



City Council Meeting Agenda

Monday, March 11, 2024 7:00 PM

Cologne Community Center, 1211 Village Parkway

Vision Statement

The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.

Mayor: Matt Lein

Councilmember: Carol Szaroletta

Councilmember: Sarah Bruss

Councilmember: Rachel Lenzen

Councilmember: Nathan Kells

NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 7:00 PM.

- 1. CALL MEETING TO ORDER & ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT AGENDA**
- 4. VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE**

- a. Jon Fernholz- Mayor Proclamation Motorcycle Safety Awareness**

- b. Jim Johnson – Logan Pass Coffeehouse**

- 5. ADOPT CONSENT AGENDA**

Items listed below are considered routine and non-controversial by the Council. There will be no separate discussion of these items unless requested by a Councilmember, Staff or Citizen. If removed, the item will be discussed at the end of the regular agenda.

- a. February 20, 2024 City Council Minutes**

- b. Accounts Payable from February 21, 2024
- c. February 27 and March 12, 2024, Payroll Summaries
- d. Resolution 24-09 Accepting Donations

6. NEW COUNCIL BUSINESS

- a. Res No 24-10 for a Loan Application to the Minnesota Public Facilities Authority
- b. Res No 21-11 Applying for a Community Growth Partnership Initiative Grant Program
- c. Ordinance Amendment – Expansion of Non-conforming Uses and CUP Process
- d. Res No 24-12 Approving CUP 209 Playhouse

7. INFORMATIONAL ITEMS

- a. Administrator Update
- b. Council / Mayor Reports
- c. January 2024 Sheriff Report

8. ITEMS REMOVED FROM THE CONSENT AGENDA

9. ADJOURN

CALENDAR OF EVENTS/MEETINGS

April 1	Monday	City Council Meeting
April 3	Wednesday	Planning Commission Meeting



PROCLAMATION

WHEREAS, Motorcycles provide fuel efficient transportation for commuting, touring, recreation, relaxation, and enjoyment; and,

WHEREAS, Motorcycles are encountered less frequently on Minnesota roadways during winter months; and,

WHEREAS, Motorcyclists are taking to the road in greater numbers as spring arrives; and,

WHEREAS, Increased awareness of motorcyclists by motorists can reduce the number of crashes on our roadways; and,

WHEREAS, Observance of motorcycling safety and awareness calls attention to improving highway safety;

THEREFORE, Be it resolved that the City of Cologne Proclaims; May 2024 **Motorcycle Safety and Awareness month**

Matt Lein, Mayor
City of Cologne





Request to be on Agenda

City of Cologne | PO Box 120 | 1211 Village Parkway | Cologne, MN 55322

Date Submitted: 3/4/2024

Agenda Item: To address statements made by Corey Magstadt
of Launch Ministries and John Pennucci of Launch Cafe during the Cologne .
City Council Meeting on 2/5/2024.

Individual's Name: Jim Johnson - Logan Pass Coffeehouse

Address: 202 Paul Avenue North, Cologne, MN 55322

Phone Number: (952) 443-1858

Date of Council Meeting: Monday March 11, 2024 @ 7:00PM

Requested Action to be Taken: Requesting 5 minutes to speak to the City Council and those
present to address statements made by Mr. Magstadt & Mr. Pennucci during the
City Council meeting referred to above. The action we request to be taken is for our
statements to recorded and published in their entirety in the City Council meeting
minutes - not to be published as a summary.

Submitting this request does not assure item will be added to the City Council Agenda



City Council Meeting Minutes

Monday, February 20, 2024 7:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

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Mayor: Matt Lein
Councilmember: Carol Szaroletta
Councilmember: Sarah Bruss
Councilmember: Rachel Lenzen
Councilmember: Nathan Kells

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1. CALL MEETING TO ORDER & ROLL CALL

Mayor Lein called the meeting to order at 7:00 PM. Councilmembers Bruss, Kells and Szaroletta were present. Also present was City Administrator Michelle Morrison, City Planner Cindy Nash and City Attorney Christophe Morschen.

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

Mayor Lein asked that the agenda be modified to add under the Consent Agenda item f. Approve Gambling Permit for Cologne Lions 52 Club and under New Business item e. Adopt Resolution 24-07 Accepting Resignation and Declaring a Vacancy on the City Council. Motion by Councilmember Bruss to adopt the revised agenda, second by Councilmember Szaroletta. Motion carried unanimously.

4. VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE

5. ADOPT CONSENT AGENDA

Items listed below are considered routine and non-controversial by the Council. There will be no separate discussion of these items unless requested by a Councilmember, Staff or Citizen. If removed, the item will be discussed at the end of the regular agenda.

- a. February 5, 2024 City Council Minutes**
- b. Accounts Payable from February 5, 2024**
- c. February 13, 2024 Payroll Summary**
- d. Resolution 24-03 Accepting Donation**
- e. Temporary Liquor License Relief Assn Steak Fry April 27**
- f. Gambling License for Cologne Lions 52 Club**

After discussion, Councilmember Bruss made a motion to approve the consent agenda, second by Councilmember Kells. Motion carried unanimously.

6. NEW COUNCIL BUSINESS

a. Cologne Village Commercial Concept Plan

- i. Resolution No 24-04 Approving Sketch Planned Unit Development**

Mr. Pokorney from Community Asset Development Group presented the Sketch Planned Unit Development for Outlot A in Village Market. Ms. Nash reviewed her memo to the Council noting that the decision before the Council is if the proposed development qualifies as a PUD and satisfies the provisions and requirements of the PUD District.

After discussion, Councilmember Kells made a motion to approve Resolution 24-04 Approving Sketch Planned Unit Development, second by Councilmember Szaroletta. Motion carried unanimously.

b. Ordinance Amendment – Food Preparation for Wholesale or Retail in C-2 Zoning District as an Interim Use of Property

- i. Ordinance 173 Amending the City of Cologne Zoning Ordinance Related to Uses in the C-2 Zoning District**

Ms. Nash reviewed her memo to the Council regarding an application to allow for an Ordinance Amendment that would allow for Food Preparation for Wholesale or Retail in the C-2 Zoning District, noting that the Planning Commission recommended approval.

After discussion, Councilmember Bruss made a motion to approve Ordinance 173 Amending the City of Cologne Zoning Ordinance Related to Uses in the C-2 Zoning District, second by Councilmember Kells. Motion carried unanimously.

c. 102 Lake Street West – Interim Use Permit

**i. Resolution 24-05 Approving an Interim Use Permit for
102 Lake Street West**

Ms Nash reviewed her memo to the Council regarding the Interim Use Permit noting that the Planning Commission recommend approval subject to the conditions listed in Resolution 24-05.

After discussion, Councilmember Bruss made a motion to approve Resolution 24-05 Approving an Interim Use Permit for 12 Lake Street West, second by Councilmember Szaroletta. Motion carried unanimously.

**d. Resolution No 24-06 Resolution to Terminate Orderly
Annexation Agreement and Petition the Carver County Board
of Commissioners to Establish Maintenance Responsibilities
for 134th Street**

Mayor Lein and Attorney Morschen updated the Council Members on history of the Annexation Agreement, Costs the City has incurred, discussions with the township, and research into Minnesota Statutes for resolution of road maintenance issues.

After discussion, Councilmember Kells made a motion to approve Resolution 24-06 Resolution to Terminate Orderly Annexation Agreement and Petition the Carver County Board of Commissioners to Establish Maintenance Responsibilities for 134th Street, second by Councilmember Szaroletta. Motion carried unanimously.

**e. Resolution 24-07 Accepting Resignation and Declaring a
Vacancy on the City Council**

Mayor Lein advised the Council that Rachel Lenzen had submitted her letter of resignation from the City Council. Attorney Morschen advised the Council of possible next steps.

After discussion, Councilmember Bruss made a motion to approve Resolution 24-07 Accepting Resignation and Declaring a vacancy on the City Council, second by Councilmember Szaroletta. Motion carried unanimously.

Councilmember Szaroletta made a motion calling for a special meeting for February 26 at 5:00 to review applicants, select a replacement and swear in a new Council member, second by Councilmember Bruss. Motion carried unanimously.

7. INFORMATIONAL ITEMS

a. Staff Reports

b. Council / Mayor Reports

8. ITEMS REMOVED FROM THE CONSENT AGENDA

9. ADJOURN

Motion by Councilmember Szaroletta to adjourn at 8:20 PM, second by Councilmember Kells. Motion carried unanimously.

