	**0**	**0**	**0**	**0**	**20,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	20,000	0	0	0	0	0	**20,000**
Total	**0**	**20,000**	**0**	**0**	**0**	**0**	**0**	**20,000**

Map



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Project Name **Pine Glen Park Renovation**
Project # **PR-039**

Total Project Cost	$100,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

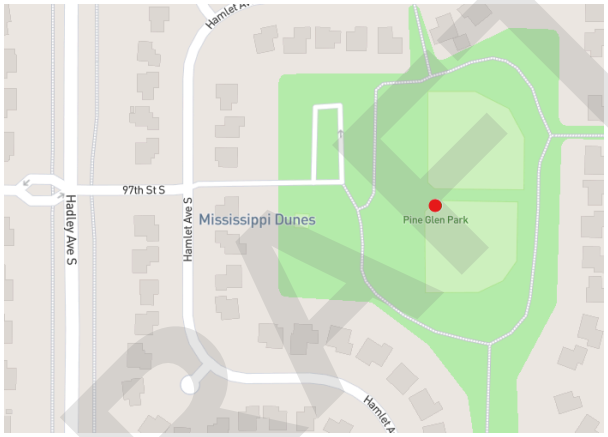
Description

Develop/renovate Pine Glen Park in conjunction with pavement management project

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	100,000	0	0	**100,000**
Total	**0**	**0**	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	0	100,000	0	0	**100,000**
Total	**0**	**0**	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Map



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Project Name **Pine Tree Pond Park Court Replacement**
Project # **PR-032**

Total Project Cost	$30,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace Pine Tree Pond Park court

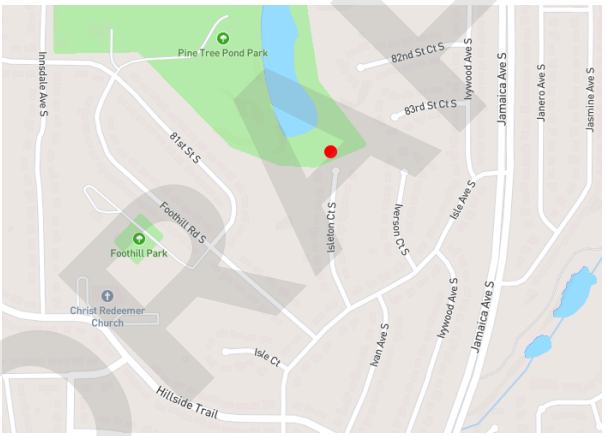
Justification

Court is in significant decline and needs replacement after nearly 30 years of use

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	30,000	0	0	0	**30,000**
Total	**0**	**0**	**0**	**30,000**	**0**	**0**	**0**	**30,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	30,000	0	0	0	0	**30,000**
Total	**0**	**0**	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Map



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Project Name **Pine Tree Pond Park Development**
Project # **PR-016**

Total Project Cost	$500,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Pine Tree Pond Park Development

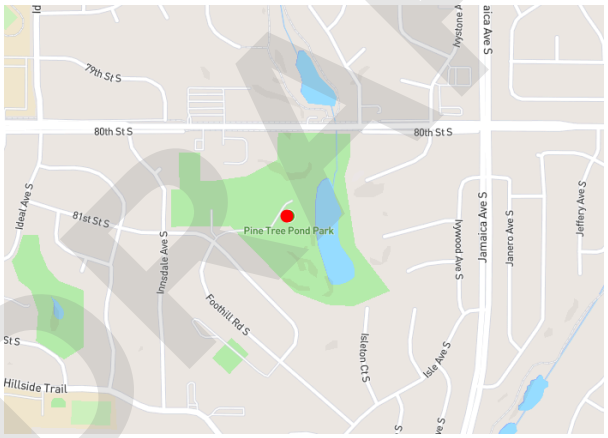
Justification

Use of water settlement dollars to improve park after treatment plant construction

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	450,000	0	0	0	0	**450,000**
Engineering/Architect	0	0	50,000	0	0	0	0	**50,000**
Total	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Trust Fund (570)	0	0	500,000	0	0	0	0	**500,000**
Total	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

Map



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Project Name **Pine Tree Valley Park Rink Board Replacement**
Project # **PR-036**

Total Project Cost	$150,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace ice rink boards

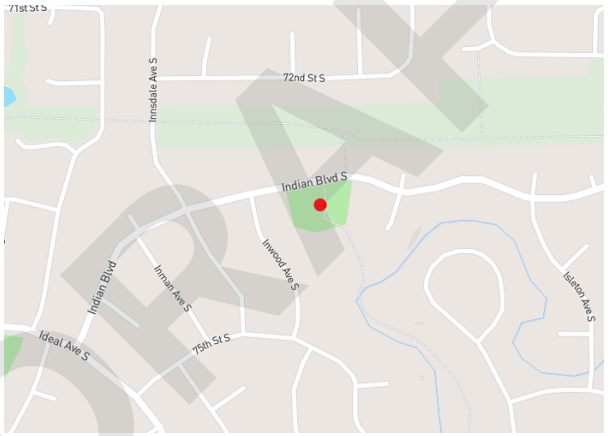
Justification

Boards will be beyond life expectancy

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	150,000	0	0	**150,000**
Total	**0**	**0**	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	0	0	150,000	0	0	**150,000**
Total	**0**	**0**	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Map



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Project Name **Public Landscape Initiative**
Project # **PR-005**

Total Project Cost	$525,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

2026 - 80th St HWY 61 to Ideal ($50,000), CG Trailway Corridor Restoration ($10,000), Diseased Tree Mitigation ($10,000), Arbor Day Tree Planting ($10,000) 2027 - Jamaica 100th to Hwy 61 Ramps ($50,000), Mississippi Dunes Park ($30,000), Diseased Tree Mitigation ($10,000), Arbor Day Tree Planting ($10,000) 2028 - Future ROW Beautification ($50,000), Oakwood Restoration Grant Match ($30,000), Diseased Tree Mitigation ($10,000), Arbor Day Tree Planting ($10,000) 2029 - 80th St HWY 61 to Ideal ($50,000), Woodridge Park Woodland Restoration ($30,000), Diseased Tree Mitigation ($10,000), Arbor Day Tree Planting ($10,000) 2030 - Future ROW Beautification ($50,000), Pine Tree Valley & Pine Tree Pond Park Landscaping/Restoration ($50,000), Diseased Tree Mitigation ($10,000), Arbor Day Tree Planting ($10,000) 2031 - Future ROW Beautification ($50,000), West Draw Park Restoration/Landscaping ($30,000), Diseased Tree Mitigation ($10,000), Arbor Day Planting ($15,000)

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Other	0	100,000	100,000	100,000	120,000	105,000	0	**525,000**
Total	**0**	**100,000**	**100,000**	**100,000**	**120,000**	**105,000**	**0**	**525,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Landscape Initiative Fund (510)	0	100,000	100,000	100,000	120,000	105,000	0	**525,000**
Total	**0**	**100,000**	**100,000**	**100,000**	**120,000**	**105,000**	**0**	**525,000**

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Project Name **River Oaks Scenic Overlook Park Renovation**
Project # **PR-013**

Total Project Cost	$100,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Develop/renovate River Oaks Scenic Overlook park in conjunction with pavement management project on Kingsborough Trail.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	100,000	0	**100,000**
Total	**0**	**0**	**0**	**0**	**0**	**100,000**	**0**	**100,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	0	0	100,000	0	**100,000**
Total	**0**	**0**	**0**	**0**	**0**	**100,000**	**0**	**100,000**

Map

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Project Name **Shade Shelter Fabric Replacement at Various Parks**
Project # **PR-031**

Total Project Cost	$30,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Replace various shade fabric at shelters at Hamlet, Highlands and Granada Parks due to life expectancy

Justification

Shade structures wear over time and cabling becomes loose. Most shades will be over 15 years at this point and would be a good time for full replacement. Post/ framing will all remain intact. This purchase is for the shade fabric alone.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	30,000	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**30,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	0	0	30,000	0	0	**30,000**
Total	**0**	**0**	**0**	**0**	**30,000**	**0**	**0**	**30,000**

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Project Name **Still Ponds Park Development**
Project # **PR-024**

Total Project Cost	$500,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

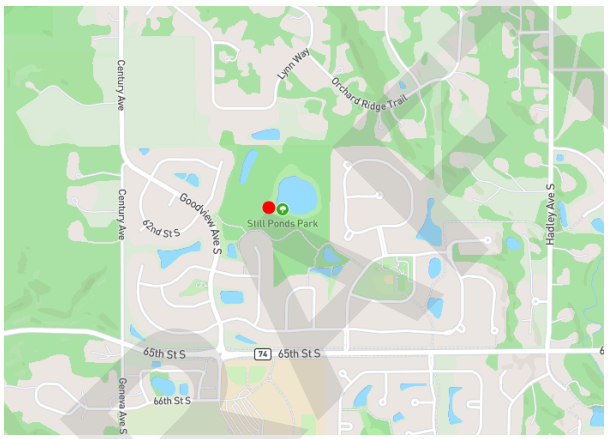
Description

Still Ponds Nature Reserve Construction

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	500,000	0	0	0	0	**500,000**
Total	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Trust Fund (570)	0	0	500,000	0	0	0	0	**500,000**
Total	**0**	**0**	**500,000**	**0**	**0**	**0**	**0**	**500,000**

Map



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Project Name **Vandenberg Lake Community Park Land Acquisition**
Project # **PR-050**

Total Project Cost	$3,000,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Vandenberg Lake Community Park land acquisition. Total park is 65 acres of which 40 acres will be dedicated through Park Dedication requirements. Remaining 25 acres must be purchased.

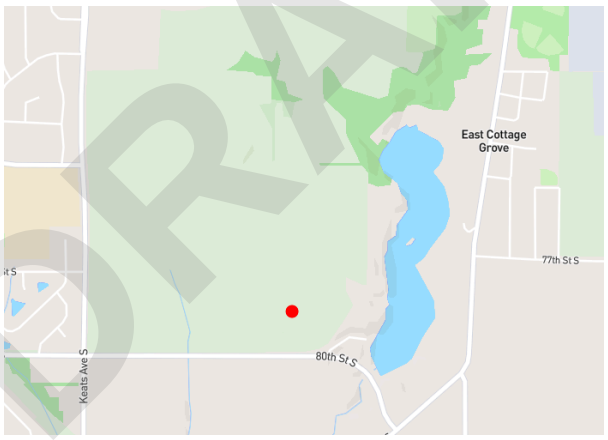
Justification

Land acquisition is necessary for future master planned park in East Ravine development area

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Land/Easements	0	0	0	0	0	3,000,000	0	**3,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**3,000,000**	**0**	**3,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Assessments/Developer Fees	0	0	0	0	0	1,845,000	0	**1,845,000**
Bonded Debt	0	0	0	0	0	655,000	0	**655,000**
Park Trust Fund (570)	0	0	0	0	0	500,000	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**3,000,000**	**0**	**3,000,000**

Map



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Project Name **Vandenberg Lake Land Acquisition**
Project # **AD-001**

Total Project Cost	$100,000	Department	Administration
Program Category	Parks & Recreation Facilities	Status	Active

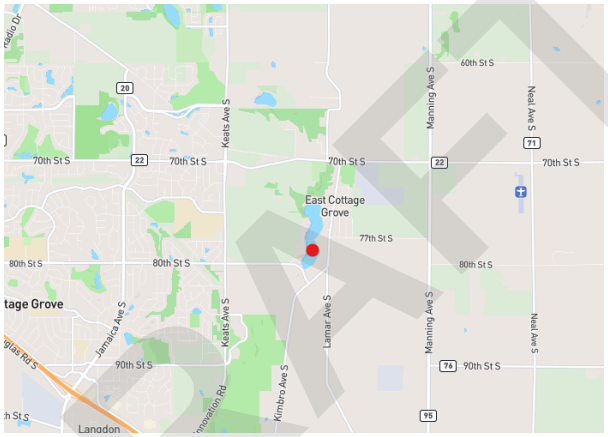
Description

To acquire the property under Vandenburg Lake.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Land/Easements	0	0	0	100,000	0	0	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Storm Water Area Fund (585)	0	0	0	100,000	0	0	0	**100,000**
Total	**0**	**0**	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Map



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Project Name **Vandenberg Lake Preserve Development**
Project # **PR-026**

Total Project Cost	$500,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Vandenberg Lake Preserve Development

Justification

Only funded if development drives need for a park build. This is the northern section of Vandenberg Lake in partnership with SWWD and Trust for Public Land.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	500,000	0	0	0	**500,000**
Total	**0**	**0**	**0**	**500,000**	**0**	**0**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Trust Fund (570)	0	0	0	500,000	0	0	0	**500,000**
Total	**0**	**0**	**0**	**500,000**	**0**	**0**	**0**	**500,000**

Map

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Project Name **Woodridge Park Inclusive Playground Surface Replacement**
Project # **PR-035**

Total Project Cost	$500,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

Description

Rubber safety surfacing replacement

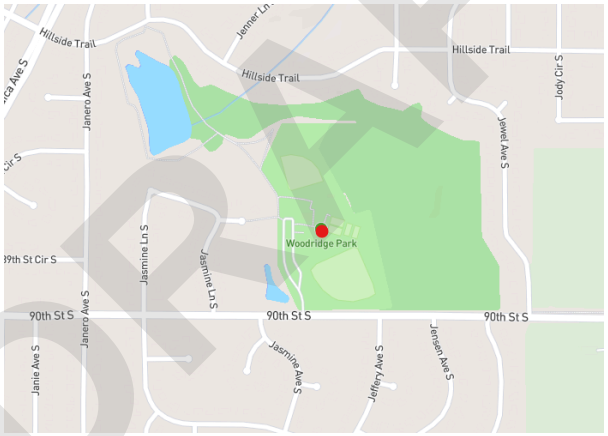
Justification

Life expectancy is typically 10-12 years. Staff has done a quality job of maintaining the surface to extend the life but ultimately the safety fall rating deteriorates and holes become unmanageable.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	500,000	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	0	0	500,000	0	0	**500,000**
Total	**0**	**0**	**0**	**0**	**500,000**	**0**	**0**	**500,000**

Map



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Project Name **Woodridge Park Tennis/Basketball Court Replacement**
Project # **PR-034**

Total Project Cost	$150,000	Department	Parks
Program Category	Parks & Recreation Facilities	Status	Active

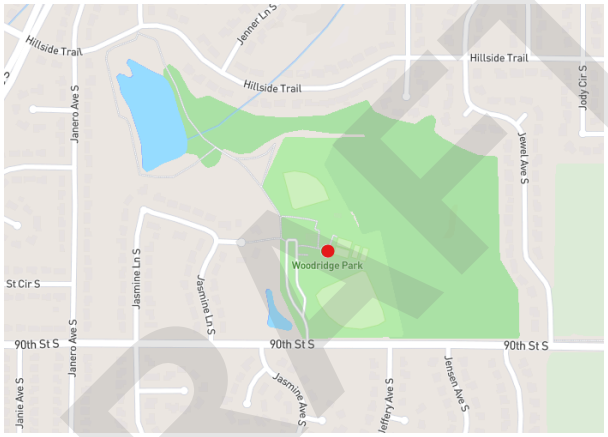
Description

Tennis/Basketball Court Replacement

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	150,000	0	0	**150,000**
Total	**0**	**0**	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Park Improvement Fund (515)	0	0	0	0	150,000	0	0	**150,000**
Total	**0**	**0**	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Map



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2027 through 2031

Capital Improvement Plan

Cottage Grove MN

Projects By Program Category

Program Category	Project #	2027	2028	2029	2030	2031	Total
Public Utilities Facilities							
1 MG Ground Storage Tank Painting	*PW-044*					1,200,000	**1,200,000**
3M Settlement Implementation Administration Support	*PW-058*	182,000					**182,000**
Cottage Grove/Newport Interconnect	*PW-061*	25,000					**25,000**
East Ravine District Infrastructure Development	*PW-003*	51,000	51,000	51,000	51,000	51,000	**255,000**
Hadley & 103rd Water Tower	*PW-047*					5,275,000	**5,275,000**
Intermediate Zone Water Treatment Plant Construction	*PW-070*	47,000,000	47,000,000	3,000,000			**97,000,000**
Intermediate Zone Water Treatment Plant Raw Watermain	*PW-056*	3,000,000					**3,000,000**
Intermediate Zone Water Treatment Plant SCADA Upgrades	*PW-042*	300,000					**300,000**
Intermediate Zone WTP Pipeline Connections	*PW-084*	500,000					**500,000**
Lift Station Rehabilitation	*PW-045*	50,000	50,000	50,000	50,000	50,000	**250,000**
Low Zone Water Treatment Plant Construction	*PW-060*	1,000,000					**1,000,000**
LP3 Stormwater Pond	*PW-010*	1,755,600					**1,755,600**
Meter Replacement Program	*PW-041*	500,000	500,000	500,000	500,000	500,000	**2,500,000**
Pine Hill Water Tower Painting/ Rehabilitation	*PW-009*	2,000,000					**2,000,000**
Sanitary Sewer Liner	*PW-007*		300,000	400,000	500,000	600,000	**1,800,000**
Sewer Televising Equipment	*PW-046*			190,000			**190,000**
Stormwater maintenance	*PW-006*	210,000	217,000	224,000	230,000	237,000	**1,118,000**
Streetlight System Improvements	*PW-008*	103,000	106,000	109,000	112,000	115,000	**545,000**
Temporary Water Treatment Plants Operations & Mainenence	*PW-057*	1,375,000	1,375,000	1,375,000			**4,125,000**
Temporary WTP 10 Decommissioning	*PW-075*	200,000					**200,000**
Temporary WTP 11 Decommissioning	*PW-073*			260,000			**260,000**
Temporary WTP 3 Decommissioning	*PW-074*			260,000			**260,000**
Temporary WTP 7 Decommissioning	*PW-071*			260,000			**260,000**
Temporary WTP 8 Decommissioning	*PW-086*			260,000			**260,000**
Temporary WTP 9 Decommissioning	*PW-072*			260,000			**260,000**
Trunk Utility Oversizing	*PW-005*	21,000	21,000	21,000	21,000	21,000	**105,000**
VT Supervisory Control and Data Acquisition (SCADA) Software	*PW-040*	140,000					**140,000**
Watermain Structural Liner	*PW-011*	500,000	500,000				**1,000,000**
Water Softening	*PW-012*					100,000,000	**100,000,000**
Well 3 Electrical Upgrades	*PW-001*	250,000					**250,000**
Well Maintenance	*PW-004*	100,000	100,000	100,000	100,000	100,000	**500,000**
Wells 1 & 2 Demolition and Sealing	*PW-063*	400,000					**400,000**
Public Utilities Facilities Total		**59,662,600**	**50,220,000**	**7,320,000**	**1,564,000**	**108,149,000**	**226,915,600**
GRAND TOTAL		**59,662,600**	**50,220,000**	**7,320,000**	**1,564,000**	**108,149,000**	**226,915,600**

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Project Name **1 MG Ground Storage Tank Painting**
Project # **PW-044**

Total Project Cost	$1,200,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

Water tank rehabilitation.

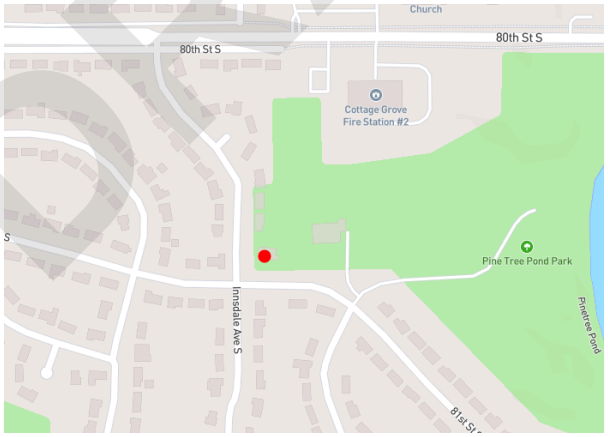
Justification

The ground storage tank at Insdale will require a full re-coating effort to re-establish the proper protection and preservation of this asset.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	1,200,000	0	**1,200,000**
Total	**0**	**0**	**0**	**0**	**0**	**1,200,000**	**0**	**1,200,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	0	0	0	0	1,200,000	0	**1,200,000**
Total	**0**	**0**	**0**	**0**	**0**	**1,200,000**	**0**	**1,200,000**

Map



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Project Name **3M Settlement Implementation Administration Support**
Project # **PW-058**

Total Project Cost	$182,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Administration Support Services provided for the 3M Settlement Implementation Phase Projects

Justification

City staff does not have the resources to provide the requisite oversight of these projects and activities.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Admin/Legal	0	182,000	0	0	0	0	0	**182,000**
Total	**0**	**182,000**	**0**	**0**	**0**	**0**	**0**	**182,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	182,000	0	0	0	0	0	**182,000**
Total	**0**	**182,000**	**0**	**0**	**0**	**0**	**0**	**182,000**

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Project Name **Cottage Grove/Newport Interconnect**
Project # **PW-061**

Total Project Cost	$25,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Design and commissioning professional services for a water system interconnect with the City of Newport.

