

WEDNESDAY, NOVEMBER 26, 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, and Fran Ramler. Absent: Doug Schmitz. Others present: Kris Dockendorf, Sam Butler, Jason Blum, Jon Stueve, Peter Nagel, Tim Gillette, Gary Traut, Chris Osby, JoAnn Gregerson, Dave Terres, Jay Johnson, Doreen Johnson, Deann Ginthir, Eric Boucher, Jason Spoden, Brent Neisinger, Drew Vanloy, Kari Franklin, Joe Wenner, Paul Steil and Joe Jelovnick.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY HENNEN, SECONDED BY RAMLER, TO APPROVE THE AGENDA OF THE NOVEMBER 26, 2025 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 4-0.

CONSENT AGENDA

A. Minutes – November 12, 2025 Regular Meeting

MOTION WAS MADE BY RAMLER, SECONDED BY FALL, TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION PASSED 4-0.

REPLACEMENT OF BLEACHERS AT BASEBALL PARK

Drew Vanloy, President of Cold Spring Area Baseball Association explained that they had obtained two bids for the bleachers as discussed during the budget meeting. He stated that they are requesting approval of the low bid.

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE THE CONSTRUCTION OF NEW RIGHT FIELD BLEACHERS AT THE BASEBALL PARK FROM LUMBER ONE COLD SPRING AT A COST OF \$72,887.00, TO BE PAID HALF OUT OF THE GAMBLING FUND, AND THE OTHER HALF BY COLD SPRING AREA BASEBALL INC. MOTION PASSED 4-0.

RESOLUTION NO. 2025-18, A RESOLUTION APPROVING RIVER LINKS 7 PRELIMINARY AND FINAL PLAT

Paul Steil and Kari Franklin discussed the request for approval of River Links 7 Preliminary and Final Plat. There were various Outlots being discussed and issues still outstanding after the Planning Commissions discussion on the plat. The main issue of concern was whether to approve the plat with a landlocked lot without an access easement. Further discussion led to the issue of Stearns County likely no longer needing Outlot F for a future connection to Co Rd 49. It was agreed that the developer would talk to Stearns County about Outlot F and that the City would also participate in that discussion if needed. By unanimous consent the Council felt at this time it was best to table the approval since there are so many outstanding issues on it.

MOTION WAS MADE BY FALL, SECONDED BY HENNEN, TO TABLE RESOLUTION NO. 2025-18, A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT OF RIVER LINKS SEVENTH ADDITION. MOTION PASSED 4-0.

PUBLIC HEARING FOR CITY HALL/POLICE DEPARTMENT REMODEL PROJECT

Mayor Heinen opened the public hearing at 5:20 pm. Peter Negel from HMA Architects and Gary Traut from Donlar Construction provided information on the proposed project. They presented Alternate 2, as requested at the last meeting, for a two-stall attached garage which would provide a sally port and evidence stall. They stated the car turn studies show that it would be difficult, but not impossible to back into a converted fourth bay in the existing detached garage. The estimated cost for the two stall attached garage is \$184,108. The following individuals spoke at the public hearing.

Deann Ginthir, 117 14th Ave N – Ginthir inquired about the layout of the building, that the library should still remain in the current building and impact to taxes.

Dave Terres, 307 2nd St N – Terres inquired about needs versus wants in the design, the taxpayer impact, concerns about people on fixed incomes, the new Fire Hall, and making a decision on the project at the same meeting as a public hearing.

Brent Neisinger, 1205 4th Ave N – Neisinger stated he is a relatively new resident but he felt it was foolish to remove an existing garage and add a new attached garage. He inquired about the cost of leasing space during construction and how construction projects always go longer than expected. He also commented on other upcoming projects that will cost taxpayers including the new library and wastewater facility.

JoAnn Gregerson, 812 5th St N – Gregerson stated that the remodel committee consisted of multiple people and has met for months, so most of the questions being asked were already taken into consideration.

Mayor Heinen called three times for further public comment, after hearing none, the public hearing was closed at 6:17 p.m.

The Council agreed that a lot of effort has gone into making the design right, that it meets the City's needs and their desire to be good stewards of the community by making it fit within the existing footprint of the building. After additional discussion the Council felt that it was best to wait for a decision for the garage until the full Council was present.

