City Council Meeting Agenda

Monday, October 20, 2025 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:	Sarah Bruss
Councilmember:	Jeri Bowers
Councilmember:	Selmer Olson
Councilmember:	Carol Szaroletta

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**
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. **October 6th, 2025 City Council Minutes**
   b. **Accounts Payable from October 7th, 2025**
   c. **October 21st, 2025 Payroll Summary**

d. **Q3 CFD Payroll**
e. **Pay Request #1 North Water Tower Rehab**

6. **NEW COUNCIL BUSINESS**
   a. **Village at Cologne 18th Addition**
      i. **Collaborative Planning report**
      ii. **Bolton & Menk Report**
      iii. **Village at Cologne 18th Addition Final Plat**
      iv. **Res No 25-28 FApproving a Final Plat for A Development Known as the Village at Cologne 18th Addition**
      v. **Developer's Agreement**
      vi. **Res No 25-29 Approving a Developers Agreement for a Development Known as the Village at Cologne 18th Addition**

7. **INFORMATIONAL ITEMS**
   a. **Administrator Update**
   b. **Council / Mayor Reports**
   c. **September Sheriff Report**

8. **ITEMS REMOVED FROM THE CONSENT AGENDA**
9. **ADJOURN**

CALENDAR OF EVENTS/MEETINGS

October 23rd	Thursday	Legislative Tour WWTP
October 28th	Tuesday	Fire Meeting with Townships
November 3rd	Monday	City Council Meeting
November 5th	Wednesday	Planning Commission Meeting

City Council Meeting Minutes

Monday, October 6, 2025 7:00 PM
Cologne Community Center, 1211 Village Parkway

Vision Statement

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CALL MEETING TO ORDER & ROLL CALL

Mayor Lein called the meeting to order at 7:00 PM. Councilmembers Bowers, Bruss, Olson and Szaroletta were present. Also present was City Administrator Michelle Morrison.

1. **PLEDGE OF ALLEGIANCE**

2. **ADOPT AGENDA**

Administrator Morrison advised that since mailing the packet out last week bids were received for the Kubota replacement. Under New Business the following has been added: Item e – Approve Purchase of 2025 Kubota. Motion by Councilmember Olson to adopt the agenda as revised, second by Councilmember Bruss. Motion carried unanimously.

3. VISITOR'S PRESENTATIONS, PETITIONS, CORRESPONDENCE

a. Southern Valley Alliance for Battered Women

Kim Lohse, Community Outreach Manager for SVABW was present to highlight their organization's work in the community and various fund-raising events they have scheduled. Administrator Morrison asked for flyers that could be posted on the City Website and Facebook pages.

b. Jayson Read – Trail Lighting Discussion

Cologne resident Jayson Read addressed the Council on the possibility of looking into lights on the trails. The most concerning area is the trail that goes under Hwy 212 adjacent to Lake St W and the Railroad tracks. The Council discussed that some trail areas would not be easy to light, and homeowners would not like the extra light, but agreed that the trail system should be reviewed and potential light areas identified. The Council will get trail maps at the next meeting to start the discussion.

4. 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. **September 15th, 2025 City Council Minutes**

b. **Accounts Payable from September 16th, 2025**

c. **September 23rd and October 7th, 2025 Payroll Summaries**

d. **Res No 25-23 Approving Pursuit of 2025 Local Road Improvement Program Funding for Village Parkway Improvement Project**

e. **Res No 25-24 Authorizing the Release of a Letter of Credit for M/I Homes**

f. **Approve Temporary Liquor License Cologne Hollanders Bingo**

g. **Approve Prosecution Contract with Carver County Attorney Office**

h. **Res No 25-26 Accepting Donation**

i. **2026 LMCIT Waiver**

After discussion, Councilmember Szaroletta made a motion to adopt the consent agenda, second by Councilmember Bowers. Motion carried unanimously.

5. **NEW COUNCIL BUSINESS**

a. **Insurance Deductible Discussion**

Administrator Morrison inquired into different options for the deductible on the city policy. Moving to a $10,000 deductible can save the city $7,752 annually. After discussion Councilmember Bruss made a motion to move the city to the $10,000 deductible, second by Councilmember Bowers. Motion carried unanimously.

b. **Mn Paid Leave Discussion**

Administrator Morrison shared that the new Minnesota Paid Leave Act goes into effect on January 1, 2026, and covers fulltime, part time, seasonal, firefighters and elected officials. The law provides up to 90% of wages to a maximum of $1,372 per week. Employers can choose to use the State Program or use an outside insurance vendor. The state program is paid for by a .88% collection on employers' payroll, (est. cost of $4,775) she had received a quote to provide the same benefit from ShelterPoint for .59% of payroll, (est. cost of $2,504) The law also allows employers to collect some of the premium from employees but requires that the employers pay a minimum of 50% of the premium.