Justification

The City of Newport expressed an interest in a wholesale customer service agreement for the supply of potable water from Cottage Grove. Newport has been experiencing water quality issues from their source supply. They are also in the beginning stages of designing and constructing a water treatment facility for the removal of PFC compounds. The process is anticipated to take 3-years before the plant is operational. The interconnect will serve as Newport's main source of water until the plant is on-line.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Design Engineering	0	25,000	0	0	0	0	0	**25,000**
Total	**0**	**25,000**	**0**	**0**	**0**	**0**	**0**	**25,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	25,000	0	0	0	0	0	**25,000**
Total	**0**	**25,000**	**0**	**0**	**0**	**0**	**0**	**25,000**

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Project Name **East Ravine District Infrastructure Development**
Project # **PW-003**

Total Project Cost	$255,000	Department	Public Works
Program Category	Public Utilities Facilities	Status	Active

Description

As residential development occurs in the East Ravine, various infrastructure will be constructed to support the new housing. This infrastructure will be paid for by developers either through City financed construction supported by assessments or by Developer constructed of same.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	51,000	51,000	51,000	51,000	51,000	0	**255,000**
Total	**0**	**51,000**	**51,000**	**51,000**	**51,000**	**51,000**	**0**	**255,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Storm Water Area Fund (585)	0	17,000	17,000	17,000	17,000	17,000	0	**85,000**
Water Area Fund (575)	0	17,000	17,000	17,000	17,000	17,000	0	**85,000**
Sewer Area Fund (580)	0	17,000	17,000	17,000	17,000	17,000	0	**85,000**
Total	**0**	**51,000**	**51,000**	**51,000**	**51,000**	**51,000**	**0**	**255,000**

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Project Name **Hadley & 103rd Water Tower**
Project # **PW-047**

Total Project Cost	$5,275,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

Design and construct new 1.5 MG Water Tower

Justification

Storage and fire suppression for servicing future River Zone development

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	4,500,000	0	**4,500,000**
Design Engineering	0	0	0	0	0	500,000	0	**500,000**
Land/Easements	0	0	0	0	0	275,000	0	**275,000**
Total	**0**	**0**	**0**	**0**	**0**	**5,275,000**	**0**	**5,275,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Area Fund (575)	0	0	0	0	0	5,275,000	0	**5,275,000**
Total	**0**	**0**	**0**	**0**	**0**	**5,275,000**	**0**	**5,275,000**

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Project Name **Intermediate Zone Water Treatment Plant Construction**

Project # **PW-070**

Total Project Cost	$97,000,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Construction and Construction Quality Assurance, and Design Support for the Intermediate Zone Water Treatment Plant

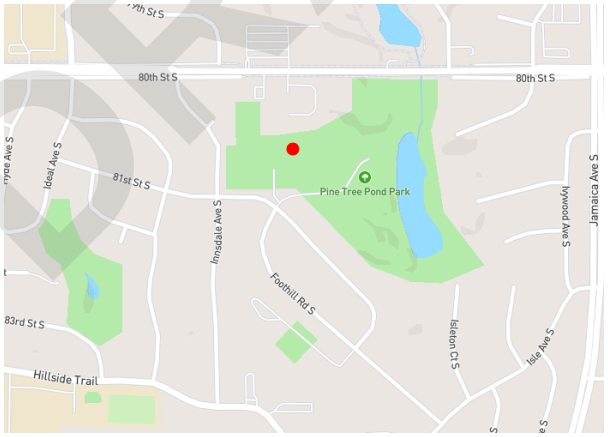
Justification

PFC Water Treatment

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	47,000,000	47,000,000	3,000,000	0	0	0	**97,000,000**
Total	**0**	**47,000,000**	**47,000,000**	**3,000,000**	**0**	**0**	**0**	**97,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	47,000,000	47,000,000	3,000,000	0	0	0	**97,000,000**
Total	**0**	**47,000,000**	**47,000,000**	**3,000,000**	**0**	**0**	**0**	**97,000,000**

Map



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Project Name **Intermediate Zone Water Treatment Plant Raw Watermain**
Project # **PW-056**

Total Project Cost	$3,000,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Design and installation of the water utility transmission mains from the well-field to the Intermediate Zone Water Treatment Plant.

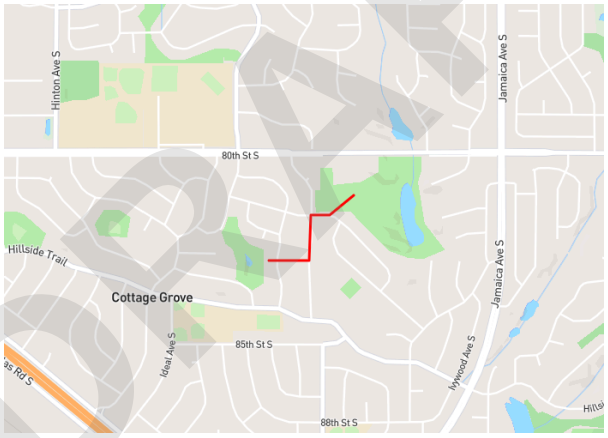
Justification

Design and installation of the water utility transmission mains from the well-field to the IZWTP

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Design Engineering	0	3,000,000	0	0	0	0	0	**3,000,000**
Total	**0**	**3,000,000**	**0**	**0**	**0**	**0**	**0**	**3,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	3,000,000	0	0	0	0	0	**3,000,000**
Total	**0**	**3,000,000**	**0**	**0**	**0**	**0**	**0**	**3,000,000**

Map



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Project Name **Intermediate Zone Water Treatment Plant SCADA Upgrades**
Project # **PW-042**

Total Project Cost	$300,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

The forthcoming Intermediate Zone Water Treatment Facility will undergo a Supervisory Control and Data Aquisition (SCADA) software improvement project to on-board and commission the software and controls

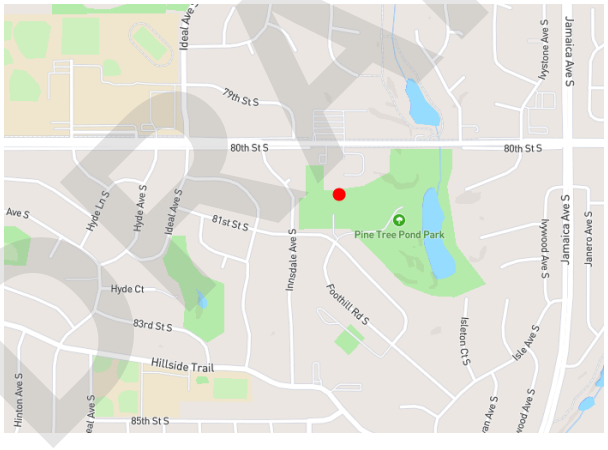
Justification

SCADA software, programming and commissioning are necessary to operate the Intermediate Zone Water Treatment Plant and bring operations and controls into the greater SCADA system

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	300,000	0	0	0	0	0	**300,000**
Total	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	300,000	0	0	0	0	0	**300,000**
Total	**0**	**300,000**	**0**	**0**	**0**	**0**	**0**	**300,000**

Map



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Project Name **Intermediate Zone WTP Pipeline Connections**
Project # **PW-084**

Total Project Cost	$500,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Pipeline connections from the well-field to the Intermediate Zone Water Treatment Plant

Justification

Groundwater (Raw Water) supply connections to the Intermedaite Zone Water Treatment Plants

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	500,000	0	0	0	0	0	**500,000**
Total	**0**	**500,000**	**0**	**0**	**0**	**0**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	500,000	0	0	0	0	0	**500,000**
Total	**0**	**500,000**	**0**	**0**	**0**	**0**	**0**	**500,000**

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Project Name **Lift Station Rehabilitation**
Project # **PW-045**

Total Project Cost	$250,000	Department	Public Works
Type	Sanitary	Program Category	Public Utilities Facilities
Status	Active		

Description

Sanitary sewer lift station annual maintenance and rehabilitation.

Justification

The sanitary sewer lift stations owned and operated by Public Works will require a level of effort annual for inspection, maintenance and rehabilitation in order to maintain proper performance and servicability of the lift station.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Unassigned Expenditure	0	50,000	50,000	50,000	50,000	50,000	0	**250,000**
Total	**0**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**0**	**250,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Sewer Utility Fund (620)	0	50,000	50,000	50,000	50,000	50,000	0	**250,000**
Total	**0**	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**0**	**250,000**

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Project Name **Low Zone Water Treatment Plant Construction**
Project # **PW-060**

Total Project Cost	$1,000,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

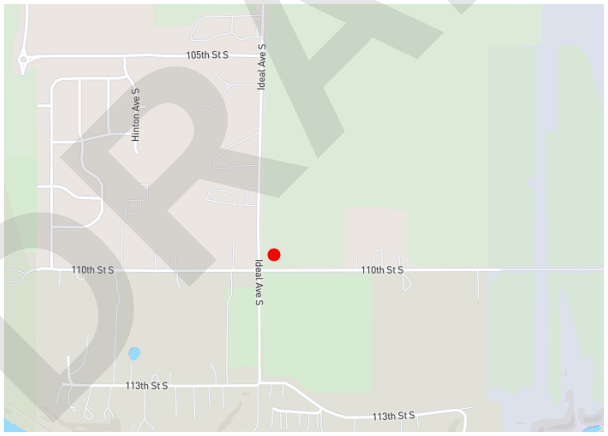
Description

Construction, construction quality assurance, and design support services for the construction and commissioning for the Low Zone Water Treatment Plant

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	1,000,000	0	0	0	0	0	**1,000,000**
Total	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	1,000,000	0	0	0	0	0	**1,000,000**
Total	**0**	**1,000,000**	**0**	**0**	**0**	**0**	**0**	**1,000,000**

Map



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Project Name **LP3 Stormwater Pond**
Project # **PW-010**

Total Project Cost	$1,755,600	Department	Public Works
Program Category	Public Utilities Facilities	Status	Active

Description

The project will build LP3 Pond, a storm water pond northeast of the Jamaica Avenue and 100th Street intersection. The project is proposed to be constructed as part of the 100th Street (Jamaica Ave to Highway 61) project to utilize the excavated material from the pond for the fill material need to build the 100th Street railroad overpass embankment.

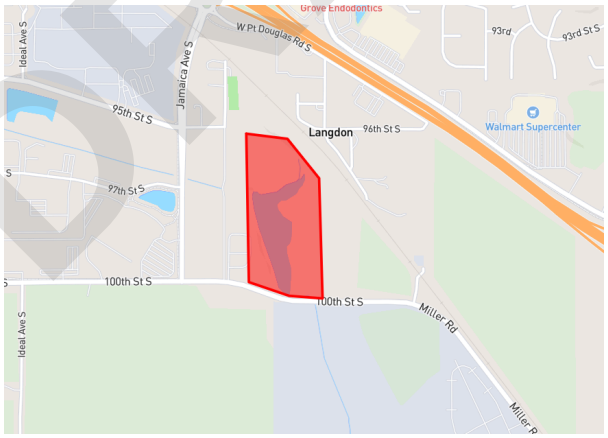
Justification

To increase flood storage capacity per the storm water comprehensive plan and control water flow to the 3M property, a requirement of an agreement with 3M.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	1,463,000	0	0	0	0	0	**1,463,000**
Engineering/Architect	0	292,600	0	0	0	0	0	**292,600**
Total	**0**	**1,755,600**	**0**	**0**	**0**	**0**	**0**	**1,755,600**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Storm Water Area Fund (585)	0	1,280,600	0	0	0	0	0	**1,280,600**
South Washington Watershed District	0	475,000	0	0	0	0	0	**475,000**
Total	**0**	**1,755,600**	**0**	**0**	**0**	**0**	**0**	**1,755,600**

Map



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Project Name **Meter Replacement Program**
Project # **PW-041**

Total Project Cost	$2,500,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

Senus will be ending support for old water meters and radio read devices in our system in 2028. The City has 7,000 of these Senus radio read devices. Staff will procure the services of a company to furnish and install meters and radios for select service areas under the guidance of City staff.

Justification

If we do not ramp up our meter and radio changeout efforts, we will be left with a large number of unsupported devices after 2028. This would be detrimental to our program as these devices continue to age and we are more likely to see mass failures.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	500,000	500,000	500,000	500,000	500,000	0	**2,500,000**
Total	**0**	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**	**0**	**2,500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	500,000	500,000	500,000	500,000	500,000	0	**2,500,000**
Total	**0**	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**	**0**	**2,500,000**

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Project Name **Pine Hill Water Tower Painting/Rehabilitation**
Project # **PW-009**

Total Project Cost	$2,000,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

The Pinehill Water Tower is programmed for a full rehabilitation to make repairs to the interior piping and remove and re-apply the engineered coatings. A field investigation revealed impairments to the vertical piping in the forms of cracks, pin-holes, and wall thickness loss. These impairments are not of the nature that allow for 'spot repairs'. The City's engineering consultant has recommended full replacement of the pipe and new welded connections with the reservoir. The engineered coatings are also showing signs of wear. The life-cycle of the coatings is typically 20-25 years. The Pinehill Tower underwent a coating replacement in 2002. Based on the findings of the investigation and 'end-of-life' cycle of the coatings, the recommendation is for a full rehabilitation.

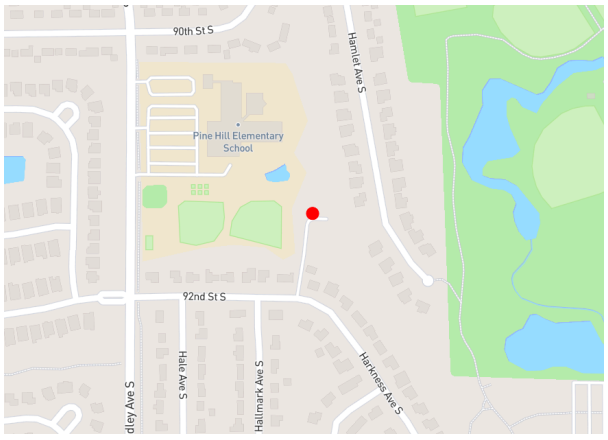
Justification

The Pinehill Water Tower has reached a point in its life-cycle to where a full rehabilitation effort is neccesary in order to preserve and protect this asset as well as increase longevity. The vertical water column has revealed significant impairment and will need replacement. The ancillary features including the structural steel, coatings, and controls (e.g. SCADA) will also be refurbished or replaced. The Pinehill Water Tower is a critical asset for the larger water utility as it provides the proper drinking water reserves to meet water demands within the City as well as fire suppression.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	1,900,000	0	0	0	0	0	**1,900,000**
Engineering/Architect	0	100,000	0	0	0	0	0	**100,000**
Total	**0**	**2,000,000**	**0**	**0**	**0**	**0**	**0**	**2,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	2,000,000	0	0	0	0	0	**2,000,000**
Total	**0**	**2,000,000**	**0**	**0**	**0**	**0**	**0**	**2,000,000**

Map



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Project Name **Sanitary Sewer Liner**
Project # **PW-007**

Total Project Cost	$1,800,000	Department	Public Works
Type	Sanitary	Program Category	Public Utilities Facilities
Status	Active		

Description

Sanitary sewer mainline improvements. This project will include the installation of a Class 3 liner along sections of the sanitary sewer network that are known to be impaired, failing, or failed to rehabiliate the pipe and serviceability. The liner is designed to restore the in-situ pipe to its original hydraulic conditions as well as prevent the intrusion of tree roots.

Justification

A large portion of the sanitary sewer network is made up of old vitrified clay, cast iron, and concrete pipe. Pipe of this type and installation-era have been observed to fail and allow for tree root penetration. Localized failures and tree roots are the cause of back-ups and impeded proper service to the City's customer base. Lining technology restores the pipe to its pre-installed condition without having to excavate. This is a preventative measure to avoid service issues. A project of this nature also reduces staff time and resources that become necessary to respond to emergencies. Problems of pipe failures and tree roots will persist without the requisite liner treatment resulting in more costs and expense of resources for corrective action work. These pipe segments are also nearing the end of their expected life-cycles.

Expenditures	**Prior**	**2027**	**2028**	**2029**	**2030**	**2031**	**Future**	**Total**
Maintenance	0	0	300,000	400,000	500,000	600,000	0	**1,800,000**
Total	**0**	**0**	**300,000**	**400,000**	**500,000**	**600,000**	**0**	**1,800,000**

Funding Sources	**Prior**	**2027**	**2028**	**2029**	**2030**	**2031**	**Future**	**Total**
Sewer Utility Fund (620)	0	0	300,000	400,000	500,000	600,000	0	**1,800,000**
Total	**0**	**0**	**300,000**	**400,000**	**500,000**	**600,000**	**0**	**1,800,000**

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Project Name **Sewer Televising Equipment**
Project # **PW-046**

Total Project Cost	$190,000	Department	Public Works
Type	Sanitary	Program Category	Public Utilities Facilities
Status	Active		

Description

Purchase of sewer televising equipment

Justification

For purposes of asset managment, the City is in need of certain televising equipment to inspect and make record of the in-situ condition of hte City's sewer system. This equipment will also be used by the Street Department (Storm Sewer)

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Purchase	0	0	0	190,000	0	0	0	**190,000**
Total	**0**	**0**	**0**	**190,000**	**0**	**0**	**0**	**190,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Stormwater Utility Fund (230)	0	0	0	95,000	0	0	0	**95,000**
Sewer Utility Fund (620)	0	0	0	95,000	0	0	0	**95,000**
Total	**0**	**0**	**0**	**190,000**	**0**	**0**	**0**	**190,000**

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Project Name **Stormwater maintenance**
Project # **PW-006**

Total Project Cost	$1,118,000	Department	Public Works
Program Category	Public Utilities Facilities	Status	Active

Description

Annual costs of pond and structure maintenance for City Stormwater system.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Maintenance	0	210,000	217,000	224,000	230,000	237,000	0	**1,118,000**
Total	**0**	**210,000**	**217,000**	**224,000**	**230,000**	**237,000**	**0**	**1,118,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Stormwater Utility Fund (230)	0	210,000	217,000	224,000	230,000	237,000	0	**1,118,000**
Total	**0**	**210,000**	**217,000**	**224,000**	**230,000**	**237,000**	**0**	**1,118,000**

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Project Name **Streetlight System Improvements**
Project # **PW-008**

Total Project Cost	$545,000	Department	Public Works
Program Category	Public Utilities Facilities	Status	Active

Description

Annual cost to refurbish and upgrade the City Streetlight infrastructure.

Justification

City staff needs to keep pace with the increasing needs for repair and replacement to aging and failed street light infrastructure. Serviceability and public safety in the right-of-way may be compromised or reduced as a result.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Maintenance	0	103,000	106,000	109,000	112,000	115,000	0	**545,000**
Total	**0**	**103,000**	**106,000**	**109,000**	**112,000**	**115,000**	**0**	**545,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Street Light Utility Fund (630)	0	103,000	106,000	109,000	112,000	115,000	0	**545,000**
Total	**0**	**103,000**	**106,000**	**109,000**	**112,000**	**115,000**	**0**	**545,000**

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Project Name **Temporary Water Treatment Plants Operations & Mainenence**
Project # **PW-057**

Total Project Cost	$4,125,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Labor and materials for monitoring, maintaining, and reporting on the performance of the temporary water treatment plants 3, 7, 8, 9, and 11.