Respectfully Submitted:

Attest:

Michelle Morrison

City Administrator

Matt Lein

Mayor

CITY OF COLOGNE

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***Check Summary Register©**

Batch:

030124XCEL,031124CYCR,030424EMPJAN,022924Launch,030124Broadband,030424Launch,030424Abdo,030424PremiumWaters,030424TechStars,030424Republic,030424Franklin,030524HealthPartners,030524CoreMain,030524Ziegler,030524CarCo,030524PSN

Name	Check Date	Check Amt	
10100 Checking			
1774e EMPOWER	2/29/2024	\$2,915.60	Catch up Deferred Comp
1777e LAUNCH CAFE	2/29/2024	\$162.00	Election judge meals for primaries
1781e BROADBAND CORP	3/1/2024	\$24.95	WWTP Internet March 2024
1782e LAUNCH CAFE	3/4/2024	\$21.46	Sandwiches for election judges primaries
1783e PREMIUM WATERS, INC.	3/4/2024	\$8.64	CCC Drinking Water - Feb
1784e TECHSTAR IT SOLUTIONS INC	3/4/2024	\$1,306.40	January IT Support
1785e REPUBLIC SERVICES	3/4/2024	\$683.38	PW Garbage
1786e HEALTH PARTNERS	3/5/2024	\$4,171.44	March Invoice for April
1787e CORE & MAIN	3/5/2024	\$318.36	Hydrant Flags
1789e ZIEGLER COMPANIES	3/5/2024	\$111.64	
1790e CAR-CO INC	3/5/2024	\$79.72	Filters
1791e PAYMENT SERVICE NETWORK	3/5/2024	\$627.97	Monthly PSN Fees
1802 ABDO	3/4/2024	\$15,000.00	Audit Progress Billing
1803 FRANKLIN PRINTING INC.	3/4/2024	\$114.19	paper, 2 name plates
28673 BRUCE MEUWISSEN CONSTRU	3/7/2024	\$1,493.00	Install glass board in gym storage room
28674 CARLSON, ERIN	3/7/2024	\$50.00	Damage Deposit Refund
28675 CARVER COUNTY	3/7/2024	\$210.00	Fiber Optic Connection
28676 CHEYANE WESTIN	3/7/2024	\$100.00	Sunday March 3rd event
28677 COLLABORATIVE PLANNING, LL	3/7/2024	\$3,780.00	General Planning
28678 DIGITAL IMPACT SOLUTIONS	3/7/2024	\$195.00	Print Blak Ink 3PT- Call/Run Sheets
28679 DOOR POWER SALES & SERVIC	3/7/2024	\$199.00	Garage Door Repair
28680 EMERGENCY TECHNICAL DECO	3/7/2024	\$644.25	CFD gear
28681 GOPHER STATE ONE-CALL (INC)	3/7/2024	\$22.95	Locates - Feb
28682 HAWKINS, INC	3/7/2024	\$5,720.25	2 150 LB Chlorine Cylinders
28683 HENDRICKSON, LUKE	3/7/2024	\$100.00	Refund, Feb 25th
28684 IMAGE TREND INC.	3/7/2024	\$240.00	State Fire Bridge CAD Integrations Support
28685 LEAGUE OF MINNESOTA CITIES	3/7/2024	\$30,591.00	Annual Workers Comp
28686 LINSTROM, MAVIS	3/7/2024	\$100.00	Damage Deposit Refund 02/17/24
28687 MELCHERT, HUBERT,SJODIN, P	3/7/2024	\$8,659.05	Security Reduction Loomis
28688 MID COUNTY CO-OP	3/7/2024	\$62.84	Cologne Fire Department
28689 MINNESOTA DEPARTMENT OF H	3/7/2024	\$1,730.00	Quarterly Service Connection Fee Q1
28690 MN POLLUTION CONTROL AGEN	3/7/2024	\$1,450.00	Annual Wastewater Permit Fee
28691 NCPERS Group Life Ins	3/7/2024	\$64.00	Employee Life Insurance - March
28692 PARK STREET PUBLIC	3/7/2024	\$4,000.00	Legislative Capital Investment
28693 PHEASANTS FOREVER	3/7/2024	\$100.00	Damage Deposit Refund
28694 SCHMIDT, DEANNA	3/7/2024	\$100.00	Event March 3rd
28695 JAMI SCHRUPP	3/7/2024	\$100.00	Damage Deposit Refund 2/18/24
28696 SW CORRIDOR TRANSPOR COA	3/7/2024	\$1,000.00	2024 Dues
28697 STEIGAUF, AFTON	3/7/2024	\$100.00	Damage Deposit Refund 2/17/24
28698 VINTAGE VEHICLE RESTORATIO	3/7/2024	\$20,000.00	Brockway American LaFrance Fire Engine
28699 XCEL ENERGY	3/7/2024	\$0.00	Cologne Community Center
Total Checks		\$106,357.09	

Clerk Treasurer

Date

FILTER: (([Act Year]='2024' and [period] in (3))) and (Source in ('030124XCEL','031124CYCR','030424EMPJAN','022924Launch','030124Broadband','030424Launch','030424Abdo','030424PremiumWaters','030424TechStars','030424Republic','030424Franklin','030524HealthPartners','030524CoreMain','030524Ziegler','030524CarCo','030524PSN'))

CITY OF COLOGNE

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***Check Detail Register©**

Batch:

030124XCEL,031124CYCR,030424EMPJAN,022924Launch,030124Broadband,030424Launch,030424Abdo,030424PremiumWaters,030424TechStars,030424Republic,030424Franklin,030524HealthPartners,030524CoreMain,030524Ziegler,030524CarCo,030524PSN

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 Checking					
1774 e	02/29/24	EMPOWER			
G 101-21708		Deferred Compensation	\$2,915.60		Catch up Deferred Comp
		Total	\$2,915.60		
1777 e	02/29/24	LAUNCH CAFE			
E 101-41410-331		Travel/Education Expense	\$162.00	2	Election judge meals for primaries
		Total	\$162.00		
1781 e	03/01/24	BROADBAND CORP			
E 602-49450-320		Communications (GENER	\$24.95	202403011	WWTP Internet March 2024
		Total	\$24.95		
1782 e	03/04/24	LAUNCH CAFE			
E 101-41410-331		Travel/Education Expense	\$21.46	4	Sandwiches for election judges primaries
		Total	\$21.46		
1783 e	03/04/24	PREMIUM WATERS, INC.			
E 101-43100-200		Office Supplies (GENERA	\$8.64	319958335/8	CCC Drinking Water - Feb
		Total	\$8.64		
1784 e	03/04/24	TECHSTAR IT SOLUTIONS INC			
E 101-43100-312		Contractual Services	\$326.60	69208	January IT Support
E 101-42200-310		Other Professional Servic	\$326.60	69208	January IT Support
E 602-49450-312		Contractual Services	\$326.60	69208	January IT Support
E 101-41400-312		Contractual Services	\$326.60	69208	January IT Support
		Total	\$1,306.40		
1785 e	03/04/24	REPUBLIC SERVICES			
E 101-45200-384		Refuse/Garbage Disposal	\$0.00		Lions Park Garbage
E 101-42210-384		Refuse/Garbage Disposal	\$176.36	08940065964	CFD Garbage
E 101-45100-384		Refuse/Garbage Disposal	\$253.51	08940065964	CCC Garbage
E 101-41940-384		Refuse/Garbage Disposal	\$253.51	08940065967	PW Garbage
		Total	\$683.38		
1786 e	03/05/24	HEALTH PARTNERS			
G 101-21706		Health/Dental Ins	\$4,171.44	43597263413	Employee Medical and Dental Insurance - January
		Total	\$4,171.44		
1787 e	03/05/24	CORE & MAIN			
E 601-49400-220		Repair/Maint Supply (GEN	\$318.36	353701	Hydrant Flags
		Total	\$318.36		
1789 e	03/05/24	ZIEGLER COMPANIES			
E 101-43100-404		Repairs/Maint Machinery/	\$111.64	000447284	
		Total	\$111.64		
1790 e	03/05/24	CAR-CO INC			
E 101-43100-404		Repairs/Maint Machinery/	\$79.72		Filters
		Total	\$79.72		

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Batch:

030124XCEL,031124CYCR,030424EMPJAN,022924Launch,030124Broadband,030424Launch,030424Abdo,030424PremiumWaters,030424TechStars,030424Republic,030424Franklin,030524HealthPartners,030524CoreMain,030524Ziegler,030524CarCo,030524PSN

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1791 e	03/05/24	PAYMENT SERVICE NETWORK			
E 101-41400-301		Auditing and Acct g Servic	\$119.23		Monthly PSN Fees
E 601-49440-301		Auditing and Acct g Servic	\$254.37		Monthly PSN Fees
E 602-49490-301		Auditing and Acct g Servic	\$254.37		Monthly PSN Fees
		Total	\$627.97		
1802	03/04/24	ABDO			
E 101-41400-301		Auditing and Acct g Servic	\$3,750.00		Audit Progress Billing
E 601-48930-301		Auditing and Acct g Servic	\$3,750.00		Audit Progress Billing
E 601-49440-301		Auditing and Acct g Servic	\$3,750.00		Audit Progress Billing
E 602-49490-301		Auditing and Acct g Servic	\$3,750.00		Audit Progress Billing
		Total	\$15,000.00		
1803	03/04/24	FRANKLIN PRINTING INC.			
E 101-41400-200		Office Supplies (GENERA	\$114.19	108066	paper, 2 name plates
		Total	\$114.19		
28673	03/07/24	BRUCE MEUWISSEN CONSTRUCTION, LLC			
E 101-41940-401		Repairs/Maint Buildings	\$1,493.00		Install glass board in gym storage room
		Total	\$1,493.00		
28674	03/07/24	CARLSON, ERIN			
G 101-22000		Deposits	\$50.00		Damage Deposit Refund
		Total	\$50.00		
28675	03/07/24	CARVER COUNTY			
E 101-43100-320		Communications (GENER	\$40.00	3562	Fiber Optic Connection
E 101-42210-320		Communications (GENER	\$40.00	3562	Fiber Optic Connection
E 101-45100-320		Communications (GENER	\$40.00	3562	Fiber Optic Connection
E 601-49400-320		Communications (GENER	\$40.00	3562	Fiber Optic Connection
E 602-49450-320		Communications (GENER	\$50.00	3562	Fiber Optic Connection
		Total	\$210.00		
28676	03/07/24	CHEYANE WESTIN			
G 101-22000		Deposits	\$100.00		Sunday March 3rd event
		Total	\$100.00		
28677	03/07/24	COLLABORATIVE PLANNING, LLC			
E 101-41910-310		Other Professional Servic	\$913.50	2024-067	General Planning
E 101-41910-310		Other Professional Servic	\$31.50	2024-068	Paul Modeen communications
E 101-41910-310		Other Professional Servic	\$157.50	2024-069	209 Playhouse
E 101-41910-310		Other Professional Servic	\$1,701.00	2024-070	Cologne VillageCommercial PUD
E 101-41910-310		Other Professional Servic	\$976.50	2024-071	Oak and Steel
		Total	\$3,780.00		
28678	03/07/24	DIGITAL IMPACT SOLUTIONS			
E 101-42230-210		Operating Supplies (GEN	\$195.00	7373	Print Blak Ink 3PT- Call/Run Sheets
		Total	\$195.00		
28679	03/07/24	DOOR POWER SALES & SERVICE			
E 101-43100-401		Repairs/Maint Buildings	\$199.00	25844	Garage Door Repair