APPROVE DESIGN DEVELOPMENT FOR CITY HALL/POLICE DEPARTMENT BUILDING

Councilor Fall stated he wanted to keep the project as close to \$4 million as possible, and to stay within the existing footprint of the building. Councilor Ramler stated that after all the committee meetings he feels that the six-stall garage makes the most sense, but he'd be in favor of postponing the project for two years. Councilor Hennen stated that he felt it was a critical decision and likely development design would pass on a three to one vote if still voted on without Councilor Schmitz being present.

MOTION WAS MADE BY FALL, SECONDED BY HENNEN, TO ACCEPT THE SCHEMATIC DESIGN OF THE CITY HALL/POLICE DEPARTMENT REMODEL PROJECT WITH AN ESTIMATED CONSTRUCTION COST OF \$4,273,817.00 AND TO APPROVE PROCEEDING WITH DESIGN DEVELOPMENT OF THE BUILDING, NOT INCLUDING AN ALTERNATE BID FOR AN ATTACHED GARAGE. ROLL CALL VOTE, AYES – HEINEN, HENNEN, FALL, NAYES – RAMLER. MOTION PASSED 3-1.

APPROVE DESIGN DEVELOPMENT FOR AN ATTACHED POLICE GARAGE

The Council discussed tabling the decision on an attached garage, the six or two stall versions, and the additional parking stalls in the back, until the full Council was present.

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO TABLE ACCEPTING THE DESIGN OF THE ATTACHED GARAGE AND THE CONSTRUCTION OF ADDITIONAL PARKING STALLS IN THE BACK. ROLL CALL VOTE, AYES – HEINEN, HENNEN, AND FALL, NAYES – RAMLER. MOTION PASSED 3-1.

PUBLIC HEARING ON DELINQUENT ACCOUNTS AND NUISANCE ABATEMENT

Mayor Heinen opened the public hearing at 6:33 p.m. He called three times for public comments, after hearing none, the hearing was closed at 6:33 p.m.

MOTION WAS MADE BY HENNEN, SECONDED BY RAMLER, TO APPROVE RESOLUTION NO. 2025-20, A RESOLUTION CERTIFYING UNPAID CHARGES. MOTION PASSED 4-0.

APPOINTMENT TO PARK BOARD

Mayor Heinen stated were two applicants for the Park Board position and it was a hard decision but they recommended Chip Jordan who has currently been serving on the Board.

MOTION WAS MADE BY FALL, SECONDED BY RAMLER, TO APPROVE THE APPOINTMENT OF CHIP JORDAN TO THE PARK BOARD FOR A FOUR-YEAR TERM, EFFECTIVE JANUARY 1, 2026 AND EXPIRING ON DECEMBER 31, 2029. MOTION PASSED 4-0.

APPOINTMENT TO PLANNING COMMISSION

Councilor Hennen stated that there were three applicants and they were recommending approval of Derek Hoium who has been a real asset to the Commission.

MOTION WAS MADE BY FALL, SECONDED BY HENNEN, TO APPROVE THE APPOINTMENT OF DEREK HOIUM TO THE PLANNING COMMISSION FOR A FOUR-YEAR TERM, EFFECTIVE JANUARY 1, 2026 AND EXPIRING DECEMBER 31, 2029. MOTION PASSED 4-0.

APPROVE LELS UNION CONTRACT

Councilor Hennen explained that the committee had met with the union representatives several times and ended up going to mediation. He stated that the wage was the main hang up and that they felt a market rate adjustment was needed to keep the pay in line with comparable departments. They also added Juneteenth as a paid holiday, which other local cities surveyed have approved for their employees. Councilor Fall stated he was not in favor of another paid holiday as on the previous contract Christmas Eve Day was added, therefore he felt Juneteenth was now unreasonable to add.

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE THE LABOR AGREEMENT BETWEEN THE CITY OF COLD SPRING AND LAW ENFORCEMENT LABOR SERVICES, INC. (LOCAL #264) FOR THE PERIOD OF JANUARY 1, 2026 THROUGH DECEMBER 31, 2028. ROLL CALL VOTE, AYES – HEINEN, HENNEN, RAMLER, NAYES – FALL. MOTION PASSED 3-1.