Justification

The temporary water treatment plants 3, 7, 8, 9, and 11 require daily checks, filter change-outs, and periodic maintenance to maintain water treatment efficiencies.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Maintenance	0	1,375,000	1,375,000	1,375,000	0	0	0	**4,125,000**
Total	**0**	**1,375,000**	**1,375,000**	**1,375,000**	**0**	**0**	**0**	**4,125,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	1,375,000	1,375,000	1,375,000	0	0	0	**4,125,000**
Total	**0**	**1,375,000**	**1,375,000**	**1,375,000**	**0**	**0**	**0**	**4,125,000**

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Project Name **Temporary WTP 10 Decommissioning**
Project # **PW-075**

Total Project Cost	$200,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Temporary Water Treatment Plant 10 Decommissiong Design and Construction

Justification

Once the Intermediate Zone Water Treatment Plant is commissioned, the temporary treatment plant will require removal as it is no longer necessary to operate.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	200,000	0	0	0	0	0	**200,000**
Total	**0**	**200,000**	**0**	**0**	**0**	**0**	**0**	**200,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	200,000	0	0	0	0	0	**200,000**
Total	**0**	**200,000**	**0**	**0**	**0**	**0**	**0**	**200,000**

DRAFT

Project Name **Temporary WTP 11 Decommissioning**
Project # **PW-073**

Total Project Cost	$260,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Temporary Water Treatment Plant 11 Decommissiong Design and Construction

Justification

Once the IZWTP is commissioned, the temporay treatment plant will require removal as it is no longer necessary to operate.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	200,000	0	0	0	**200,000**
Design Engineering	0	0	0	60,000	0	0	0	**60,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	0	0	260,000	0	0	0	**260,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

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Project Name **Temporary WTP 3 Decommissioning**
Project # **PW-074**

Total Project Cost	$260,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Temporary Water Treatment Plant 3 Decommissiong Design and Construction

Justification

Once the IZWTP is commissioned, the temporay treatment plant will require removal as it is no longer necessary to operate.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	200,000	0	0	0	**200,000**
Design Engineering	0	0	0	60,000	0	0	0	**60,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	0	0	260,000	0	0	0	**260,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

DRAFT

Project Name **Temporary WTP 7 Decommissioning**
Project # **PW-071**

Total Project Cost	$260,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Temporary Water Treatment Plant 7 Decommissiong Design and Construction

Justification

Once the IZWTP is commissioned, the temporay treatment plant will require removal as it is no longer necessary to operate.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	200,000	0	0	0	**200,000**
Design Engineering	0	0	0	60,000	0	0	0	**60,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	0	0	260,000	0	0	0	**260,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

DRAFT

Project Name **Temporary WTP 8 Decommissioning**
Project # **PW-086**

Total Project Cost	$260,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Temporary Water Treatment Plant 8 Decommissiong Design and Construction

Justification

Once the IZWTP is commissioned, the temporay treatment plant will require removal as it is no longer necessary to operate.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	200,000	0	0	0	**200,000**
Design Engineering	0	0	0	60,000	0	0	0	**60,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	0	0	260,000	0	0	0	**260,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

DRAFT

Project Name **Temporary WTP 9 Decommissioning**
Project # **PW-072**

Total Project Cost	$260,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Temporary Water Treatment Plant 9 Decommissiong Design and Construction

Justification

Once the IZWTP is commissioned, the temporay treatment plant will require removal as it is no longer necessary to operate.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	200,000	0	0	0	**200,000**
Design Engineering	0	0	0	60,000	0	0	0	**60,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	0	0	260,000	0	0	0	**260,000**
Total	**0**	**0**	**0**	**260,000**	**0**	**0**	**0**	**260,000**

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Project Name **Trunk Utility Oversizing**
Project # **PW-005**

Total Project Cost	$105,000	Department	Public Works
Program Category	Public Utilities Facilities	Status	Active

Description

Trunk oversizing of water and sewer facilities as part of development projects

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	21,000	21,000	21,000	21,000	21,000	0	**105,000**
Total	**0**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**	**0**	**105,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Area Fund (575)	0	7,000	7,000	7,000	7,000	7,000	0	**35,000**
Storm Water Area Fund (585)	0	7,000	7,000	7,000	7,000	7,000	0	**35,000**
Sewer Area Fund (580)	0	7,000	7,000	7,000	7,000	7,000	0	**35,000**
Total	**0**	**21,000**	**21,000**	**21,000**	**21,000**	**21,000**	**0**	**105,000**

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Project Name **VT Supervisory Control and Data Acquisition (SCADA) Software**
Project # **PW-040**

Total Project Cost	$140,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

The City has elected to purchase and on-board a new Supervisory Control and Data Acquisition (SCADA) software to replace the Rockwell Factory Talk software currently employed.

Justification

The VT SCADA software is much more user friendly, has enhanced reporting features, is easier to develop, patch and utilize. Issues have risen with the current software that staff and our integrators have struggled with.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Purchase	0	140,000	0	0	0	0	0	**140,000**
Total	**0**	**140,000**	**0**	**0**	**0**	**0**	**0**	**140,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	140,000	0	0	0	0	0	**140,000**
Total	**0**	**140,000**	**0**	**0**	**0**	**0**	**0**	**140,000**

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Project Name **Watermain Structural Liner**
Project # **PW-011**

Total Project Cost	$1,000,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

There are four watermains that cross through the right-of-way of Highway 61. This project will involve taking two of the watermains off-line and installing a Class IV structural liner within the host pipe and through the right-of--way to protect and preserve the pipe as well as reduce the threat of a pipe break or breach that could impair the highway in 2027. The other two crossings will be completed in 2028.

Justification

The four watermains that cross through the HWY 61 right of way are deemed critical crossings. Failure of any of the pipes poses a threat to the roadway (Highway 61) and as well servicability to the residents and businesses within Cottage Grove. These potential interruptions, along with the complexities of having to perform pipe repair services within or adjacent to a major highway, present to great a risk to the City and stakeholders (MnDOT). Structural lining technology is a minimally invasive and a highly efficient method of preserving the integrity of the pipe as well as restoring the hydraulic performance of the pipe segment. The structural liner greatly reduces the risk if a pipe failure along the the full length of the crossing.

Expenditures	**Prior**	**2027**	**2028**	**2029**	**2030**	**2031**	**Future**	**Total**
Construction	0	500,000	500,000	0	0	0	0	**1,000,000**
Total	**0**	**500,000**	**500,000**	**0**	**0**	**0**	**0**	**1,000,000**

Funding Sources	**Prior**	**2027**	**2028**	**2029**	**2030**	**2031**	**Future**	**Total**
Water Utility Fund (610)	0	500,000	500,000	0	0	0	0	**1,000,000**
Total	**0**	**500,000**	**500,000**	**0**	**0**	**0**	**0**	**1,000,000**

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Project Name **Water Softening**
Project # **PW-012**

Total Project Cost	$100,000,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

Project would add water softening treatment to city treatment facilities.

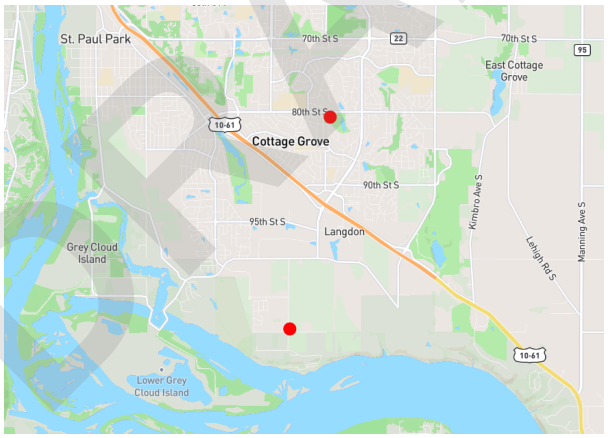
Justification

Water softening is the process of removing dissolved calcium and magnesium salts that cause hardness in water. This process prevents the formation of scale in pipes and tanks. The project would eliminate or reduce the need for residents and businesses to use individual water treatment systems which add signfiicant salt to the waste stream.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	80,000,000	0	**80,000,000**
Engineering/Architect	0	0	0	0	0	20,000,000	0	**20,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**100,000,000**	**0**	**100,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	0	0	0	0	100,000,000	0	**100,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**100,000,000**	**0**	**100,000,000**

Map



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Project Name **Well 3 Electrical Upgrades**
Project # **PW-001**

Total Project Cost	$250,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

Wells 3 Electrical Upgrades

Justification

Electrical and swtichgear and Well 3 are at the end of their life-cycle. For reasons of safey and functionality, a wholesale replacement effort is need to teh electrical and controls systems that operate the well.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	250,000	0	0	0	0	0	**250,000**
Total	**0**	**250,000**	**0**	**0**	**0**	**0**	**0**	**250,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	250,000	0	0	0	0	0	**250,000**
Total	**0**	**250,000**	**0**	**0**	**0**	**0**	**0**	**250,000**

Map

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Project Name **Well Maintenance**
Project # **PW-004**

Total Project Cost	$500,000	Department	Public Works
Type	Water	Program Category	Public Utilities Facilities
Status	Active		

Description

Each well is programmed to undergo a full rehabilitation effort to improve performance. The frequency is typically every ten years. The pump, motor, column piping, and discharge header are removed, inspected, and reported on for further corrective action. The well casing is inspected through televising and other instrumentation methods to assess integrity. The source water formation is re-developed to promote a higher yield. Other improvements are made based upon the findings of the investigation.

Justification

In order to sustain source water appropriation performance for the supply of the City's drinking water and fire suppression system, each well within the 11 well well-field is inspected and rehabilitated to repair and improve performance of the well and pump. As time passes, the source water aquifer can silt-over reducing the yield of the well. The pump and motor also see reduced performance due to frequent use of the well. This project is for the purpose of restoring the well to its original operating conditions. The need for sustained water appropriations is critical to maintain the supply of drinking water to the City.

Based on recent history and use of the well-field. The following wells are programmed for rehabilitation:

Well 10 - 2027

Well 3 - 2028

Well 11 - 2029

Well 12 - 2030

Well 4, 5, or 6 - 2031

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Maintenance	0	100,000	100,000	100,000	100,000	100,000	0	**500,000**
Total	**0**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Water Utility Fund (610)	0	100,000	100,000	100,000	100,000	100,000	0	**500,000**
Total	**0**	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**0**	**500,000**

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Project Name **Wells 1 & 2 Demolition and Sealing**
Project # **PW-063**

Total Project Cost	$400,000	Department	Public Works
Type	3M Settlement Implementation	Program Category	Public Utilities Facilities
Status	Active		

Description

Muncipal Wells 1 and 2 are planned for sealing and abandoning. These wells are no longer needed by the City as a result of the addtion of Well 12 and Well 13. The project includes sealing the well and removing the well house and infrastructure assocaited with the wells.

Justification

Muncipal Wells 1 and 2 are no longer needed to meet the demand of the City. Per well code, unused wells must be sealed and filed with the State of MN

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	400,000	0	0	0	0	0	**400,000**
Total	**0**	**400,000**	**0**	**0**	**0**	**0**	**0**	**400,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
3M Settlement Fund -MPCA	0	400,000	0	0	0	0	0	**400,000**
Total	**0**	**400,000**	**0**	**0**	**0**	**0**	**0**	**400,000**

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2027 through 2031

Capital Improvement Plan

Cottage Grove MN

Projects By Program Category

Program Category	Project #	2027	2028	2029	2030	2031	Total
Street & Road Improvement Projects							
100th Street (Jamaica Ave to Highway 61)	*PW-014*	11,680,200	25,076,800				**36,757,000**
114th Street at Highway 95	*PW-087*			600,000	2,500,000		**3,100,000**
65th Street at Hadley Intersection Improvement	*PW-029*		250,000	1,000,000			**1,250,000**
80th St at Jamaica Ave Intersection Improvement	*PW-026*			1,900,000			**1,900,000**
BNSF Railroad Bridge over 103rd St	*PW-017*	150,000	800,000			8,000,000	**8,950,000**
Grey Cloud Trail Bridge over Mississippi River Channel	*PW-030*					300,000	**300,000**
Harkness Ave (Hardwood Ave to Hardwood Ave) Reconstruction	*PW-034*					3,352,000	**3,352,000**
Highway 95 (114th Street to Highway 61) Turn Lanes	*PW-021*	500,000					**500,000**
Innovation Road Realignment	*PW-049*					4,000,000	**4,000,000**
Jamaica Ave - CSAH 20 (70th Street to Military Rd) Reconstruction	*PW-023*		3,617,500				**3,617,500**
Keats Avenue at Indian Blvd Intersection Improvement	*PW-024*				1,500,000		**1,500,000**
Pavement Management 2027 - E. Point Douglas Rd	*PW-019*	5,441,000					**5,441,000**
Pavement Management 2028	*PW-025*		1,250,000				**1,250,000**
Pavement Management 2029	*PW-031*			6,068,000			**6,068,000**
Pavement Management 2030	*PW-033*				4,440,000		**4,440,000**
Pavement Management 2031	*PW-037*					6,660,000	**6,660,000**
Pavement Management - Kingsborough Tr and Kingsborough Ct	*PW-077*					1,096,000	**1,096,000**
Pedestrian Improvements	*PW-027*			350,000			**350,000**
Ravine Parkway (70nd Street to 72th Street)	*PW-078*		1,200,000				**1,200,000**
Ravine Parkway (72th Street to 77nd Street)	*PW-015*	3,200,000					**3,200,000**
Ravine Parkway (77th Street to 80th Street)	*PW-079*				1,000,000		**1,000,000**
Ravine Parkway (Inwood Avenue to Isle Avenue)	*PW-080*					2,500,000	**2,500,000**
Ravine Parkway - Shoppes at Cottage View	*PW-016*			6,752,000	4,344,000	1,354,000	**12,450,000**
Roadway Maintenance 2027	*PW-018*	2,093,000					**2,093,000**
Roadway Maintenance 2028	*PW-022*		2,196,900				**2,196,900**
Roadway Maintenance 2029	*PW-028*			2,292,000			**2,292,000**
Roadway Maintenance 2030	*PW-032*				2,407,000		**2,407,000**
Roadway Maintenance 2031	*PW-035*					2,651,000	**2,651,000**
Safe Streets and Roads for All (SS4A)	*PW-013*	440,000					**440,000**
West Point Douglas Road Extension	*PW-048*	160,000	8,701,000				**8,861,000**
Street & Road Improvement Projects Total		**23,664,200**	**43,092,200**	**18,962,000**	**16,191,000**	**29,913,000**	**131,822,400**
GRAND TOTAL		**23,664,200**	**43,092,200**	**18,962,000**	**16,191,000**	**29,913,000**	**131,822,400**

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Project Name **100th Street (Jamaica Ave to Highway 61)**
Project # **PW-014**

Total Project Cost	$36,757,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The City is partnering with Washington County which is leading the project. The project will reconstruct and extend 100th Street from Jamaica Avenue to Highway 61 and realign Miller Road.

See also, West Point Douglas Road project which would be built as part of this project.

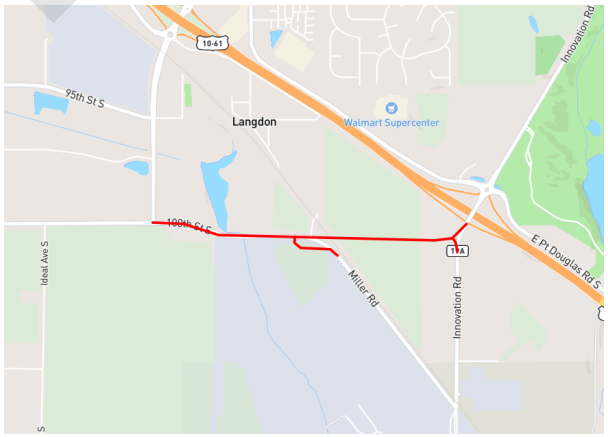
Justification

The Southwest Arterial Study completed by the County and City in 2020 identified a need for an arterial highway running from Grey Cloud Island to Highway 61. Since the study was completed, work has progressed at constructing segments of the proposed highway. This project is a portion of the work required to implement that plan.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	10,172,200	20,800,800	0	0	0	0	**30,973,000**
Engineering/Architect	0	1,508,000	4,276,000	0	0	0	0	**5,784,000**
Total	**0**	**11,680,200**	**25,076,800**	**0**	**0**	**0**	**0**	**36,757,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Federal Grants	0	2,733,200	10,932,800	0	0	0	0	**13,666,000**
State Grants	0	1,920,000	7,680,000	0	0	0	0	**9,600,000**
Washington County	0	938,000	3,749,000	0	0	0	0	**4,687,000**
Bonded Debt	0	2,116,000	1,042,000	0	0	0	0	**3,158,000**
Storm Water Area Fund (585)	0	1,000,000	1,000,000	0	0	0	0	**2,000,000**
Water Area Fund (575)	0	1,492,000	0	0	0	0	0	**1,492,000**
Sewer Area Fund (580)	0	1,481,000	0	0	0	0	0	**1,481,000**
Project Escrow (510)	0	0	350,000	0	0	0	0	**350,000**
MSA Fund (520)	0	0	323,000	0	0	0	0	**323,000**
Total	**0**	**11,680,200**	**25,076,800**	**0**	**0**	**0**	**0**	**36,757,000**

Map



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Project Name **114th Street at Highway 95**
Project # **PW-087**

Total Project Cost	$3,100,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will add left and right turn lanes on Highway 95 at 114th Street, flatten the hill north of the intersection, and extend 114th Street to 61 Marine.

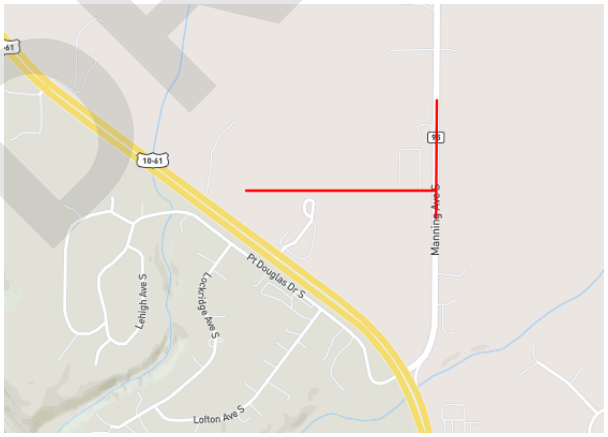
Justification

The City's Comprehensive Plan identifieds 114th Street to be extended west to be a frontage road for Highway 10/61. MnDOT is planning to convert all private and local access points on the highway to Reduced Conflict Intersections (using U-Turns to more safetly accommodate the access traffic), including to the driveway for 61 Marine. A safter alternative is to eliminate the access to 61 Marine and provide access from a frontage road, so MnDOT funding may be able to be redirected to this project. 114th Street is identified as the only access point for a remaining parcel north of the Kwik Trip convienience store and gas station, so to develop that parcel, improvements are needed for 114th Street and its intersection with Highway 95. The project would combine efforts to improve safety on Highway 10/61, provide access for development, facility future city comprehensive plans, and improve safety on Highway 95.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	2,500,000	0	0	**2,500,000**
Engineering/Architect	0	0	0	500,000	0	0	0	**500,000**
Land/Easements	0	0	0	100,000	0	0	0	**100,000**
Total	**0**	**0**	**0**	**600,000**	**2,500,000**	**0**	**0**	**3,100,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Assessments/Developer Fees	0	0	0	600,000	500,000	0	0	**1,100,000**
State Grants	0	0	0	0	1,000,000	0	0	**1,000,000**
MSA Fund (520)	0	0	0	0	1,000,000	0	0	**1,000,000**
Total	**0**	**0**	**0**	**600,000**	**2,500,000**	**0**	**0**	**3,100,000**

Map



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Project Name **65th Street at Hadley Intersection Improvement**
Project # **PW-029**

Total Project Cost	$1,250,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will add right and left turn lanes at the intersection of 65th Street (County Road 74) and Hadley Avenue. The project will work with a development to construct a trail to complete the connection between trails from Hadley Avenue to Harkness Avenue.

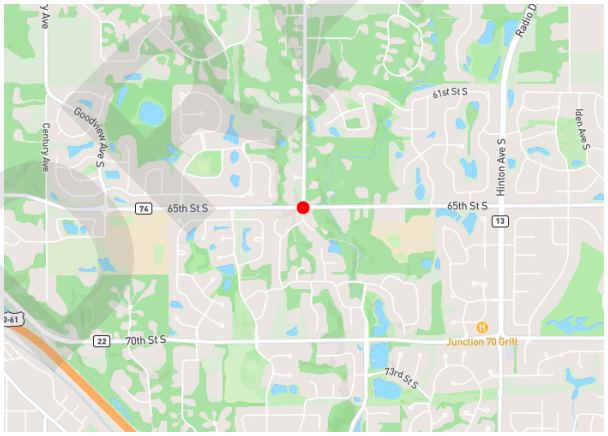
Justification

Additional developments in the area are increasing pedestrian and vehicle traffic.Traffic volumes now require turn lanes to improve traffic safety and traffic flow. Trail connections are needed to fill gaps in the pedestrian network, especially with schools along 65th Street.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	1,000,000	0	0	0	**1,000,000**
Engineering/Architect	0	0	250,000	0	0	0	0	**250,000**
Total	**0**	**0**	**250,000**	**1,000,000**	**0**	**0**	**0**	**1,250,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Washington County	0	0	125,000	500,000	0	0	0	**625,000**
Bonded Debt	0	0	0	500,000	0	0	0	**500,000**
Assessments/Developer Fees	0	0	125,000	0	0	0	0	**125,000**
Total	**0**	**0**	**250,000**	**1,000,000**	**0**	**0**	**0**	**1,250,000**

Map



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Project Name **80th St at Jamaica Ave Intersection Improvement**
Project # **PW-026**

Total Project Cost	$1,900,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will install traffic signals to improve traffic flow. The north and south legs are offset from each other and will need to be realigned to accommodate faster moving traffic with a signal.