After discussion, Councilmember Bruss made a motion to authorize staff to move forward with securing Mn Paid Leave through ShelterPoint with the city paying 100% of the premium, second by Councilmember Bowers. Motion carried unanimously.

c. **Open Gym Discussion and Res 25-25 Approving Open Gym Supervisor**

The city has offered open gym on Wednesday evenings and Sunday afternoons from November through March. Attendance has been dropping off, and the fees do not cover the cost of hiring a supervisor. Staff still would like to hire an open gym supervisor but would like to have the freedom to operate on a different schedule.

After discussion Councilmember Bowers made a motion to approve Resolution 25-25 Hiring an Open Gym Supervisor, second by Councilmember Bruss. Motion carried unanimously.

d. **Budget Workshop 6:00 PM October 20th**

Administrator Morrison would like to schedule a workshop for 6:00PM prior to the October 20th Council meeting to review a final levy and budget proposal with November 3rd continuation date if needed. After discussion Councilmember Olson made a motion calling for a budget workshop at 6:00 PM October 20th, with a continuation for

November 3rd, if necessary, second by Councilmember Bruss. Motion carried unanimously.

e. **Kubota Purchase**

Two bids have been received to replace the 2014 Kubota. This purchase is on the Capital Improvement Plan with a $25,000 placeholder. The bids received were $18,443.27 from Lano and $15,231.84 from Arnolds.

After discussion, Councilmember Bruss made a motion to accept the low bid of $15,231.84 from Arnolds, second by Councilmember Bowers. Motion carried unanimously.

6. **INFORMATIONAL ITEMS**
   a. **Administrator Update**
   b. **Council / Mayor Reports**

7. **ITEMS REMOVED FROM THE CONSENT AGENDA**
8. **ADJOURN**

Motion by Councilmember Bowers to adjourn at 7:55 PM, second by Councilmember Szaroletta. Motion carried unanimously.

Respectfully Submitted:	Attest:
______________________	______________________
Michelle Morrison	Matt Lein
City Administrator/City Clerk	Mayor

CITY OF COLOGNE

*Check Summary Register©

Batch:
100625XCEL,100625PremWaters,102025CR,100825GopherOne,100825EMTI,100825QualityFlow,100825CarCo,100825HealthPartner, 100825Cintas,100825UpKeep,100825Wigfield,100825MidCoCo,100925Diversified,100925Republic,100925CircleK,101325MidCounty, 101325CoreMain,101325Diversified,101325PerMar,101325Verizon,101425XCEL,101425CenterPoint

	Name	Check Date	Check Amt	
10100 Checking				
2956e	XCEL ENERGY	10/6/2025	$2,776.76	Cologne Community Center
2957e	PREMIUM WATERS, INC.	10/6/2025	$25.29	CCC Drinking water
2959e	GOPHER STATE ONE-CALL (INC)	10/8/2025	$71.55	Locates - Sept 2025
2960e	CROWN COLLEGE	10/8/2025	$450.00	EMT/EMR Training 7.7.25
2961e	QUALITY FLOW SYSTEMS, INC	10/8/2025	$600.00	Service check 4 pumps WWTP
2962e	CAR-CO INC	10/8/2025	$80.94	Oil Filter
2963e	HEALTH PARTNERS	10/8/2025	$2,032.72	Employee Medical and Dental Insurance - Nov
2964e	CINTAS CORPORATION	10/8/2025	$183.07	Uniforms
2965e	UpKeep Cleaning, LLC	10/8/2025	$850.00	October cleaning
2966e	WIGFIELD DESIGN	10/8/2025	$75.00	Open Gym Rule Sign
2967e	DIVERSIFIED PLUMBING & HEAT	10/9/2025	$191.00	New flush valve breaker, gym toilet
2968e	REPUBLIC SERVICES	10/9/2025	$914.66	PW Garbage
2969e	CIRCLE K	10/9/2025	$726.75	PW Fuel
2970e	MID COUNTY CO-OP	10/9/2025	$192.23	Recharge System E11
2971e	MID COUNTY CO-OP	10/13/2025	$1,887.02	DOT Inspection 2019 Mack Plow
2972e	CORE & MAIN	10/13/2025	$2,864.04	IPERL/SETTER
2973e	DIVERSIFIED PLUMBING & HEAT	10/13/2025	$1,110.10	Splash park; replacement of valuves
2974e	PER MAR SECURITY SERVICES	10/13/2025	$296.00	ICT Program not recording
2975e	VERIZON WIRELESS	10/13/2025	$210.06	CFD Communication - November
2982e	XCEL ENERGY	10/14/2025	$2,512.96	Street Light
2983e	CENTERPOINT	10/14/2025	$137.22	107 John Ave
29531	BOLTON & MENK, INC	10/20/2025	$15,109.00	Misc Engineering
29532	CARVER COUNTY ATTORNEY	10/20/2025	$686.38	Q 3 Prosecution Contract
29533	COLLABORATIVE PLANNING, LL	10/20/2025	$2,693.25	Misc. Planning
29534	ENVIRONMENTAL EQUIP & SER	10/20/2025	$333.92	Filter element, primary powercore
29535	Vanessa Hefti	10/20/2025	$113.15	Overpayment Final water bill; 1002 Meadow St
29536	KLEIN, DAMON	10/20/2025	$44.98	Reimbursement; Home Depot; pads & screws
29537	MAYER LUMBER CO., INC.	10/20/2025	$2,755.92	Materials-PW Shed
29538	MEUWISSEN, SCOTT	10/20/2025	$2,156.10	labor-PW Shed
29539	MID-AMERICAN RESEARCH CHE	10/20/2025	$85.82	Deotorizors
29540	NORMA PEREZ	10/20/2025	$300.00	Event Cleaning: Bingo 10.11.25
29541	PRECISION UTILITIES	10/20/2025	$5,995.00	Curbstop fix at 504 Benton Street
29542	SCHNEIDER EXCAVATING & GR	10/20/2025	$2,781.25	Benton Lake Outlet Final
29543	SOUTHWEST PAVING, INC.	10/20/2025	$44,190.00	PW Parking Lot
29544	STORMS WELDING & MFG. INC	10/20/2025	$69.19	bolts, washers, tubing, Misc shop parts
29545	STRAIGHT UP SERVICES, INC	10/20/2025	$515.65	Maint 2019 GMC Sierra
		Total Checks	$96,016.98	

