

**COTTAGE GROVE CITY COUNCIL
12800 RAVINE PARKWAY SOUTH
COTTAGE GROVE, MN 55016
COUNCIL CHAMBER - 7:00 P.M**

August 7, 2024

1. CALL TO ORDER

The City Council of the City of Cottage Grove, Washington County, Minnesota, held a regular meeting on August 7, 2024, at Cottage Grove City Hall, 12800 Ravine Parkway. Mayor Bailey called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

Also present: Jennifer Levitt, City Administrator; Tammy Anderson, City Clerk; Ryan Burfeind, Public Works Director; Zac Dockter, Parks and Recreation Director; Pete Koerner, Public Safety Director; Korine Land, City Attorney-LeVander, Gillen & Miller, PA; Crystal Raleigh, Assistant City Engineer; Joe Fischbach, Human Resources Manager; Emily Schmitz, Community Development Director.

4. OPEN FORUM

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

5. ADOPTION OF AGENDA

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

6. PRESENTATIONS - None.

7. CONSENT AGENDA

A. Approve the July 17, 2024, City Council Regular Meeting Minutes.

- B. Approve the May 20, 2024, Public Services Commission Regular Meeting Minutes.
- C. Accept and place on file the minutes from the May 20, 2024, Planning Commission Meeting.
- D. Authorize issuance of a temporary intoxicating liquor license to Scott Steven Ahlers, on behalf of the Cottage Grove Lions Club, for the Cottage Grove Food Festival on September 14, 2024.
- E. Authorize issuance of a temporary intoxicating liquor license to Zac Dockter, on behalf of the St. Paul Park/Newport Lions Club, for a Pickleball Tournament being held at Glacial Valley Park (9900 Ravine Parkway South) on September 21, 2024.
- F. Authorize issuance of a temporary intoxicating liquor license to the Church of St. Rita (8694 80th Street South) for the Fall Festival held on September 20-24, 2024.
- G. Authorize issuance of a single-occasion gambling permit to the Church of St. Rita (8694 80th Street South) to conduct bingo in conjunction with their Fall Festival on September 20 & 21, 2024.
- H. Approve the issuance of rental licenses to the properties listed in the attached table.
- I. Adopt Resolution 2024-114, accepting donations for 2nd Quarter 2024.
- J. Approve the Washington County Community Development Block Grant Cooperation Agreement.
- K. Receive the Strategic Plan Midyear Update.
- L. Adopt Resolution 2024-109 temporarily increasing the pay of employees listed in the Non- represented Pay Plan, Parttime Firefighters, C.S.O.s, and Range Safety Officers/Instructors by 3% through December 29, 2024.
- M. Adopt Resolution 2024-113 authorizing submission of claim forms for the Tyco and BASF AFFF Class Action Settlements and authorizing the City Administrator or her designee to sign all documents necessary to complete the claim form process.
- N. Approve the 3M Draft NPDES Permit Comments.
- O. Adopt Resolution 2024-111 awarding the 100th Street Well Sealing Project to the lowest accepted quote supplied by Keys Well Drilling Company in the amount of \$21,850.00 and authorize the appropriate officials to sign all necessary documents to effectuate these actions.
- P. Adopt Resolution 2024-110 awarding the Hamlet Monument Wall Repair Project to Pyramid Brick-N-Stone, LLC, in the amount of \$16,617.77 and authorize execution of the Agreement for Contractor Services.
- Q. Approve the Second Amendment to the Dog Park lease.

Council Member Khambata wished to pull Item I, Donations, 2nd Quarter 2024, on the Consent Agenda for further discussion and/or approval.

Council Member Khambata acknowledged the Donations received by the City for the 2nd Quarter 2024: A donation of \$1,500 for a Memorial Bench for a high school

colleague of mine, Katherine Olson. He noted Council Member Olsen kicked in another \$2,000, for a total of \$3,500. He said I think that will be a great memorial.

Mayor Bailey said thank you, it's always nice to get those benches, as there was one for my father and other people on the Council have received one, too.

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

Motion carried: 5-0.

8. APPROVE DISBURSEMENTS

- A. Approve disbursements for the period of 7-12-2024 through 7-31-2024 in the amount of \$5,848,358.05.

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

Motion carried: 5-0.

9. PUBLIC HEARINGS

- A. Mississippi Landing Easement Vacation & Plat Correction
Staff Recommendation: 1) Hold the Public Hearing and Adopt Resolution 2024-112 vacating, rescinding, terminating, and releasing certain easements. 2) Authorize the Mayor and City Clerk to sign the Land Surveyor's Certificate of Plat Corrections for Mississippi Landing First Addition.

Emily Schmitz, Community Development Director, stated as you will recall, in May 2024, you reviewed and approved the first phase Final Plat for the Mississippi Landing development on the former golf course. I've noted the location that we're referencing. The developer has been working with an adjacent property owner on what I call kind of a historic property line adjustment, as where that property owner thought his lot line was, it perhaps was not. The developer worked to adjust, it's between 4 and 6 feet along about 5 properties that were platted in the Mississippi Landing development. So, with that, the 10-foot rear yard easement that we always see in those back yards of the newly platted lots needs to be vacated and then adjusted to align with that new property line, which will come with just a plat correction. We don't have to adjust the plat completely or review or approve a new plat, it's simply just a plat correction that the County will record and adjust that property line between 4 and 6 feet along those 5 properties. The recommendation is before you, and I am here for additional questions.

Mayor Bailey opened the Public Hearing. No one spoke, so Mayor Bailey closed the Public Hearing.

Motion by Council Member Thiede Adopt Resolution 2024-112 vacating, rescinding, terminating, and releasing certain easements; second by Council Member Khambata. Motion carried: 5-0.

Motion by Council Member Garza to Authorize the Mayor and City Clerk to sign the Land Surveyor's Certificate of Plat Corrections for Mississippi Landing First Addition; second by Council Member Khambata. Motion carried: 5-0.

10. BID AWARDS - None.

11. REGULAR AGENDA - None.

12. COUNCIL COMMENTS AND REQUESTS

Council Member Khambata stated Night to Unite was great last night, I got a lot to eat.

Council Member Olsen asked Public Safety Director Pete Koerner to speak a little bit about Night to Unite last night. I know there was a little energy in the community last night, a lot of fun, it was a beautiful night weather wise for us. Obviously, a lot of work went into planning all of the various parties by our Public Safety team, so I'll turn it over to Director Koerner to give everyone a recap of how things went.

Director Koerner stated it was an incredible night. This is the first year in a while that I can remember that the weather was tolerable, as we didn't have the heat. We had the noon-outs and had a couple extra daytime events. We had about 50 parties, which was incredible. We also had two local businesses participate, Chuck & Don's, as they're a big supporter of our K9 program, and Dollar Tree next door did it, too. So, it was cool to see the businesses get involved, and we're trying to come up with ideas on how we can expand that; whether they do a sale that night or something just to get more people. With the 50 residential parties, I know each of you was out with our staff; I don't like to thank too many people, as I know I'll forget someone, but Charlene Raymond really does a lot with the organization of this event, taking the applications and getting us in the right spots. A big shout out to our Public Safety Board, too, as they were also out last night with our Fire Department, and they do some contests and everything. I could go on and on about what a great event it was, but we appreciate your support. I can tell you I tried to solicit negative comments, like what can we do better? And everyone was positive about Public Safety and the community in general. So, it was a lot of fun, I was with the mayor, and no one ever asked me about speeders; they wanted to know about developments and maybe certain restaurants, but it was very entertaining and fun. The food was incredible, and I took mental notes from the other crews on which ones I must hit next year, too, but thank you for the opportunity. It was just a phenomenal event, so thank you.

Council Member Olsen said yes, I thought it was a lot of fun. I had the opportunity to travel with Sergeant Schoen and his daughter, Addie, who took a lot of great pictures for us, and our City Administrator, Jennifer Levitt, who consistently reminded us that we needed to stop for the barbecue at a specific church in town, and it was well worth the

wait. Director Koerner said, and we did not mock her Frisbee-throwing abilities either; Council Member Olsen said, and I would never do that, but I will tell you that the comments at all the various parties were all very positive. Jennifer and I were asking what you need from us, what can we do, other than a couple of code enforcement concerns that were brought my way, I don't know if Jennifer had anything that came her way. So, it was really a nice evening so thank you to you and your team for coordinating; I know Charlene, Ryan Pierre, and Mike McCormick were very involved, as were you also very involved. You never take credit for that, but you guys continue to knock it out of the park, and I think everyone who had a party was really happy to see police, fire, or both, or even one of us politicians, it was a good night. It was a lot of fun.

Council Member Thiede stated I'll just also say that I was out with Captain Rinzel, and he was talking a lot about that people could sign up for the doorbell deal, to bring all their doorbell information for better safety. He was doing a good job, probably doing better than I was in terms of getting out the word for the Local Option Sales Tax and how it's a really good idea, and all the kids loved the little candies. They gave the cards that was attached to the candy to their parents, and so it was a beautiful night to be out there, there were a lot of people out, having a good time. I would agree when talking to people about things, I didn't really have anybody that was really upset with anything.

Council Member Garza said I'll stick to the theme; it was an amazing evening in the community. I had a great time, everyone was so inviting and welcoming, and the food was awesome. The noon-outs were a lot of fun, I had a lot of great conversations at those, those were a lot of fun. I got to meet a lot of my neighbors; I was with Sergeant McCormick, and we sort of did my neighborhood, and everyone was like come on back over, come check out my garden, so I'm so excited to go walk my neighborhood and stop at these gardens.

Council Member Olsen said now you had a party last year; Council Member Garza stated and this year. Council Member Olsen stated but you also got to go to parties this year. Council Member Garza said this year was amazing, I got to visit them and then I was back at home in time to get the movies going, so we had a movie in the cul-de-sac so it was fun.