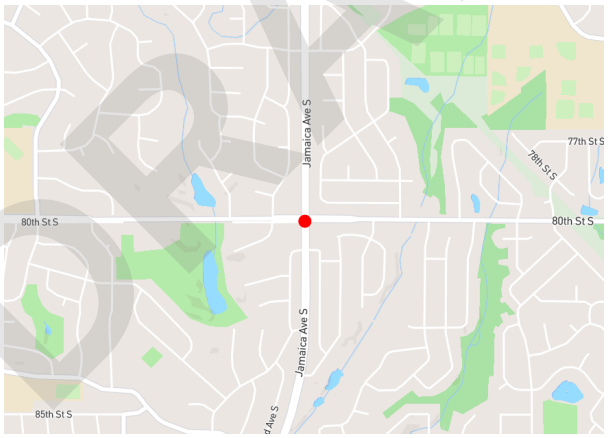
Justification

Traffic volumes have increased and intersection delays are now increasing. The intersection traffic volumes are now high enough to meet requirements or warrants of the Minnesota Manual for Uniform Traffic Control Devices to justify a signal or roundabout.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	1,500,000	0	0	0	**1,500,000**
Engineering/Architect	0	0	0	400,000	0	0	0	**400,000**
Total	**0**	**0**	**0**	**1,900,000**	**0**	**0**	**0**	**1,900,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	1,500,000	0	0	0	**1,500,000**
Street Light Utility Fund (630)	0	0	0	400,000	0	0	0	**400,000**
Total	**0**	**0**	**0**	**1,900,000**	**0**	**0**	**0**	**1,900,000**

Map



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Project Name **BNSF Railroad Bridge over 103rd St**
Project # **PW-017**

Total Project Cost	$8,950,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project proposes to rebuild the BNSF railroad bridge, lower and reconstruct 103rd Street under the bridge, reconstruct 103rd Street east of the bridge with a flatter slope to current state aid road standards.

The Southwest Arterial Study completed by the County and City in 2020 identified a need for an arterial highway running from Grey Cloud Island to Highway 61. Since the study was completed, work has progressed at constructing segments of the proposed highway. This project is a portion of the work required to implement that plan.

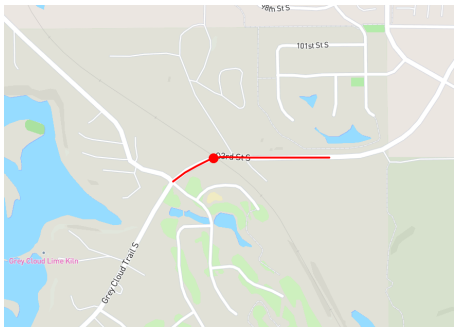
Justification

The existing railroad bridge, Bridge No. 82514, is a 105.7-foot steel beam span built in 2008. It has substandard vertical clearance of only 10' 4" where the minimum standard is 14' 6" and desired standard is 16' 4". The bridge is regularly hit by trucks. The low clearance and curved and steep roadway approaches have contributed to two fatal crashes in the past 10 years. Taller vehicles, including some of the City fire trucks, must use a long detour to by pass the bridge to access the southwest corner of the City and Grey Cloud Island.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	7,000,000	0	**7,000,000**
Construction Administration/ Engineering	0	0	0	0	0	1,000,000	0	**1,000,000**
Design Engineering	0	0	800,000	0	0	0	0	**800,000**
Preliminary Engineering	0	150,000	0	0	0	0	0	**150,000**
Total	**0**	**150,000**	**800,000**	**0**	**0**	**8,000,000**	**0**	**8,950,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
State Grants	0	0	0	0	0	6,400,000	0	**6,400,000**
MSA Fund (520)	0	0	0	0	0	1,600,000	0	**1,600,000**
Pavement Management Fund (560)	0	150,000	800,000	0	0	0	0	**950,000**
Total	**0**	**150,000**	**800,000**	**0**	**0**	**8,000,000**	**0**	**8,950,000**

Map



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Project Name **Grey Cloud Trail Bridge over Mississippi River Channel**
Project # **PW-030**

Total Project Cost	$12,800,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project proposes to rebuild the Grey Cloud Trail bridge and its roadway approaches over the Mississippi River Channel.

The Southwest Arterial Study completed by the County and City in 2020 identified a need for an arterial highway running from Grey Cloud Island to Highway 61. Since the study was completed, work has progressed at constructing segments of the proposed highway. This project is a portion of the work required to implement that plan.

Justification

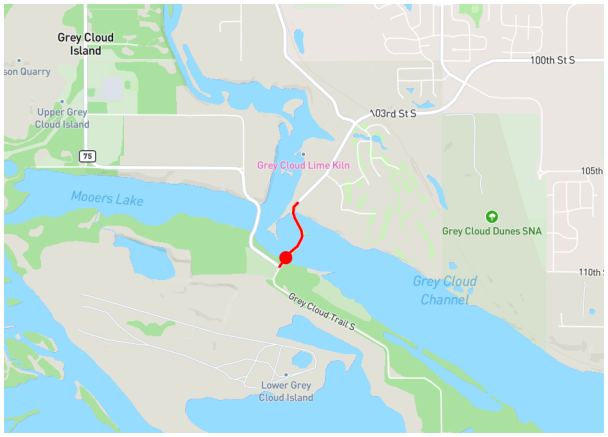
The existing bridge, Bridge No. L8159, is a 127.6-foot steel truss span built in 1933. It has only one lane for two-way traffic and is only one of two roadway accesses to Grey Cloud Island. It is prone to be overtopped during flooding events, closing the bridge and roadway,..

The bridge's Local Planning Index, a measurement of its overall condition is 60 out of 100. Normally, an LPI below 60 is required to be eligible for state aid and federal aid funding for replacement. Due to the non standard bridge deck geometry with only one lane, it is eligible for replacement funding. City Resolution No. 2026-007 places the bridge on a bridge replacement priority list.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Preliminary Engineering	0	0	0	0	0	300,000	0	**300,000**
Design Engineering	0	0	0	0	0	0	1,000,000	**1,000,000**
Construction	0	0	0	0	0	0	10,000,000	**10,000,000**
Construction Administration/ Engineering	0	0	0	0	0	0	1,500,000	**1,500,000**
Total	**0**	**0**	**0**	**0**	**0**	**300,000**	**12,500,000**	**12,800,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Pavement Management Fund (560)	0	0	0	0	0	300,000	2,500,000	**2,800,000**
Grants-Other	0	0	0	0	0	0	6,000,000	**6,000,000**
State Grants	0	0	0	0	0	0	4,000,000	**4,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**300,000**	**12,500,000**	**12,800,000**

Map



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Project Name **Harkness Ave (Hardwood Ave to Hardwood Ave) Reconstruction**
Project # **PW-034**

Total Project Cost	$3,352,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

Reconstruct Harkness Avenue to an urban street section and extend city water and sewer to serve the area.

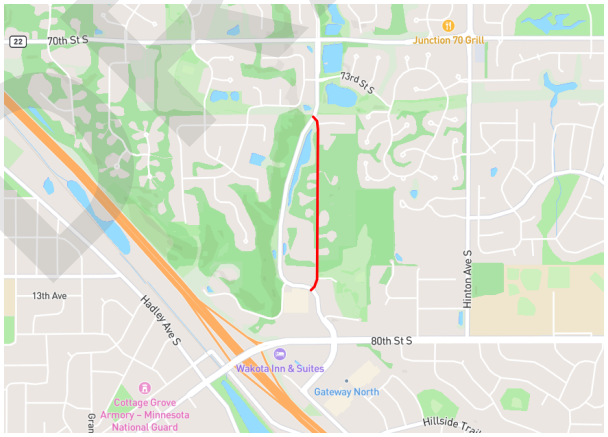
Justification

The pavement is in poor condition and near the end of its useful life. The area residents do not have city utility services.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	2,205,000	0	**2,205,000**
Engineering/Architect	0	0	0	0	0	772,000	0	**772,000**
Land/Easements	0	0	0	0	0	265,000	0	**265,000**
Admin/Legal	0	0	0	0	0	110,000	0	**110,000**
Total	**0**	**0**	**0**	**0**	**0**	**3,352,000**	**0**	**3,352,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	0	0	995,000	0	**995,000**
Assessments/Developer Fees	0	0	0	0	0	812,000	0	**812,000**
Sewer Area Fund (580)	0	0	0	0	0	515,000	0	**515,000**
Storm Water Area Fund (585)	0	0	0	0	0	515,000	0	**515,000**
Water Area Fund (575)	0	0	0	0	0	515,000	0	**515,000**
Total	**0**	**0**	**0**	**0**	**0**	**3,352,000**	**0**	**3,352,000**

Map



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Project Name **Highway 95 (114th Street to Highway 61) Turn Lanes**
Project # **PW-021**

Total Project Cost	$500,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will add left and right turn lanes at the proposed Kwik Trip convenience store location between Highway 61 and 114th Street.

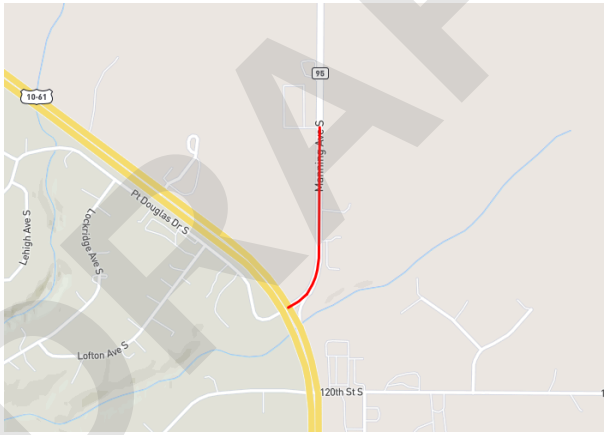
Justification

With the Kwik Trip development, MnDOT requires Kwik Trip to have turn lanes installed for their access. MnDOT also requires that the project be constructed as a City led project.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	500,000	0	0	0	0	0	**500,000**
Total	**0**	**500,000**	**0**	**0**	**0**	**0**	**0**	**500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Assessments/Developer Fees	0	500,000	0	0	0	0	0	**500,000**
Total	**0**	**500,000**	**0**	**0**	**0**	**0**	**0**	**500,000**

Map



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Project Name **Innovation Road Realignment**
Project # **PW-049**

Total Project Cost	$4,000,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will realign Innovation Road

Justification

The City's 2040 Comprehensive Plan and Innovation Village Small Area Plan identified the need for a collector roadway to serve the area for future development.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	3,200,000	0	**3,200,000**
Engineering/Architect	0	0	0	0	0	800,000	0	**800,000**
Total	**0**	**0**	**0**	**0**	**0**	**4,000,000**	**0**	**4,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Grants-Other	0	0	0	0	0	4,000,000	0	**4,000,000**
Total	**0**	**0**	**0**	**0**	**0**	**4,000,000**	**0**	**4,000,000**

Map

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Project Name **Jamaica Ave - CSAH 20 (70th Street to Military Rd) Reconstruction**
Project # **PW-023**

Total Project Cost	$3,617,500	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

Washington County, in partnership with the City of Cottage Grove and the City of Woodbury, will reconstruct the roadway, make intersection improvements, and extend trails.

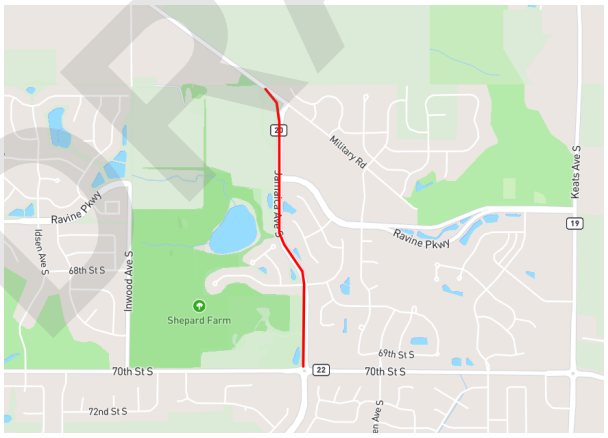
Justification

To improve safety and traffic flow, extend pedestrian facilities, and restore pavement condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	3,617,500	0	0	0	0	**3,617,500**
Total	**0**	**0**	**3,617,500**	**0**	**0**	**0**	**0**	**3,617,500**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	3,500,000	0	0	0	0	**3,500,000**
Project Escrow (510)	0	0	117,500	0	0	0	0	**117,500**
Washington County	0	0	0	0	0	0	0	**0**
Total	**0**	**0**	**3,617,500**	**0**	**0**	**0**	**0**	**3,617,500**

Map



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Project Name **Keats Avenue at Indian Blvd Intersection Improvement**
Project # **PW-024**

Total Project Cost	$1,500,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will install traffic signals at the intersection.

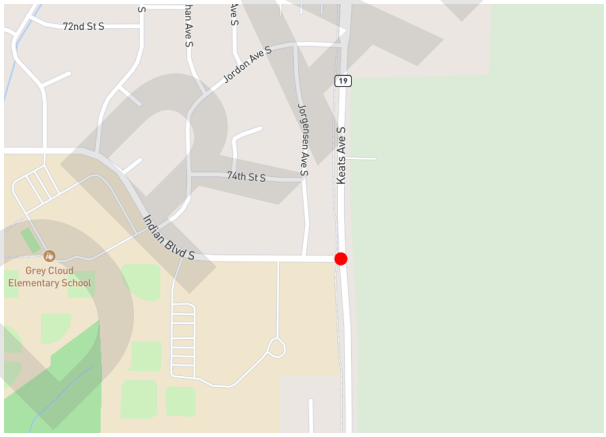
Justification

The project will improve safety and traffic flow.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	1,400,000	0	0	**1,400,000**
Engineering/Architect	0	0	0	0	100,000	0	0	**100,000**
Total	**0**	**0**	**0**	**0**	**1,500,000**	**0**	**0**	**1,500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
MSA Fund (520)	0	0	0	0	600,000	0	0	**600,000**
Washington County	0	0	0	0	600,000	0	0	**600,000**
Assessments/Developer Fees	0	0	0	0	300,000	0	0	**300,000**
Total	**0**	**0**	**0**	**0**	**1,500,000**	**0**	**0**	**1,500,000**

Map



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Project Name **Pavement Management 2027 - E. Point Douglas Rd**
Project # **PW-019**

Total Project Cost	$5,441,000	Department	Public Works
Type	Pavement Management Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

Project will replace pavement and curb and gutter, and make other improvements to city utilities and lighting. The project will repave East Point Douglas Road from 80th Street to Inwood Avenue.

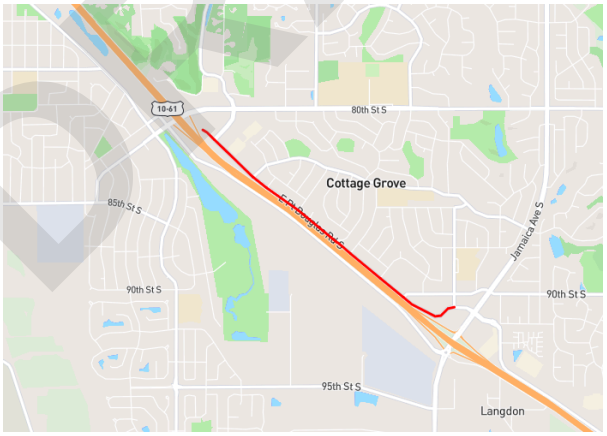
Justification

This is an annual program to restore pavement and infrastructure condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	4,353,000	0	0	0	0	0	**4,353,000**
Engineering/Architect	0	1,088,000	0	0	0	0	0	**1,088,000**
Total	**0**	**5,441,000**	**0**	**0**	**0**	**0**	**0**	**5,441,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	4,798,000	0	0	0	0	0	**4,798,000**
Street Light Utility Fund (630)	0	251,000	0	0	0	0	0	**251,000**
Stormwater Utility Fund (230)	0	247,000	0	0	0	0	0	**247,000**
Sewer Utility Fund (620)	0	87,000	0	0	0	0	0	**87,000**
Water Utility Fund (610)	0	58,000	0	0	0	0	0	**58,000**
Total	**0**	**5,441,000**	**0**	**0**	**0**	**0**	**0**	**5,441,000**

Map



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Project Name **Pavement Management 2028**
Project # **PW-025**

Total Project Cost	$1,250,000	Department	Public Works
Type	Pavement Management Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

Project will replace pavement and curb and gutter, and make other improvements to city utilities and lighting. Project location to be determined.

Justification

To restore pavement and infrastructure condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	1,000,000	0	0	0	0	**1,000,000**
Engineering/Architect	0	0	250,000	0	0	0	0	**250,000**
Total	**0**	**0**	**1,250,000**	**0**	**0**	**0**	**0**	**1,250,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	1,000,000	0	0	0	0	**1,000,000**
Street Light Utility Fund (630)	0	0	70,000	0	0	0	0	**70,000**
Sewer Utility Fund (620)	0	0	60,000	0	0	0	0	**60,000**
Stormwater Utility Fund (230)	0	0	60,000	0	0	0	0	**60,000**
Water Utility Fund (610)	0	0	60,000	0	0	0	0	**60,000**
Total	**0**	**0**	**1,250,000**	**0**	**0**	**0**	**0**	**1,250,000**

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Project Name **Pavement Management 2029**
Project # **PW-031**

Total Project Cost	$6,068,000	Department	Public Works
Type	Pavement Management Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

Project will replace pavement and curb and gutter, and make other improvements to city utilities and lighting. The project will repave streets in Thompson Grove Estates and on Hillside Trail.

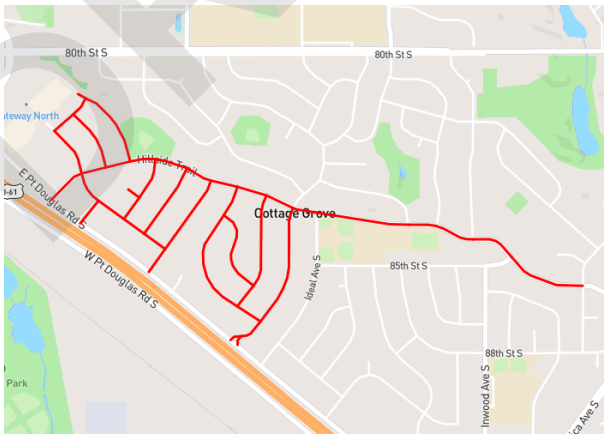
Justification

To restore pavement and infrastructure condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	4,855,000	0	0	0	**4,855,000**
Engineering/Architect	0	0	0	1,213,000	0	0	0	**1,213,000**
Total	**0**	**0**	**0**	**6,068,000**	**0**	**0**	**0**	**6,068,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	5,198,000	0	0	0	**5,198,000**
Water Utility Fund (610)	0	0	0	250,000	0	0	0	**250,000**
Sewer Utility Fund (620)	0	0	0	250,000	0	0	0	**250,000**
Stormwater Utility Fund (230)	0	0	0	250,000	0	0	0	**250,000**
Street Light Utility Fund (630)	0	0	0	120,000	0	0	0	**120,000**
Total	**0**	**0**	**0**	**6,068,000**	**0**	**0**	**0**	**6,068,000**

Map



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Project Name **Pavement Management 2030**
Project # **PW-033**

Total Project Cost	$4,440,000	Department	Public Works
Type	Pavement Management Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

Project will replace pavement and curb and gutter, and make other improvements to city utilities and lighting. The project location is to be determined.

Justification

To restore pavement and infrastructure condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	3,552,000	0	0	**3,552,000**
Engineering/Architect	0	0	0	0	888,000	0	0	**888,000**
Total	**0**	**0**	**0**	**0**	**4,440,000**	**0**	**0**	**4,440,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	0	4,000,000	0	0	**4,000,000**
Water Utility Fund (610)	0	0	0	0	200,000	0	0	**200,000**
Stormwater Utility Fund (230)	0	0	0	0	80,000	0	0	**80,000**
Street Light Utility Fund (630)	0	0	0	0	80,000	0	0	**80,000**
Sewer Utility Fund (620)	0	0	0	0	80,000	0	0	**80,000**
Total	**0**	**0**	**0**	**0**	**4,440,000**	**0**	**0**	**4,440,000**

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Project Name **Pavement Management 2031**
Project # **PW-037**

Total Project Cost	$6,660,000	Department	Public Works
Type	Pavement Management Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

Project will replace pavement and curb and gutter, and make other improvements to city utilities and lighting. The project location is to be determined.

Justification

To restore pavement and infrastructure condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	5,328,000	0	**5,328,000**
Engineering/Architect	0	0	0	0	0	1,332,000	0	**1,332,000**
Total	**0**	**0**	**0**	**0**	**0**	**6,660,000**	**0**	**6,660,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	0	0	6,000,000	0	**6,000,000**
Street Light Utility Fund (630)	0	0	0	0	0	210,000	0	**210,000**
Sewer Utility Fund (620)	0	0	0	0	0	150,000	0	**150,000**
Water Utility Fund (610)	0	0	0	0	0	150,000	0	**150,000**
Stormwater Utility Fund (230)	0	0	0	0	0	150,000	0	**150,000**
Total	**0**	**0**	**0**	**0**	**0**	**6,660,000**	**0**	**6,660,000**

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Project Name **Pavement Management - Kingsborough Tr and Kingsborough Ct**
Project # **PW-077**

Total Project Cost	$1,096,000	Department	Public Works
Type	Pavement Management Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

Project will replace pavement and curb and gutter, and make other improvements to city utilities and lighting. The project will repave Kingsborough Trail and Kingsborough Court.

