

WEDNESDAY, DECEMBER 23, 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, Jason Blum, Joe Bahen, Paul Steil, Corey Gerads, Chad Carlson, John Maile and Joe Jelovnick.

OPEN PUBLIC FORUM

John Maile introduced himself to the Council as the new Administrator of Stearns Conservation District. He stated their intention is to partner with the City for a project at Lookout Park and stated that if any other needs come up that he could be contacted at their Waite Park office.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY HENNEN, SECONDED BY SCHMITZ, TO APPROVE THE AGENDA OF THE DECEMBER 23, 2025 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.

CONSENT AGENDA

- A. Minutes – December 10, 2025 Regular Meeting
 - B. Nicholas P. Koenig HERO Foundation, LG220 Application for Exempt Permit, for a Raffle to be held February 7, 2026 at The Great Blue Heron
 - C. Nicholas P. Koenig HERO Foundation, LG220 Application for Exempt Permit, for a Raffle to be held April 11, 2026 at The Great Blue Heron
 - D. Resolution No. 2025-26, A Resolution Accepting 2025 Donations
- MOTION WAS MADE BY SCHMITZ, SECONDED BY FALL, TO APPROVE THE CONSENT AGENDA AS PRESENTED. MOTION PASSED 5-0.

POLICE DEPARTMENT REPORT

Chief Blum reminded motorists to yield to pedestrians in crosswalks, discussed snow parking regulations, new scams, and to report crimes as soon as possible when they occur.

FIRE STATION CHANGE ORDERS

Dockendorf explained the change order for \$549 which was an increase for a kitchen sink, due to the one included in the contract not being ADA compliant. The other change orders were due to a steel supplier going out of business during the construction project.

MOTION WAS MADE BY FALL, SECONDED BY HENNEN, TO APPROVE THE LIST OF FOUR CHANGE ORDERS FOR THE NEW FIRE STATION, DATED DECEMBER 23, 2025 WITH A TOTAL NET INCREASE OF \$549.00. MOTION PASSED 5-0.

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

Paul Steil from DJP Properties explained that Stearns County was willing to provide them with an access and utility easement through Outlot F to provide access to Outlot D. He also stated that they removed Outlot E on from the east side of the Plat.

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO APPROVE RESOLUTION NO. 2025-18, A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLAT OF RIVER LINKS SEVENTH ADDITION. MOTION PASSED 5-0.

RESOLUTION NO. 2025-24, A RESOLUTION APPROVING GRANITE LANDING 6TH ADDITION PRELIMINARY PLAT

Joe Bahen, Chief Financial Officer from Coldspring presented the request for approval of Granite Landing 6th Addition Preliminary Plat. The plat consists of one lot and he stated they are platting the property for the purpose of selling it.

MOTION WAS MADE BY HENNEN, SECONDED BY SCHMITZ, TO APPROVE RESOLUTION NO. 2025-24, A RESOLUTION APPROVING A PRELIMINARY PLAT OF GRANITE LANDING 6TH ADDITION. MOTION PASSED 5-0.

ORDINANCE NO. 432 REZONING – ALLIANCE LAND & DEVELOPMENT AND DJP PROPERTIES

Corey Gerads from Alliance Land & Development explained that their first apartment building in Cold Spring has been very successful with 100% occupancy with a waiting list. He stated they would like to build another market rate complex consisting of up to 68 units at the northeast corner of 14th Avenue South and River Links Drive. The land is currently zoned C-3 Highway Commercial, and they are requesting it to be rezoned to R-3 High Density Residential.

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE ORDINANCE NO. 432, APPROVING A REZONING FOR ALLIANCE LAND AND DEVELOPMENT AND DJP PROPERTIES, INC. FROM C-3 HIGHWAY COMMERCIAL TO R-3 HIGH DENSITY RESIDENTIAL. MOTION PASSED 5-0.