Mayor Bailey said I had fun, and Council Member Thiede mentioned about handing out the candy with the little cards for Preserve.Play.Prospier. I actually did it the opposite way, as Pete knows, I actually just went around to all the parents and said okay, pick, just pick out of the bag, and they were digging for what kind of candy they wanted, then I just mentioned go to the website and check it out. Again, I will just tell you, I hope what we heard out there will happen, in my opinion, but I didn't hear anybody telling me that they were against it. They had questions about different pieces, oh, this is great, we need this, so I'm just telling you I think overall it was a very, very good evening.

For the public at home, there are two workshops this evening: The first is open to the public and we'll be going over our 2025-2029 Capital Improvement Plan; the second workshop is closed to the public, and that is regarding labor negotiation discussions.

That workshop is closed pursuant to Minnesota Statute 13D.03 to consider strategies for labor negotiations. Once we're finished in there, then we'll adjourn the meeting.

With that, everybody has a great evening, and Council will meet in the Conference Room in a few minutes.

13. WORKSHOPS - OPEN TO PUBLIC - CONFERENCE ROOM

- A. 2025-2029 Capital Improvement Plan
Staff Recommendation: Receive the 2025-2029 Capital Improvement Plan.

Mayor Bailey said we'll get this 2025-2029 Capital Improvement Plan (CIP) workshop started. Public Works Director Ryan Burfeind will start us off.

Director Burfeind said every year in line with our budget process, staff is busy working on our CIP, it's a five-year planning document. This year we're talking about the 2025-2029 CIP. As we do this, for Council Member Garza as well, to understand this CIP process, we look at this and all the projects: Public Facility projects, Park projects, and Street & Utility projects. And by having them in this document, we're not necessarily saying this is something that's approved; it just gives Finance and Engineering ways to plan accordingly, to look at what it's going to have an impact on in the coming years, so it's just a good planning process. With that, I'm going to kick it off:

Public Facilities: What I really want to touch on is the Public Works Shop & Wash Bay Remodel project; that's something that I talked about with Council at our Budget Workshop, it is a budget request for 2025, kind of in conjunction with a mechanic. It's a \$500,000 project where we're looking to take half of that Wash Bay and basically make it part of the Shop; close off the remaining part of the Wash Bay and kind of make its own space, separate from the Shop. So, that's in there for now, and obviously that'll be part of finishing up the budget discussion. If this project did move ahead, we'd look at probably managing it really inhouse and not use general contractors; we feel like it's fairly straightforward, so between me and Adam we can do that to help buydown those costs a little bit.

Outside of that, we also have the Ice Arena projects for the next 5 years. We won't go through those line by line, but if Council has any questions, I'll let Zac answer them. With that, we'll move on to the Parks.

Zac Dockter, Parks and Recreation Director, said basically, I'm going to go through these fairly quickly; there are a couple about the Local Option Sales Tax and Kingston Park, and we'll give some more detail after I go through them year by year. I'll go back if you want to know something, feel free to shout my name if I'm going too fast.

New Parks & Improvements-2025: Still Ponds Park and Trail Development, \$500,000, and we keep working on that financial boardwalk for those costs, trying to get the trail developments done. Oltman Park Construction, \$700,000, that would be getting utilities into the site. Hardwood and Belden Parks, Playground Replacements; Lamar Park, Replace the 2 old Shade shelters; and Hearthside Park Sports Lighting Improvements,

LEDs for the hockey rink there. Pine Glen and Pine Tree Pond, adding smaller Picnic Shelters to each of those. Kingston Park, we're doing the Site Power Upgrade that we talked about, we're hoping that will go through, as it's \$200,000 in concrete to do that; that's where we hold our Food Truck events, the One Family events, etc. Any pavement management will be in there, too, with the construction, so we're doing some site improvements to that as well. We have bad soil there, so there's really no grass, and we'd like to strip the topsoil and plant some better landscaping there with some rock. New Parks & Improvements-2026: Robert's Lake Neighborhood Park Development, \$500,000. Oltman Park Construction, \$2,300,000, that's when we do the real build, so we'll bond and build in 2026; we have a \$36,000 grant that expires at the end of 2026. Military Trailhead Development, \$200,000, that's just off of Jamaica, as that neighborhood develops, we want to put a shelter in there and add some monuments, signifying it's a Military Trailhead with interpretive signs. Local Option Sales Tax, \$6,000,000 we'll receive that in 2026, 2027, and 2028; I'll talk about that more in a little bit. Woodridge Park Ice Rink Board Replacement, \$100,000. Hamlet Park Skate Park Surface Replacement, \$100,000, I know there's money in the Local Option Sales Tax if the Local Option Sales Tax passes; that's not in there, but if the Local Option Sales Tax doesn't go, we still need to replace that asphalt as it's been there since 2003 and it really needs replacement as the cracking has become a little bit unsafe. Hamlet Sports Lighting Improvements, \$355,000, replacing all the lights on the football and soccer fields and courts. Kingston Park Building Replacement, \$5,000,000, building in 2026, bonding in 2027, and we'll talk more about that.

Mayor Bailey asked Director Dockter on the lighting at Hamlet Park, would that also be part of the Local Option Sales Tax or we're going to do that separate from the Local Option Sales Tax. Director Dockter replied the plan is to do that separate. Mayor Bailey said that's fine, I was just curious if it was wrapped in, as I know you've got the money in there for the skateboard park, and we were also talking about a nicer skateboard park. Director Dockter said yes, exactly. I want to make sure I'd put it in there, so whether or not the Local Option Sales Tax passes we'd have it in there.

New Parks & Improvements-2027: You'll see we have just a placeholder for as the town develops, we will need more neighborhood parks, \$500,000. Lamar Sports Lighting Improvements, \$350,000. Hamlet Park Shelter Replacement, \$50,000, that's the main shelter in the front, but if the Local Option Sales Tax goes, that might change and it might go away. Pine Coulee Court Replacement, \$20,000, that's the small basketball court. Lamar Park Roof Replacement, \$10,000. New Parks & Improvements-2028: Old Cottage Grove Sports Lighting Improvements, \$35,000, that's the last one to convert from metal halide lights to the more efficient LEDs. Peter Thompson Park Roof Replacement, \$15,000, and Ice Rink Replacement, \$100,000, as the asphalt boards are starting to heave, and that asphalt's really starting to give us some challenges. We might have to look at flip-flopping that one and Woodridge next year when we do the CIP. Highlands Tennis Court Replacement, \$100,000. Hearthside and Hidden Valley Improvements, \$100,000, that's a Pavement Management district so that's to fix the parking lot or the shelters, whatever it might be when it's under construction. New Parks & Improvements-2029: Peter Thompson small Sport Court Replacement, \$30,000. Pine Tree Pond Court Replacement, \$30,000. Two (2) Playground Replacements, one at

Hemingway and one at North Ideal, \$150,000 (\$75,000 each). Pine Glen Improvements, \$100,000, that's also part of the Pavement Management plan.

Council Member Olsen told Director Dockter he had a couple questions: The court at Pine Tree Pond is ugly, so I see you've got it slated for replacement in 2029; are we resurfacing or doing anything this year to make it look better or perform better? Director Dockter replied yes, I'm getting quotes right now. Council Member Olsen asked will that include a new basketball hoop, too? Director Dockter replied no, the steel one that's there is in good shape. We just need to go and paint the rim and we put a new net on it. Otherwise, for the purpose that it's there, it's fine.

Council Member Olsen said there was something about the trees over there, but I don't remember what it was.

Director Dockter replied we removed a whole bunch of Ash trees, and we planted other trees a few years ago to plan for that. We had to remove a bunch of Ash trees, we cut those out, we filled it, we seeded it, and it's grown. So, we'll go back in there and replant those before too long. We also have the Master Plan that shows a small disk golf course, and then the picnic shelter was the next plan. We're just chipping away at that plan.

Council Member Olsen said at Kingston Park, the electrical upgrade is scheduled for next year, \$200,000, and then the building the year after. Is there any economy of scale if you do them both at the same time?

Director Dockter replied not so much economy of scale, just because one's going that way and one's at the building, but when the power comes in, we want to kind of make sure that we're accounting for both of those on the engineering side of it. So, we'll need some direction on when and where the building is going, but economy of scale, I'd say no.

Council Member Olsen said okay, so, the cost in essence is the same, whether we do them separately or together, we're not going to save any money.

Director Dockter said no, for the most part, because basically if the power's going to come from Indian Boulevard and it stops at the building site now; one set of power goes that way and one goes the other way. And either way, as I understand it, you need the transformer side to take up the current.

Council Member Olsen said sure, and the only reason I ask is because of the usage in that park. It sees so much usage, especially during the summer, and I think that building stands out like a sore thumb and not in a good way. So, I was just wondering if there was any way to push that forward a little faster, potentially, but maybe it's just something to just continue to think about if we can find a way to maneuver through the bonding process successfully. I know you have it all tiered out, so I don't want to upset your apple cart, but it's just one of those things that people really like to see that park be at its best.

Mayor Bailey told Director Dockter when we were doing that neighborhood run last night, there were people who had a lot of comments about the golf course. One of the comments was I guess over in Woodbury, at some of their parks, inside of their hockey

rinks, they have Pickleball courts; where you take the poles out obviously for the winter, I'm assuming there's either a concrete or asphalt base or something. Are you familiar with what they're doing over there?

Director Dockter replied it's funny you say that. I'm actually working right now with a sport court, which is kind of using rough budgetary numbers, because if we do move that Peter Thompson, which I think is in dire and greater need of replacement than Woodridge, that has a paved surface. Either way, we have to replace that pavement, and that would be a good opportunity I would think to upgrade that.

Mayor Bailey said I agree with you. Based on what I heard, people from Cottage Grove, other than doing what they can in our community, are going to Woodbury. They were commenting that they've been doing it in the different parks over there, I guess they have them in their hockey rinks. So, obviously, the hockey rinks are getting used then during the summer and then converted to skating for the winter.

Director Dockter said maybe I'll do a little more research on that because with Peter Thompson and Woodridge, I think that would be a much smarter move.

Mayor Bailey said I don't disagree with you on that. Director Dockter said let's make them multiuse then, it makes more sense. Mayor Bailey said yes, I agree. Director Dockter said and now that \$100,000 will go along with those.