Justification

This is an annual program to restore pavement and infrastructure condition.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	877,000	0	**877,000**
Engineering/Architect	0	0	0	0	0	219,000	0	**219,000**
Total	**0**	**0**	**0**	**0**	**0**	**1,096,000**	**0**	**1,096,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	0	0	1,054,000	0	**1,054,000**
Stormwater Utility Fund (230)	0	0	0	0	0	42,000	0	**42,000**
Total	**0**	**0**	**0**	**0**	**0**	**1,096,000**	**0**	**1,096,000**

Map

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Project Name **Pedestrian Improvements**
Project # **PW-027**

Total Project Cost	$350,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

Install Pedestrian Crossing Infrastructure, including Rectangular Rapid Flashing Beacon and marked crosswalk on 80th Street at Pinetree Valley Park and Pinetree Pond Park, and Hadley Avenue at 92nd Street

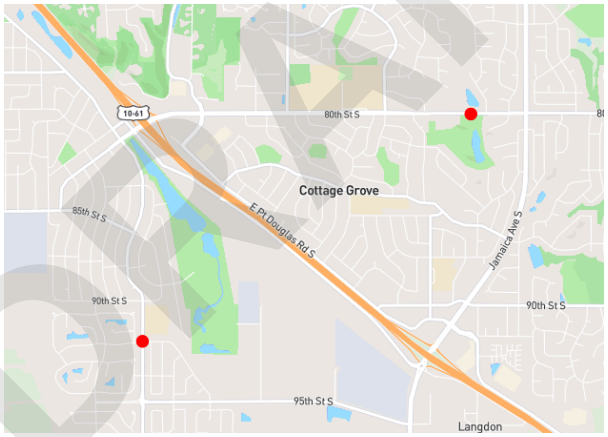
Justification

To improve pedestrian safety.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	280,000	0	0	0	**280,000**
Engineering/Architect	0	0	0	70,000	0	0	0	**70,000**
Total	**0**	**0**	**0**	**350,000**	**0**	**0**	**0**	**350,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
State Grants	0	0	0	350,000	0	0	0	**350,000**
Total	**0**	**0**	**0**	**350,000**	**0**	**0**	**0**	**350,000**

Map



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Project Name **Ravine Parkway (70nd Street to 72th Street)**
Project # **PW-078**

Total Project Cost	$1,200,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will construct Ravine Parkway from about 70nd Street to 72th Street when the Gies property develops.

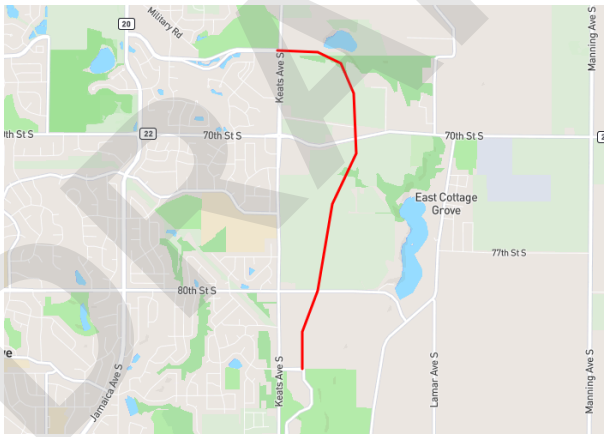
Justification

Ravine Parkway is classified as a major collector in the City's comprehensive plan and is a part of the City's Municipal State Aid (MSA) street system.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	800,000	0	0	0	0	**800,000**
Engineering/Architect	0	0	400,000	0	0	0	0	**400,000**
Total	**0**	**0**	**1,200,000**	**0**	**0**	**0**	**0**	**1,200,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Assessments/Developer Fees	0	0	1,200,000	0	0	0	0	**1,200,000**
Total	**0**	**0**	**1,200,000**	**0**	**0**	**0**	**0**	**1,200,000**

Map



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Project Name **Ravine Parkway (72th Street to 77nd Street)**
Project # **PW-015**

Total Project Cost	$3,200,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will construct Ravine Parkway as part of the Ravara Trails development from about 72th Street to 77th Street.

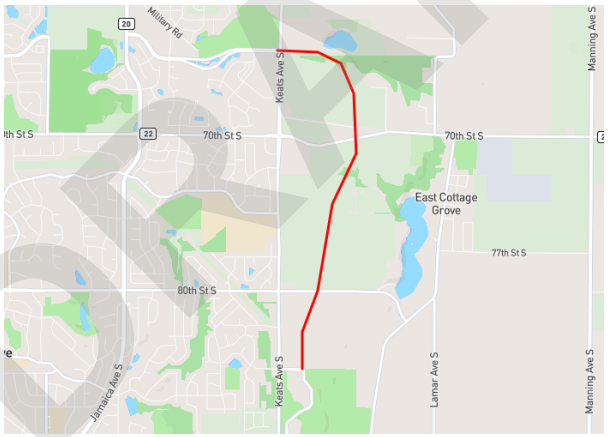
Justification

Ravine Parkway is classified as a major collector in the City's comprehensive plan and is a part of the City's Municipal State Aid (MSA) street system.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	2,100,000	0	0	0	0	0	**2,100,000**
Engineering/Architect	0	1,100,000	0	0	0	0	0	**1,100,000**
Total	**0**	**3,200,000**	**0**	**0**	**0**	**0**	**0**	**3,200,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Assessments/Developer Fees	0	3,200,000	0	0	0	0	0	**3,200,000**
Total	**0**	**3,200,000**	**0**	**0**	**0**	**0**	**0**	**3,200,000**

Map



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Project Name **Ravine Parkway (77th Street to 80th Street)**
Project # **PW-079**

Total Project Cost	$1,000,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will construct Ravine Parkway from 77th Street to 80th Street.

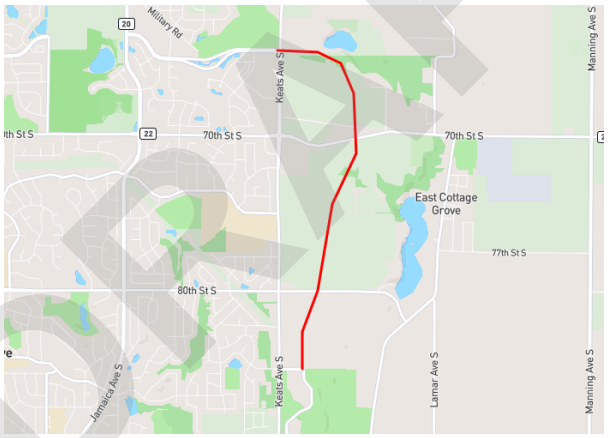
Justification

Ravine Parkway is classified as a major collector in the City's comprehensive plan and is a part of the City's Municipal State Aid (MSA) street system.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	700,000	0	0	**700,000**
Engineering/Architect	0	0	0	0	300,000	0	0	**300,000**
Total	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**1,000,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Assessments/Developer Fees	0	0	0	0	1,000,000	0	0	**1,000,000**
Total	**0**	**0**	**0**	**0**	**1,000,000**	**0**	**0**	**1,000,000**

Map



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Project Name **Ravine Parkway (Inwood Avenue to Isle Avenue)**
Project # **PW-080**

Total Project Cost	$2,500,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will construct Ravine Parkway from Inwood Avenue to Isle Avenue.

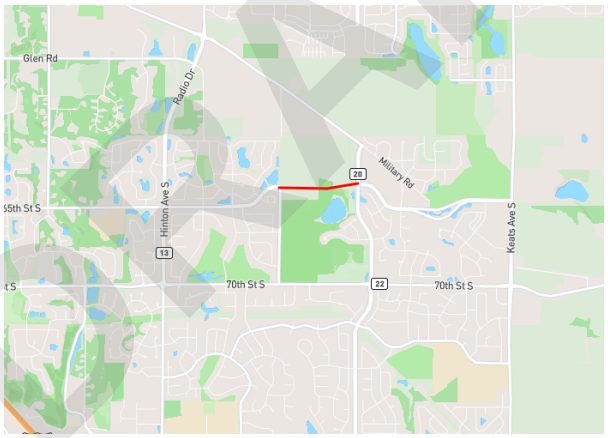
Justification

Ravine Parkway is classified as a major collector in the City's comprehensive plan and is a part of the City's Municipal State Aid (MSA) street system.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	2,000,000	0	**2,000,000**
Engineering/Architect	0	0	0	0	0	500,000	0	**500,000**
Total	**0**	**0**	**0**	**0**	**0**	**2,500,000**	**0**	**2,500,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Assessments/Developer Fees	0	0	0	0	0	2,500,000	0	**2,500,000**
Total	**0**	**0**	**0**	**0**	**0**	**2,500,000**	**0**	**2,500,000**

Map



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Project Name **Ravine Parkway - Shoppes at Cottage View**
Project # **PW-016**

Total Project Cost	$12,450,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

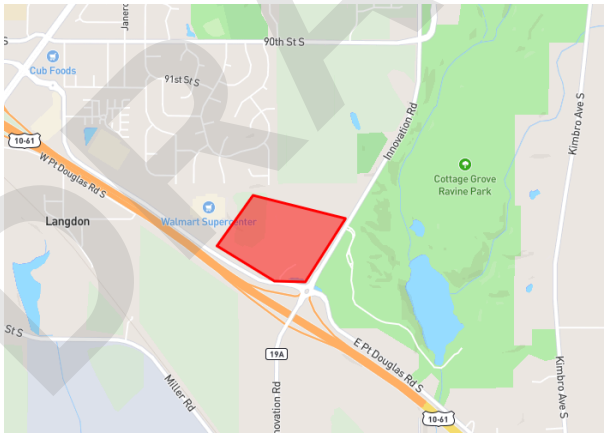
Description

2026 - Phase 1 - EPD to first intersection & hotel access 2028 - Phase 2 - First access to Roundabout 2029 - Phase 3 - Roundabout to CSAH 19 2030 - Phase 4 - North of Roundabout

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	5,401,000	3,264,000	1,018,000	0	**9,683,000**
Engineering/Architect	0	0	0	506,000	1,080,000	336,000	0	**1,922,000**
Land/Easements	0	0	0	845,000	0	0	0	**845,000**
Total	**0**	**0**	**0**	**6,752,000**	**4,344,000**	**1,354,000**	**0**	**12,450,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Bonded Debt	0	0	0	377,000	2,760,000	860,000	0	**3,997,000**
Federal Grants	0	0	0	3,000,000	0	0	0	**3,000,000**
Assessments/Developer Fees	0	0	0	1,150,000	869,000	271,000	0	**2,290,000**
MSA Fund (520)	0	0	0	1,000,000	0	0	0	**1,000,000**
Water Area Fund (575)	0	0	0	490,000	286,000	89,000	0	**865,000**
Storm Water Area Fund (585)	0	0	0	404,000	236,000	74,000	0	**714,000**
Sewer Area Fund (580)	0	0	0	331,000	193,000	60,000	0	**584,000**
Total	**0**	**0**	**0**	**6,752,000**	**4,344,000**	**1,354,000**	**0**	**12,450,000**

Map



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Project Name **Roadway Maintenance 2027**
Project # **PW-018**

Total Project Cost	$2,093,000	Department	Public Works
Type	Mill & Overlay Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

The annual roadway and trail maintenance program includes work to seal cracks, mill and overlay pavement, remove and replace concrete, and reconstruct trails.

For 2027, the program includes bituminous milling and overlaying streets in the Highland Hills, Pine Summit, and Mississippi Dunes Estates 1st Addition neighborhoods.

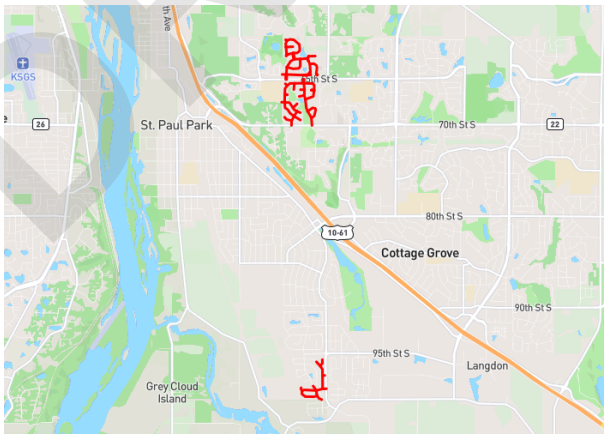
Justification

The work is scheduled to slow the normal deterioration of the pavement to extend the pavement life and maintain the investment of existing infrastructure.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	1,500,000	0	0	0	0	0	**1,500,000**
Maintenance	0	368,000	0	0	0	0	0	**368,000**
Engineering/Architect	0	225,000	0	0	0	0	0	**225,000**
Total	**0**	**2,093,000**	**0**	**0**	**0**	**0**	**0**	**2,093,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Roadway & Trailway Maintenance Fund (235)	0	2,078,000	0	0	0	0	0	**2,078,000**
Water Utility Fund (610)	0	5,000	0	0	0	0	0	**5,000**
Stormwater Utility Fund (230)	0	5,000	0	0	0	0	0	**5,000**
Sewer Utility Fund (620)	0	5,000	0	0	0	0	0	**5,000**
Total	**0**	**2,093,000**	**0**	**0**	**0**	**0**	**0**	**2,093,000**

Map



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Project Name **Roadway Maintenance 2028**
Project # **PW-022**

Total Project Cost	$2,196,900	Department	Public Works
Type	Mill & Overlay Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

The annual roadway and trail maintenance program includes work to seal cracks, mill and overlay pavement, remove and replace concrete, and reconstruct trails.

For 2028, the program includes bituminous milling and overlaying streets in the Pine Cliff, Silverwood, and Pine Arbor neighborhoods.

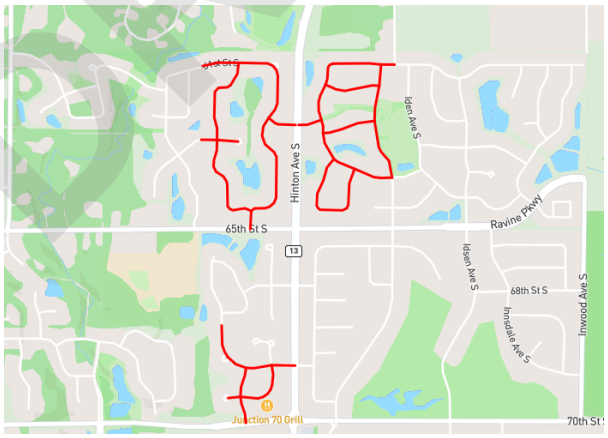
Justification

The project is scheduled to slow the normal deterioration of the pavement to extend the pavement life and maintain the investment of existing infrastructure.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	1,600,000	0	0	0	0	**1,600,000**
Maintenance	0	0	356,900	0	0	0	0	**356,900**
Engineering/Architect	0	0	240,000	0	0	0	0	**240,000**
Total	**0**	**0**	**2,196,900**	**0**	**0**	**0**	**0**	**2,196,900**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Roadway & Trailway Maintenance Fund (235)	0	0	2,181,900	0	0	0	0	**2,181,900**
Stormwater Utility Fund (230)	0	0	5,000	0	0	0	0	**5,000**
Water Utility Fund (610)	0	0	5,000	0	0	0	0	**5,000**
Sewer Utility Fund (620)	0	0	5,000	0	0	0	0	**5,000**
Total	**0**	**0**	**2,196,900**	**0**	**0**	**0**	**0**	**2,196,900**

Map



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Project Name **Roadway Maintenance 2029**
Project # **PW-028**

Total Project Cost	$2,292,000	Department	Public Works
Type	Mill & Overlay Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

The annual roadway and trail maintenance program includes work to seal cracks, mill and overlay pavement, remove and replace concrete, and reconstruct trails.

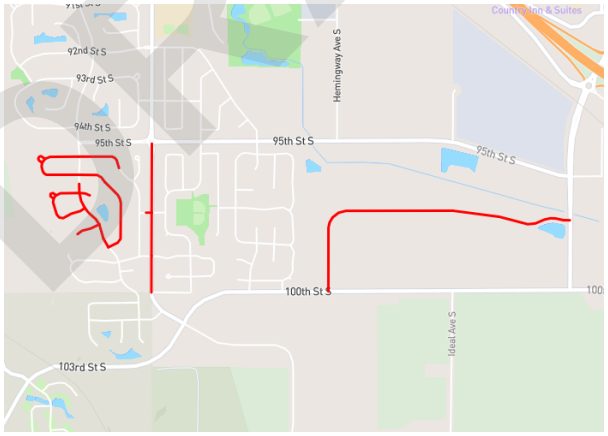
Justification

The project is scheduled to slow the normal deterioration of the pavement to extend the pavement life and maintain the investment of existing infrastructure.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	1,180,000	0	0	0	**1,180,000**
Maintenance	0	0	0	920,000	0	0	0	**920,000**
Engineering/Architect	0	0	0	192,000	0	0	0	**192,000**
Total	**0**	**0**	**0**	**2,292,000**	**0**	**0**	**0**	**2,292,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Roadway & Trailway Maintenance Fund (235)	0	0	0	2,280,000	0	0	0	**2,280,000**
Stormwater Utility Fund (230)	0	0	0	4,000	0	0	0	**4,000**
Water Utility Fund (610)	0	0	0	4,000	0	0	0	**4,000**
Sewer Utility Fund (620)	0	0	0	4,000	0	0	0	**4,000**
Total	**0**	**0**	**0**	**2,292,000**	**0**	**0**	**0**	**2,292,000**

Map



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Project Name **Roadway Maintenance 2030**
Project # **PW-032**

Total Project Cost	$2,407,000	Department	Public Works
Type	Mill & Overlay Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

The annual roadway and trail maintenance program includes work to seal cracks, mill and overlay pavement, remove and replace concrete, and reconstruct trails.

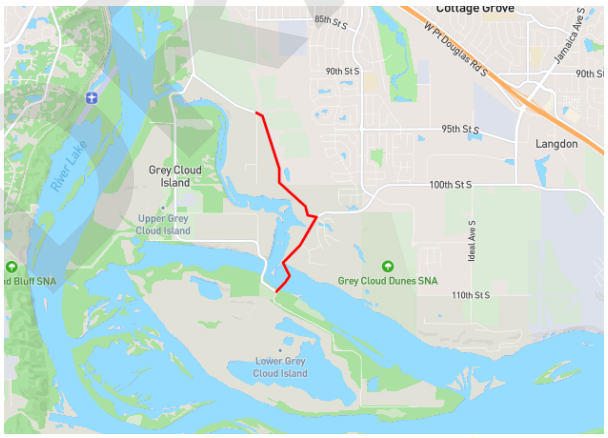
Justification

The project is scheduled to slow the normal deterioration of the pavement to extend the pavement life and maintain the investment of existing infrastructure.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	1,239,000	0	0	**1,239,000**
Maintenance	0	0	0	0	966,000	0	0	**966,000**
Engineering/Architect	0	0	0	0	202,000	0	0	**202,000**
Total	**0**	**0**	**0**	**0**	**2,407,000**	**0**	**0**	**2,407,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Roadway & Trailway Maintenance Fund (235)	0	0	0	0	2,392,000	0	0	**2,392,000**
Stormwater Utility Fund (230)	0	0	0	0	5,000	0	0	**5,000**
Water Utility Fund (610)	0	0	0	0	5,000	0	0	**5,000**
Sewer Utility Fund (620)	0	0	0	0	5,000	0	0	**5,000**
Total	**0**	**0**	**0**	**0**	**2,407,000**	**0**	**0**	**2,407,000**

Map



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Project Name **Roadway Maintenance 2031**
Project # **PW-035**

Total Project Cost	$2,651,000	Department	Public Works
Type	Mill & Overlay Program	Program Category	Street & Road Improvement Projects
Status	Active		

Description

The annual roadway and trail maintenance program includes work to seal cracks, mill and overlay pavement, remove and replace concrete, and reconstruct trails.

Justification

The project is scheduled to slow the normal deterioration of the pavement to extend the pavement life and maintain the investment of existing infrastructure.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	0	0	0	1,412,000	0	**1,412,000**
Maintenance	0	0	0	0	0	1,024,000	0	**1,024,000**
Engineering/Architect	0	0	0	0	0	215,000	0	**215,000**
Total	**0**	**0**	**0**	**0**	**0**	**2,651,000**	**0**	**2,651,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Roadway & Trailway Maintenance Fund (235)	0	0	0	0	0	2,636,000	0	**2,636,000**
Stormwater Utility Fund (230)	0	0	0	0	0	5,000	0	**5,000**
Water Utility Fund (610)	0	0	0	0	0	5,000	0	**5,000**
Sewer Utility Fund (620)	0	0	0	0	0	5,000	0	**5,000**
Total	**0**	**0**	**0**	**0**	**0**	**2,651,000**	**0**	**2,651,000**

Map

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Project Name **Safe Streets and Roads for All (SS4A)**
Project # **PW-013**

Total Project Cost	$440,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

This study project will develop a Comprehensive Safety Action Plan that will set an eventual goal of zero roadway deaths and serious injures. The plan will develop actions that will help the city reach that goal and will make the city eligible to apply for Implementation Grant funds through the Safe Streets and Roads for All federal discretionary grant program.