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030124XCEL,031124CYCR,030424EMPJAN,022924Launch,030124Broadband,030424Launch,030424Abdo,030424PremiumWaters,030424TechStars,030424Republic,030424Franklin,030524HealthPartners,030524CoreMain,030524Ziegler,030524CarCo,030524PSN

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$199.00		
28680	03/07/24	EMERGENCY TECHNICAL DECON			
E 101-42230-312		Contractual Services	\$644.25	1149	CFD gear
Total			\$644.25		
28681	03/07/24	GOPHER STATE ONE-CALL (INC)			
E 101-43100-310		Other Professional Servic	\$22.95	4020309	Locates - Feb
Total			\$22.95		
28682	03/07/24	HAWKINS, INC			
E 602-49450-216		Chemicals and Chem Pro	\$5,700.25	6660910	Sale order 4429550
E 601-49400-216		Chemicals and Chem Pro	\$20.00	6690019	2 150 LB Chlorine Cylinders
Total			\$5,720.25		
28683	03/07/24	HENDRICKSON, LUKE			
G 101-22000		Deposits	\$100.00		Refund, Feb 25th
Total			\$100.00		
28684	03/07/24	IMAGE TREND INC.			
E 101-42200-310		Other Professional Servic	\$240.00	105850	State Fire Bridge CAD Integrations Support
Total			\$240.00		
28685	03/07/24	LEAGUE OF MINNESOTA CITIES			
E 101-42200-151		Worker s Comp Insurance	\$10,400.94	40000535	Annual Workers Comp
E 101-43100-151		Worker s Comp Insurance	\$6,730.02	40000535	Annual Workers Comp
E 101-45200-151		Worker s Comp Insurance	\$2,141.37	40000535	Annual Workers Comp
E 602-49450-151		Worker s Comp Insurance	\$5,200.47	40000535	Annual Workers Comp
E 601-49400-151		Worker s Comp Insurance	\$4,588.65	40000535	Annual Workers Comp
E 101-41400-151		Worker s Comp Insurance	\$1,529.55	40000535	Annual Workers Comp
Total			\$30,591.00		
28686	03/07/24	LINSTROM, MAVIS			
G 101-22000		Deposits	\$100.00		Damage Deposit Refund 02/17/24
Total			\$100.00		
28687	03/07/24	MELCHERT, HUBERT,SJODIN, PLLP			
E 101-41600-304		Legal Fees	\$951.90		JD Resignation
E 101-41600-304		Legal Fees	\$175.35		Hiring MM
E 101-41600-304		Legal Fees	\$141.95	141.95	Council Salary
E 101-41630-304		Legal Fees	\$768.20	171284	Village of Cologne Concept Plan
E 101-41600-304		Legal Fees	\$3,122.90	171286	2023 Employee handbook
E 101-41600-304		Legal Fees	\$2,613.55	171288	Employment Agreement CA
E 101-41600-304		Legal Fees	\$50.00	172592	Security Reduction Loomis
E 101-41600-304		Legal Fees	\$539.40	172593	Village of Cologne Concept Plan
E 101-41600-304		Legal Fees	\$243.60	172595	2023 Employee handbook
E 101-41600-304		Legal Fees	\$52.20	172596	Employment Agreement CA
Total			\$8,659.05		
28688	03/07/24	MID COUNTY CO-OP			
E 101-42230-212		Motor Fuels	\$62.84	110907	Cologne Fire Department

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Batch:

030124XCEL,031124CYCR,030424EMPJAN,022924Launch,030124Broadband,030424Launch,030424Abdo,030424PremiumWaters,030424TechStars,030424Republic,030424Franklin,030524HealthPartners,030524CoreMain,030524Ziegler,030524CarCo,030524PSN

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$62.84		
28689	03/07/24	MINNESOTA DEPARTMENT OF HEALTH			
E 601-49440-433		Dues and Subscriptions	\$1,730.00		Quarterly Service Connection Fee Q1
Total			\$1,730.00		
28690	03/07/24	MN POLLUTION CONTROL AGENCY			
E 602-49450-433		Dues and Subscriptions	\$1,450.00		10000178235 Annual Wastewater Permit Fee
Total			\$1,450.00		
28691	03/07/24	NCPERS Group Life Ins			
E 101-41400-130		Employer Paid Ins (GENE	\$32.00		Employee Life Insurance - March
E 601-49400-130		Employer Paid Ins (GENE	\$16.00		Employee Life Insurance - March
E 602-49450-130		Employer Paid Ins (GENE	\$16.00		Employee Life Insurance - March
Total			\$64.00		
28692	03/07/24	PARK STREET PUBLIC			
E 101-41400-312		Contractual Services	\$4,000.00		Legislative Capital Investment
Total			\$4,000.00		
28693	03/07/24	PHEASANTS FOREVER			
G 101-22000		Deposits	\$100.00		Damage Deposit Refund
Total			\$100.00		
28694	03/07/24	SCHMIDT, DEANNA			
G 101-22000		Deposits	\$100.00		Event March 3rd
Total			\$100.00		
28695	03/07/24	JAMI SCHRUPP			
G 101-22000		Deposits	\$100.00		Damage Deposit Refund 2/18/24
Total			\$100.00		
28696	03/07/24	SW CORRIDOR TRANSPOR COALITION			
E 101-41400-433		Dues and Subscriptions	\$1,000.00		2024 Dues
Total			\$1,000.00		
28697	03/07/24	STEIGAUF, AFTON			
G 101-22000		Deposits	\$100.00		Damage Deposit Refund 2/17/24
Total			\$100.00		
28698	03/07/24	VINTAGE VEHICLE RESTORATIONS, INC			
E 101-42230-500		Capital Outlay (GENERAL	\$20,000.00	470	Brockway American LaFrance Fire Engine
Total			\$20,000.00		
28699	03/07/24	XCEL ENERGY			
E 101-45100-381		Electric Utilities	\$826.18		Cologne Community Center
E 101-43160-381		Electric Utilities	\$61.55		1108 Village
E 101-45200-381		Electric Utilities	(\$7.63)		3002 Gold Nugget
E 602-49450-381		Electric Utilities	\$1,741.73		WWTP
E 602-49470-381		Electric Utilities	\$0.00		Lift Stations
E 602-49470-381		Electric Utilities	\$0.00		115 Paul
E 101-43100-381		Electric Utilities	\$0.00		201 Benton St

CITY OF COLOGNE

03/07/24 11:07 AM

Page 5

***Check Detail Register©**

Batch:

030124XCEL,031124CYCR,030424EMPJAN,022924Launch,030124Broadband,030424Launch,030424Abdo,030424PremiumWaters,030424TechStars,030424Republic,030424Franklin,030524HealthPartners,030524CoreMain,030524Ziegler,030524CarCo,030524PSN

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 601-49400-381		Electric Utilities	\$0.00		Well #3
E 101-43100-381		Electric Utilities	\$0.00		Storage Shed
E 601-49400-381		Electric Utilities	\$57.40		Water Tower
E 101-41940-381		Electric Utilities	\$38.01		701 Lake
E 101-43160-381		Electric Utilities	\$0.00		Street Light
E 101-42210-381		Electric Utilities	\$0.00		Louis Hall
E 101-41940-381		Electric Utilities	\$0.00		PW Maintenance Bldg
E 101-45200-381		Electric Utilities	\$20.23		Tennis Courts - Lions Park
E 101-43100-381		Electric Utilities	\$65.86		Public Works Facility
E 601-49400-381		Electric Utilities	\$0.00		Bldg by Water Tower, Water Tower, Well 1&2
Total			\$2,803.33		
10100 Checking			\$109,160.42		

Fund Summary**10100 Checking**

101 GENERAL FUND	\$76,121.27
601 WATER FUND	\$14,524.78
602 SEWER FUND	\$18,514.37
	<u>\$109,160.42</u>

Clerk Treasurer

Date

City of Cologne Payroll 27-Feb-24			
Employee	\$	11,484.75	February 27, 2024 Payroll
IRS	\$	3,793.19	February 27, 2024 Payroll
MN Department of Revenue	\$	726.06	February 27, 2024 Payroll
PERA	\$	2,233.02	February 27, 2024 Payroll
Deferred Compensation	\$	2,915.60	February 27, 2024 Payroll
Total	\$	21,152.62	