Local Option Sales Tax Project Funding Plan

This is the Preserve.Play.Prospers Plan; if you remember when we did the workshop, we had to kind of tier things out so we knew where all the money would come from in bonds and such. So, Brenda and her team had worked out that we would probably take out \$18M in bonding in that first few years, so we suggested breaking it out into \$6M increments:

2025-\$6,000,000: The first year we would just front the money out of the Park Improvement Fund; that's just working on the Plan Development, Bidding, and Construction Planning, the Professional Services. We think we can front the money in 2025 to get through that.

2026-\$6,000,000: Construction would take place. So, we're trying to do these things in a way that are as impassable as possible, but people immediately start seeing results:

- Hamlet synthetic sports field with lights-\$3,000,000
- Hamlet skateboard park-\$500,000
- Hamlet playground-\$500,000
- Dunes small boat launch and canoe/kayak storage area-\$1,500,000; I think we get a lot of grant money to help out with that
- River Oaks mountain biking course-\$500,000

2027-\$6,250,000:

- Focus on finishing the Hamlet south ballfield complex-\$5,000,000; that takes a little more time with the design, so I want to give us time to do that appropriately
- Dunes Trails and Playground-\$1,250,000

2028-\$5,250,000:

- Hamlet splash pad-\$750,000
- Dunes picnic facilities and start the outdoor classroom-\$500,000

- Dunes landscaping and native habitat restoration-\$500,000; many grant opportunities
- River Oaks building and patio upgrades and adding simulators-\$3,500,000

2029-\$6,000,000:

- Dunes building-\$6,000,000

Director Dockter asked if there were any questions on the sequence, or concerns, or anything that you know is in there that you think we should remove.

Council Member Olsen asked if the Dunes building is the one we saw the schematics for several weeks back? Director Dockter replied yes. Council Member Olsen said so that's five years out? Are we confident about the estimated price? It's pretty hard to predict that five years from now. Director Dockter replied I am so tired of trying to predict building prices, but I will tell you right now with ISG, they had predicted it at just over \$2,000,000. But I'm very scared to say that and throw that number out. Council Member Olsen said so, I guess, just for consideration, we know it's not going to get less expensive, right? Director Dockter replied right.

Mayor Bailey said here's the thing I'll just throw out there, and Zac, you guys are amazing at going after grants and such. I've said since day one that pretty much anything that we're planning to do down at that park I think would absolutely qualify for the 3M Settlement DNR money. So, I want to go hard after that because if we're able to get that money, basically we could build out the park and not even have to deal with the sales tax, to a certain extent, if you know what I mean. Director Dockter said you're 100% right.

Mayor Bailey said I mean, ultimately, that's kind of my hope and goal in the back of my mind. Because we're ground zero, and they know we're ground zero, and if we're going to have a project right on the river, I totally from the beginning have thought that this would be a slam dunk to get that money to help with that project.

Council Member Olsen said and it's going to be an insanely popular spot, so you'd like to be able to again put your best foot forward, hopefully sooner if possible. But I agree if we can chase some of that, maybe that's what we should do.

Mayor Bailey asked now you did get some money for that park, right?

Director Dockter replied we got \$350,000 for the outdoor recreation area. And we'll get another few hundred thousand dollars for the restoration, too, I'm sure. But you're right, if we get the money from that 3M Settlement Agreement, which hopefully starts this Fall is what they're telling me, that frees up a lot of other projects.

Council Member Olsen said it sure does; Mayor Bailey said that's exactly what I was thinking.

Director Dockter said and Brenda will tell you that we also need to see how this sales tax revenue comes in; right now, it's all a guessing game, it could be more, it could be a little less, but we just don't know.

Council Member Thiede asked do we have any idea for Kingston what percentage of purchases that would get taxed are made by people within the City vs. outside the City? Director Dockter replied 31.3% is paid outside the community. Council Member Thiede said okay, so 68.7% internally.

Mayor Bailey added that was from the University of Minnesota study.

Council Member Olsen said what's equally fascinating, as we discussed at various parties last night, is we have these big users in our Business Park, like Renewal by Andersen; and if there's a vendor from outstate who wants to purchase \$1,000,000 in windows for whatever they're building, let's say it's in Missouri, they pay that tax. So, that was a popular talking point last night.

Kingston Park Building

Director Dockter said we got some direction from Council the last time around, so there are now two options. I just added a couple things on there, but in general, these numbers at the bottom are all what it comes down to:

- We got direction from the Council that the connected shelter could go, so I highlighted that.
- The floor plans are here, I know you can't see it on the screen, but I wanted to include that because we took 100 feet off that main room.
- The façade's a little bit different; the top is the original design and the bottom is the modified design.
- The second one is basically the same thing except for it includes an adjacent shelter.
- The stone veneer is not as high on the second one that's shown here, that should actually drop down considerably, but it would still be up to the glass.

I didn't include every single expense in this cost breakdown, but I wanted to give the Council options for you can take it or leave it type thing. So, what I have up there right now is:

Option #1

Notable Design Changes:

- 1) Modified Structure - \$509,000
 - A) That's going from timber columns and beams, like we have at Glacial Valley, and we're going with a steel structure.
 - B) Exterior walls moved from insulated concrete forms (more soundproof & more energy efficient) to a wooden frame.
 - C) Omission of attached canopy.
- 2) Add independent/adjacent standard steel park shelter - +\$200,000
- 3) 100 square feet removed from the main room - \$96,000
- 4) Removal of upgraded exterior lighting package - \$65,000

Project Budget

Construction Cost \$4,000,000

Total Project Cost \$5,100,000

(Includes 10% contingency and 7.5% escalation)

Original Total Project Cost - \$5,850,000

Option #2

Notable Design Changes:

- 1) Includes all changes from Option #1.
- 2) Adds independent adjacent shelter with upgraded design elements similar to building - +\$500,000

Project Budget

Construction Cost \$4,300,000

Total Project Cost \$5,400,000

(Includes 10% contingency and 7.5% escalation)

Original Total Project Cost - \$5,850,000

Director Dockter said at this point, I'll let Council discuss this and let me know what questions you have or what direction you want to give me on how to move forward. We're at about 80% design right now.

Mayor Bailey said so with just a basic shelter, it would be \$200,000 next to the building in a pad. If you were to do the bigger shelter, looking more like the existing building next to it, it would be \$500,000. So, you're adding \$300,000 to the project cost there, so it would be approximately \$5,400,000.

Director Dockter said yes, so what I would say is here's where we were originally, with the original building, we cut the shelter off, we changed these things here, and we got down to a Total Project Cost of \$4,900,000. I knew the Council wanted a shelter, so I added either a steel shelter or I added the fancy shelter, and that's what gives you the \$5,100,000 or the \$5,400,000.

Council Member Olsen said so \$5,100,000 is steel, \$5,400,000 is fancy; Director Dockter confirmed that.

Council Member Olsen asked in terms of functionality, what's the difference between the two? Not just aesthetics, but the way that they would function; what's the primary selling point for the \$5,400,000 vs. the \$5,100,000?

Director Dockter replied the other shelter is going to be bigger, it's going to have probably an extra 4, 5, or 6 picnic tables. They're both going to have lighting, but the one plan will have upgraded lighting and the wood that's going to reflect the same theme as the building. So, it's just going to look more like the building, but remember it's going to be detached.

Council Member Olsen said understood, but in terms of its function, it will benefit more people, as it'll be larger and it'll have more picnic tables on the bigger one.

Administrator Levitt said and you proposed that you could have 2 rentals; you could have someone renting the pavilion and the building separately, if you wanted to. Council Member Olsen said that's a big deal.

Mayor Bailey said I know some of your staff were disappointed in our taking the overhang thing off of the building, but personally speaking, I agree, too. I actually like the bigger one and I like it separate from the building. My question, Zac, is what do you gain or lose by the 100 square feet? Director Dockter replied some tables. Mayor Bailey asked do you feel it's something like I really need that extra 100 feet? Director Dockter replied no, it's just because of the functionality of that room; we're not going to have wedding setups in there, so I think there's a million different ways you can do that. I

mean it's kind of do we do rectangle or round tables; there's just so much that goes into it, so, no, I don't think you have to have it. Mayor Bailey said okay, so I'm not as concerned about the \$96,000 then, but I will tell you, I did like the exterior lighting idea because it's unique. I mean, I'll throw that out; Council, you can say yea or nay.

Council Member Khambata said I think if you're going to host something like the Strawberry Festival or those kinds of events, then you probably need that lighting.

Mayor Bailey said it's different, it's unique, it's our big park in the City.

Council Member Olsen said for the Fourth of July, we actually bring our own lights because the lighting is not adequate for what we need. Council Member Thiede said well, that's not a bad thing, though, right? Council Member Olsen replied no, I'm just telling you it's what we do.

Council Member Thiede asked so is it worth paying \$96,000 to suggest that each square foot of that building is almost \$1,000 per square foot? Director Dockter replied I don't know how that works out, but no, that's not, that doesn't influence that; basically, you've got 30% just in soft costs. Council Member Thiede asked so is that taking 100 square feet off the back end, where the bathrooms were? Director Dockter replied no, it's taking it off this main room. Council Member Thiede said which was just open, so that's just moving that wall. Director Dockter said we're not taking a square, but however long that is; I think we're cutting a foot off.

Council Member Garza asked so, that's going to make it even smaller; Council Member Olsen said yeah, it makes it smaller. Director Dockter said it's going to move this wall in; you can almost see it, right? You can almost see the distance, it just moves this wall in a little bit on that roof. Council Member Khambata said so it's an engineering and structural change that's driving the cost. Director Dockter replied yes. Council Member Khambata said because it's not like an interior wall or something; you're changing the way the roof attaches to the building by moving that wall. So, that's why that 100 square feet is so expensive. Council Member Garza said got it, okay, that makes sense to me.

Council Member Thiede said well, you've still got the load-bearing wall there. You're maybe taking advantage of materials or certain lengths to accommodate things that you didn't have to possibly add a little bit or something like that from standard materials maybe.