PUBLIC WORKS DIRECTOR REPORT

Stueve explained several issues that have come up with snow removal equipment during the first snow event this season. He stated that the floor has rusted out of the snow hauler which will need to be replaced. He also discussed the potential of hiring out the snow removal at the new Fire Hall. He also discussed having a workshop in February to develop a capital improvements plan for their equipment.

CITY ENGINEER REPORT

A. Proposal for Civil Engineering Design Services – City Hall & Police Building Remodel
Since there was no decision made on the alternate for the project, that portion of the motion was removed. MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO APPROVE THE PROPOSAL FROM STANTEC FOR CIVIL ENGINEERING DESIGN SCOPE AND FEE FOR THE CITY HALL AND POLICE BUILDING REMODEL PROJECT AS OUTLINED IN THE PROPOSAL DATED OCTOBER 17, 2025 IN THE ESTIMATED AMOUNT OF \$10,150 FOR THE BASE BID.

B. Project Updates

Butler stated that the soil borings were done this week. He stated that they are still working to have the final design for the Wastewater Treatment Facility to the City by March of 2026.

POLICE DEPARTMENT REPORT

A. Updates

Chief Blum stated that 45 snow parking tickets had been issued for the first snowfall. He stated the department has been very busy with cases including a vehicle pursuit with a felony warrant and an additional felony warrant arrest.

CITY ADMINSTRATOR REPORT

A. Discuss Changes to Fee Schedule

Dockendorf presented several changes to the Fee Schedule to see if there were any questions about the proposed changes before bringing it for formal approval at a future meeting. There were none.

B. Discuss Changes to Water & Sewer Rates

Dockendorf stated they have updated the rates study and are proposing increases to both the water and sewer rates. Councilor Fall stated that there should be a larger increase to the water rates for commercial users. Councilor Hennen stated he understood the logic to that, but wasn't sure how much more it should be than residential. Dockendorf stated that schools and nursing homes are included in the commercial category, and cautioned the Council to consider that before increasing the fees for all businesses.

C. Other

Dockendorf stated that she heard from several of the townships that they would like to go ahead and sign the fire services contract.

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO MOVE FORWARD WITH THE PROPOSED FIRE SERVICE CONTRACTS WITH THE TOWNSHIPS IF THEY ARE READY TO SIGN. MOTION PASSED 4-0.

Dockendorf stated that there are four empty spaces that staff had toured for a temporary space during construction for the City Administration and Police Department offices.

Dockendorf revisited the discussion of Outlot F within River Links Plat 7. She stated that the Planning Commission did not want to give away right of way, but was unsure if Stearns County would need to deed the property to the City. The City Engineer stated it was crucial to have a second access point to the development, and that it would be a big deal to give it up, therefore some negotiation should be made on it.

COMMISSION UPDATES

A. Planning Commission

Councilor Hennen stated that they discussed River Links Plat 7 and did interviews for the expiring seat on the Planning Commission.

B. EDA

The EDA had toured Erkens Water and looked at mark ups made by Troy Kraemer.

C. Park Board

Mayor Heinen stated that they conducted interviews for the expiring seat on the Park Board. He stated that Rylan Sabo also gave an update on Lookout Park.

D. Rocori Trail

There was no trail meeting.

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 \$376,841.02 AND SUPPLEMENTAL LIST TOTALING \$50,665.43 AS PRESENTED BY CITY STAFF. MOTION PASSED 4-0.

CLOSED SESSION

At 7:24 p.m. Mayor Heinen stated that pursuant to Minnesota State Statute 13D.05 Subd. 3(b) the meeting would be closed due to threatened litigation.

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO CLOSE THE MEETING.

MOTION PASSED 4-0.

OPEN MEETING

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO OPEN THE MEETING AT 8:14 P.M.

Mayor Heinen stated that discussion was held on the threatened litigation and no action was taken.

ADJOURN

MOTION WAS MADE BY HENNEN, SECONDED BY RAMLER, TO ADJOURN AT 8:15 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 4-0.

Dave Heinen, Mayor

Kris Dockendorf, City Administrator