City of Cologne Payroll 16-Jan-24			
Employee	\$	11,501.99	March 12, 2024 Payroll
IRS	\$	3,823.15	March 12, 2024 Payroll
MN Department of Revenue	\$	738.02	March 12, 2024 Payroll
PERA	\$	2,258.52	March 12, 2024 Payroll
Health Savings Account	\$	946.00	October 24, 2023 Payroll
Total	\$	19,267.68	

**CITY OF COLOGNE
RESOLUTION NO. 24-09
RESOLUTION ACCEPTING DONATIONS**

WHEREAS, The City of Cologne, Minnesota, is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, and is specifically authorized to accept gifts and bequests for the benefit of the City of Cologne and its citizens pursuant to Minnesota Statutes Section 471.17; and

WHEREAS, The following persons and entities have offered to contribute the cash amounts set forth below to the City:

<u>Name of Donor</u>	<u>Amount</u>
Mandy Harms and Jeremy Schefers	\$100.00
Randy and LuAnn Stender	\$ 25.00
Mandy Harms and Jeremy Schefers	\$ 20.00

WHEREAS, The above individuals are donating to the City of Cologne;

WHEREAS, The above individuals are requesting the full amount be used for the Cologne Fire Department general expenditures; and

WHEREAS, The City Council finds that this is appropriate, and the City will accept these donations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF COLOGNE, MINNESOTA, AS FOLLOWS:

1. The donations described above are accepted and shall be used for the purposes described.
2. The City Administrator is hereby directed to issue receipts to each donor acknowledging the City's receipt of the donor's donation.

Adopted by the City Council of the City of Cologne, Minnesota on Monday March 11, 2024.

Approved:

Matt Lein
Mayor

Attested:

Michelle Morrison
City Administrator

M/_____

Lein_____

Szaroletta_____ Kells_____

S/_____

Bruss_____ Samuelson_____

MEMORANDUM

TO: Mayor Matt Lein & City Council Members
FROM: Michelle Morrison, City Administrator
SUBJECT: RESOLUTIONS 24-10 AND 24-11
DATE: 3/7/2024

Resolution 24-10 Loan Application to the Minnesota Public Facilities Authority – this resolution is part of our work to secure the funding needed for the WWTP upgrade should the legislature come through with funding for the City this year.

Action Requested:

Request that the City Council approve Resolution 24-10 Loan Application to the Minnesota Public Facilities Authority.

Resolution 24-11 Applying for a Community Growth Partnership Initiative Grant Program - I've worked with Paul Modeen, owner of property located at 102 Lake St W, in completing the paperwork required for him to apply for this grant funded through Carver County. Funds would be used to improve the property and there is no cost to the City of Cologne.

Action Requested:

Request that the City Council approve Resolution 24-11 Applying for a Community Growth Partnership initiative Grant.

CITY OF COLOGNE
RESOLUTION NO. 24-10
RESOLUTION FOR A LOAN APPLICATION FROM THE MINNESOTA PUBLIC FACILITIES
AUTHORITY

WHEREAS, the City of Cologne is hereby applying to the Minnesota Public Facilities Authority for a loan from the Clean Water Revolving Fund for improvements to its clean water system as described in the loan application.

WHEREAS, the City of Cologne estimates the loan amount to be \$ 20,458,673 or the as-bid cost of the project.

WHEREAS, the City of Cologne has the legal authority to apply for the loan, and the financial, technical, and managerial capacity to repay the loan and ensure proper construction, operation, and maintenance of the project for its design life.

I CERTIFY THAT the above resolution was adopted by the
Cologne City Council on March 11, 2024

Approved:

Matt Lein
Mayor

Attested:

Michelle Morrison
City Administrator

Kells_____ Lein_____ Bruss_____

M/_____

Szaroletta_____

Samuelson_____

S/_____

2/27/2024

Carver County Development Agency
705 N Walnut St
Chaska, MN 55318



RE: 2024 COMMUNITY GROWTH PARTNERSHIP INITIATIVE-102 Lake St W-Cologne- MN

Members of the Board,

Please consider this memorandum as a place holder for the pending city resolution, supporting this application as the City of Cologne's submittal for the Carver County CDA 2024 COMMUNITY GROWTH PARTNERSHIP INITIATIVE

This temporary waiver request is due to a recent council member resignation and the appointment of a new city council member, we were unable to hear this resolution for formal agreement prior to the 3/4/24 deadline. **The formal resolution is currently set for review and approval at the next City Council meeting on 3/11/2024.**

City staff supports this project application because it meets our needs of community development and downtown revitalization. Specifically, this project focuses on historic preservation (rehabilitation of properties with local significance); necessary public improvements such as electrical service and safety upgrades and rehabilitation/expansion/new construction of a facility that is linked to job creation of living wage jobs by bringing in multiple new businesses to the City of Cologne.

The owner of the property has demonstrated financial commitment to this parcel by getting other parts of the project underway (as supported by multiple building permits) and a recently approved zoning amendment to fit prospective businesses for this location.

The proposed project meets 5/6 eligibility criteria required by the Carver County CDA; Leverage and Financial Need, Readiness to Proceed, Economic Benefit, Environmental Improvement and Removal of Blight.

Any questions, please don't hesitate to contact me to discuss this application further at 952-466-2064

Regards,

A handwritten signature in blue ink that reads "Michelle Morrison". The signature is fluid and cursive, with the first name "Michelle" and last name "Morrison" clearly distinguishable.

Michelle Morrison

City of Cologne

City Administrator/Clerk/Treasurer

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

I. APPLICANT INFORMATION

Applicant	Organization: City of Cologne Contact Name: Michelle Morrison Address: 1211 Village Parkway, PO Box 120, Cologne, MN 55322 Phone Number: 952-466-2064 Email: Michellem@colognemn.com Authorized representative for execution of contract(s): Name: Michelle Morrison Title: City Administrator
Project Request	Name of Project: Historic Cologne Cooperative Rehabilitation Amount of funding request: \$ 100,000 Total environmental costs: \$ 0 Total redevelopment costs: \$ 100,000

II. AREA OR SITE CONDITIONS

General location of Area (Property ID and/or Address):	Parcel ID: 400750010 102 Lake St West, Cologne, MN 55322
Legal Description of Site:	COMM AT SE CORN OUTLOT 2; TH W 100'; TH N 140'; TH E 100'; TH S 140' TO PT OF BEG
Site Size (acres):	.32
Number of Parcels:	1
Number of buildings on site:	1
Current Site Owner:	Clifford Industries LLC
Current appraised or assessed value of the Project Area properties:	\$487,800 (Carver County)
Current property taxes of the Project Area properties	\$11,060.00

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

III. COMMUNITY DEVELOPMENT PROJECT INFORMATION

Describe the city's goals and need for the Project including anticipated businesses, housing units, and other proposed components. Please explain the public benefit of the Project.	In July of 2023, Clifford Industries LLC purchased a distressed asset, the former historic Mid County cooperative building, located on corner of County 36 and State 284. This parcel was slated for both bank foreclosure and county tax forfeiture (delinquent taxes totaled \$51,365.94) Locally owned and operated Clifford Industries LLC purchased and satisfied the delinquent taxes on this location for the purposes of: Rehabilitating and restoring the existing structure, restoring the Cologne significantly historic building to its relevant condition, partnering with multiple new operating partners (mixed use C-2 commercial tenants) for job growth, catalyze the City of Cologne downtown revitalization effort and redevelopment to further the economic development in rural Carver County
Provide a brief history of the site including previous uses, activities, prior or existing contamination, and other attempts at redevelopment.	This parcel has been vacant for the past 4 years. There was water damage throughout the building- dilapidated electrical, plumbing and HVAC infrastructure has made the building unusable. The windows of the building were single pane and broken. Previously, the parcel has been apart of at least 2 delinquent tax and mortgage issues (2 different owners) . Previous ownership of property failed to invest in stabilization and maintenance of the building.
Describe the Project including location map, photos, and current and projected site plans. Maps should include property boundaries, north arrow, and an accurate bar scale.	See attached ANNEX A
Describe the specific components or activities that are part of the Project.	. Immediately upon legal possession, Clifford Industries LLC began to restore the infrastructure of this building. (Phase 1) Investing in water management (waterproofing), rework of plumbing damaged infrastructure, demolition, and disposal of unsafe spaces within the building footprint, temporary roof repair, heating upgrades and servicing of refrigeration infrastructure.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

	<p>Phase 2: Design-Permit- Begin interior buildout of Space A, B, D (Space C to remain for future growth of additional retail facing tenant (Former Inn Towne Liquor store space) Steel and Oak has priority in expansion of a retail BBQ smoke shop/deli style restaurant) (In progress) Building permit has been issued for Space D, as of 2/25/24</p> <p>Phase 3: Roof replacement and electrical service upgrades (Summer 2024)</p> <p>See ANNEX A for examples</p>
What is the end use of the Project site?	Mixed use C-2 Commercial Building (Multi-Tenant)
After redevelopment is completed, will properties in the Plan Area be publicly or privately owned?	<input type="checkbox"/> Publicly owned <input checked="" type="checkbox"/> Privately owned
Is demolition of slum or blighted buildings or other structures an activity of the Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, please describe.	Click or tap here to enter text.
Describe how the Project will make more efficient use of the site.	<p>Restoration of a city historically relevant site dating back to 1920, the original location of Mid County Cooperative. Majority of the structure was revamped starting in the 1950's. https://midcountycoop.com/wp-content/uploads/2016/04/1960_25th-annual-report.pdf</p> <p>This currently vacant and building of despair will be renovated to preserve the exterior history of the building, while providing interior spaces for 4 tenants in this multi-tenant building. A mixture of wholesale, retail and professional offices.</p>
Post-redevelopment Site Owner(s): <u><i>If end user has committed, attach documentation of commitment.</i></u>	Clifford Industries LLC (Current owners-purchased in July 2023)
Identify any other Project partners such as developers, consultants, and regulating/permitting agencies.	Regulatory Agency for one of the future tenants (Oak and Steel Smokehouse) is Minnesota Department of Agriculture (Contact information is available upon request)

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

IV. ELIGIBLE ACTIVITIES

Please check all activities that apply, briefly describe the activity, and provide the dollar amount requested for the activity. Please see the “**Community Growth Partnership Initiative Policy and Procedures Guide**” for a description of the eligible activities.