Mayor Bailey said all I know is I just wanted to make sure that the programming would stay in place and such, or the extra 100 square feet really wasn't something like we're not going to be able to do this now vs. that kind of thing. Director Dockter said not at all.

Council Member Thiede said I think for \$96,000 maybe we could have done a couple things; there is a limit at some point.

Director Dockter said and we didn't want to sacrifice bathrooms at all, I heard that from Council, and the other rooms just kind of have to be a certain size to operate; so, that was the room that had to give.

Council Member Olsen said tell me the idea of dual rentals, is that logistically something that you'll be able to do if you have that outside space at the \$5,400,000 mark? Director

Dockter replied it depends on the rest of those, but yeah, I mean it depends on how many people are using each of the facilities, but there will definitely be an opportunity for that in some cases.

Mayor Bailey said that bathroom access will be inside and outside, like if people are inside they can use it, if they're outside, they can use it. Director Dockter confirmed that.

Mayor Bailey asked Council if there were any other thoughts on the process.

Council Member Khambata replied I like the \$5,400,000, I like that bigger awning. I think in terms of functionality and rental, I think a detached awning makes sense, and having two rental options, but I agree on keeping the lighting. I think if you're going to have a nice, big building like that, and you're going to have that awning and it's going to be in the sunny piece of the park, you want it to show and be usable at night.

Council Member Olsen said and there's a safety element with the lighting. Council Member Thiede said the other lighting is usable, it's just not fancy. Council Member Khambata said well, I think having access lighting in whatever way there needs to be adequate lighting; because I know the pavilion there has got one little sad bulb. So, I don't want to have a really nice showpiece and then have it have one little sad light at night. Council Member Olsen said we could just rent candles to everybody, 50 cents a candle; Council Member Thiede said yes, we could. Council Member Khambata said in my heart of hearts I hope that we can be on the low side of contingency, but I'm glad we have a contingency built in for the continued likely increase in materials and labor that's coming between now and when that building is finished. Council Member Olsen said considering the price of labor, maybe we'll have less costs built into it, too. Director Dockter said and that happens; I mean, with Glacial Valley they returned almost \$250,000.

Administrator Levitt said Council, if you look at the bond issuance chart that is in front of you, you know we have to stay ideally under the \$10,000,000 for the bonds; so, right now, in 2025, you have \$4,000,000 for a water tower, pavement management \$2,400,000, equipment at \$1,900,000, and golf irrigation at \$1,600,000. So, you're right at your BQ. If you look at 2026, you have pavement management, we know that the County Road, 100th Street with Highway 61 has to be done. With Oltman, we want to take full advantage of the grant; so, we would build it in 2026, bond it in 2026. What we're saying for Kingston is we build it in 2026, bond it in 2027. So, we could front that money for one year, then bond for it the following year. Otherwise, I'm struggling to figure out how to stack the debt; if I could stack the debt, I would, but to keep us under \$10,000,000.

Council Member Thiede said so, about the Oltman complex parking lot; originally, when everything was a big plan and I remember kind of that area and so forth. But since then, I really haven't seen anything. Director Dockter replied no, we're just sitting here waiting. Council Member Thiede asked what's the timing of that being in 2026, what's driving that? Director Dockter replied we redid the Master Plan since the neighborhood was starting to develop around it and getting anxious about this big empty park space; so, we redeveloped the Master Plan, worked with the City Council and the School Board, got that approved. Then we took that and we applied for the Minnesota DNR Outdoor Recreation Grant and got \$350,000 which based on tonight's conversation, I'll

bring that to the Council for approval of that grant; we have two years from that time to use that.

Administrator Levitt said and you'll remember when Oltman came in and you know the whole challenge with the School District and the land acquisition with Bailey's; they essentially acquired the additional 20 acres, and that then became our park land. Obviously, we put it off for a really long time since the construction, as Zac said; at the time, there weren't homes being built, but now the townhomes are fully built out, the development across the street is in its last phase. So, now we have the homes and we don't really have the active park facilities that we really have been needing. That, compounded with the grant, is kind of where the stars align to bring that in 2026.

Mayor Bailey said Zac if Still Ponds is next year? Director Dockter replied yes. Mayor Bailey said okay, so next year, we'll do Still Ponds, and then the year after, we'll do more work on Oltman. Director Dockter confirmed that.

Council Member Thiede asked so that grant, we have to use it for Oltman? Director Dockter replied yes, it's very specific. It's not just for the park, we have to use it for specific zones around the park.

Director Dockter told Council I guess don't know your decision on the shelter yet.

Mayor Bailey said that's excellent; Council Member Olsen said yes, I'm on the same page. Mayor Bailey asked are you guys good on the original plan? Okay. And then on the lighting? I heard you said yes, you I did, but asked Council Member Thiede you didn't really care? Council Member Thiede said well, I don't think it's needed; it all comes back to what we get for it, and we can't just keep increasing the levy.

Director Dockter said again I should say this is just to move forward for the design; you still have options to cut corners and add.

Council Member Khambata said that was going to be my next question, at what point do we need to make a final design choice on that stuff? Like, for example, the lighting; is that something we have to like to make a firm commitment on all of that now, or are some of those cost items something that we can kind of see, assess kind of how things go and other aspects, and see if there's room in the budget for it?

Director Dockter replied I think you can build the design for it, rough in for it, but you don't have to put the lighting package in until the end. Administrator Levitt stated or we could always save it as an Add Alternate so that you can see the actual cost.

Mayor Bailey said I think that's a good idea; Council Member Olsen said that's the smart way to do it.

Administrator Levitt said the really challenging part is the square footage of the building, so if you really want to take advantage of the square footage reduction, that's really the must know because we can't modify that design.

Council Member Olsen asked Administrator Levitt do you have a thought on that in your engineering brain? She replied yes, but Council Member Thiede's not going to like it. Council Member Olsen said okay, what is it?

Administrator Levitt asked how many times have you ever done a project and wished that you would have gotten a few extra square feet, if it's with that kitchen remodel, that bathroom, whatever you've done? If we would have just went a few extra feet; when I

see how successful Glacial Valley is, the table count and circulation matters. And so, I struggle personally with us regretting taking out 100 square feet of a rented facility to minimize that impact, and that's one we can never add back.

Council Member Garza said so that 100 square feet, I know that you said that reduces that room and that was sort of helping to hold that overhang, right? Well, what if you put that 100 square feet back in without all of the extra that is needed that would be holding onto the overhang?

Director Dockter replied, well, it wasn't so much that, we were just trying to find ways to reduce expenses, based on Council's direction to bring that Total Project Cost down. So, it's really not with the overhang, but what we are explaining there is just that's a way to reduce the expenses. Right now, according to the architect, if you add \$96,000 back in, that's an additional 100 square feet.

Mayor Bailey said that's kind of why I asked the question earlier, though. I know Council Member Thiede's going to flip when he hears me say this, but honestly, for 100 square feet, \$96,000 isn't that much when you think about the grand scheme of things. I was expecting you to save a lot more for 100 square feet, that was just me, but, Council, this is kind of the decision he needs.

Council Member Olsen asked Director Dockter what's your thought, are you in the same camp as Jennifer?

Director Dockter replied she's right, I mean, the older and wiser I get, but you only get one chance at it, right? But if the Council wants to try to cut the project costs, that's the way to do it.

Council Member Khambata said I think a meaningful compromise could be to have the rough in infrastructure for the lighting package but abstain from the lighting package for now and contract that later; that could be a single line item on a project. Council Member Olsen said yes, like she said, that could be an alternate. Council Member Khambata agreed, said and then add that other 100 square feet. Because I'm thinking it's not too many times when we're like we wish we would've made this space smaller; it's always how much is it going to cost to get back that extra space for people, right? Yeah, for \$100,000, 100 square feet doesn't seem like a big change; but if you take this whole room and you move it in a foot, and you move everything over, it changes the room. So, I can see where a foot matters.

Director Dockter said if you get to the bid date and you have favorable bidding, that number might be less, right? You just don't know, that's the hardest part.

Council Member Garza asked with the 100 square feet, if we didn't remove that, does that change the design of the detachable canopy? Or do we lose anything with it? Director Dockter replied no.

Council Member Thiede asked where would the 100 square feet be removed from? Director Dockter replied I assume it's from the front lawn. If you imagine a room like this, it was coming off out of the expanse of the building, it's probably 50 feet across. Council Member Thiede asked would it make it 2 feet then? Director Dockter replied I'm guessing it's 2 feet, yeah.

Council Member Garza said and that's why I asked as far as the way that the shelter is going to be, would we move the shelter in or does the shelter need to be hidden

between or behind the building? Director Dockter replied no, the shelter wouldn't be affected.

Administrator Levitt said Council Member Garza, you were trying to see how we'd line up symmetrically with the building dimension of the pavilion; Director Dockter said it was not going to be perfectly symmetrical. Council Member Garza said it wasn't, oh, okay, I didn't know; it won't be?

Council Member Olsen said wait, stop the presses. Mayor Bailey said yes, everything switches now. Council Member Olsen said yes, but Council Member Khambata raised a good point as far as the compromise. I think that's a wise choice.

Director Dockter said so, what I heard was add the 100 square feet back in and the exterior lighting package as an alternate.

Council Member Olsen said correct, and Mayor Bailey said that's fine. Director Dockter said then I'm hearing Option 2.

Mayor Bailey replied yes, the bigger building. I actually think that's going to be, even for like Strawberry Fest, they're going to use that. Council Member Olsen said people are going to love this. Council Member Khambata said last year at Strawberry Fest, there wasn't enough room, it was crammed. Council Member Thiede asked but how would you use it at Strawberry Fest; what would you put in there, how would you manage the space? Mayor Bailey replied instead of just having the one building, you'd have two. Council Member Khambata said you'd have more covered seating and it expands your range because you'd have some sort of shade or shelter. It broadens your range if it's overcast or if it's raining, it's somewhere to go.