Justification

The project will help the city achieve goals in reducing pedestrian and traffic crashes and reduce fatalities and serious injuries.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Engineering/Architect	0	440,000	0	0	0	0	0	**440,000**
Total	**0**	**440,000**	**0**	**0**	**0**	**0**	**0**	**440,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
Federal Grants	0	352,000	0	0	0	0	0	**352,000**
MSA Fund (520)	0	88,000	0	0	0	0	0	**88,000**
Total	**0**	**440,000**	**0**	**0**	**0**	**0**	**0**	**440,000**

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Project Name **West Point Douglas Road Extension**
Project # **PW-048**

Total Project Cost	$8,861,000	Department	Public Works
Program Category	Street & Road Improvement Projects	Status	Active

Description

The project will extend West Point Douglas Road from its eastern terminus to the proposed realignment and extension of 100th Street.

The project is planned to be constructed with the 100th Street (Jamacia Avenue to Innovation Road) project.

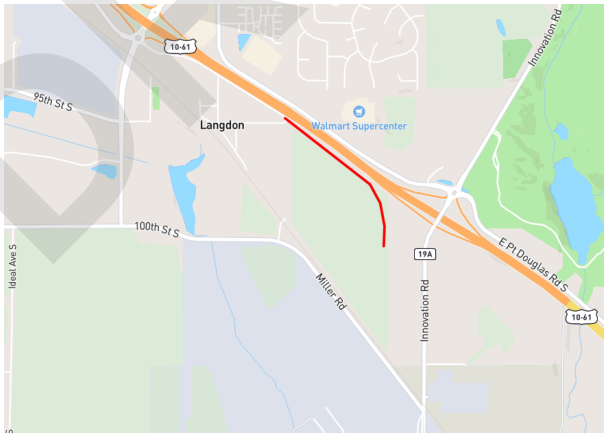
Justification

The City's 2040 Comprehensive Plan and Innovation Village Small Area Plan identified the need for a collector roadway to serve the area for future development.

Expenditures	Prior	2027	2028	2029	2030	2031	Future	Total
Construction	0	0	7,624,000	0	0	0	0	**7,624,000**
Design Engineering	0	160,000	467,000	0	0	0	0	**627,000**
Construction Administration/ Engineering	0	0	610,000	0	0	0	0	**610,000**
Total	**0**	**160,000**	**8,701,000**	**0**	**0**	**0**	**0**	**8,861,000**

Funding Sources	Prior	2027	2028	2029	2030	2031	Future	Total
MSA Fund (520)	0	0	5,077,000	0	0	0	0	**5,077,000**
Water Area Fund (575)	0	80,000	2,570,000	0	0	0	0	**2,650,000**
Sewer Area Fund (580)	0	80,000	1,054,000	0	0	0	0	**1,134,000**
Total	**0**	**160,000**	**8,701,000**	**0**	**0**	**0**	**0**	**8,861,000**

Map



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City Council Action Request

13.C.

Meeting Date	8/5/2026
Department	Administration
Agenda Category	Presentation
Title	Local Sales Tax
Staff Recommendation	Recommend staff pursue a Local Sales Tax for the future Public Works Building Expansion.
Budget Implication	N/A

Attachments

1.	Local Sales Tax Memo
2.	Current Local Sales Taxes
3.	2026 Local Sales Tax Legislation
4.	Debt Service Information

Cottage Grove
Where Pride and Prosperity Meet

TO: Honorable Mayor and Council

FROM: Jennifer Levitt, City Administrator

DATE: July 30, 2026

RE: Local Sales Tax – Public Works & Parks Maintenance Building

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Public Works Facility Space Needs Background

For the past several years, Council and staff have been discussing the space needs at the Public Works & Parks Maintenance Building. The first step in this process was development of a space needs study for Public Works and Parks Maintenance. A draft of this study was completed in 2019, which provided 15-year and 30-year build options on a new site, with costs of $30 million and $50 million respectively.

In July of 2022, a workshop was held to provide greater details on a potential Utilities & Engineering Division building which could be constructed in conjunction with the Low Zone Water Treatment plant. This allowed the utility division to be near the plant and free up space to accommodate growth in the Streets, Parks, and Fleet Divisions at the existing site. The Engineering Division was included, as it freed up space at City Hall and provided additional room as the City continues to grow. The Utility and Engineering building has been built to accommodate the needs of the City at full buildout for both the utilities and engineering divisions. This building was designed to fit with the future full Public Works/Parks Building by strategically placing the entrance, lobby and locker rooms.

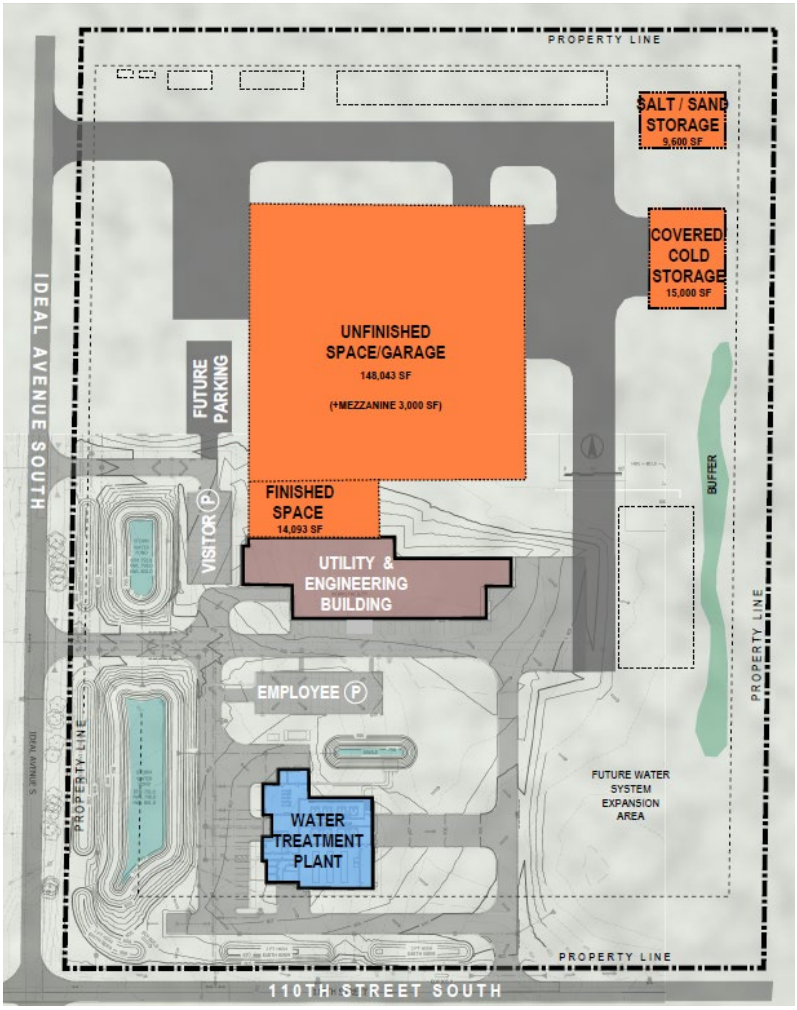
Additionally, in 2025 the City Council authorized modifications to the existing Public Works wash bay, allowing for an expansion of the shop as a fifth mechanic was brought on board. This project was critical to allow the shop to continue to serve the growing City until the future move takes place.

As part of the City's long-term operational and strategic planning process, staff have evaluated the facility needs of the Public Works and Parks Department. Two potential updated paths for addressing the current space deficiencies and planning for growth have been outlined. These include the 15-year and 30-year plans that were included in the original 2019 Space Needs Study, accounting for the space that was built at the Utility & Engineering Building. In June 2026, city staff worked with industry professionals to refine cost estimates for the future Public Works Facility. Below are the updated plan estimates using updated costs that reflect the 30-year plan as well as the 15-year plan at the existing Utility and Engineering Building location.

Plan 1: New Facility – 30-year plan at Existing Utility and Engineering Building

Plan 1 evaluates the need to accommodate the City's projected needs over the next 30 years. This option focuses on the existing Utility and Engineering building that was completed in January of 2025. Leveraging the recent investment by designing and constructing a major expansion that will accommodate projected staffing and equipment needs for the next three decades. By expanding onto the Utility and Engineering building, a substantial amount of heated garage space is now able to be reduced from the original building plan from 2019. This reduction in projected space needs results in a more cost-effective approach while still meeting projected long-term needs.

Plan 1: New Facility – 30-year plan at Existing Utility and Engineering Building			
Finished Space	14,093 ft^2		
Unfinished Space/Garage	148,043 ft^2		
Covered/Cold Storage	15,000 ft^2		
Mezzanine	3,000 ft^2		
Salt/Sand Storage	9,600 ft^2		
Total Square Footage	189,736 ft^2	$ 353ft	
Total cost using cost breakdown from Industry Professionals (2026)			**$66,929,506**

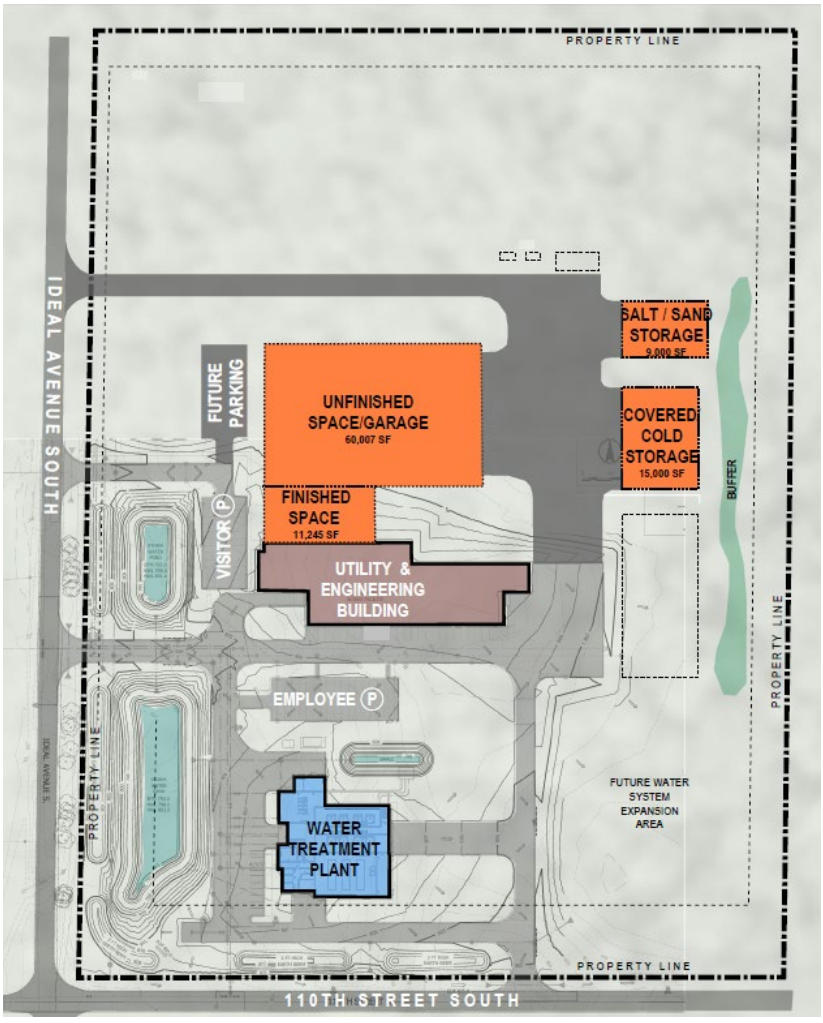


Plan #1

Plan 2: New Facility – 15-year plan on New Site

Plan 2 has a strategic approach in evaluating a potential 15-year expansion plan for the new Public Works building. By designing the facility with long term growth in mind, the city can minimize initial construction costs while still ensuring that future operational needs can be met. This phased strategy allows for a targeted, incremental expansion as service demands increase, providing flexibility and less financial impacts. The building expansion would be planned and designed in a way to allow for future expansion as city growth and staffing needs require additional space.

Plan 2: New Facility – 15-year plan at Existing Utility and Engineering Building			
Finished Space	11,245 ft^2		
Unfinished Space/Garage	60,007 ft^2		
Covered/Cold Storage	15,000 ft^2		
Mezzanine	3,000 ft^2		
Salt/Sand Storage	9,600 ft^2		
Total Square Footage	98,852 ft^2	$353 ft^2	
Total estimated cost breakdown from Industry Professionals (2026)			**$34,894,756**



Plan #2

Local Sales Tax Background

Local governments in Minnesota can use the local sales tax (LST) to fund capital projects such as public buildings, parks, and other amenities which serve a regional purpose. Each proposed project must meet the statutory requirement of regional significance at the state legislature.

LST is simply a sales tax that is collected within the geographic boundaries of a city or county. These taxes apply to the same items and services as the general state sales tax. Items exempt from regular state sales tax are also exempt from the LST, including many essential items such as groceries, prescription and over-the-counter medications, baby products and clothing. Revenues collected stay within the specific city where it is charged.

Cities can explore creating and collecting an LST, but the process to do so is defined by state law. Before an LST can be collected, it must receive approval from the state legislature, the local governing body (the city council), and the voters via a ballot referendum. An LST would reduce a homeowner's share of the cost to improve or construct city facilities, spreading the cost across a broader geographic area to support amenities that serve the City.

In 2022, the City explored this option, which was eventually brought to residents for a referendum in 2026, for three park projects. During that time, the U of M completed a study that showed that 31.3% of local sales tax would be paid by nonresidents of the community.

Ehlers Public Finance Advisors ran estimated numbers based on 1% inflation and have projected annual revenue for 2025 and 2026 shown in the figure below. Based on these numbers and the previous study by the U of M for 2026, the amount of sales tax revenue captured from visitors to Cottage Grove would be just over $460,000 based on an estimated $1,471,138 local sales tax.

City of Cottage Grove

Projected Annual Revenue From Local Sales Tax
July 2026

Tax Collection Year	Taxable Retail Sales[1]	Annual Sales Tax Revenue 0.50%	% Sales Change
2019	$241,965,730	$1,209,829	
2020	$266,130,336	$1,330,652	9.99%
2021	$288,589,887	$1,442,949	8.44%
2022	$275,128,349	$1,375,642	-4.66%
2023	$284,923,749	$1,424,619	3.56%
2024	$288,430,181	$1,442,151	1.23%
2025	$291,314,483	$1,456,572	1.00%
2026	$294,227,628	$1,471,138	1.00%

Debt Potential[2]	$20,443,236

[1] Source: Minnesota Department of Revenue

[2] Assumes 3.75% interest for 20 years

Shaded area indicates projections assuming 1% inflation from 2024

Based on the 1% increase in sales tax collections per year, $1,515,714 would be collected in 2029 that will be needed to pay the first debt service payment in 2030.

Year	Annual Sales Tax Revenue
2026	$1,471,138
2027	$1,485,849
2028	$1,500,708
2029	$1,515,714
2030	$1,530,872

Based on Plan #1, Ehlers prepared an estimate of the debt service payment of a $66,000,000 bond issued for 20 years.

City of Cottage Grove, Minnesota

$66,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
02/01/2029	-	-	-	-	-
02/01/2030	985,000.00	3.150%	4,130,028.75	5,115,028.75	5,370,780.19
02/01/2031	2,395,000.00	3.250%	2,722,325.00	5,117,325.00	5,373,191.25
02/01/2032	2,470,000.00	3.350%	2,644,487.50	5,114,487.50	5,370,211.88
02/01/2033	2,555,000.00	3.450%	2,561,742.50	5,116,742.50	5,372,579.63
02/01/2034	2,645,000.00	3.500%	2,473,595.00	5,118,595.00	5,374,524.75
02/01/2035	2,735,000.00	3.600%	2,381,020.00	5,116,020.00	5,371,821.00
02/01/2036	2,835,000.00	3.700%	2,282,560.00	5,117,560.00	5,373,438.00
02/01/2037	2,940,000.00	3.800%	2,177,665.00	5,117,665.00	5,373,548.25
02/01/2038	3,050,000.00	3.850%	2,065,945.00	5,115,945.00	5,371,742.25
02/01/2039	3,170,000.00	3.950%	1,948,520.00	5,118,520.00	5,374,446.00
02/01/2040	3,295,000.00	4.050%	1,823,305.00	5,118,305.00	5,374,220.25
02/01/2041	3,425,000.00	4.150%	1,689,857.50	5,114,857.50	5,370,600.38
02/01/2042	3,570,000.00	4.400%	1,547,720.00	5,117,720.00	5,373,606.00
02/01/2043	3,725,000.00	4.450%	1,390,640.00	5,115,640.00	5,371,422.00
02/01/2044	3,890,000.00	4.500%	1,224,877.50	5,114,877.50	5,370,621.38
02/01/2045	4,065,000.00	4.600%	1,049,827.50	5,114,827.50	5,370,568.88
02/01/2046	4,255,000.00	4.650%	862,837.50	5,117,837.50	5,373,729.38
02/01/2047	4,450,000.00	4.700%	664,980.00	5,114,980.00	5,370,729.00
02/01/2048	4,660,000.00	4.750%	455,830.00	5,115,830.00	5,371,621.50
02/01/2049	4,885,000.00	4.800%	234,480.00	5,119,480.00	5,375,454.00
Total	**$66,000,000.00**	-	**$36,332,243.75**	**$102,332,243.75**	**$107,448,855.94**

Significant Dates

Dated	8/01/2028
First Coupon Date	8/01/2029

Based on Plan #2, Ehlers prepared an estimate of the debt service payment of a $34,000,000 bond issued for 20 years.

City of Cottage Grove, Minnesota

$34,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
02/01/2029	-	-	-	-	-
02/01/2030	510,000.00	3.150%	2,127,558.75	2,637,558.75	2,769,436.69
02/01/2031	1,235,000.00	3.250%	1,402,307.50	2,637,307.50	2,769,172.88
02/01/2032	1,275,000.00	3.350%	1,362,170.00	2,637,170.00	2,769,028.50
02/01/2033	1,315,000.00	3.450%	1,319,457.50	2,634,457.50	2,766,180.38
02/01/2034	1,360,000.00	3.500%	1,274,090.00	2,634,090.00	2,765,794.50
02/01/2035	1,410,000.00	3.600%	1,226,490.00	2,636,490.00	2,768,314.50
02/01/2036	1,460,000.00	3.700%	1,175,730.00	2,635,730.00	2,767,516.50
02/01/2037	1,515,000.00	3.800%	1,121,710.00	2,636,710.00	2,768,545.50
02/01/2038	1,570,000.00	3.850%	1,064,140.00	2,634,140.00	2,765,847.00
02/01/2039	1,630,000.00	3.950%	1,003,695.00	2,633,695.00	2,765,379.75
02/01/2040	1,695,000.00	4.050%	939,310.00	2,634,310.00	2,766,025.50
02/01/2041	1,765,000.00	4.150%	870,662.50	2,635,662.50	2,767,445.63
02/01/2042	1,840,000.00	4.400%	797,415.00	2,637,415.00	2,769,285.75
02/01/2043	1,920,000.00	4.450%	716,455.00	2,636,455.00	2,768,277.75
02/01/2044	2,005,000.00	4.500%	631,015.00	2,636,015.00	2,767,815.75
02/01/2045	2,095,000.00	4.600%	540,790.00	2,635,790.00	2,767,579.50
02/01/2046	2,190,000.00	4.650%	444,420.00	2,634,420.00	2,766,141.00
02/01/2047	2,295,000.00	4.700%	342,585.00	2,637,585.00	2,769,464.25
02/01/2048	2,400,000.00	4.750%	234,720.00	2,634,720.00	2,766,456.00
02/01/2049	2,515,000.00	4.800%	120,720.00	2,635,720.00	2,767,506.00
Total	**$34,000,000.00**	-	**$18,715,441.25**	**$52,715,441.25**	**$55,351,213.31**

Significant Dates

Dated	8/01/2028
First Coupon Date	8/01/2029

Based on these estimates, for Plan #1, an additional $3.86 million will need to be added to the property tax levy for the first year of the bond payment. For Plan #2, an additional $1.25 million will need to be added to the property tax levy for the first year of the bond payment.

Plan	Year	Debt Service	Sales Tax Revenue	Property Tax Levy Addition
#1	2030	$5,370,780	$1,515,714	$3,855,066
#2	2030	$2,769,437	$1,515,714	$1,253,723

If the sales tax revenue grows in the future, the property tax levy impact would decrease.

There are currently 65 cities in Minnesota that administer a local sales tax, reflecting a long-standing reliance on this tool to support community projects and infrastructure needs. During the 2026 legislative session, an additional 28 cities and counties sought authorization to implement their own local sales taxes, signaling continued interest in this revenue option across the state. However, none of these proposals were approved, leaving those jurisdictions without the local taxing authority they had pursued, and they will most likely return during the 2027 legislative session for further review.