<u>Eligible Activity</u>		<u>Description</u>	<u>CGPI Funding Requested</u>
<input type="checkbox"/>	Acquisition	Click or tap here to enter text.	\$Click or tap here to enter text.
<input type="checkbox"/>	Relocation Payments	Click or tap here to enter text.	\$Click or tap here to enter text.
<input type="checkbox"/>	Clearance and Demolition	Click or tap here to enter text.	\$Click or tap here to enter text.
<input checked="" type="checkbox"/>	Historic Preservation	Infrastructure Repair-Roof replacement to a City of Cologne Historically relevant building (Original Mid County Farmers Cooperative)-building has been vacant and in neglect/despair for 4 plus years. It is a unique visible building- along historic downtown Main Street	\$80,000
<input type="checkbox"/>	Public Improvements	Click or tap here to enter text.	\$Click or tap here to enter text.
<input type="checkbox"/>	Soil Corrections	Click or tap here to enter text.	\$Click or tap here to enter text.
<input checked="" type="checkbox"/>	Rehabilitation/Expansion New Const – Job Creation	Electrical Upgrades-Safety and Service to provide for the multi-tenant building (Currently single phase- to become 3 phase-bury of overhead line that currently is leaning alongside building)	\$20,000

V. ACQUISITION AND RELOCATION ACTIVITIES

If the project includes property acquisition, clearance and/or construction activities, describe how owners, tenants, and businesses will be temporarily or permanently relocated.	Building has been vacant for 4 plus years, current owner has been working on infrastructure improvements-site water management and repairs and working through tenant acquisition (See attached information on tenants)
When has/will the acquisition be completed?	July 2023
Attach relocation plan, if applicable.	N/A

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

VI. PROJECT ENVIRONMENTAL INFORMATION

Has an environmental assessment been completed for the Redevelopment Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If so, what level of investigation was done as part of the Redevelopment Project?	N/A
Has the Redevelopment Project site been found or suspected to be contaminated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does your Redevelopment Project include the cleanup of contaminated soils, hazardous waste, or materials?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please describe information on type of cleanup, what measures have been taken to address the contamination, consultant reports, and/or Response Action Plan.	N/A
Describe positive environmental impacts of the activities that are part of the Project.	Water management. Re-roof/Gutter work will assist in getting surface water into proper collection routes vs open run off (building penetration) that's currently happening

VII. HOUSING AFFORDABILITY INFORMATION

Indicate the number of housing units planned in the Project, if any. *Attach separate sheets if necessary.*

Unit Type	Total # of Units	# of Owner Units	# of Rental Units	Proposed Rents/ Sales Prices
Single Family	N/A	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Townhouse	N/A	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Apartments/Condominiums	N/A	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Duplexes	N/A	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

The CDA reserves the right to seek additional information after initial review of the application.



**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Other:	N/A	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
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Will there be any mechanisms to ensure long-term affordability?

☒ Yes

☐ No

If yes, please describe. LOC secured with Citizens State Bank NYA, building equity provides for adequate affordability for long term upkeep and affordability

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

VIII. ECONOMIC BENEFITS

Projected appraised or assessed value of the site after redevelopment:	\$ 675,000 Pay Year: 2025
What will be the estimated property taxes after redevelopment?	\$ 17,830 (@ 2.6%) Pay Year: 2025
Project the number of <u>new</u> jobs on the Project site created after redevelopment.	Total new jobs (FTEs only) = Click or tap here to enter text. 18
Number of new jobs with wages greater than \$17.00 per hour	18
Project the number of jobs <u>retained</u> on the Project site after redevelopment.	Total retained jobs (FTEs only) = N/A Site is currently vacant
Number of retained jobs with wages greater than \$17.00 per hour	Total retained jobs (FTEs only) = N/A Site is currently vacant

IX. PROJECT SOURCES AND USES

Itemize all funding sources for the Project and the Activities identified as part of the Project. Please include requested CGPI funds in total.

Source of Funds	Amount	Committed	Pending
Citizens State Bank NYA LOC	\$ 275,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clifford Industries LLC (Owner)	\$ 208,676	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PMR LLC (Tenant)	\$ 177,000	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CGPI	\$ 100,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Click or tap here to enter text.	\$ Click or tap here to enter text.	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.	\$ Click or tap here to enter text.	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.	\$ Click or tap here to enter text.	<input type="checkbox"/>	<input type="checkbox"/>
Click or tap here to enter text.	\$ Click or tap here to enter text.	<input type="checkbox"/>	<input type="checkbox"/>
Total:	\$ 635,000	535,000	100,000

The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

Itemize all Project expenses for the Project and the Activities identified as part of the Project. Be as detailed as possible. Please include requested CGPI funds in the Funding Sources column.

Project Activities/Expenses	Amount	Funding Source
Site water proofing and mitigation-foundation insulation (Complete)	\$ 71,676	Clifford Industries LLC
Interior Buildout of Space D (In progress-building permit issued 2/25/24)	\$ 177,000	PMR LLC
Build out of Space A (In progress-Design phase)	\$ 50,000	Tenant A (Private-Professional Services)
Build out of Space B (In progress-Approvals received from City of Cologne)	\$ 85,000	Oak and Steel Smokehouse
Window replacement-Energy efficient upgrade of compromised windows in basement and at Space A (Upper and Lower) (Complete)	\$ 25,000	Clifford Industries LLC
CGPI-Roof-Gutter replacement	\$ 80,000	Carver County-City of Cologne
CGPI-Entire building Electrical upgrade-safety and service (Xcel Energy)	\$ 20,000	Carver County-City of Cologne
Total:	\$ 508,676	

List other sources of funds requested or considered but not obtained for the Project, and explain why they were not obtained, to the best of your knowledge. (The purpose of this question is to ensure all other funding sources have been exhausted.)

-Private commercial community bank Loans-line of credits. Additionally leveraged SBA loans with our prospective tenants to advance this project. All sources have been exhausted, unable to source additional grants for this type of non-housing related project (Multi-tenant commercial)

X. PROJECT READINESS TO PROCEED

Please provide detailed timeline of the Project with all actions, phases, and anticipated dates for completion.	<p>Phase 1: Building purchase. Water intrusion Mitigation-Basement and Exterior (Completed)</p> <p>Phase 2: Design-Permit- Begin interior buildout of Space A, B, D (Space C to remain for future growth of additional retail facing tenant (Former Inn Towne Liquor store space) Oak</p>
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The CDA reserves the right to seek additional information after initial review of the application.

**CARVER COUNTY COMMUNITY DEVELOPMENT AGENCY
COMMUNITY GROWTH PARTNERSHIP INITIATIVE (CGPI)
COMMUNITY DEVELOPMENT APPLICATION**

	<p>and Steel Smokehouse has priority in expansion of a retail BBQ smoke shop/deli style restaurant) (In progress)</p> <p>Phase 3: Roof replacement and electrical service upgrades (Summer 2024)</p>				
<p>Please indicate whether any of the following entitlement or due diligence actions are required or have been completed for the Project:</p> <table border="0"> <tr> <td data-bbox="139 533 792 632"> <input type="checkbox"/> Comprehensive plan amendment: Status: N/A </td> <td data-bbox="792 533 1487 632"> <input type="checkbox"/> Environmental review: Status: N/A </td> </tr> <tr> <td data-bbox="139 632 792 873"> <input checked="" type="checkbox"/> Zoning amendments or variances: Status: Completed-Resolution 24-05 approved on 2/7/2024 (Steel and Oak Smokehouse space) https://www.colognemn.com/government/city-council/resolutions/ </td> <td data-bbox="792 632 1487 873"> <input type="checkbox"/> Market or feasibility study: Status: N/A </td> </tr> </table>		<input type="checkbox"/> Comprehensive plan amendment: Status: N/A	<input type="checkbox"/> Environmental review: Status: N/A	<input checked="" type="checkbox"/> Zoning amendments or variances: Status: Completed-Resolution 24-05 approved on 2/7/2024 (Steel and Oak Smokehouse space) https://www.colognemn.com/government/city-council/resolutions/	<input type="checkbox"/> Market or feasibility study: Status: N/A
<input type="checkbox"/> Comprehensive plan amendment: Status: N/A	<input type="checkbox"/> Environmental review: Status: N/A				
<input checked="" type="checkbox"/> Zoning amendments or variances: Status: Completed-Resolution 24-05 approved on 2/7/2024 (Steel and Oak Smokehouse space) https://www.colognemn.com/government/city-council/resolutions/	<input type="checkbox"/> Market or feasibility study: Status: N/A				
<p>If the activity that is to receive CGPI funding will not be completed in 12 months, please explain why. (NOTE: The CGPI program requires all CGPI-funded activities to be completed within a 18-month period.)</p>	<p>N/A</p>				



Resolution No. 24-11

A RESOLUTION APPLYING FOR COMMUNITY GROWTH PARTNERSHIP INITIATIVE GRANT PROGRAM

WHEREAS, the City of Cologne has identified a proposed project within the City that meets the purposes and criteria of the Carver County Community Development Agency's (CDA) Community Growth Partnership Initiative Program; and

WHEREAS, the City has established a Redevelopment Plan of which the proposed project is a component; and

WHEREAS, the City has the capability and capacity to ensure the proposed project be completed and administered within the guidelines of the Community Growth Partnership Initiative Program; and

WHEREAS, the City has the legal authority to apply for financial assistance; and

WHEREAS, the City supports the development of affordable housing and of the CDA's mission to improve the lives of Carver County residents through affordable housing and community development.

