

WEDNESDAY, SEPTEMBER 10, 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, Nate Bell, Jason Blum, Ken Kraemer, Derek Hoium, Peter Nagel, Gary Traut, Joel Dunning, Paige Sullivan, Cliff Johnson, Kara Langston, Lois Lieser, Dick Moeller, Jason Kirchoff, Jon Stueve and Joe Jelovnick.

APPROVAL OF THE AGENDA

MOTION WAS MADE BY HENNEN, SECONDED BY FALL, TO APPROVE THE AGENDA OF THE SEPTEMBER 10, 2025 CITY COUNCIL MEETING AS PRESENTED. MOTION PASSED 5-0.

CONSENT AGENDA

A. Minutes – August 27, 2025 Regular Meeting

B. Rocori Wrestling Club, Inc. – LG220 Application for Exempt Permit, for a Raffle to be held on March 21, 2026 at the Side Bar and Grill

C. To Accept a Donation of a Bench from Heartland Champions Lions Club, to be place along the Promenade

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

FIRE STATION CHANGE ORDERS

Nate Bell from Donlar explained that the change order is for landscaping rock and edging in front of the new Fire Hall which is more maintenance friendly than the grass which was originally planned.

MOTION WAS MADE BY FALL, SECONDED BY RAMLER, TO APPROVE A CHANGE ORDER FOR THE NEW FIRE STATION FROM CLEAN CUT LAWN AND LANDSCAPING, DATED SEPTEMBER 10, 2025 WITH A NET INCREASE OF \$1,418.00. MOTION PASSED 5-0.

DISCUSS CITY HALL AND POLICE REMODEL

Paige Sullivan from Wold Architects and Peter Nagel from HMA Architects gave an explanation of the work that has been completed to date on the City Hall and Police Remodel project with the core planning group. Sullivan presented two main options that she described as Police in the Fire space, and the second option of City Hall in front. For the majority of the Council, this was the first time seeing these internal layouts and reconfigurations. After a lengthy discussion Councilor Fall made a motion to go with the presented option one with a revised option, Councilor Schmitz seconded the motion. After additional discussion, Councilor Schmitz retracted his motion and the motion failed for a lack of a second. Several take aways from the discussion were that although Donlar would like to move forward with looking at the HVAC systems and roof to determine their capacity and condition, a decision was not needed tonight on the architect design. Sullivan explained that they can continue to focus on additional designs, especially one that would square out the front of the building to provide additional space for programing. Several Council members felt that they needed additional time to look at the designs since tonight was their first time seeing them, and felt that rushing into a decision was not the best action. They agreed they also need to take into consideration finding a temporary space for the library to move to that is safe and meets their basic needs.

FIRE STATION CHANGE ORDER

Dockendorf explained that there were items missed in the private contract with Safeguard Security, which included two televisions, one for the training room and one for the responding bay.

MOTION WAS MADE BY RAMLER, SECONDED BY SCHMITZ, TO APPROVE A CHANGE ORDER FOR THE NEW FIRE STATION FROM SAFEGUARD SECURITY FOR ADDITIONAL AUDIO AND VIDEO EQUIPMENT IN THE TRAINING ROOM AND TRUCK BAY IN THE AMOUNT OF \$3,243.00. MOTION PASSED 5-0.

PUBLIC WORKS DEPARTMENT REPORT

A. Installation of Variable Frequency Drive

Stueve stated that he obtained two bids and was recommending going with the low bidder Augusta Electric.

MOTION WAS MADE BY RAMLER, SECONDED BY HENNEN, TO APPROVE THE INSTALLATION OF A VARIABLE FREQUENCY DRIVE IN WELL #4 AT A COST OF \$3,600; TO BE PAID FROM WATER FUND EQUIPMENT, LINE ITEM #6311. MOTION PASSED 5-0.

