

WEDNESDAY, FEBRUARY 25, 2026 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, Jon Stueve, Jason Blum, Sam Butler, Chris Osby, Peter Nagel, Chris Steichen, Jen Steichen and Joe Jelovnick.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO APPROVE THE AGENDA OF THE FEBRUARY 25, 2026 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.

CONSENT AGENDA

A. Minutes – February 11, 2026 Regular Meeting

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

APPROVE AMENDED MINUTES FROM JANUARY 14, 2026

Dockendorf explained that when the Lions Club provided the State Gambling officials with a copy of the minutes from the January 14, 2026 meeting, the State did not accept them because the address of the bowling alley was not listed in the minutes.

MOTION WAS MADE BY HENNEN, SECONDED BY SCHMITZ, TO APPROVE THE AMENDED MINUTES FROM THE JANUARY 14, 2026 CITY COUNCIL MEETING, ADDING THE ADDRESS OF COLD SPRING BOWLING LANES. MOTION PASSED 5-0.

APPROVAL OF CITY HALL & POLICE DEPT. REMODEL UPDATED BUDGET

Chris Osby from Donlar and Peter Nagel from HMA Architects presented the updated budget from the latest version of the design development, which totaled \$4,813,215. Osby explained the major items that contributed to the increased budget, included the HVAC system, the new generator, FFE, demolition, site prep and improvements. He added that they are seeing a very strong bid market so he is hopeful that the final bids may be lower than the estimate. There was discussion amongst the Council on the reduced contingency amount from 8% to 4%, or if any contingency was needed. Dockendorf reminded the Council that along the way bonds will need to be issued to pay for this project and that an exact contingency amount should be left in the budget to not deplete the existing reserves. Councilor Schmitz stated he still had an issue with squads needing to be replaced sooner due to the high amount of engine hours since they are not parked indoors. He also stated that he would like to see the updated design documents and commented that he was disappointed that the design couldn't be configured to utilize the existing apparatus bay on the building for a single lane drive thru garage for stacked indoor squad parking. Councilor Ramler stated he thought that the design included the single stall sally port intake garage, which it does not.

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE THE UPDATED CITY HALL & POLICE DEPARTMENT CONSTRUCTION BUDGET DATED FEBRUARY 20, 2026 IN THE AMOUNT OF \$4,813,215 AND TO AUTHORIZE THE ARCHITECT TO CONTINUE CONSTRUCTION DOCUMENTS. ROLL CALL VOTE, AYES – HEINEN, HENNEN, RAMLER, AND FALL, NAYES – SCHMITZ. MOTION PASSED 4-1.

ORDINANCE NO. 433 REGARDING SELF-STORAGE AND MOTOR VEHICLE SERVICE

Dockendorf explained this ordinance defines self-storage as a use and specifies that it would be allowed by Special Use Permit in the C-3 Highway Commercial District. The second part of the ordinance allows motor vehicle service/repair as a Special Use Permit in the C-2 Fringe Commercial District. She added that by allowing the uses with a Special Use Permit the Council would have greater control through the permitting process. Councilor Hennen added that both of these items have potential projects that are currently contingent on these approvals.

MOTION WAS MADE BY FALL, SECONDED BY SCHMITZ, TO APPROVE ORDINANCE NO. 433, AN ORDINANCE REGULATING SELF-STORAGE AND AMENDING MOTOR VEHICLE SERVICE. MOTION PASSED 5-0.

REVISED RESOLUTION 2025-18 APPROVING RIVER LINKS 7TH ADDITION PLAT

Dockendorf explained that the County Engineer was not comfortable with an easement through Outlot F to allow utilities and access to Outlot D, which was a condition of the Plat approval. She stated the County is instead willing to issue the developer a permit for access and utilities on Outlot F, which would stay with the Outlot D property

until Outlot F would be made into a roadway. She stated that the revised resolution notes the change from an easement to a permit so that the developer can move forward with recording the plat.

MOTION WAS MADE BY HENNEN, SECONDED BY RAMLER, TO APPROVE THE REVISED RESOLUTION NO. 2025-18, APPROVING A PRELIMINARY AND FINAL PLAT OF RIVER LINKS 7TH ADDITION. MOTION PASSED 5-0.