NOW THEREFORE BE IT RESOLVED that the City of Cologne approves the application for funding from the Carver County Community Development Agency's Community Growth Partnership Initiative Program.

BE IT FURTHER RESOLVED that if the Carver County Community Development Agency approves its application, Michelle Morrison, the City of Cologne City Administrator, is hereby authorized to execute such agreements as are necessary to receive and use the funding for the proposed project.

Adopted by the City of Cologne City Council this 11th day of March, 2024.

Approved:

Matt Lein
Mayor

Attested:

Michelle Morrison
City Administrator/Clerk/Treasurer

M/ _____ Lein _____ Szaroletta _____
S/ _____ Kells _____ Bruss _____ Samuelson _____

Clifford Industries LLC
102 Lake St W
Cologne, MN 55322

2/27/2024

Carver County Development Agency
705 N Walnut St
Chaska, MN 55318

RE: 2024 COMMUNITY GROWTH PARTNERSHIP INITIATIVE-102 Lake St W-Cologne- MN

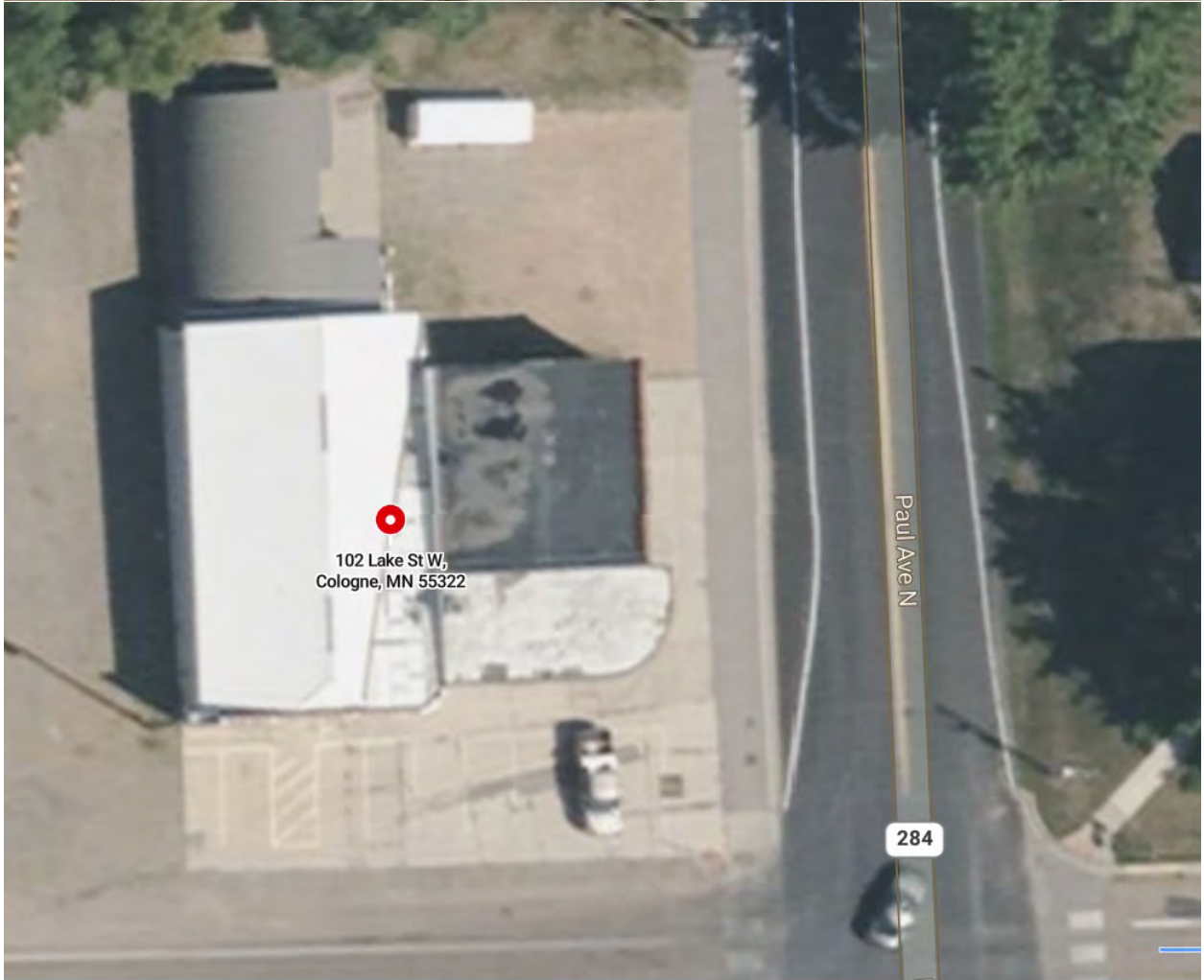
Honorable Members of the Board,

Background

COMMUNITY GROWTH PARTNERSHIP INITIATIVE 2021 Awards Created in 2016 to assist cities with their redevelopment goals, the Community Growth Partnership Initiative helps in funding affordable housing development, job creation and redevelopment projects that increase the tax base and improve the quality of life in Carver County.

Location- 102 Lake St W-Cologne, MN





Ask

City of Cologne is \$100,000 for a Community Development grant for the rehabilitation and revitalization of a blighted and unsafe building in downtown Cologne. Rehabilitation of an existing facility in the business district to optimize capacity of a historic mix use building while attempting to restore the exterior to its historic roots in the community. The project increases the tax base, brings in and retains living wage jobs

Community Investment

Previous ownership of property failed to invest in stabilization and maintenance of the building. The building has been vacant for 4 years. In July 2023, Clifford Industries acquired the parcel and immediately began to restore the infrastructure of this building. Investing in water management (waterproofing), rework of plumbing damaged infrastructure, demolition, and disposal of unsafe

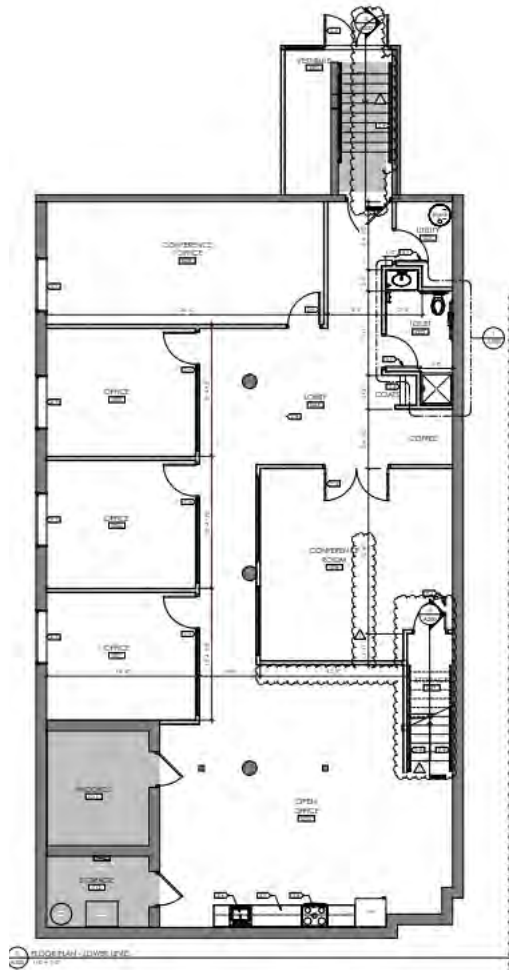
spaces within the building footprint, temporary roof repair, heating upgrades and servicing of refrigeration infrastructure.

Not only is this building of historical significance to the residents of Cologne, recently, in February 2024, this building proudly served as a community gathering space, serving as a temporary location for the annual “Benton Lake Bash” Benton Lake Conservatory (501c3) Ice Cribbage vent., It served as the central community gathering location for over 200 community members.