In Minnesota, the local government must follow a statutory process for approving a local sales tax. The step-by-step process is shown below.

1. Pass a resolution by City Council
2. Submit the approved resolution and supporting documents to the senate and house tax committee chairs by January 31.
3. Secure legislative authorization.
4. Once legislative approval is given, revise and reaffirm your resolution. The resolution must be passed at least 90 days before a general election.
5. Hold a referendum within two years of legislative approval to impose the local sales tax.
6. If approved, create and pass an ordinance imposing the tax.
7. File a certificate of approval and a copy of the ordinance with the Minnesota Secretary of State.

The next ballot that this could be included on is the general election in November 2028.

Area Redevelopment

The planned extension of West Point Douglas Road and the realignment of 100th Street, scheduled to begin in 2028, will create essential access and infrastructure needed to open up the future Langdon Village area for redevelopment. This area was formally identified in the 2024 Small Area Study as a prime location for renewed investment and growth, with the road improvements serving as a catalyst for transforming currently underutilized land. By establishing these new transportation connections, the City will position Langdon Village for a wide range of new opportunities that align with long-term planning goals and community needs.

At the heart of this potential redevelopment zone sits the existing Public Works and Parks facility, which currently occupies one of the most strategically important corners within Langdon Village. The study anticipates this area evolving into a vibrant hub of retail, commercial, and multifamily residential uses, becoming a key destination within the City. If the Public Works facility were to remain in its current location, it would significantly constrain the ability to fully realize this vision, ultimately limiting the City's ability to unlock the full value of the Langdon Village area.

Conclusion

If authorization is secured through the required legislative, council, and voter referendum processes, implementing a Local Sales Tax to support construction of the future Public Works & Parks Maintenance Building would significantly reduce the financial burden on residents by shifting the funding from the property tax levy to a dedicated sales tax revenue source.

Recommendation

Recommend staff pursue a local sales tax for the future public works building expansion.

Attachments

Current Local Sales Taxes
2026 Local Sales Tax Legislation
Debt Service Information

City	Type of Tax	Begin Date	Rate	Use of Revenues
Albert Lea	Sales and Use Tax	4/1/06	0.50%	Fund a lake improvement project. Expires at the earlier of ten years or when $15 million is raised. In 2014, the ten-year expiration date was extended to 15 years after the date imposed, because the annual revenues generated have been less than expected. In 2017, the 15-year termination date was extended to the earlier of 30 years or when $30 million is raised.
Austin	Sales and Use Tax	4/1/07	0.50%	Fund flood mitigation projects. Expires at the earlier of 20 years or when revenues are sufficient to pay $14 million in bonds. Any excess revenue is deposited in the city general fund.
Avon	Sales and Use Tax	10/1/19	0.50%	Fund up to $1.5 million in transportation improvement projects. The city was required to enumerate the specific projects in a separate resolution (see page 3). The tax terminates at the earlier of December 31, 2045, or when revenues are equal to $1.5 million plus associated bond costs.
Baxter	Sales and Use Tax	10/1/06	0.50%	Fund joint water and wastewater facilities for the cities of Baxter and Brainerd and a fire substation for Baxter. Expires at the earlier of 12 years or when revenues are sufficient to pay $15 million in bonds. Any excess revenue is deposited in the city capital project fund. The tax was set to expire in early 2015, however in 2014 the law was modified to allow the city to extend the tax to December 31, 2037, to fund payment of up to an additional $40 million in bonds if approved by voters at the 2014 general election. $8 million of the additional spending must be used on improvements to the Brainerd Lakes Area Airport with the remainder available for sanitary and storm sewer projects and transportation safety improvements.
Bemidji	Sales and Use Tax	1/1/06	0.50%	Fund park and trail improvements. Expires when revenues are raised to pay $9.826 million in bonds.
Blackduck	Sales and Use Tax	4/1/25	0.50%	$100,000 - The rehabilitation of the Blackduck Community Library in the City.
Bloomington	Sales and Use Tax	4/1/24	0.50%	$155,000,000 - for up to 20 years for improvements to the Bloomington Ice Garden, construction and restoration of the Nine Mile Creek Corridor, and to build a new Community Health and Wellness Center.
Blue Earth	Sales and Use Tax	10/1/19	0.50%	Fund up to $5 million in various sewer, street, and recreational improvement projects. The city was required to enumerate the specific projects in a separate resolution (see page 3). The tax terminates at the earlier of 25 years after imposition or when revenues are equal to $5 million plus associated bond costs.
Brainerd	Sales and Use Tax	4/1/07	0.50%	Fund joint water and wastewater facilities for the cities of Baxter and Brainerd and trail improvements. Expires at the earlier of 12 years or when revenues are sufficient to pay $15 million in bonds. Any excess revenue is deposited in the city capital project fund. In 2014 the law was modified to allow the city to extend the tax for an additional 18 years and spend another $15 million for water and wastewater infrastructure and trails if approved by voters at the 2014 general election. The extension was set to coincide with the extension authorized in the neighboring city of Baxter.
Cambridge	Sales and Use Tax	10/1/19	0.50%	Fund up to $8 million for a library and $14 million for street improvement projects. The city was required to enumerate the specific projects in a separate resolution (see page 3). The tax terminates at the earlier of December 31, 2043, or when revenues are equal to $5 million plus associated bond costs.
Chanhassen	Sales and Use Tax	4/1/25	0.50%	$40,000,000 to finance the construction of a new Chan Rec Center, which is expected to include an indoor walking track, indoor ice facilities, indoor playground, indoor fieldhouse, and expanded community center amenities, as outlined in the Chanhassen Bluffs Community Center project plan?
Clearwater	Sales and Use Tax	10/1/08	0.50%	Fund the acquisition, construction, and improvement of a pedestrian bridge and land and buildings for a community recreation center. In 2011 the allowed uses were expanded to include park and recreation projects contained in the city's adopted 2006 improvement plan. In 2013 the projects included in the 2006 improvement plan were explicitly listed in the law since the city had never formally adopted the 2006 plan. Expires at the later of 20 years after imposition or when revenues are sufficient to fund $12 million in bonds. Any excess revenue is deposited in the city general fund.
Cloquet	Sales and Use Tax	4/1/2023	1.00%	Fund up to $16.5 million in park and specified infrastructure improvements. The tax expires at the earlier of 30 years after imposition, or when revenues are sufficient to fund the authorized projects and associated bond costs. $4,500,000 for construction and completion of park improvement projects, including St. Louis River riverfront improvements; Veteran's Park construction and improvements; improvements to the Hilltop Park soccer complex and Braun Park baseball complex; capital equipment and building and grounds improvements at the Pine Valley Park/Pine Valley Hockey Arena/Cloquet Area Recreation Center; and development of pedestrian trails within the city; $5,800,00 for extension of utilities and the construction of all improvements associated with the development of property adjacent to Highway 33 and Interstate Highway 35, including payment of all debt service on bonds issued for these; and $6,200,000 for engineering and construction of infrastructure improvements, includingroads, bridges, storm sewer, sanitary sewer, and water in areas identified as part of the city's comprehensive land use plan.
Detroit Lakes	Sales and Use Tax		0.50%	Fund up to $6.7 million for a new police facility. The tax terminates at the earlier of ten years after imposition or when revenues are equal to $6.7 million plus associated bond costs.
Dilworth	Sales and Use Tax	4/1/25	0.50%	$5,400,000 for building a new community and recreational center
Duluth	Sales and Use Tax	10/1/2019	1.50%	The tax may be used for any city purpose, as determined by the city council. No expiration date. In 2019, the city was granted authority to increase the tax by an additional 0.5%, based on voter approval at the city's 2017 general election, to fund improvements as outlined in its 2017 Street Improvement Plan. The additional tax expires at the earlier of 25 years after imposition or when revenues are sufficient to fund the improvements.
East Grand Forks	Sales and Use Tax	7/1/2025	1.00%	$14,745,000 for reconstruction and remodeling of, and upgrades and additions to the Civic Center Sports Complex and Reconstruction and remodeling of and upgrades and additions to the VFW Memorial Arena

City	Type of Tax	Begin Date	Rate	Use of Revenues
Edina	Sales and Use Tax	4/1/23	0.50%	$39,300,000 - Revenues will fund improvements at Braemar Park and Arena and associated bonding costs. By voting “yes” on this question you are voting to increase the sales tax in Edina to pay for new trails for walking, hiking, biking and winter use, a new playground, Courtney Field infrastructure improvements including upgraded lighting, spectator safety and seating, pickleball courts and platform tennis, natural resource stewardship and invasive species control, infrastructure repairs and accessibility improvements at Braemar Arena, as described in the adopted Braemar Park Master Plan. Revenues will fund park improvements at Fred Richards Park and associated bonding costs. By voting “yes” on this question you are voting to increase the sales tax in Edina to pay for new wetland banking and flood storage, trail loops, natural resource restoration, a remodeled clubhouse, a pickleball facility, a premier playground and parking, as described in the adopted Fred Richards Park Master Plan.
Elk River	Sales and Use Tax	10/1/19	0.50%	Fund $35 million for a number of enumerated park and recreational facilities, dredging Lake Orono, and building trail connections. The tax terminates at the earlier of 25 years after imposition or when revenues are equal to $35 million plus associated bond costs.
Excelsior	Sales and Use Tax	10/1/19	0.50%	Fund $7 million of improvements to the city commons included in the 2017 Commons Master Plan. The tax terminates at the earlier of 25 years after imposition or when revenues are equal to $7 million plus associated bond costs.
Fairmont	Sales and Use Tax	10/1/17	0.50%	Fund up to $15 million in various recreational projects including a community center and trails. Expires at the earlier of 25 years after imposition or when the revenues are sufficient to pay for the projects and associated bond costs.
Fergus Falls	Sales and Use Tax	10/1/2023	0.50%	$16,000,000 - Revenues will fund an aquatics center in Roosevelt Park and the DeLagoon Park Improvement Project
Garrison, Kathio, West Mille Lacs Sanitary District *(GKWMLL Sanitary District)*	Sales and Use Tax	1/1/18	1.00%	Repay up to $10 million in bonds and other debt related to the sewer service agreement between the district and ML Wastewater Inc., including sewer extension costs. Expires at the earlier of 20 years after imposition or when the revenues are equal to $10 million plus the associated bond costs.
Glenwood	Sales and Use Tax	1/1/20	0.50%	$2,800,000 to fund Phases II and III improvements to 2nd Street SE as set forth in the City’s capital improvement plan; development, expansion, and improvements to City parks, trails, and recreational facilities; and improvements to Glenwood City Hall and Police Station
Golden Valley	Sales and Use Tax	4/1/24	1.25%	$105,000,000 to fund the pubchas of land and construction of a new public works facility and construction of a new public safety facility.
Grand Rapids	Sales and Use Tax	4/1/2023	0.50%	$5,980,000 - Revenues will fund the design and construction of capital equipment, buildings, utilities, and grounds improvements, known as IRA Civic Center Improvements
Henderson	Sales and Use Tax	4/1/25	0.50%	$250,000 to improve Allanson's Park, Campground, Trails, Amenities, and Facilities
Hermantown	Sales and Use Tax	4/1/2023	1.50%	The projects included water and sewer projects and a police/fire station. The tax expires at the later of ten years or when sufficient funds have been raised for the three projects. A 2008 provision added water system improvements to the list of approved projects. In 2011 the city was given authority to increase the tax by an additional 0.5% if approved at the 2012 general election because the original authority had been to impose up to a 1.0% tax and the revenues from the 0.5% tax were insufficient to fund the authorized projects. In 2017, the city was allowed to use tax revenues to fund a city wellness center, and the expiration date was changed to the earlier of (1) when revenues are sufficient to fund the authorized projects, or (2) December 31, 2036.
Hibbing	Sales and Use Tax	4/1/25	0.50%	$19,600,000 to finance all or a portion of the cost of constructing a new regional public safety center that would house the city’s fire department, emergency medical services, and police department, including personnel, vehicles, equipment and storage of evidence
Hutchinson	Sales and Use Tax	1/1/12	0.50%	Fund the costs of constructing the city’s water treatment facility and renovating the city’s wastewater treatment facility. Expires at the earlier of 18 years or when revenues are sufficient to pay for the projects and associated bond costs. Any excess revenue is deposited in the city general fund.
International Falls	Sales and Use Tax	10/1/19	1.00%	Fund up to $30 million of transportation and other infrastructure projects. The city was required to enumerate the specific projects in a separate resolution. The tax terminates at the earlier of 30 years after imposition or when revenues are equal to $30 million plus associated bond costs.
Litchfield	Sales and Use Tax	7/1/23	0.50%	$10,000,000 - Revenues will fund the construction of a community wellness/recreation center that will include a gymnasium and general fitness spaces, a dedicated walking section, a community room, and any locker rooms and mechanical equipment needed for future additions to the facility.

City	Type of Tax	Begin Date	Rate	Use of Revenues
Mankato	Sales Tax Use Tax	1/1/2016	0.50%	To fund capital and operations of the Riverfront project, including a sports arena. In 1996 this was expanded to allow $4.5 million for an airport project. The tax was extended again in the 2005 special legislative session to allow up to $1.5 million annually to fund operating costs of the Riverfront facility based on approval by the voters at a general or special election. The tax was to expire no later than 2018. In 2008 the allowed uses of the tax were modified to exclude operating costs and include capital costs of an attached performing arts theatre and a women's hockey exposition center used by Minnesota State University, Mankato. The expiration date was moved to December 31, 2022. A reverse referendum for these changes could have been invoked by a petition of 10% of the voters at the 2008 general election, but was not. In 2009, the requirement that the performing arts center and hockey center be attached to the Riverfront facility was removed. In 2017, the city was allowed to extend the tax to pay for up to an additional $47 million in various recreational, transit, water, and other capital projects of regional significance. The tax will now expire at the earlier of (1) when revenues are sufficient to pay for the projects and associated bond costs, or (2) December 31, 2038.
Maple Grove	Sales and Use Tax	4/1/23	0.50%	$90,000,000 - Revenues will fund the renovation and expansion of the Maple Grove Community Center, which could include the following: the addition of a third sheet of ice and walking track; expansion of aquatics facilities and locker rooms; expansion of expo/banquet facilities and space for seniors; new space for the arts and the historical society; and renovation and improvement of HVAC systems, roofs, and building structures.
Marshall	Sales and Use Tax	4/1/2013	0.50%	Fund up to $17.29 million in costs of an emergency response and industry training center and regional amateur sports center. The tax expires at the earlier of 15 years after imposition, or when revenues are sufficient to fund the authorized projects and associated bond costs.
Medford	Sales and Use Tax	4/1/13	0.50%	To repay up to $4.2 million in loans from the Minnesota Public Facilities Authority to improve the city's water and wastewater treatment facilities. The tax expires at the earlier of 20 years after imposition, or when revenues are sufficient to repay the loans.
Minneapolis	Sales and Use Tax	2/1/1987	0.50%	Fund construction and maintenance of the convention center. In 1992, the city was authorized to use excess proceeds for neighborhood early learning centers but the city has not done so. The tax expires when all bonds are paid off. In 2009, the use of the revenue was modified to allow the city to use revenues collected in excess of the convention center bond payments for other city purposes. For CY 2009 and 2010, the excess revenues could be used for any purpose. Beginning in CY 2011, the excess revenues could only be used to fund capital projects to further economic development. In 2012, the tax was extended to 2046 without a referendum to help fund the city's share of a new football stadium. Beginning in 2021, when the current convention center bonds are paid off, the state will annually retain a portion of the city's sales tax revenues to reimburse it for the city's share of the stadium costs. Excess revenue not needed to pay off the convention center bonds or the football stadium may be used to support a basketball arena as well as fund other economic development capital projects in the city.
Monticello	Sales and Use Tax	4/1/25	0.50%	$15,000,000 for the improvements at the Bertram Chain of Lakes Regional Athletic Park
Moorhead	Sales and Use Tax	4/1/23	0.50%	$31,590,000 - Revenues will fund the construction of a single project consisting of a regional library and community center located within the City of Moorhead
Moose Lake	Sales and Use Tax	10/1/17	0.50%	Fund up to $3 million in bonds for parks, street, and municipal arena improvements. Expires at the earlier of 20 years after imposition or when the revenues are sufficient to pay the bonds.
New Ulm	Sales and Use Tax	4/1/01	0.50%	Funded a civic and community center project. Tax expires when sufficient funds to pay for up to $9 million in bonds for the center have been raised. In 2017, the city was allowed to use the tax to pay for an additional $14.8 million in bonds to fund a number of recreational facilities with the expiration of the tax delayed until revenues are sufficient to pay off these new bonds.
North Mankato	Sales and Use Tax	10/1/2008	0.50%	Fund up to $6 million in capital costs for the local share of the Trunk Highway 14/County State-Aid Highway 41 interchange project, the Taylor library, regional parks and trails, riverfront development, and lake improvement projects. Expires when revenues are sufficient to fund the $6 million in bonds plus associated bond costs. Any excess revenue is deposited in the city capital project fund. In 2017, the city was allowed to fund up to an additional $9 million in bonds to fund regional athletic facilities with the tax terminating at the earlier of (1) when revenues are sufficient to fund the authorized projects, or (2) December 31, 2038.
Oakdale	Sales and Use Tax	4/1/23	0.50%	$37,000,000 - Revenues will fund all or a portion of the cost of constructing a new Public Works Facility and all or a portion of the cost of construction and rehabilitation and associated building costs of the Oakdale Police Department Facility
Perham	Sales and Use Tax	1/1/20	0.50%	$5,200,000 to fund the capital costs of site preparation, redevelopment, renovation, and construction of buildings, land, and infrastructure at the site of the Perham Area Community Center
Proctor	Sales and Use Tax	1/1/2017	1.00%	Funded community center and transportation projects. Tax expires when sufficient funds to pay for up to $3.6 million in bonds for the center have been raised. A 2008 provision allowed up to another $7.2 million in capital projects in the areas of public utilities, sidewalks, bikeways and trails, and parks and recreation. In 2010 legislation was introduced to replace the two separate bond authorities of $3.6 million and $7.2 million with one authority for $20 million, but the final provision signed into law replaced it with a combined authority of $10 million. In 2017, the tax rate was allowed to increase to 1.0% but the amount allowed to be raised before the tax expires remains unchanged.
Richfield	Sales and Use Tax	4/1/2025	0.50%	$80,000,000 to address critical infrastructure issues and provide additional space and amenities at three major parks and rec destinations -- the Richfield Community Center, Wood Lake Nature Center and Veterans Park.

