

## **WEDNESDAY, OCTOBER 22, 2025 COLD SPRING CITY COUNCIL MEETING MINUTES**

The meeting was called to order by Mayor Dave Heinen at 5:00 p.m. The following City Council members were found to be present: Mayor Dave Heinen and Council Members Mike Fall, Ryan Hennen, Fran Ramler, and Doug Schmitz. Absent: None. Others present: Kris Dockendorf, Sam Butler, Jon Stueve, Jim Mueller, Robert Belanger, Dave Warnert, Ed Balko, Dan Weber and Joe Jelovnick.

### **APPROVAL OF THE AMENDED AGENDA**

Councilor Fall requested to have the suggested motion for action on item #7 removed.

**MOTION WAS MADE BY HENNER, SECONDED BY RAMLER, TO APPROVE THE AMENDED AGENDA OF THE OCTOBER 22, 2025 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.**

### **CONSENT AGENDA**

A. Minutes – October 8, 2025 Regular Meeting

**MOTION WAS MADE BY SCHMITZ, SECONDED BY FALL, TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION PASSED 5-0.**

### **FIRE STATION CHANGE ORDERS**

Dockendorf explained that there were two additional change orders that happened since the packets were sent out last week. She stated the last of the change orders resulted in a credit balance. She updated the Council on the contingency fund balance for the project, which she noted \$559,715 was budgeted, and \$439,541 remains. She stated that today was Nate Bell's last day working with Donlar Construction.

**MOTION WAS MADE BY RAMLER, SECONDED BY FALL, TO APPROVE THE LIST OF FOUR CHANGE ORDERS FOR THE NEW FIRE STATION, DATED OCTOBER 22, 2025, WITH A TOTAL NET DECREASE OF \$731.00. MOTION PASSED 5-0.**

### **PAR LANE SNOW PLOWING**

Jim Mueller and Robert Belanger spoke representing the River Oaks Villa Plat 5 Home Owners Association. Other members of their HOA present were Dave Warnert and Ed Balko. Belanger explained that for the last 20 years the City had plowed Par Lane, and suddenly to their surprise last year it did not get plowed. Stueve explained that last year when a staff member was out on leave, it was learned that Par Lane had an exemption, that it was supposed to be plowed privately. The agreement was made by the developer at the time of platting in 1996. Mueller and Belanger explained that they pay taxes and the city maintains their road by sweeping and seal coating. They requested that their "loop" on Par Lane be plowed, from Fairway Avenue to County Road 2, which they stated typically takes the plow less than five minutes. The Council discussed the request and agreed that since the roadway has a concrete gutter and it had been plowed for the last 20 years, that they would continue with the plowing.

**MOTION WAS MADE BY RAMLER, SECONDED BY FALL, TO CONTINUE TO PLOW THE PORTION OF PAR LANE, AS SHOWN ON THE PROPOSED MAP AND REQUESTED BY THE HOA REPRESENTATIVES, WHICH DOES NOT INCLUDE PLOWING TO THE DEAD END. MOTION PASSED 5-0.**

### **LIBRARY DISCUSSION**

Councilor Fall stated that two meetings had occurred since the last Council discussion. One was with the landlord and realtor of the space being considered for a lease agreement. The other was with the Great River Regional Library Board. He stated that both went well, the landlord was receptive to the changes needed for sight lines, and the Board agreed that the space seemed workable with the conditions noted for sight lines, safety and electronic systems. He stated the next steps will be to work with the landlord on the lease agreement. Dockendorf explained a proposed timeline of moving the library out of the current space in February or March of 2026, and that over the course of three to four years, build the new library with a projected move in date of 2029.

**ORDINANCE NO. 428 – COMPENSATION FOR PLANNING COMMISSION, PARK BOARD AND EDA MEMBERS**

MOTION WAS MADE BY HENNEN, SECONDED BY SCHMITZ, TO APPROVE ORDINANCE NO. 428, AMENDING COMPENSATION FOR PLANNING COMMISSION, PARK BOARD, AND EDA MEMBERS. MOTION PASSED 5-0.

**ORDINANCE NO. 429 – PAY FOR COUNCIL MEMBERS**

Councilor Fall stated he felt the pay increase was not timed well and would not be voting in favor of it. Councilor Schmitz stated that it has been eight or nine years since the last pay increase. Councilor Ramler added that Council members are asked to devote more of their time now than what they had been tasked with years ago.

MOTION WAS MADE BY RAMLER, SECONDED BY SCHMITZ, TO APPROVE ORDINANCE NO. 429, AMENDING PAY FOR CITY COUNCIL MEMBERS. ROLL CALL VOTE, AYES – HEINEN, HENNEN, RAMLER, SCHMITZ, NAYES – FALL. MOTION PASSED 4-1.

**AMENDMENT TO CELL TOWER AGREEMENT**

Dockendorf stated that the City Attorney had reviewed the draft agreement, made a few changes, and she sent it back to American Towers and they have not gotten back to the City yet on the changes. She stated that the agreement was supposed to be approved by October 31, 2025, but American Tower agreed that if the minutes reflected that it was tabled then that would be sufficient to protect the proposed payments.