Council Member Thiede asked so would more people come to the festival? Are we going to spend more money with that, or? Council Member Khambata replied I would rent it, yes, because it's unlike some other pavilions. Council Member Thiede asked would you rent it during Strawberry Fest? Council Member Khambata replied no, but I'm saying if you're going to rent it for an event. Council Member Thiede said well, I understand, but with the soccer and everything else, is somebody going to be able to rent that, or are they going to? Because they want to have all those people playing soccer coming. Council Member Khambata said I understand that you're playing devil's advocate on it, like what's the real utility of it? Council Member Thiede said it's a beautiful building. Council Member Garza said well, it's an opportunity to make double the amount of money, right? Because we're renting the indoors, and now we have the opportunity to rent the outdoor; we're we renting the other one as well? Council Member Khambata said well, I think with the attached pavilion, then you're not renting the building and don't have the opportunity to rent that. Council Member Olsen said yes, you can't rent that building, apparently. Council Member Thiede said at one time it was kind of probably more of a concession stand because there was little room with the covering; I don't really think we were renting it out. Council Member Olsen said I can tell you for the Fourth of July event, that covered awning will be a godsend because of all the people that are eating food and ice cream and drinks and all the rest of it. There's a lot of families that will appreciate it if the kids don't want to be out in the sun or mom and dad want to have sort of a contained area where everybody can be together as a family. I think that's going to be very popular. Council Member Thiede said the larger picnic

shelters are really gaining in popularity; Council Member Olsen agreed. Council Member Khambata said when I use Woodridge Park with my kid, the covered shelter is always in use, there's always people eating there, and that's like for no specific event, all those tables are always taken. So, I think the more space the better; if there's more space, more people will hang out longer and I think it will get utilized. Council Member Olsen said I think it's a decision that you won't regret, having more space, and we're a growing community; we're not just planning for now, we're planning for 10, 15, 20 years from now. Council Member Garza said yes, with all the young families that are in town.

Director Dockter said so, I'll summarize, mayor, and you tell me if I'm wrong: Option 2 is the desired option. Adding the 100 square feet back in at that estimated \$96,000; we will rough in but bid the exterior lighting as an alternate. Thank you very much.

Mayor Bailey said I really like that; Council Member Olsen said I do, too, I think it'll turn out really nice.

10-Year Pavement Management Plan

Amanda Meyer, City Engineer, said it's been probably about 10 years since we last put together a 10-year plan for Pavement Management and Mill and Overlay, especially because we no longer seal coat and we've added Mill and Overlay into our Pavement Preservation Plans. So, both Public Works and Engineering staff came together, looked at historical records of different neighborhoods within our community. We struggled with the community, did some various curb and gutter inspections, took some cores, and really did an evaluation of our neighborhoods and of the pavement, trying to come up with the best plan for Pavement Management and Mill and Overlay. In addition to that, what we were taking a look at was our 10-year FMP from a budget perspective for Pavement Management. For Mill and Overlays, we were really looking to try to get about 4 miles of Mill and Overlay each year, based on the franchise fees that we use to fund this.

So, there's a Future Pavement Management map here that I'll pass out to you because the print is small to see. From a Pavement Management perspective, there is a combination of some spot curbs, some full curbs, but generally taking a look at those areas that really would benefit from a Pavement Management perspective. I'll talk more in depth about those that are being deferred for 5 years; usually, when we go through the CIP, we do year-by-year Street CIP Projects, so I will go through each of the next 5 years more specifically. Then from a Mill and Overlay perspective, using those maps as well, more specifically for the next 5 years. The goal being we're presenting this 10-Year Plan probably every 5 years at the latest so that we're making sure that those neighborhoods and growth that are programmed in our CIP are the best roads for those projects.

Council Member Olsen asked what are you seeing for asphalt pricing this year? Engineer Meyer replied I feel like we're still seeing some pretty good pricing on our asphalt; it will be interesting to see what happens in the next couple of years. Director Burfeind added that's tied as well to oil prices, which have been fairly consistent, they're not drastically high like they were 2 years ago.

Council Member Olsen said so my point in asking that is sometimes we get the favorable market and sometimes we get the unfavorable market; do you ever think

about when the market is favorable trying to work at it a little bit? Is that something that ever crosses our mind?

Director Burfeind replied yes, there's always that benefit. What's interesting is where we stand today with our roadways, as we really looked at them; Amanda and I drove them with Gary Orloff as well, and finding the right roads that need the right rehab. So, if you have additional life out of a curb and gutter, you don't really want to replace it. It's kind of interesting, Gary's thin overlays have really worked magic, more than anyone could have guessed. We have always gone over them for the last 5-to-7 years, now we know 10 years is about when they start peeling off, but I think the plan we have now kind of ties into that; because we looked at Gary's thin overlays history, we kind of played that into the Pavement Management Plan, and I think it matches up with that pretty well. Certainly, good asphalt prices are a good thing, but it's hard because they do really fluctuate.

Council Member Olsen said that's why I asked; is that pie in the sky thinking? I understand it's really hard to time the market. We deal with it with our fuel consortium and when do we lock in on fuel prices, too, but it's just a thought. If there's a time when you think, oh my gosh, what an advantageous opportunity to maybe work ahead a little bit, does that help with getting us caught up on, because we're behind on some stuff, right? So, it's just some fleeting thoughts that I thought I'd ask.

Engineer Meyer stated so now we'll give the specifics in each year:

2025 Mill and Overlay Project, \$1,028,000: We want to specifically highlight Hardwood Avenue, that does include the reconstruction of the trail on the east side of Hardwood. I know one of the things that we've talked about before with the franchise fees is we need to put together a Trail Maintenance Plan to utilize some of those franchise fee dollars. Because we already have 2025 budgeted for the trail work, we do still in the next year need to come up with that Trail Maintenance Plan to utilize those funds from the franchise fees. In 2025, we've already got about 3.5 miles proposed, so this will be a good starting point of trying to get to 4 miles each year on the Mill and Overlay.

2025 Pavement Management Program, \$2,699,000: We're looking at the Hidden Valley neighborhood, spot curb, full pavement, some minor utility stuff. Hidden Valley is not a neighborhood we've generally seen in our CIP in recent years, but through the riding Gary did, the curbs are in really good shape, so now is the time to do a spot curb replacement. The pavement is really deteriorating and so it could very quickly become more of that full curb replacement type project, which is why this has been brought forward into 2025; I know Ryan has some thoughts on that one.

Director Burfeind said yes, just because I know it's hard to see, and when you redo a 10-year plan, inevitably you're looking at all the roads, and you're going to realize things, that that's the smart thing to do. Hitting a spot curb type job when you can is very important because once it becomes a full curb job, you're looking at about assessments of \$3,000 more per home. Really, it seems like curbs just deteriorate slowly over time, but what it really is the bond, more than anything, between the roads and the curbs. Gary and I were out there in the rain because there's no better time to look at roads than when they're wet because you can actually see all the cracks and you can see all the water moving. So, we were out there earlier this week, and if you actually walk

through there, it's like there's no asphalt left between the roads and the curbs; and the curb is still in great condition on the front face, but even 2-to-3 years of freeze-thaws with the water between that and the curb will just blow that front edge out and now all that curb has to be replaced. It's really interesting where the eastern part of the neighborhood is the old part, that actually predates asphalt stripping; so, you're not seeing asphalt stripping, you're just seeing extensive cracking, pothole patching, and such. The western side is where the asphalt stripping was.

Council Member Thiede said I keep killing the plants that come up through the cracks so they don't keep widening it, so I'm trying to do my part.

Director Burfeind said yes, there's definitely grass growing in the road in that neighborhood, we saw that. It's a hard project because half of it's thin overlay, and we know it's bad roads under there. As you walk them now, there's alligator cracking, just extensive cracking, which is the first sign that thin overlay is just ready to start peeling off, and there is no second thin overlay. So, you know if you drive on the western side and you're not looking at the cracks, you think it's a pretty good road; but in 2-to-3 years when that thin overlay is gone, now you're reacting, you're trying to react with pavement management; we really want to get to it before that happens and we start to deteriorate the gravel base and the curb further.

Council Member Thiede asked just out of curiosity, on this sheet, you have Pavement Management at \$2,453,000, and up there you have it at \$2,699,000.

Administrator Levitt said that's because of the amount of bond issuance. Director Burfeind said we don't issue bonds for the full project amount. Administrator Levitt said in all seriousness, we bond for the amount we estimate, say 23% of prepayment of their assessments; so, that way we really don't take out the full bond issuance for the total project cost. Director Burfeind said for assessment projects, that's when we see those differences.

Engineer Meyer said the only thing I would add is because we're already into August, looking at doing this project in 2025, you would see at the August 21 Council Meeting, authorizing the feasibility report for this one.

Council Member Olsen said and you're planning to do the Mill and Overlay at the same time; obviously, they're close together, it's going to give us a little bit of a _____. Are you going to bring both of those, then, forward?

Engineer Meyer replied for the Mill and Overlay, you will have to authorize the feasibility report; that'll just be in approved plans and specs. Council Member Olsen said so that will just be an approval status, okay. Engineer Meyer replied correct.

2025 Public Improvements along Jamaica Avenue and 95th Street, \$2,000,000

(Development Driven): Engineer Meyer said adjacent to the proposed Kwik Trip, these are the City's cost share for street upgrades, turn lanes, and utilities.

Administrator Levitt said the one challenge that I will tell you in regards to Kwik Trip, there is a wetland and a stream that is unfortunately traversing the site, which is causing us challenges with the Army Corps of Engineers. So, one way to help us expedite the Corps approval is to potentially take the 54-inch pipe and route it down to the ditch that will take away the storm water that's discharging into this very sensitive stream area with wetlands. That water then would be discontinued; and as we further then try to get permitting from the Corps for the building of the Kwik Trip, that water will no longer be

there and some of those characteristics may disappear. So, we may be asking for authorization to go out for bids to get that **54-inch** storm pipe rerouted this Fall, and then continue with the improvements in the Spring of 2025. So, it's an odd situation with the Army Corps of Engineers, even though it was approved as a quarry, it was manmade, and they're claiming jurisdiction.

Council Member Thiede asked where is that coming across from the water pipe? Director Burfeind replied right now, the entire stream is fed by a storm pipe that comes out of Jamaica Avenue here and comes down there; we're going to reroute it to that big slough when you drive along Jamaica Avenue.