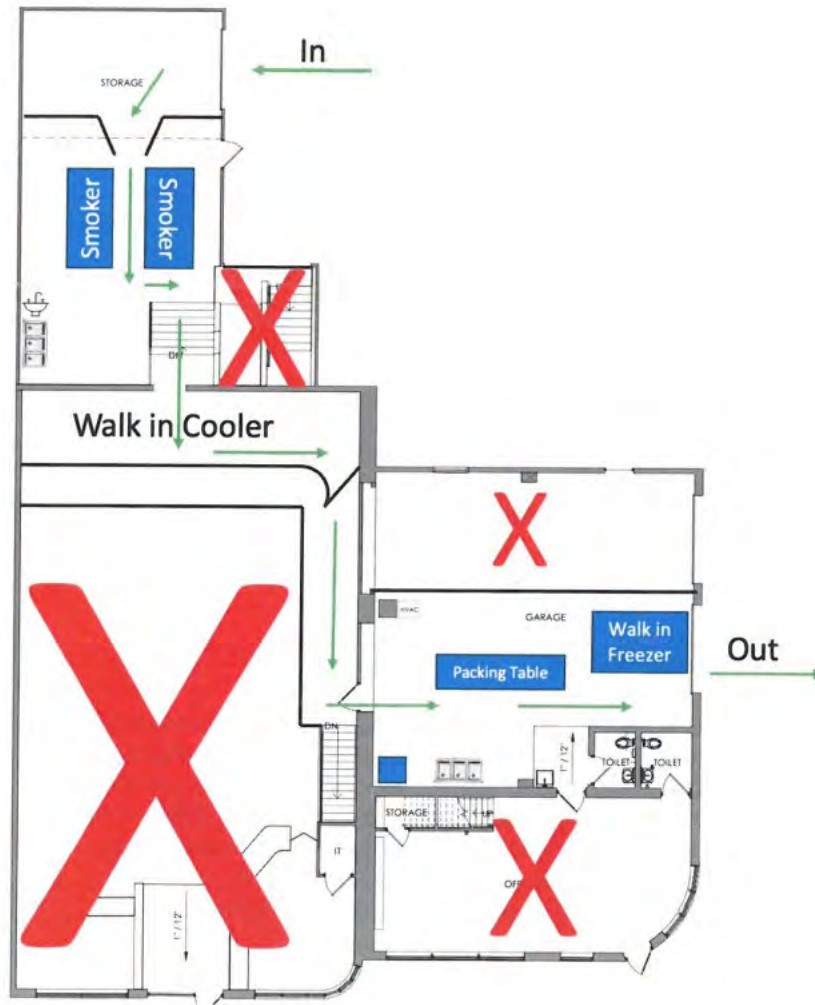
<https://www.facebook.com/ICECribbage>



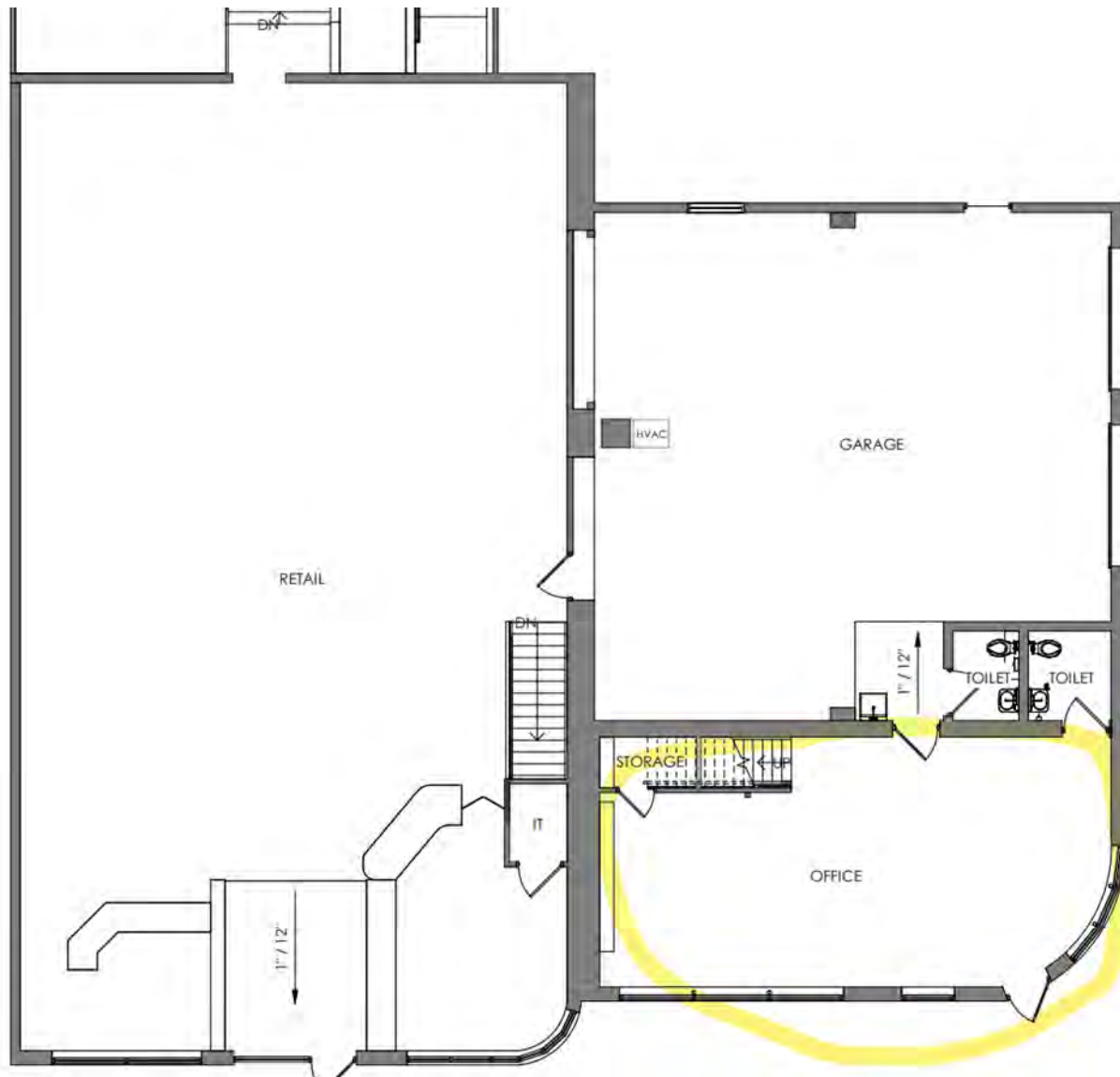
Clifford Industries has partnered with PMR LLC as a new tenant and partner in the rehabilitation and leasehold improvements for a new corporate for this nationwide professional services headquarters (10 full time employees)

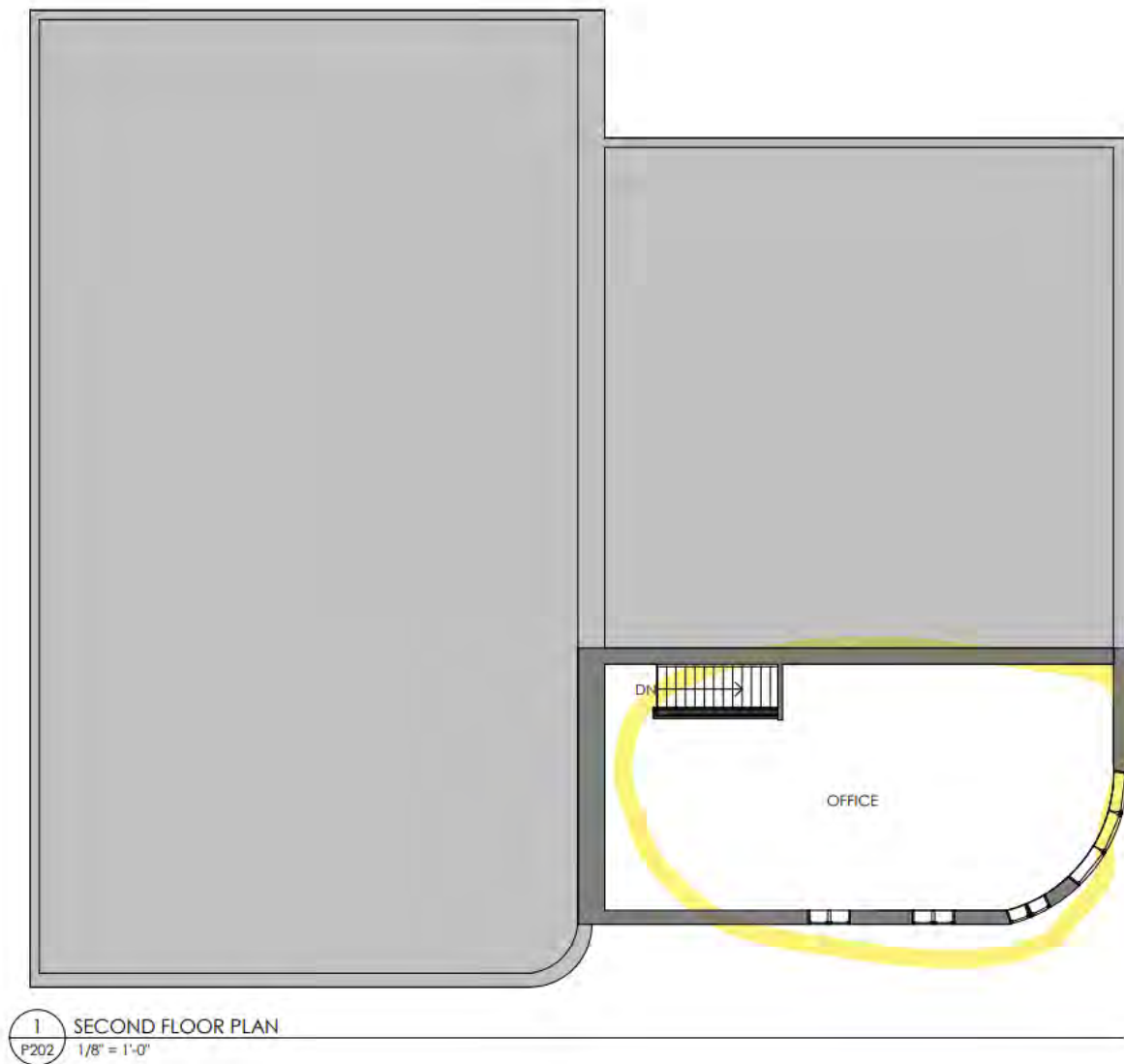


Clifford Industries has partnered with Oak and Steel LLC as a new tenant and partner in the rehabilitation and leasehold improvements for a new wholesale (and future retail) Smoke house (4 full time employees), which would become the only family friendly deli style-mercantile in the city limits. The relocation comes from outside the county.