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO TABLE THE DISCUSSION OF THE CELL TOWER AGREEMENT UNTIL AMERICAN TOWER HAS REVIEWED THE CITY ATTORNEY’S PROPOSED CHANGES. MOTION PASSED 5-0.

**PUBLIC WORKS DIRECTOR REPORT**

**A. Purchase Sewer Camera and Locator**

Stueve stated that they had been using a 1990 model camera which stopped working. He stated that he had applied three times for grant money to purchase a new camera and now found out that the program is no longer funded. He stated that this purchase is in the budget for 2025.

MOTION WAS MADE BY RAMLER, SECONDED BY FALL, TO APPROVE THE PURCHASE OF A SEWER CAMERA AND LOCATOR FROM UTILITY LOGIC AT A COST OF \$11,390.00; TO BE PAID FROM SEWER EQUIPMENT BUDGET, LINE ITEM #6311. MOTION PASSED 5-0.

**B. Updates**

Stueve reported that he plans to purchase a snow bucket for the skid steer from Tri State Bobcat. He stated he did obtain two quotes and went with the lowest which was \$3,025. He stated he did not put it on the agenda since Council approval is not needed for purchases under \$5,000. He stated that hydrant flushing went well. He stated that this fall staff has been hauling sludge, since there is a smaller quantity of it at this time, it didn’t need to be hired out. He added that the manhole on 10<sup>th</sup> Avenue was paved today. Councilor Fall stated that someone saw a City truck driving near Foley. Stueve explained that was him, bringing a new fuel tank out for the snow plow truck that is being sandblasted. He stated the contractor who is completing the sandblasting on the snow plow trucks blew out the tank and it needed to be replaced.

**CITY ENGINEER REPORT**

**A. Proposal for Soil Borings and a Geotechnical Report**

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO APPROVE THE PROPOSAL FROM BRAUN INTERTEC FOR SOIL BORINGS AND A GEOTECHNICAL REPORT FOR THE COLD SPRING WASTEWATER TREATMENT PLANT EXPANSION PROJECT AS OUTLINED IN THE PROPOSAL DATED OCTOBER 17, 2025, IN THE AMOUNT OF \$20,470. MOTION PASSED 5-0.

## B. Proposal for Civil Engineering Design Services – City Hall & Police Building Remodel

Butler explained that he was presenting the proposal now so that the civil design does not fall behind if the project moves forward. He stated that there is a break down in costs for the base bid and the alternative bid, if the alternative bid does not move forward then that design work would not be completed by Stantec. The Council discussed whether they needed to make a decision on the proposal at this time since they have not yet made a decision on the design of the project itself and felt it might be better to hold off on it until after the next meeting.

MOTION WAS MADE BY FALL, SECONDED BY RAMLER, TO TABLE THE PROPOSAL FOR CIVIL DESIGN SERVICES FOR THE CITY HALL & POLICE BUILDING REMODEL UNTIL THE NOVEMBER 12, 2025 MEETING. MOTION PASSED 5-0.

## C. Project Updates

Butler stated that weather stripping is being done on the generator at the Lift Station #1 Rehabilitation Project. He stated that the 2025 Main Street Improvements is complete now that the manhole has been paved on 10<sup>th</sup> Avenue. He stated that late next week he expects the soil borings for the Wastewater Treatment Facility to be started, and that he continues to work through the design reports on the project. He stated that Spartan Fields is still in the grading phase since the developer has not finalized the developer's agreement.

## FIRE DEPARTMENT REPORT

### A. Purchase of Three Radios

MOTION WAS MADE BY RAMLER, SECONDED BY FALL, TO APPROVE THE PURCHASE OF THREE MOTOROLA RADIOS AT A TOTAL COST OF \$17,902.32; TO BE PAID FROM EQUIPMENT LINE ITEM #6311 AND TO BE FUNDED FROM PUBLIC SAFETY GRANT FUNDS. MOTION PASSED 5-0.

### B. Fire Department Officer Salary Increases

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE AN INCREASE IN SALARIES FOR THE FIRE DEPARTMENT OFFICERS, IN ACCORDANCE WITH THE 2025 BUDGET, AS FOLLOWS: FIRE CHIEF: INCREASE FROM \$5,000 PER YEAR TO \$6,000 PER YEAR, ASSISTANT CHIEF: INCREASE FROM \$2,500 PER YEAR TO \$3,500 PER YEAR, 2<sup>ND</sup> ASSISTANT CHIEF: INCREASE FROM \$1,600 PER YEAR TO \$2,600 PER YEAR, LIEUTENANT: INCREASE FROM \$1,300 PER YEAR TO \$2,100 PER YEAR. MOTION PASSED 5-0.

### C. Other

Chief Weber stated that the Open House at the new Fire Station went well with an estimate 1,000 people in attendance.