Council Member Olsen asked is that going to be one project cost, though? Administrator Levitt replied we're going to have to separate it, the storm pipe would be separate, so it might be like \$250,000; we would bid it, build it this Fall, which actually from a construction standpoint is fine because it'll be a little bit drier. Then we'll just come back in the Spring and do the rest of the improvements. We'll also have to extend the closing date for Kwik Trip in the Spring of 2025 because they're not going to be able to get Corps approval. We just got that decision like today, so it's hot off the press.

2025 Ravine Parkway Extension on Wolterstorff Property, \$2,000,000

(Development Driven): Engineer Meyer stated the last thing for 2025 is there's a placeholder for an extension of Ravine Parkway on the Wolterstorff property, this was along with the Robert's Lake Park if the property were to develop.

Mayor Bailey asked are there any updates on that? I mean, every year we put in a placeholder for this, is it something legitimate, looking like it, or is this just another placeholder? Administrator Levitt replied Rachel Development is looking at it.

Council Member Thiede said now that's the property, correct me, to the west? Administrator Levitt replied it's east of McHattie's. Mayor Bailey said McHattie's is on the left there, off Jamaica. Council Member Thiede asked who has the property right by Calarosa? Mayor Bailey and Director Burfeind both replied Jane Kemp.

2026 Mill and Overlay Project, \$450,000: Engineer Meyer said we're looking at 95th Street, from Hadley, just west of Jamaica; we'd be approaching this similar to how we did Jamaica from 80th to 90th. So, it is a bit wider of a roadway; so in 2026, we're looking at only Mill and Overlaying about 1.3 miles, and that also helps us kind of build more of that fund balance, if you will. So that in future years if we need to fluctuate to ensure we don't have weird choices throughout neighborhoods for Mill and Overlay, we kind of ebb and flow around that 4 miles a year on the Mill and Overlays.

2026 Pavement Management Projects-Total Estimated Project Costs \$3,547,000:

Engineer Meyer said we're proposing this in two different areas:

- The first is in the Kingsborough Trail neighborhood; there are not many utilities in this neighborhood, so it's really just streets and storm sewer and some spot curbs.
- We're also looking at East Point Douglas, starting on the east end where we left off on the East Point Douglas and Jamaica project, all the way up, close to 80th Street. This would also be spot curb, full pavement, minor utilities.

2026 80th Street Reconstruction, \$10,000,000 (\$5,000,000 in Federal Grant

Funding): That's right in front of Ideal to Highway 61. We really want to have some

discussion with Council about do we rip the Band-Aid off for these businesses, do both projects in one year, or do we want to stagger them in years? Knowing that the pavement management and all that work is done under traffic, generally no full roadway closures, it's maybe some lane shifts.

Mayor Bailey said well, this wouldn't be like what we're doing down by Menards, right? There would be access. Engineer Meyer replied correct.

Council Member Olsen asked with the Kingsborough Trail area, I know you guys said you drove around and looked at some things, so I know that road doesn't get a ton of use. Is it really in a place where we need to move forward with the Pavement Management Project down there?

Director Burfeind replied it is, yes. It sees kind of your typical neighborhood traffic, but it's very deteriorated. So, Gary has actually done thin overlays, but it was so bad that it's a thin overlay road that has stripping. He did the thin overlay, but that was 10 years ago, and it's just in bad shape, surprisingly. So, really it's just the pavement condition.

Council Member Olsen asked how old is that roadway now? Director Burfeind said I could find out. Council Member Khambata said it has to be in the 1990s, though. Council Member Olsen said I'm trying to recollect if it was done at the time when we had the bad mix from MnDOT. Director Burfeind said it has to be right around 30 years. Council Member Olsen said 30 years is the magic number, okay. Director Burfeind said it's not a road we really think about a lot, as we maybe drive across it, but yes, it definitely is in dire need.

Mayor Bailey asked so East Point Douglas would be a Mill and Overlay, correct?

Engineer Meyer replied East Point Douglas would be full pavement replacement.

Council Member Olsen said and it needs it, it's terrible.

Council Member Thiede said I'd definitely take the businesses into consideration, and maybe get them all together or kind of go through the Chamber of Commerce and maybe listen to the response back and have an understanding of what the effects would be; we should try to do both of those things.

Council Member Khambata asked is there a case where those businesses could potentially have a detriment to their revenues? Engineer Meyer replied yes, right now with our 80th Street Reconstruction, our work is going to be within our existing Right-of-Way, so with the construction, we may need some temporary construction easements. So, we're trying to keep that minimal and not in the existing so we're not in the East Point Douglas and Jamaica situation.

Council Member Olsen asked if you went forward with this at the same time as East Point Douglas, I know we were kind of sitting on MSA funding opportunities; are we still good, is that still an option for us there?

Engineer Meyer replied yes, so we will have paid off our advancement by 2026; so, in 2026, we will need to advance funds again, and we'll be in a good position for that State Aid funding at that time.

Council Member Olsen said I don't know if Brenda is still listening, but is she comfortable if we needed to do that and that's going to work for us? Because 2026

looks a little funky in some areas right now, so I don't know. Brenda, how do you feel about 80th Street in 2026?

Brenda replied yes, we looked at it in relation to the MSA funds, and it is expected that we'll be able to advance funds again then. So, we look at that every year when we do the CIP. Mayor Bailey said and it is still within the range that she ended up with.

Council Member Olsen told Council Member Garza MSA is a Municipal State-Aid Fund, and certain roads are eligible for us to use those funds; but you only get to use as much as you're given, and then you can advance of what you're supposed to be given. So, we did that at one point, and now we're in kind of a blackout period until we can go back and tap into that. Did I say that right?

Mayor Bailey said I think Council Member Thiede's comment is a good one, why don't we ask an entity, maybe the Chamber, and let's reach out to those businesses. 80th Street is done, what I'm thinking more of is East Point Douglas Road, for those businesses along there. I don't know that you need to do anything with residents, to be honest with you; I think it's more just the businesses, to make sure that they're aware that our intent is that 80th Street and East Point Douglas are going to happen at the same time. But it won't be like Jamaica, where we had closures, there will just be lane restrictions and things.

Director Burfeind said that's the main thing, and even with those lane restrictions, if they're in both directions, they'll still feel it a little bit. And then we can get more information from MnDOT; we've told them we cannot close the 80th Street interchange for their work. Well, it will be part of our project, but what does that look like, too?

Council Member Olsen asked this is a one-season project, right? Director Burfeind replied 80th Street is, yes.

Mayor Bailey asked what about MnDOT, though?

Director Burfeind replied they will bid it, correct me, Amanda, but they will bid it as part of our reconstruction project. Engineer Meyer replied yes, MnDOT is actually going to use the City's consultant to put their plans together; so, the City will be running one project that is both the State's work and the City's work, so we'll be able to manage the contractor and manage the schedule.

Council Member Olsen asked under one project manager? Engineer Meyer replied yes. Council Member Olsen said that's huge.

Mayor Bailey asked Director Burfeind and Engineer Meyer if they were comfortable with what, have they come to you yet and said this is what we want to do to the bridge, or?

Engineer Meyer replied they will give us their final layout shortly. Director Burfeind said we do know that it's more of a, I don't want to call it a total reconstruct, but total pavement; basically, the bridge itself is actually pretty good. I'm sure they'll rehab it like they did the bridge down here, reseal it, and all those things to make it look nicer, but they know it's in bad shape and it's really that full replacement at this point.

Mayor Bailey said the only reason I'm bringing this up, for you to have it in the back of your head, is: 1) We bought the metal on that bridge, so I just want to throw that out there, they wouldn't do it. But I don't want that to get destroyed or anything or just tossed. 2) If through their discussion that they're going to do concrete work and all that kind of stuff, all their newer bridges and their refurbishments that they're doing now, they're

doing more architectural features on these bridges to make them look nicer. Because that bridge looks like crap.

Council Member Olsen asked are they doing stamped concrete and stuff? Mayor Bailey replied yes, that's what I'm saying. Every one that I'm seeing, all those bridges that they're redoing in Woodbury and Oakdale, they're all much nicer. And I just want to make sure that they do that because they won't do it if we don't say something, and I just want to make sure we let them know that's what we want; that's our entryway to Cottage Grove and we want it to look nice.

Council Member Khambata said my concern with doing 80th and East Point Douglas at the same time is, and again this is just my personal experience, but I either go up Jamaica to 80th or I take East Point Douglas to traverse the two business parks. So, I think if you close both of those, you're taking away the alternate route for people who might be looking for a way around that construction. And then my experience with the Jamaica reconstruction is when you get it down to 2 lanes on one side, people get confused on how to get in and out. I'm worried with all the egress on 80th that having one side shut down at a time and doing one lane each way is going to cause more congestion and frustration. So, tell me if I'm wrong, but 80th feels like a whole summer project, and so is there any way to like consolidate the crew and maybe turn 80th into like a shorter project because they're not split between the two? I don't know; again, with contracting, I don't even know if that's an option.

Mayor Bailey said but what he's talking about, though, just to be clear, is the project for East Point Douglas is not the same as the bridge and 80th.

Director Burfeind said that would probably be separate because one's an assessable project and one's a State-funded project, and I don't know if you want to mix those.

Council Member Khambata said I just feel like having both of those projects at the same time is going to really frustrate people.

Council Member Garza asked do I understand, the project would go from Highway 61 up to about Park one way, and then the other one would go from Hy-Vee down to Applebee's? Director Burfeind confirmed that.

Council Member Khambata said otherwise Hillside's going to turn into a highway because people are going to try to avoid both.