Clifford Industries has partnered with (Private Tenant) as a new tenant and partner in the rehabilitation and lease hold improvements for a professional office and design studio (4 full time employee)





We look forward to working with the City of Cologne Carver County and community partners to grow our community through redevelopment of this beautiful and locally releveant building

Any questions or clarifications, feel free to conatct me direct at 952-292-2859

Very Respectfully,

Paul Modeen
Clifford Industries LLC

Property Description

PARCEL A:

Commencing at a point 100 feet West of the Southeast corner of Outlot No. 2, Village of Cologne according to the plat thereof on file and of record in the Office of the Register of Deeds of Carver County, Minnesota, on the South line thereof; thence running Westerly along the North line of U.S. Highway No. 212, a distance of 200 feet; thence running North 140 feet; thence running Easterly parallel to the North line of said highway, a distance of 200 feet to a point 100 feet West of the East line of said Outlot No. 2; thence South 140 feet to the place of beginning, situated in Outlot No. 2, Village of Cologne. According to Warranty Deed Doc. No. A268250 recorded April 28, 2000.

PARCEL B:

Commencing at the Southeast corner of Outlot 2; thence running West 100 feet; thence North 140 feet; thence East 100 feet; thence South 140 feet to Place of Beginning being in the Village of Cologne, according to the map or plat thereof on file and of record in the Office of the Register of Deeds, in and for the County of Carver, and State of Minnesota.
According to Warranty Deed dated July 19, 2023

Notes

1. This Survey intends to show the boundaries of the above described property and the location of certain existing improvements thereon. It does not purport to show all improvements or encroachments. A Title Report was not furnished to the Surveyor in preparation of this survey. Additional encumbrances on the property may be disclosed by such a report.
2. Distances shown on this survey are expressed in feet and hundredths of a foot.
3. The basis of bearings for this survey is assumed. Measured bearings and distances are shown for the boundary. Where measured distances differ significantly from plat or record distances, the [record] dimension is also shown.
4. The site conditions shown on this survey are representative of the existing conditions on the date of last fieldwork: August 15, 2023.
5. Village of Benton City is now Village of Cologne per Chapter 8 of Minnesota Session Laws. For purposes of this survey, the underlying Blocks are still labeled as Village of Benton City as labeled on the plat, even though the deeds refer to the Village of Cologne.
6. On the East side of Outlot 2, there is an overlap between the Outlot and the Right of Way for Paul Avenue. In researching the subject properties, the surveyor reviewed the Plat to the East across Paul Avenue, A. Mohrbacher's 2nd Addition to Cologne. The legal description for that plat calls to the East Line of Paul Street (now Avenue). It is the opinion of the surveyor that the platting surveyor for A Mohrbacher's 2nd Addition did not allow the 66 feet for the Right of Way of Paul Street. The Minnesota Department of Transportation recently completed a Right of Way map for Highway 264, Map Number 200-150. This map shows the Right of Way for Highway 264 being ~3 feet overlapped with the East portion of Outlot 2.
7. The description in the final certificate for the (old) U.S. Highway 212 taking does not align with the existing road when calculated from the Point of Beginning. The surveyor computed the centerline alignment and fit it to local monumentation and the existing road in determining the intended location of the Right of Way easement beyond the original platted Right of Way. Additionally, the description of the underlying land for Parcel 378 calls for "2. Outlot 2 of Mohrbacher's Second Addition to the City of Cologne [sic]". The corresponding map from MnDOT shows Parcel 378 correctly as being a taking from Outlot 2 of the Plat of Benton City. The surveyor has assumed the Final Certificate contains a patent error, and was intended to include a description of Outlot 2 of the Benton City Plat.

Legend

●	Denotes Found 1/2" Iron Pipe capped and marked LS 15475, unless otherwise noted.	— OC —	Overhead Electric/Cable lines
○	Denotes Set ferrous monument marked MN LS 48176	— — — — —	Exterior Boundary line
—○—	Power/Cable Pole	— — — — —	Adjacent Boundary line
		— — — — —	Interior Boundary line
		— — — — —	Right of Way Boundary line
			Ex. Building line

LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

Certificate of Survey

Survey Prepared For: Paul Modeen

I hereby certify that this survey, map, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: PRELIMINARY

Eric B. Lindgren, Land Surveyor
Minnesota License Number 48176

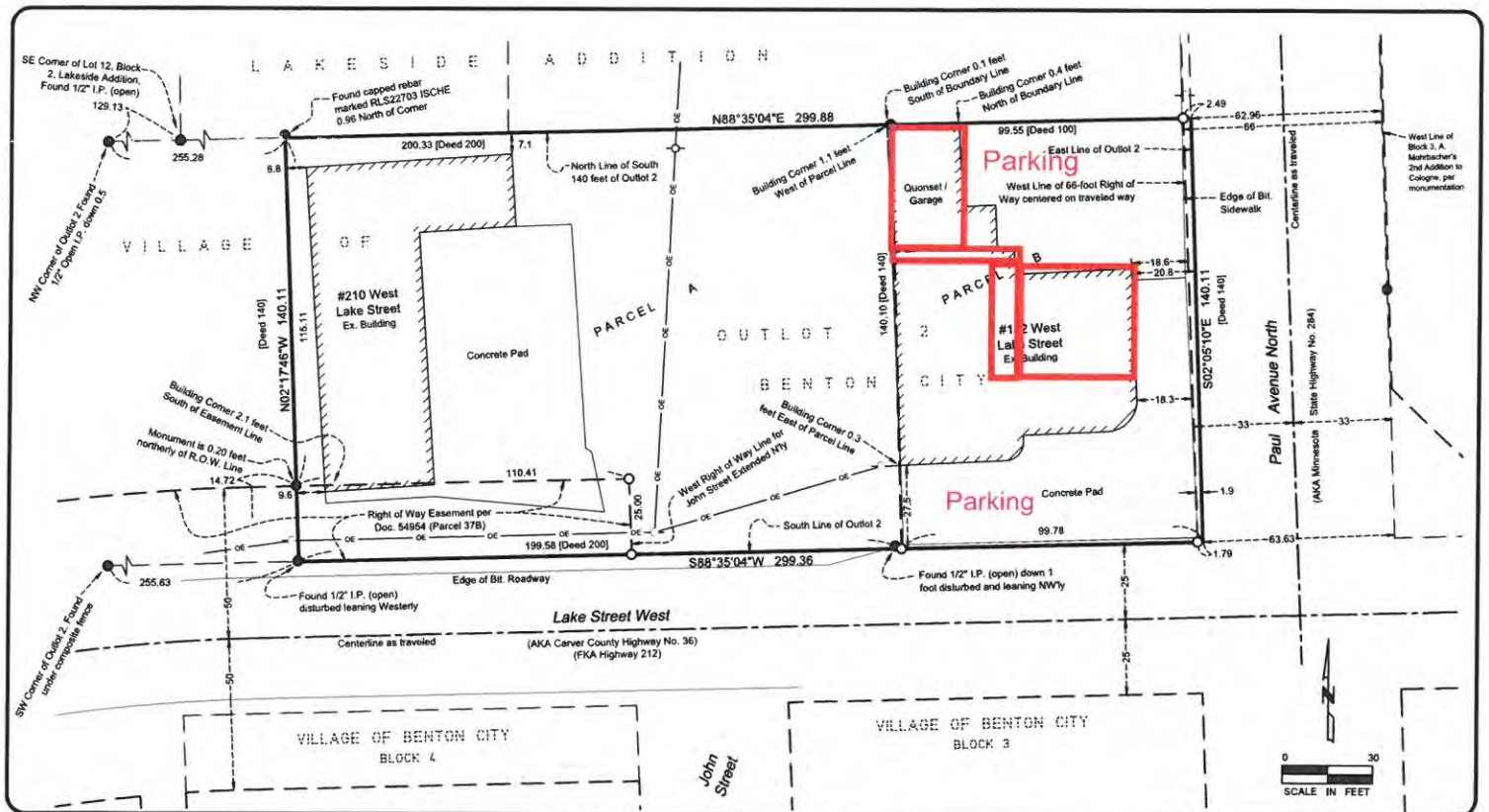
Date: August 17, 2023

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Certificate of Survey

Survey Prepared For: Paul Modeen

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