## CITY ADMINSTRATOR REPORT

### A. Updates

Dockendorf stated that she continues to plan for the financing of the City Hall and Police Building remodel project. She stated that there is a good balance in the sewer fund and proposed doing an inter-fund loan from it to pay for the building design and into the construction phase, as had been discussed in prior meetings. She stated that the entire project will be too much to finance through the interfund loan so a portion or about half of the project cost would likely need to be bonded or borrowed, depending on which is more cost effective. Councilor Schmitz stated he was concerned about an interfund loan since the Wastewater Treatment Facility is a known, expensive upcoming project, and residents are already funding that project with increased utility rates. Dockendorf explained that it would just be loan and that the money would be paid back to the fund, and that the sewer account would then benefit from the interest. Councilor Schmitz stated that he felt that taxpayers should have a say so on the remodel project. Dockendorf explained that if the Council wanted to go in a different direction for financing the project,

specifically with Capital Improvement Bonds, that design would need to stop immediately, as that type of financing requires voter approval. That timeline requires an election and additional steps in the process which would take several months to complete. Councilor Hennen stated and others agreed that they did not see the need to stop the project immediately due to one or two people having concerns. After further discussion the Council agreed that they were elected to make decisions for the City's future and were in favor of holding a public hearing to give residents an opportunity to provide input on the project at the next meeting.

#### B. Other

Dockendorf reported that she did contact Cold Spring Brewing Company as suggested to see if they were willing to limit truck traffic from their downtown location during the main school traffic times in the morning and afternoon. She stated they were open to the request and stated they want to do their best to be a good community member and neighbor.

### **COMMISSION UPDATES**

#### A. Planning Commission

Councilor Hennen stated that there was no meeting this month.

#### B. EDA

Councilor Ramler stated that they met on October 13<sup>th</sup>. He went on to explain that they discussed Troy Kraemer's building proposal. Dockendorf added that his proposed building is a pole shed style and that the restrictive covenants require a percentage of the other property owners in the development to approve the change, she stated that letters have been sent out to those who are affected and three property owners have responded so far.

#### C. Park Board and Rocori Trail

Neither of these two boards met.

### **LIST OF BILLS AND ADDITIONS**

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO REVIEW AND ACCEPT PAYMENT OF THE ACCOUNTS PAYABLE ACCORDING TO THE LIST TOTALING \$22,483.57 AND SUPPLEMENTAL LIST TOTALING \$74,051.78 AS PRESENTED BY CITY STAFF. MOTION PASSED 5-0.

### **RECESS**

MOTION WAS MADE BY HENNEN, SECONDED BY RAMLER TO RECESS THE MEETING AT 6:03 P.M. UNTIL THE 7:00 P.M. MEETING WITH WAKEFIELD, COLLEGEVILLE, AND LUXEMBURG TOWNSHIP OFFICIALS. MOTION PASSED 5-0.

### **RESUME MEETING**

The meeting resumed at 7:00 p.m. Present for the meeting was Mayor Dave Heinen, Council members Ryan Hennen, Fran Ramler, Doug Schmitz, and Mike Fall. Wakefield Township officials: John Willenbring, Glen Stalboerger, Dave Dold, Heidi Stalboerger, and Cathy Backes. Collegeville Township officials: Craig Guggenberger, Terry Stein, and Bob Simon. Luxemburg Township officials: Dean Johannes and Don Dufner. Also present were Kris Dockendorf and Dan Weber.

### **FIRE DEPARTMENT 2026 PROPOSED BUDGET**

Fire Chief Weber presented the proposed 2026 fire department operating budget, and answered questions about specific budget line items. Discussion was held about potential ways for collaborating with other fire departments who also need more staff, or with an ambulance service, and to find ways to reduce emergency calls. Mayor Heinen volunteered to talk to the Mayor of Richmond about a potential

collaboration between the two departments. Guggenberger stated it would be good for all 3 townships to share this information with their constituents when they are being asked to approve an increased budget.

**CONTRACT FOR SERVICES BETWEEN THE CITY AND TOWNSHIPS**

Dockendorf explained the proposed changes to the contract that would incorporate payments from the Townships for the bond payments on the new fire fall. Discussion was held on having a 5-year contract, starting 1-1-26 through 12-31-30. The Supervisors stated they would not be able to start payments until 2027 because their 2026 budgets were already set, but were not opposed to starting the contract 1-1-26 as long as no payment was required from them in 2026. It was decided to do a 3-year phase-in as follows:

- 2026 – no payment required
- 2027 – 1/3 payment required
- 2028 – 2/3 payment required
- 2029 – full payment required

Dufner suggested taking the amount that the City would be shorted on the first 3 years out of the Capital Equipment Fund, as long as it wouldn't affect Chief Weber's ability to purchase his next truck.

Willenbring suggested taking the shorted amount out of the surplus from the construction of the new fire hall.

The Township requested that Chief Weber put together a depreciation schedule of his equipment so they can see when vehicles will need to be replaced.

**ADJOURN**

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO ADJOURN AT 8:43 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 5-0.

---

Dave Heinen, Mayor

---

Kris Dockendorf, City Administrator