Council Member Garza asked so are they going to work out that interchange right there where US Bank, Salvation Army, the gas station, and Walgreens? You know when you come across and people don't know if they should be in this lane or this lane. Council Member Olsen said that's been a battle forever. Council Member Garza said it's horrible; people cross over you regularly. Council Member Olsen said we have dealt with this for so long, even before Ryan was our Public Works Director and he was the City Engineer. They've repainted and reconfigured the turn lanes there, and they put big flags up and flashing lights. Council Member Garza said it's just a weird cross over, it doesn't go directly across, it like shifts the cross over, and people think they should be taking a left or they should be going straight because it's a really weird thing. And that area was worked on several years ago; Director Burfeind confirmed that. Council Member Garza said I thought it would be fixed, but it didn't work, though. Director Burfeind said some of that is because of development because 70% of traffic goes into

Hy-Vee. Council Member Garza said no, not at Hy-Vee, I'm talking about on 80th and where they cross 80th; that's where it's bad.

Council Member Thiede said well that's going to affect your Pavement Management, that's something to fit into the budget. Director Burfeind said that's what we'd look at is switching the Pavement Management to that future year, but it's still going to affect Pavement Management, to bring a different area down, we'd just have to move them one more.

Council Member Khambata said East Point Douglas was a pretty long process as well, so I think having both of those main arterial roadways tied up all summer will be difficult.

Mayor Bailey said if you think it's right to flip it to 2 years, then just flip it to 2 years.

2026 80th Street/Keats Intersection Improvements, \$4,000,000: Engineer Meyer said this is a County-led project; they are in the very early stages. They've done some outreach to the adjacent property owners and will be looking to hold some neighborhood open houses in the coming months to get some public feedback. Ultimately, the City has a cost share for our 80th Street leg, and the cost share right now is about \$1,000,000; the County was unsuccessful in receiving LRIP Funding for the project, but I believe they're continuing to try to pursue some additional grant funding. So, we may see some fluctuation in our cost share for that project. So, we've already been coordinating with the County, just alerting them that we do have the 80th/Highway 61 project the same year, and we'll have to work together on traffic control, detours, project schedule, all those sorts of things being that we're going to be on opposite sides of that 80th Street corridor to make sure that we don't have any issues with either project.

Council Member Thiede said in terms of the 100th Street and that whole thing, this is obviously coming before that, but is that because of the differences in funding and some of that sort of stuff? Because I would think with 100th Street, I would say we would be moving forward, although this is needed, but.

Director Burfeind replied I think it's more for the scope of the project, this is more of your typical small project compared to when I bring up the other one with the \$55,000,000. So, really the funding is separate; we're not looking to use MSA Funds ourselves on 100th Street, but we'd use that MSA Funding for this.

Administrator Levitt said the other thing, too, is the County does a rating of all the intersections in the County; so, this has been on their rating and it just continues to elevate. The other thing is from a timing perspective, it lines up perfectly because you're going to see where the Tank farm is anticipating starting to develop. So, I think from a timing perspective, it would be good to get that done in 2026. So, I think with our growing traffic, it's been aligned. On the County's thought process, it's in that rating system; as Ryan said, it's a different pot of money for them and a different way they think of it, not holistically in regard to a City and our stuff.

Council Member Olsen said something to think about at this intersection is as we continue to develop, its seeing a lot more pedestrian traffic, bike riders, and those kinds of things. So, I know, Ryan, you and I talked about this several years ago, but

determining how best to get those people across this intersection safely is going to be important to have on our radar.

Engineer Meyer stated I will say, just from our monthly meetings, they are thinking about the pedestrians; the County is also looking at doing some additional trail work, south of the roundabout, that trail is really in rough shape. So, that will extend further. Mayor Bailey said she just told me they approved it on Tuesday, they're going to redo it. She said Wayne said it was their oops, they forgot about that trail; because I told them how bad it was.

Council Member Olsen asked so they are talking pedestrian load, they understand there's a need? Engineer Meyer replied yes. Council Member Olsen said, okay, good, thank you.

Council Member Thiede said there were discussions of expanding that intersection. I don't know, are they going to make accommodations at all for that? Because, at that point it could be a 4-lane roundabout.

Engineer Meyer replied the intent right now is just a single-lane roundabout. If they were to put in a double lane, I believe that would require some additional land acquisition. I don't believe upgrading to a or widening to a 4-lane is in the County's current 5-year plan or really 10-year plan.

Director Burfeind said they do make them easily expandable to 4 lanes; it seems hard, but they actually will cut those medians out and replace those with concrete pavement. And MnDOT's pretty harsh, they won't let you build a multilane roundabout if it's not truly needed for traffic; that's really changed over the last 5-to-10 years. If you have to have it, you build it, but it's not a common plan.

2026 Ravine Parkway-Tank Property, \$2,000,000 (Development Driven): Engineer Meyer said so the Tanks have had a variety of conversations with City staff over the last couple of months with some interest in starting to portion off their property for development. It's unclear right now where they want to start, so as of now, we've just highlighted in yellow what the Tanks own. Our understanding is those properties right adjacent to 80th and Keats they want to hold onto longer; that's where mom is currently living and most of the farming operation is happening at that intersection, but they'd be interested and they'd be working north to south or south to north. So, we have a placeholder here in 2026 for maybe a portion of Ravine Parkway, depending on what the Tanks decide to do.

2027 Mill and Overlay Project-\$1,528,000: Engineer Meyer stated I will note what we have planned in 2027 is just over 5 miles of road, so that kind of helps balance, as in 2026 with 95th Street we were just over 1 mile. Again, we're trying to balance and make sure we don't unnecessarily cut neighborhoods into weird sections with Mill and Overlay. So, this is the area we're looking at in 2027.

2027 Pavement Management Project-\$4,312,000: Just west of Jamaica, south of 80th Street; you'll have to correct me if I'm wrong, but I believe this is an area where we also would have to do some streetlight improvement. This is an area of Cottage Grove where our streetlights are directly connected into Xcel for power; so, we'd like to get that upgraded to a point where we have actual feed points on our streetlight systems and our team can actually go do maintenance on those. Right now, the lights are considered

always hot, they're always connected to power, so that's something we look to do and shifting this into 2026. Obviously, we're working with Brenda to make sure that fits in the 10-year FMP.

Council Member Olsen said that would make total sense, though, with what you're doing at East Point Douglas. Council Member Khambata said that's going to be their second replacement in that neighborhood, right?

Director Burfeind replied actually this is the first, if you can believe that. So, it's a full curb job, it's actually the original for the curb. It used to be that asphalt curb and gutter, that's why, so the curb is very old.

Council Member Khambata said I haven't been on the Council long enough to get a very aggressive pushback on the Pavement Management Plans, but I think this might be one of the first communities that we've discussed where they might be on their second round. Council Member Olsen said last year's was, but they knew they needed it.

2027 Ravine Parkway-Geis Property (Development Driven), \$2,000,000: Engineer Meyer stated this is a placeholder.

2028-2029 Street CIP Projects

2028: Mill and Overlay, \$1,057,000, about 3.6 miles

2029: Mill and Overlay, \$1,263,000, about 4.3 miles

2028: Pavement Management, spot curb replacement-Thompson Grove Estates and Hillside Trail, \$5,390,000

2029: Pavement Management, full curb replacement-Pine Glen, Cottage Grove Estates, \$6,716,000

2028: Jamaica Avenue Reconstruction, 70th to Military, \$3,000,000 - County led, City has a cost share

Shoppes at Cottage View, Phase 1, \$5,750,000

Ravine Parkway, Tank Property, placeholder, \$2,000,000

2029: CSAH 19 Overpass at Highway 61, placeholder project, \$22,900,000

Shoppes at Cottage View, Phase 2, \$4,343,000

Reconstruct 103rd Street Bridge, placeholder project, \$8,000,000-in the CIP for any potential grant-funding opportunities

Harkness Avenue reconstruction, Oakwood Park to north Hardwood Avenue intersection, \$3,162,000,

placeholder as it's development driven

Ravine Parkway, Kemp Property, placeholder, \$2,000,000

County 19A/100th Street Realignment, \$55,000,000

Director Burfeind stated quickly, just a reminder, our County 19A-100th Street Realignment project and that \$55,000,000, obviously we've always talked about \$49,000,000. At the Strategic Planning, we discussed the trunk utilities for the area, the water and sewer, which are really separate City funds, of course; so, that's where that additional \$6,000,000 comes from. We do have about \$14,000,000 in grant funding right

now; there's a \$4,000,000 request in for the 2024 Federal Legislative Session that we're very hopeful we can acquire, we're working with Angie Craig. We have about \$20,000,000 in a Rural Surface Transportation Grant application, so we'll hear about that in the 4th Quarter of this year if we're successful.

Working with the County, we know we have to move ahead on Final Design, and that's going to start to be injurious to us if we do not start that Final Design next year. So, we do have that in our SROP Plans, that's something we have to look at if can't shake loose any more Federal dollars to start that Final Design work; we would look to use last year's legislative funding from the Federal grant that we got, if possible, but it is really important to start that design process so we can keep this project moving.

Council Member Thiede asked if we have had discussions with 3M and being able to commercially develop all that land? Director Burfeind replied, yes, very positive; we have a monthly call that we have with them, the first Wednesday of the month. Usually, Jennifer and Gretchen and I will join in with the Site Director and their Board Director of Real Estate. They're very positive about this project; they have a lot of interest, a lot of people want to buy their land, but they know that they can't sell the land until the road is there to provide access to the different parcels.

I know we also kicked off the Small Area Study, was it last week? Director Schmitz replied yes, we kicked it off last week and this was our project team setting the baseline: What's out there, what have we heard over the years, what are the cost specials of the year for this particular area?

Director Burfeind said I would imagine they'll probably meet with 3M with that Small Area Study in September, to get their take on it.

Council Member Thiede said years ago I remember sitting down with a property guy and talking about being able to move the Cottage View Drive-In across the street, but they weren't very amenable.

Director Burfeind replied yes, ever since that incinerator shut down, it's a whole different thought process out there, and they have a new Head Director of Real Estate, and we had two meetings with them on the Right-of-Way, and he is thinking about land sales. He's looking at can you move the road this way a little bit? And this is more valuable; the top of their minds is the ability to sell that land.

Utility and Pedestrian CIP Projects

Director Burfeind said he'd end with all of our Utility and Pedestrian projects:

Stormwater Fund:

- Stormwater Maintenance, \$200,000, Annual Fee for the work that we do, keeping up our stormwater ponds, doing pipes and pavement management.