B. Project Updates

Stueve stated that the Lions Club had contacted him about the Lions Park Shelter. They would like to buy and install a heater and would like the City to pay for the heating costs. They would only use the heater in the cooler weather months when they hold their monthly meeting. The Council discussed the request including the unknown additional cost to the electric bill and snow removal during the winter months. Stueve stated that he would do more research and get back to the Council. Councilor Ramler stated that it might be wise to grant the approval since the EDA has been asking the Lions Club to help with new city signs.

CITY ENGINEER REPORT

A. Water Treatment Plant Backwash Tank Change Order No. 2

Butler explained change order no. 2 was for additional bituminous pavement which is needed for the turning radius of the chemical trucks and will eliminate having to mow 120 square yards.

MOTION WAS MADE BY HENNEN, SECONDED BY RAMLER, TO APPROVE CHANGE ORDER NO. 2 FOR THE NEW WATER TREATMENT PLANT BACKWASH TANK IN THE AMOUNT OF \$6,000.00, FOR ADDITIONAL PAVING IN TWO AREAS. MOTION PASSED 5-0.

B. Project Updates

Butler stated that the Backwash Tank is now in operation. He stated that minor punch list items remain for both Lift Station No. 1 and the 2025 Main Street Surface Improvements Project. He stated that they continue to work through technical memos on the 30% design for the Wastewater Treatment Facility.

POLICE DEPARTMENT REPORT

Chief Blum presented the monthly calls for service report for the month of August. He briefed the Council on two recent theft calls, where the items stolen were recovered, but also stressed the importance of locking things up. He also spoke about recent scams.

CITY ADMINSTRATOR REPORT

A. Discuss 2026 Levy

Dockendorf explained that after the budget meeting was held it was determined that after looking further at the Fire Department expense sheet that more money was borrowed for the project than what was needed. She stated she would check with the Financial Advisor to see what the options are for paying down that debt. She stated that amount could be at least \$500,000. She stated that by using those funds they could reduce the amount of the levy for 2026. She then went on to explain a few small changes to the 2026 budget since the budget meeting. Dockendorf stated that she would need to figure out the intricacies of paying off bonds.

MOTION WAS MADE BY SCHMITZ, SECONDED BY FALL, TO REDUCE THE LEVY BY \$200,000, WHICH WAS BUDGETED AS RESERVES, AND WOULD REDUCE THE LEVY TO 3.3%, AND TO PAY DOWN THE DEBT FOR THE FIRE HALL WITH THE REMAINING FUNDS IN THE FIRE HALL CONSTRUCTION FUND. ROLL CALL VOTE AYES – RAMLER, FALL, SCHMITZ, NAYES – HENNEN, HEINEN. MOTION PASSED 3-2.

Hennen stated that he still would like to keep some amount in the 2026 Budget for reserves. Councilor Schmitz stated that the general fund has a healthy balance and that he felt comfortable skipping one year of levying into the reserves. Hennen stated that by taking out those reserves it may bring the levy down to a negative increase. Hennen stated he was comfortable taking out \$100,000 of the \$200,000 budgeted for reserves in the 2026 Budget. They then voted for the motion as noted above.

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 \$267,088.11 AND SUPPLEMENTAL LIST TOTALING \$672,316.65 AS PRESENTED BY CITY STAFF. MOTION PASSED 5-0.

GENERAL QUESTIONS AND COMMENTS FROM CITY COUNCIL

Councilor Hennen suggested the Council consider televising the budget meeting held in 2026. He stated that the public has a lack of information on the budgeting process and would like to provide all the detail that goes into determining the budget and levy information each year. The Council seemed to generally agree with the idea.

ADJOURN

MOTION WAS MADE BY HENNEN, SECONDED BY SCHMITZ, TO ADJOURN AT 6:50 P.M., SEEING NO FURTHER BUSINESS TO COME BEFORE THE CITY COUNCIL. MOTION PASSED 5-0.

Dave Heinen, Mayor

Kris Dockendorf, City Administrator