QUIT CLAIM DEED FOR OUTLOT A OF RIVER LINKS 7TH ADDITION

Dockendorf stated that the developer is working on all outstanding issues for this plat and requested a quit claim deed for Outlot A of River Links 7th Addition. She explained that a long time ago the City had agreed to transfer two pieces of property labeled as Outlot I to the developer to round out their Outlot A and this document will reflect what was agreed.

MOTION WAS MADE BY FALL, SECONDED BY RAMLER, TO APPROVE A QUIT CLAIM DEED FOR OUTLOT A OF RIVER LINKS 7TH ADDITION, FROM THE CITY OF COLD SPRING TO DJP PROPERTIES, INC. MOTION PASSED 5-0.

PUBLIC WORKS DIRECTOR REPORT

A. Updates

Stueve stated that the new vac trailer is working well and the old one is ready to be sold.

MOTION WAS MADE BY FALL, SECONDED BY HENNEN, TO DECLARE THE OLD VAC TRAILER AS SURPLUS PROPERTY, AND TO AUTHORIZE THE SALE OF SAID PROPERTY. MOTION PASSED 5-0.

Stueve stated that staff is cleaning up the old shop. He stated the copper and lead pipe conference went well with the use of the Fire Hall meeting room. He discussed some issues that they have had with clumps of salt from Cargill and will follow up with them on it.

CITY ENGINEER REPORT

A. Project Updates

Butler stated that work is continuing on the design reports and preliminary drawings for the Wastewater Treatment Facility. He stated work continues on the drawings for the construction documents phase for the City Hall and Police Remodel Project.

POLICE DEPARTMENT REPORT

Police Chief Jason Blum reminded the public to not leave valuables inside their vehicles and to lock their doors. He gave an update on scams that were reported in the last week. He reminded the public about clearing snow from sidewalks and snow parking regulations.

CITY ADMINISTRATOR REPORT

A. Discuss City Proclamation

Dockendorf stated that she received a request for a proclamation for the Let the Sunshine Run event. She stated this is the 15th and final year for the event which brings awareness and support for mental health. The Council was supportive of her bringing a formal proclamation for adoption at the next meeting.

B. Updates

Dockendorf stated that Safeguard Security has completed the data line review for the leased space for the library. She stated that the information will be compiled and provided to the owner and realtor for the space, who will then put together a proposal for the City to review.

COMMISSION UPDATES

A. Planning Commission

Councilor Hennen reported that they discussed Ordinance No. 433. He stated this was the first meeting with new member Andy Hubly. He stated they discussed curbing in the Cold Spring Business Park and are hoping to find a fair way to resolve the issue.

B. EDA

Councilor Ramler stated that they discussed the Cold Spring signs and would be getting an estimate on the cost for a cement pad at the base. He stated they discussed McDonalds and new firefighters.

C. Park Board

Mayor Heinen stated that they discussed the plans and timeline for the park in River Links. He stated they also discussed that the bleachers for the Baseball Park will be installed this spring.

D. Rocori Trail

Councilor Schmitz stated that representatives from the State were at the meeting to discuss updates to the process to connect the trail with the State Trail. He stated that City staff discussed the root intrusions on the trail near 14th Avenue South and maintenance of it. Lastly, he stated that they were presented with an Eagle Scout project consisting of installation of bat houses along the trail. He stated that the State officials were familiar with bat houses along other trails and were supportive of the project.

LIST OF BILLS

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO REVIEW AND ACCEPT PAYMENT OF THE ACCOUNTS PAYABLE ACCORDING TO THE LIST TOTALING \$210,344.95 PRESENTED BY CITY STAFF. MOTION PASSED 5-0.

WORKSHOP SESSION TO DISCUSS FIRE AND POLICE SERVICE AGREEMENTS

At 5:59 p.m. the City Council went into a workshop session. They reviewed the police contract between the City of Cold Spring and City of Richmond. They also reviewed the fire contracts between the City of Cold Spring and the townships. Dockendorf was instructed to check further on the details of the lease or sale of the Fire Hall in the future.

ADJOURN

MOTION WAS MADE BY SCHMITZ, SECONDED BY HENNEN, TO ADJOURN AT 6:48 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 5-0.

Dave Heinen, Mayor

Kris Dockendorf, City Administrator