RESOLUTION NO. 2025-25, ALLIANCE LAND & DEVELOPMENT SPECIAL USE PERMIT

Corey Gerads explained the proposed layout of the complex including having the detached garages located on the north side of the property to create a buffer from highway traffic noise. He stated the request is for up to 68 units as a maximum, but depending on the style of units and their layout the total unit number may decrease once they are further along in the plans.

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE RESOLUTION NO. 2025-25, A RESOLUTION APPROVING A SPECIAL USE PERMIT FOR ALLIANCE LAND & DEVELOPMENT TO CONSTRUCT UP TO A 68-UNIT APARTMENT BUILDING IN THE R-3 HIGH DENSITY RESIDENTIAL ZONING DISTRICT. MOTION PASSED 5-0.

RESOLUTION NO. 2025-23, A RESOLUTION APPROVING WEST WIND DEVELOPMENT PLAT 2 PRELIMINARY PLAT

Chad Carlson, Land Development Manager from Lumber One explained that six years ago they moved their lumber operations to Avon. He stated that the Cold Spring location no longer needs their property that their lumber sheds sit on, and that the sheds are in disrepair. He explained the preliminary plat would consist of two lots, one lot would have their existing business building on it, and a second lot would be created that they then plan to sell. He stated that they have a contingent offer from a buyer that would be interested in constructing a storage shed business on the second lot. He stated that even if the current offer would fall through, they will still move forward with the plat to prepare the parcel for marketing and sale.

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO APPROVE RESOLUTION NO. 2025-23, A RESOLUTION APPROVING A PRELIMINARY PLAT OF WEST WIND DEVELOPMENT PLAT 2. MOTION PASSED 5-0.

ORDINANCE NO. 431, AN ORDINANCE AMENDING WATER AND SEWER RATES

Dockendorf stated that these rates were presented for discussion at a previous meeting and this would be the official adoption of them.

MOTION WAS MADE BY HENNEN, SECONDED BY RAMLER, TO APPROVE ORDINANCE NO. 431, AN ORDINANCE AMENDING THE WATER AND SEWER UTILITY RATES. ROLL CALL VOTE, AYES - HEINEN, HENNEN, FALL AND RAMLER, NAYES – SCHMITZ. MOTION PASSED 4-1.

BUDGET AMENDMENTS FOR 2025

Dockendorf stated that unexpected revenues and expenses come up during the year and that for auditing purposes the City cannot spend more than budgeted, therefore the amendments are needed.

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE THE AMENDMENTS TO THE 2025 REVENUE AND EXPENDITURE BUDGETS AS PRESENTED. MOTION PASSED 5-0.

RESOLUTION NO. 2025-22, DECERTIFICATION OF GRANITE LEDGE TOWNHOMES PROJECT TIF DISTRICT 4

Dockendorf explained that after 25 years this TIF district is able to be decertified. MOTION WAS MADE BY SCHMITZ, SECONDED BY RAMLER, TO APPROVE RESOLUTION NO. 2025-22, DECERTIFICATION OF TAX INCREMENT FINANCING DISTRICT NUMBER 4 (GRANITE LEDGE TOWNHOMES PROJECT) EFFECTIVE DECEMBER 31, 2025, FOR TAXES PAYABLE IN 2026. MOTION PASSED 5-0.

CITY ENGINEER REPORT

A. Project Updates

Butler stated the Lift Station #1 project has been closed out. He stated that the design memos for the Wastewater Treatment Facility will be wrapped up by February. He stated that he will be starting the civil engineering portion of the City Hall/Police Department remodel project.

CITY ADMINSTRATOR REPORT

Dockendorf stated that the non-union contract is being signed and that the audit will be coming up in March.

COMMISSION UPDATES

A. Planning Commission

Councilor Hennen stated that the items on the Planning Commission agenda were all covered at the meeting tonight.

B. EDA, Park Board and Rocori Trail

There were no meetings for any of these commissions this month.

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 \$190,138.48 AS PRESENTED BY CITY STAFF. MOTION PASSED 5-0.

ADJOURN

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO ADJOURN AT 5:34 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 5-0.

Dave Heinen, Mayor

Kris Dockendorf, City Administrator