Water Fund:

- Well Maintenance, \$70,000, Annual Fee
- Low Zone Water Treatment Plant & Well 13 (3M Settlement)-\$42,901,000-2025
- Intermediate Zone Treatment Plant (3M Settlement)-\$75,000,000-2025, 2026
- Industrial Park Water Tower Construction (Area Fund)-\$6,000,000-2025; this is a 1,000,000-gallon water tower, just behind the Park and Ride. Administrator Levitt stated we're bonding for \$4,000,000, Director Burfeind said \$1,000,000 is earmarked for the Utility Fund, another \$1,000,000 in an Area Fund
- Pine Hill Water Tower Painting, \$800,000-2027

- Well 1, Well 2, and Temp Treatment Plant Decommissioning (3M Settlement), \$5,000,000-2027
- Water Softening, \$100,000,000-2029; Director Burfeind said it's not that we're even going to fund \$100,000,000 for water softening; that would be great to get rid of all those water softeners. We designed both of our Water Treatment Plants more easily to kind of expand on having water softening. We know there's land available, so if there were to be Federal, State funding, it is an environmental issue; all of these water softeners, the chloride drains right down to the river. So, if we could ever get some actual funding to pursue something like that, we like to show it in our CIP to show them we're thinking about it. Mayor Bailey said I think it's a good idea; if there are some funding opportunities, then we can keep going.

Engineer Meyer spoke on the following:

Sanitary Sewer:

- Sewer Maintenance, \$50,000, Annual Fee
- Line Trunk Sewer from Jamaica & East Point Douglas, down through the Dog Park, \$1,000,000-2024, 2025

Streetlight Fund:

- Streetlight Improvements, \$100,000 Annual Fee

Traffic Signals:

- Hardwood Avenue/Hardwood Court, \$700,000-2025 Pooled TIF Dollars
- 1) 80th/Jamaica Avenue, 2026-Levy/Bonded Debt; 2) Keats/Indian Boulevard, \$1,400,000-2026, Development driven, so a cost share with County for Keats and developer funded

Pedestrian Improvements:

- Rapid Flashing Beacon (RRFB) at Glacial Valley Park, across Ravine Parkway, \$50,000-2025
- Hillside Sidewalk from Jamaica to Woodridge Park, \$50,000-2025-Initiated by residents, engineering division doing more studies on this.
- RRFB along 80th at Pinetree Valley Park and Pinetree Pond Park crossings, \$200,000, and Hadley Avenue at 92nd Street, \$50,000-2029, a joint project with School District funding
- Safe Streets and Roads for All Plan, \$440,000-2025-We applied for grant funding, we'll hear back in the next week or two if we've been successful in obtaining those funds; if not, we'll reapply this month for the second round of funding. Ultimately, that funding will help support a 2-year process, with heavy public engagement from various City departments and divisions and our City staff coming up with projects to improve safety, both vehicular as well as pedestrian improvements. We're also working with our County partners.

Council Member Garza said I got a lot of sidewalk comments, too, about kids walking from the park and down to Hillside and also along Hillside. They were asking about sidewalks along there.

Mayor Bailey said we were looking at that previously, and we actually went to that neighborhood, all along there and asked them if we could put a sidewalk in; we got obliterated with negative responses, like you are not. It's just like people who complain

about Hadley, we were going to do something on Hadley there, on the old side of Cottage Grove, and they did not.

Council Member Garza said it's probably the newer families because there's a lot of newer families there. Mayor Bailey said oh, I'm sure. Council Member Olsen said that's always how it works when the neighborhood turns over.

Council Member Thiede said there was one point in time, and I'm not sure what all was going to be done, but in terms of having a crossover Highway 61, similar to what Newport has, that would go across, kind of between 80th and Jamaica, kind of go across, kind of right past the parks. Is that still an option, or did everybody forget about it?

Director Burfeind replied there's nothing that I've heard, but I know MnDOT, I don't know the reality of it, but I know they're pretty negative on that Newport one; they built it and it's so long. They talk about that they're not going to use crossings like that one; I don't know if that's true or not. Mayor Bailey said there's a story behind that one; Director Burfeind replied I haven't heard that report.

Council Member Olsen said Ryan, I know you and I have talked a lot about the Hardwood and Hardwood deal; stoplight vs. some other method. One of the concerns that I have, and it's probably unfounded, is if you're going to put a stoplight there, are you going to create a situation like we used to have at East Point Douglas and Jamaica where cars are backing up to the intersection. I'm just wondering; I know there's really smart people out there who do traffic studies and all that sort of thing, but are we certain that's the right thing to do?

Director Burfeind said I can understand the question, because we were just fixing that issue at East Point Douglas and Jamaica, that's definitely something we looked hard at. There's kind of differences with the two: East Point Douglas, down by Jamaica, that has about 15,000-16,000 cars a day; Hardwood has about 8,000, so it's about half the traffic flow, so not quite as many vehicles to stack. And it is a little over 2 times the distance that we had down at East Point Douglas and Jamaica; so, all that kind of aligns to work well. But I understand the sentiment, and you're not the first person to ask me that question.

Council Member Olsen said and the car count thing, does that take into consideration the additional businesses; there may be some additional businesses coming to this bank corner because of some redevelopment over there, the apartments, all of those things. Has that been factored in?

Director Burfeind replied we did, yes. We added those factors of the whole redevelopment, really anything that could be going into that area, we added. Really the key for a signal there is as East Point Douglas and Jamaica, where the roundabout went, as you get to that area of the roundabout, it's amazing; there's almost as much traffic going in and out of Cub and Target as there is on East Point Douglas with the roundabout. You might have heard us say we like things balanced; Hardwood is different. Hardwood is a lot less on the size with Hardwood Court; so, that's where a signal lends themselves pretty well because you can kind of keep the main flow on Hardwood and then allow that wait time besides. That's something we'll continue to look at.

Council Member Olsen asked about the trunk sewer lining; we talked about this last year, too. That's a big job, and it's going to take some work. I mean, do we have a contractor that we feel like might be a preferred, somebody to help us out? We're not doing that ourselves, obviously.

Director Burfeind replied that will be a designed project; we've kind of started that with Bolton Menk and their engineers are well versed in that type of work. They've really been our sewer mains; they do pavement management, but they've really done all of our sewer work over the last 5 years, and we've been very happy. And then it would have to go out to bid, so that's going to be a bid project, but there are certain qualifications for doing that kind of work. You really have to be kind of a top-of-the-line contractor.

Council Member Olsen said well, what you mentioned last year is this is a really important pipe, basically, and we've got to make sure we do it right. I just want to make sure that we maybe set up the plans and specs in such a way that we find that person or that crew that we feel comfortable with because it's a big job.

Director Burfeind said the reason it's being done in the winter is actually that sewer needs to be dry when we bypass those lines through the storm sewer, under the highway, which sounds scary; but I will say Met Council does this type of work quite often, even in a bigger scale, so and actually our consultant we're using, they're one of the more specialized contractors for Met Council. So, they've got a good track record with them.

Mayor Bailey said real quick, I just have a couple questions: One is obviously the County is going to be doing a cost share on 80th and CSAH19. Is there any thought about, instead of stoplights on Indian and CSAH19 doing another roundabout? I just put it out there for thought because you go to Woodbury now and with all those new developments and it's all roundabout after roundabout, not until you get down to where it's more commercial with Valley Creek, etc., where they've got the lights. I throw it out there because to me it's kind of weird that you're going to go from a roundabout, a stoplight, roundabout, roundabout, roundabout as you keep going down into Woodbury. So, I'll just comment on that, that's just a thought.

He said and then when you're looking at those projects, like the pedestrian one on 80th, Pine Tree Valley Park and Pinetree Pond, is that something where we're thinking over, under? I know we talked about that for many years about what options are available for that.

Director Burfeind replied so that one's a grade crossing with the larger overhead kind of piece; Mayor Bailey said okay, so it looks almost like the Central Fire Station.

Mayor Bailey said and I will tell you one thing I heard from The Legends ladies, as that development comes in at the end of the cul-de-sac, whenever that is, if there is something we can do to look at the access from their place, going across; and I'm not saying we have to spend \$50,000 or whatever it is for those flashing beacons, but even how the County has those signs on CSAH19 where it flashes, anything that we can do to appease them. Because what they do is they go across the street there to smoke, as they're not allowed to smoke on The Legends property; Director Burfeind said yes, we

built them the bench out there. Mayor Bailey said I know you did, and they're very happy about the bench and they're happy about the trail. They're just concerned about the amount of traffic that's going to come around that corner when that last building gets put in there. They probably have a point because it's going to come moving around in there. I'm just throwing that out there if there's something we can do to sign it, flag it, do a little bit more just to help the seniors with that.

Administrator Levitt stated we can put a temporary stop there or a temporary sign. Mayor Bailey replied, well, they wanted a very big one, and I said no. I just told them we're not doing speed bumps. Director Burfeind said some of those actively flashing ones are a lot more costly, too. Mayor Bailey said yeah, if you could do something like that, that would be awesome, they'd definitely appreciate it and they'll know that we're listening. Director Burfeind said yes, for sure.

Mayor Bailey asked if there were any other questions from Council, but none were asked. Mayor Bailey and Council Member Olsen said thank you everyone. Director Burfeind said thank you to the Council, we appreciate it. Council Member Olsen said there was a lot of good information.

14. WORKSHOPS - CLOSED TO PUBLIC

- A. Closed Workshop - Labor Negotiation Discussion
Staff Recommendation: Closed meeting pursuant to Minnesota Statute 13D.03 to consider strategy for labor negotiations.

Councilmember Olsen made the recommendation to close the meeting pursuant to Minnesota Statute 13D.03 to consider strategy for labor negotiations. Councilmember Garza seconded the recommendation.

Councilmember Olsen moved to open the meeting and Councilmember Thiede seconded the motion.

15. ADJOURNMENT

Motion by Council Member Thiede, second by Council Member Khambata, to adjourn the meeting at 9:47 p.m. Motion carried: 5-0.

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