City	Type of Tax	Begin Date	Rate	Use of Revenues
Rochester	Sales and Use Tax	1/1/2016	0.75%	This tax has been renewed or extended six times, in 1989, 1992, 1998, 2005, 2011, and 2013. Initially enacted at 1.0% to raise $16 million for a civic center and $16 million for flood control; the rate was lowered to 0.5% in 1992. The 1998 extension allows the city to raise another $76 million for various higher education, transportation, and sewer capital projects. The tax extension in the 2005 special legislative session allowed another $40 million to be raised for a joint road project with Olmsted County. In 2011, the tax was extended again to fund an additional $139.5 million in projects if approved by the voters at the 2012 general election. However, $5 million of the new $139.5 million must be shared with small cities surrounding Rochester for economic development purposes in those communities. In 2013, the city was granted authority to extend the tax to 2049 and/or increase the existing rate by one-quarter of 1.0% without a referendum to generate additional revenue to pay the city's required match to get state aid to fund the Destination Medical Center (DMC) project. The city chose to increase the rate beginning January 1, 2016. All but 1989 and 2013 extensions required voter approval at a general or special election.
Rogers	Sales and Use Tax	10/1/19	0.25%	Fund $16.5 million of specified projects including trail and pedestrian projects; aquatic facilities, and various improvements at the South Community Park. The city is also imposing a $20 motor vehicle excise tax for the same purpose. The taxes terminate at the earlier of 20 years after imposition or when revenues are equal to $16.5 million plus associated bond costs.
Roseville	Sales and Use Tax	7/1/25	0.50%	$64,200,000 to build a public works and parks operations facility
St. Cloud Area *(Includes the cities of St. Augusta, St. Cloud, St. Joseph, Sartell, Sauk Rapids, and Waite Park)*	Sales and Use Tax	1/1/03	0.50%	Funded improvements of the St. Cloud airport and other capital projects in each city. The authorizing referenda in St. Joseph and Waite Park originally failed so the tax was not imposed in those cities, but in 2005, Waite Park was allowed to impose the tax based on a successful 2004 referendum. In 2005, the group of cities was allowed to replace this tax with an identical tax to fund a new regional library in St. Cloud and other capital projects in each city. Imposition required voter approval at a general election, which passed in all cities, including St. Joseph. The tax was to expire in 2018, however, during the 2013 legislative session, each city was granted authority to extend the tax until 2038, provided it was approved at a local referendum by November 7, 2017. The referendum authorizing the extension must list the additional projects to be funded.
St. Paul	Sales and Use Tax		0.50%	40% must be used to fund capital costs of the civic center, which includes the hockey arena; the remainder may be used for other neighborhood projects. The allowed uses of the remaining 60% of the revenues have been modified over time, most recently in 2009. In 2013 the law was amended to allow any excess of the 40% amount not needed for the civic center and hockey arena to go into an economic development fund rather than neighborhood projects. This allows excess revenues to be used to fund a minor league ballpark. The tax was set to expire December 31, 2030, but the 2013 law extended it to December 31, 2042.
St. Peter	Sales and Use Tax	7/1/22	0.50%	$9,121,000 for the construction of a new fire station including site acquisition and all related construction and planning costs.
Sauk Centre	Sales and Use Tax	1/1/20	0.50%	$10,000,000 to fund the city infrastructure improvement projects directly related to the reconstruction of Trunk Highway 71
Spicer	Sales and Use Tax	10/1/17	0.50%	Fund $800,000 in bonds to finance improvements for public safety, parks and trails, and community facilities. Expires at the earlier of ten years after imposition or when the revenues are equal to $800,000 plus the associated bond costs.
Staples	Sales and Use Tax	4/1/23	0.50%	$1,600,000 - Revenues will fund any or all of the following: the equipment replacement and renovation of the existing community center
Stillwater	Sales and Use Tax	4/1/25	0.50%	$6,200,000 - projects along the city's riverfront including renovation of the Aiple house and construction of a parking lot at Lumberjack Landing Park, a new park north of downtown Stillwater; picnic shelter, turf, irrigation and signage at Bridgeview Park; a new park south of downtown Stillwater; and riverbank stabilization.
Two Harbors	Sales and Use Tax	10/1/2019	1.00%	The projects included sewer separation, wastewater treatment, and harbor development projects. The tax expires when sufficient funds have been raised for the three projects. In 2019, the city was allowed to impose an additional 0.5% tax to fund another $30 million of water and sewer infrastructure projects provided they are enumerated in a separate resolution (see page 3). This additional tax expires at the earlier of 25 years or when funds are sufficient to pay for the allowed projects.
Virginia	Sales and Use Tax	1/1/20	1.00%	$30,000,000 to fund the renovation, reconstruction, expansion, and improvements of the Miner's Memorial recreation complex and convention center
Waite Park	Sales and Use Tax	4/1/23	0.50%	$20,000,000 - Revenues will fund the construction and equipping of a new public safety facility in the City and regional trail connections in the City
Walker	Sales and Use Tax	1/1/18	1.50%	Fund up to $20 million in bonds for street, gutter, and sidewalk projects. Expires at the earlier of 20 years after imposition or when the revenues are equal to the project costs plus the associated bond costs.
Warren	Sales and Use Tax	4/1/23	0.50%	$1,600,000 - Revenues will fund the construction of a new child care facility in the City, including related parking, design, and construction costs.
West St. Paul	Sales and Use Tax	1/1/20	0.50%	$28,000,000 to fund the rebuilding and repair of essential transportation corridors and related ancillary roads within the city, including but not limited to Annapolis Street which borders both Ramsey and Dakota County, the cultural corridor of Smith Avenue, historic Dodd Road, and other essential corridors
Willmar	Sales and Use Tax	10/1/2019	0.50%	Fund $30 million of specified recreation and stormwater infrastructure projects. The city is also imposing a $20 motor vehicle excise tax for the same purpose. The taxes terminate at the earlier of 13 years after imposition or when revenues are equal to $30 million plus associated bond costs.
Woodbury	Sales and Use Tax	4/1/2025	0.50%	$50,000,000 for an expanded public safety campus
Worthington	Sales and Use Tax	1/1/2020	0.50%	$25,000,000 - for improvements to the Aquatic Center, Field House, Ice Arena, Parks & Rec Capital Porjects and Improvements, Lake Quality Improvements, and improvements to the 10th Street Plaza

2026 Legislation - None Approved in 2026

House	Senate
Robbinsdale; local sales tax imposition authorized.	
Coon Rapids; local sales tax imposition authorized.	City of Coon Rapids impose a local sales tax authorization
Roseau; local sales tax imposition authorized.	City of Roseau local sales tax authorization provision
Kandiyohi County authorized to impose a local sales tax.	Kandiyohi County authorization to impose a local sales tax
Waseca County authorized to impose a local sales tax.	Waseca County authorization to impose a local sales tax
Douglas County authorized to impose a local sales tax.	Douglas County authorization to impose a local sales tax
Alexandria; city authorized to impose a local sales tax.	Alexandria authorization to impose a local sales tax
Cloquet Area Fire District authorized to impose a local sales tax.	Cloquet Area Fire District authorization to impose a local sales tax
Forest Lake authorized to impose a local sales tax.	Forest Lake authorization to impose a local sales tax
Lanesboro authorized to impose a local sales tax.	City of Lanesboro local sales and use tax imposition authorization
Crosby authorized to impose a local sales tax.	
Audubon authorized to impose a local sales tax.	Audubon authorization to impose a local sales tax
Rochester; approved uses of collected local sales tax funds amended.	City of Rochester amends approved uses of local sales tax funds collected
St. Paul local sales tax extended.	City of St. Paul local sales tax extension provision
Albert Lea authorized to extend local sales tax for additional projects.	Albert Lea authorization to extend its local sales tax for additional projects
Minneapolis; local sales tax use of revenue modified, and downtown taxing area modified.	Minneapolis local sales tax use of revenue modification
Sauk Centre local sales tax authorization modified.	Sauk Centre local sales tax authorization modification
Baxter authorization to impose a local sales tax amended.	City of Baxter local sales and use tax imposition authorization provision
Glencoe authorized to impose local sales tax.	City of Glencoe local sales tax imposition authorization
Elk River authorization to impose a local sales tax amended.	City of Elk River amend local sales tax imposition authorization
Hermantown local sales tax authorization modified.	Hermantown local sales tax authorization modifications
Hennepin County local sales tax authority modified, and grants provided to county health care facilities and to ballpark authority for improvements.	Hennepin County local sales tax authority provisions modifications and county health care facilities and ballpark authority grants for certain improvements provision
Hennepin County authorized to impose local sales tax.	Hennepin County imposition of a local sales tax authorization
Edina; local sales tax and revenues modified.	Edina local sales tax revenues uses modification
Virginia; local sales tax authorization amended.	
Champlin authorized to impose local sales tax.	City of Champlin local sales tax imposition authorization
St. Peter local sales tax modified.	City of St. Peter local sales tax provision modification
St. Paul local sales tax uses modified.	St. Paul local sales tax use modification
	Isanti County local sales tax authorization provision

City of Cottage Grove, Minnesota

$34,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Sources & Uses

Dated 08/01/2028 | Delivered 08/01/2028

Sources Of Funds

Par Amount of Bonds	$34,000,000.00
Total Sources	**$34,000,000.00**

Uses Of Funds

Total Underwriter's Discount (0.800%)	272,000.00
Costs of Issuance	149,000.00
Deposit to Project Fund	33,579,000.00
Total Uses	**$34,000,000.00**

City of Cottage Grove, Minnesota

$34,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/01/2028	-	-	-	-	-
08/01/2029	-	-	1,418,372.50	1,418,372.50	-
02/01/2030	510,000.00	3.150%	709,186.25	1,219,186.25	2,637,558.75
08/01/2030	-	-	701,153.75	701,153.75	-
02/01/2031	1,235,000.00	3.250%	701,153.75	1,936,153.75	2,637,307.50
08/01/2031	-	-	681,085.00	681,085.00	-
02/01/2032	1,275,000.00	3.350%	681,085.00	1,956,085.00	2,637,170.00
08/01/2032	-	-	659,728.75	659,728.75	-
02/01/2033	1,315,000.00	3.450%	659,728.75	1,974,728.75	2,634,457.50
08/01/2033	-	-	637,045.00	637,045.00	-
02/01/2034	1,360,000.00	3.500%	637,045.00	1,997,045.00	2,634,090.00
08/01/2034	-	-	613,245.00	613,245.00	-
02/01/2035	1,410,000.00	3.600%	613,245.00	2,023,245.00	2,636,490.00
08/01/2035	-	-	587,865.00	587,865.00	-
02/01/2036	1,460,000.00	3.700%	587,865.00	2,047,865.00	2,635,730.00
08/01/2036	-	-	560,855.00	560,855.00	-
02/01/2037	1,515,000.00	3.800%	560,855.00	2,075,855.00	2,636,710.00
08/01/2037	-	-	532,070.00	532,070.00	-
02/01/2038	1,570,000.00	3.850%	532,070.00	2,102,070.00	2,634,140.00
08/01/2038	-	-	501,847.50	501,847.50	-
02/01/2039	1,630,000.00	3.950%	501,847.50	2,131,847.50	2,633,695.00
08/01/2039	-	-	469,655.00	469,655.00	-
02/01/2040	1,695,000.00	4.050%	469,655.00	2,164,655.00	2,634,310.00
08/01/2040	-	-	435,331.25	435,331.25	-
02/01/2041	1,765,000.00	4.150%	435,331.25	2,200,331.25	2,635,662.50
08/01/2041	-	-	398,707.50	398,707.50	-
02/01/2042	1,840,000.00	4.400%	398,707.50	2,238,707.50	2,637,415.00
08/01/2042	-	-	358,227.50	358,227.50	-
02/01/2043	1,920,000.00	4.450%	358,227.50	2,278,227.50	2,636,455.00
08/01/2043	-	-	315,507.50	315,507.50	-
02/01/2044	2,005,000.00	4.500%	315,507.50	2,320,507.50	2,636,015.00
08/01/2044	-	-	270,395.00	270,395.00	-
02/01/2045	2,095,000.00	4.600%	270,395.00	2,365,395.00	2,635,790.00
08/01/2045	-	-	222,210.00	222,210.00	-
02/01/2046	2,190,000.00	4.650%	222,210.00	2,412,210.00	2,634,420.00
08/01/2046	-	-	171,292.50	171,292.50	-
02/01/2047	2,295,000.00	4.700%	171,292.50	2,466,292.50	2,637,585.00
08/01/2047	-	-	117,360.00	117,360.00	-
02/01/2048	2,400,000.00	4.750%	117,360.00	2,517,360.00	2,634,720.00
08/01/2048	-	-	60,360.00	60,360.00	-
02/01/2049	2,515,000.00	4.800%	60,360.00	2,575,360.00	2,635,720.00
Total	**$34,000,000.00**	**-**	**$18,715,441.25**	**$52,715,441.25**	**-**

Yield Statistics

Bond Year Dollars	$425,755.00
Average Life	12.522 Years
Average Coupon	4.3958242%
Net Interest Cost (NIC)	4.4597107%
True Interest Cost (TIC)	4.4402777%
Bond Yield for Arbitrage Purposes	4.3534402%
All Inclusive Cost (AIC)	4.4882691%

IRS Form 8038

Net Interest Cost	4.3958242%
Weighted Average Maturity	12.522 Years

City of Cottage Grove, Minnesota

$34,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
02/01/2029	-	-	-	-	-
02/01/2030	510,000.00	3.150%	2,127,558.75	2,637,558.75	2,769,436.69
02/01/2031	1,235,000.00	3.250%	1,402,307.50	2,637,307.50	2,769,172.88
02/01/2032	1,275,000.00	3.350%	1,362,170.00	2,637,170.00	2,769,028.50
02/01/2033	1,315,000.00	3.450%	1,319,457.50	2,634,457.50	2,766,180.38
02/01/2034	1,360,000.00	3.500%	1,274,090.00	2,634,090.00	2,765,794.50
02/01/2035	1,410,000.00	3.600%	1,226,490.00	2,636,490.00	2,768,314.50
02/01/2036	1,460,000.00	3.700%	1,175,730.00	2,635,730.00	2,767,516.50
02/01/2037	1,515,000.00	3.800%	1,121,710.00	2,636,710.00	2,768,545.50
02/01/2038	1,570,000.00	3.850%	1,064,140.00	2,634,140.00	2,765,847.00
02/01/2039	1,630,000.00	3.950%	1,003,695.00	2,633,695.00	2,765,379.75
02/01/2040	1,695,000.00	4.050%	939,310.00	2,634,310.00	2,766,025.50
02/01/2041	1,765,000.00	4.150%	870,662.50	2,635,662.50	2,767,445.63
02/01/2042	1,840,000.00	4.400%	797,415.00	2,637,415.00	2,769,285.75
02/01/2043	1,920,000.00	4.450%	716,455.00	2,636,455.00	2,768,277.75
02/01/2044	2,005,000.00	4.500%	631,015.00	2,636,015.00	2,767,815.75
02/01/2045	2,095,000.00	4.600%	540,790.00	2,635,790.00	2,767,579.50
02/01/2046	2,190,000.00	4.650%	444,420.00	2,634,420.00	2,766,141.00
02/01/2047	2,295,000.00	4.700%	342,585.00	2,637,585.00	2,769,464.25
02/01/2048	2,400,000.00	4.750%	234,720.00	2,634,720.00	2,766,456.00
02/01/2049	2,515,000.00	4.800%	120,720.00	2,635,720.00	2,767,506.00
Total	**$34,000,000.00**	**-**	**$18,715,441.25**	**$52,715,441.25**	**$55,351,213.31**

Significant Dates

Dated	8/01/2028
First Coupon Date	8/01/2029

Yield Statistics

Bond Year Dollars	$425,755.00
Average Life	12.522 Years
Average Coupon	4.3958242%
Net Interest Cost (NIC)	4.4597107%
True Interest Cost (TIC)	4.4402777%
Bond Yield for Arbitrage Purposes	4.3534402%
All Inclusive Cost (AIC)	4.4882691%

IRS Form 8038

Net Interest Cost	4.3958242%
Weighted Average Maturity	12.522 Years

City of Cottage Grove, Minnesota

$66,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Sources & Uses

Dated 08/01/2028 | Delivered 08/01/2028

Sources Of Funds

Par Amount of Bonds	$66,000,000.00
Total Sources	**$66,000,000.00**

Uses Of Funds

Total Underwriter's Discount (0.800%)	528,000.00
Costs of Issuance	195,000.00
Deposit to Project Fund	65,277,000.00
Total Uses	**$66,000,000.00**

City of Cottage Grove, Minnesota

$66,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/01/2028	-	-	-	-	-
08/01/2029	-	-	2,753,352.50	2,753,352.50	-
02/01/2030	985,000.00	3.150%	1,376,676.25	2,361,676.25	5,115,028.75
08/01/2030	-	-	1,361,162.50	1,361,162.50	-
02/01/2031	2,395,000.00	3.250%	1,361,162.50	3,756,162.50	5,117,325.00
08/01/2031	-	-	1,322,243.75	1,322,243.75	-
02/01/2032	2,470,000.00	3.350%	1,322,243.75	3,792,243.75	5,114,487.50
08/01/2032	-	-	1,280,871.25	1,280,871.25	-
02/01/2033	2,555,000.00	3.450%	1,280,871.25	3,835,871.25	5,116,742.50
08/01/2033	-	-	1,236,797.50	1,236,797.50	-
02/01/2034	2,645,000.00	3.500%	1,236,797.50	3,881,797.50	5,118,595.00
08/01/2034	-	-	1,190,510.00	1,190,510.00	-
02/01/2035	2,735,000.00	3.600%	1,190,510.00	3,925,510.00	5,116,020.00
08/01/2035	-	-	1,141,280.00	1,141,280.00	-
02/01/2036	2,835,000.00	3.700%	1,141,280.00	3,976,280.00	5,117,560.00
08/01/2036	-	-	1,088,832.50	1,088,832.50	-
02/01/2037	2,940,000.00	3.800%	1,088,832.50	4,028,832.50	5,117,665.00
08/01/2037	-	-	1,032,972.50	1,032,972.50	-
02/01/2038	3,050,000.00	3.850%	1,032,972.50	4,082,972.50	5,115,945.00
08/01/2038	-	-	974,260.00	974,260.00	-
02/01/2039	3,170,000.00	3.950%	974,260.00	4,144,260.00	5,118,520.00
08/01/2039	-	-	911,652.50	911,652.50	-
02/01/2040	3,295,000.00	4.050%	911,652.50	4,206,652.50	5,118,305.00
08/01/2040	-	-	844,928.75	844,928.75	-
02/01/2041	3,425,000.00	4.150%	844,928.75	4,269,928.75	5,114,857.50
08/01/2041	-	-	773,860.00	773,860.00	-
02/01/2042	3,570,000.00	4.400%	773,860.00	4,343,860.00	5,117,720.00
08/01/2042	-	-	695,320.00	695,320.00	-
02/01/2043	3,725,000.00	4.450%	695,320.00	4,420,320.00	5,115,640.00
08/01/2043	-	-	612,438.75	612,438.75	-
02/01/2044	3,890,000.00	4.500%	612,438.75	4,502,438.75	5,114,877.50
08/01/2044	-	-	524,913.75	524,913.75	-
02/01/2045	4,065,000.00	4.600%	524,913.75	4,589,913.75	5,114,827.50
08/01/2045	-	-	431,418.75	431,418.75	-
02/01/2046	4,255,000.00	4.650%	431,418.75	4,686,418.75	5,117,837.50
08/01/2046	-	-	332,490.00	332,490.00	-
02/01/2047	4,450,000.00	4.700%	332,490.00	4,782,490.00	5,114,980.00
08/01/2047	-	-	227,915.00	227,915.00	-
02/01/2048	4,660,000.00	4.750%	227,915.00	4,887,915.00	5,115,830.00
08/01/2048	-	-	117,240.00	117,240.00	-
02/01/2049	4,885,000.00	4.800%	117,240.00	5,002,240.00	5,119,480.00
Total	**$66,000,000.00**	**-**	**$36,332,243.75**	**$102,332,243.75**	**-**

Yield Statistics

Bond Year Dollars	$826,525.00
Average Life	12.523 Years
Average Coupon	4.3957828%
Net Interest Cost (NIC)	4.4596647%
True Interest Cost (TIC)	4.4402297%
Bond Yield for Arbitrage Purposes	4.3533991%
All Inclusive Cost (AIC)	4.4725494%

IRS Form 8038

Net Interest Cost	4.3957828%
Weighted Average Maturity	12.523 Years

City of Cottage Grove, Minnesota

$66,000,000 General Obligation Bonds, Series 2028

Assumes Current Market Non-BQ AAA Rates +50bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
02/01/2029	-	-	-	-	-
02/01/2030	985,000.00	3.150%	4,130,028.75	5,115,028.75	5,370,780.19
02/01/2031	2,395,000.00	3.250%	2,722,325.00	5,117,325.00	5,373,191.25
02/01/2032	2,470,000.00	3.350%	2,644,487.50	5,114,487.50	5,370,211.88
02/01/2033	2,555,000.00	3.450%	2,561,742.50	5,116,742.50	5,372,579.63
02/01/2034	2,645,000.00	3.500%	2,473,595.00	5,118,595.00	5,374,524.75
02/01/2035	2,735,000.00	3.600%	2,381,020.00	5,116,020.00	5,371,821.00
02/01/2036	2,835,000.00	3.700%	2,282,560.00	5,117,560.00	5,373,438.00
02/01/2037	2,940,000.00	3.800%	2,177,665.00	5,117,665.00	5,373,548.25
02/01/2038	3,050,000.00	3.850%	2,065,945.00	5,115,945.00	5,371,742.25
02/01/2039	3,170,000.00	3.950%	1,948,520.00	5,118,520.00	5,374,446.00
02/01/2040	3,295,000.00	4.050%	1,823,305.00	5,118,305.00	5,374,220.25
02/01/2041	3,425,000.00	4.150%	1,689,857.50	5,114,857.50	5,370,600.38
02/01/2042	3,570,000.00	4.400%	1,547,720.00	5,117,720.00	5,373,606.00
02/01/2043	3,725,000.00	4.450%	1,390,640.00	5,115,640.00	5,371,422.00
02/01/2044	3,890,000.00	4.500%	1,224,877.50	5,114,877.50	5,370,621.38
02/01/2045	4,065,000.00	4.600%	1,049,827.50	5,114,827.50	5,370,568.88
02/01/2046	4,255,000.00	4.650%	862,837.50	5,117,837.50	5,373,729.38
02/01/2047	4,450,000.00	4.700%	664,980.00	5,114,980.00	5,370,729.00
02/01/2048	4,660,000.00	4.750%	455,830.00	5,115,830.00	5,371,621.50
02/01/2049	4,885,000.00	4.800%	234,480.00	5,119,480.00	5,375,454.00
Total	**$66,000,000.00**	**-**	**$36,332,243.75**	**$102,332,243.75**	**$107,448,855.94**

Significant Dates

Dated	8/01/2028
First Coupon Date	8/01/2029

Yield Statistics

Bond Year Dollars	$826,525.00
Average Life	12.523 Years
Average Coupon	4.3957828%
Net Interest Cost (NIC)	4.4596647%
True Interest Cost (TIC)	4.4402297%
Bond Yield for Arbitrage Purposes	4.3533991%
All Inclusive Cost (AIC)	4.4725494%

IRS Form 8038

Net Interest Cost	4.3957828%
Weighted Average Maturity	12.523 Years