Clerk Treasurer ____________________ Date ____________________

FILTER: (([Act Year]='2025' and [period] in (10))) and (Source in ('100625XCEL','100625PremWaters','102025CR','100825GopherOne','100825EMTI','100825QualityFlow', '100825CarCo','100825HealthPartner','100825Cintas','100825UpKeep','100825Wigfield','100825MidCoCo' ,'100925Diversified','100925Republic','100925CircleK','101325MidCounty','101325CoreMain','101325Diversified','101325PerMar','101325Verizon','101425XCEL','101425CenterPoint'))

CITY OF COLOGNE

*Check Detail Register©

Batch:
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100825Cintas,100825UpKeep,100825Wigfield,100825MidCoCo,100925Diversified,100925Republic,100925CircleK,101325MidCounty,
101325CoreMain,101325Diversified,101325PerMar,101325Verizon,101425XCEL,101425CenterPoint**

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 Checking					
2956 e	10/06/25	**XCEL ENERGY**			
E 101-45100-381		Electric Utilities	$2,135.34		Cologne Community Center
E 101-43160-381		Electric Utilities	$266.48		1108 Village
E 101-45200-381		Electric Utilities	$8.69		3002 Gold Nugget
E 101-43100-381		Electric Utilities	$180.88		Public Works Facility
E 601-49400-381		Electric Utilities	$185.37		Bldg by Water Tower, Water Tower, Well 1&2
		Total	$2,776.76		
2957 e	10/06/25	**PREMIUM WATERS, INC.**			
E 101-43100-200		Office Supplies (GENERA	$16.53	311054145	CCC Drinking water
E 101-43100-200		Office Supplies (GENERA	$4.38	311070285	CCC Drinking water
E 101-43100-200		Office Supplies (GENERA	$4.38	311070286	CCC Drinking water
		Total	$25.29		
2959 e	10/08/25	**GOPHER STATE ONE-CALL (INC)**			
E 101-43100-310		Other Professional Servic	$71.55	5090309	Locates - Sept 2025
		Total	$71.55		
2960 e	10/08/25	**CROWN COLLEGE**			
E 101-42220-208		Training and Instruction	$450.00	90	EMT/EMR Training 7.7.25
		Total	$450.00		
2961 e	10/08/25	**QUALITY FLOW SYSTEMS, INC**			
E 602-49450-404		Repairs/Maint Machinery/	$600.00	49773	Service check 4 pumps WWTP
		Total	$600.00		
2962 e	10/08/25	**CAR-CO INC**			
E 101-43100-404		Repairs/Maint Machinery/	$13.01	778775	Oil Filter
E 101-43100-404		Repairs/Maint Machinery/	$67.93	778783	HD AIR FILTER
		Total	$80.94		
2963 e	10/08/25	**HEALTH PARTNERS**			
G 101-21706		Health/Dental Ins	$2,032.72	43597377095	Employee Medical and Dental Insurance - November
		Total	$2,032.72		
2964 e	10/08/25	**CINTAS CORPORATION**			
E 101-43100-417		Uniforms	$20.89	4242094655	Uniforms
E 101-43100-417		Uniforms	$20.89	4242753994	Uniforms
E 101-43100-417		Uniforms	$20.89	4243513474	Uniforms
E 101-43100-417		Uniforms	$28.84	4244252243	Uniforms
E 101-45100-401		Repairs/Maint Buildings	$70.67	4244252596	Rugs, Mats, Mops, Towels
E 101-43100-417		Uniforms	$20.89	4244999713	Uniforms
		Total	$183.07		
2965 e	10/08/25	**UpKeep Cleaning, LLC**			
E 101-45100-401		Repairs/Maint Buildings	$850.00	1285	October cleaning
		Total	$850.00		
2966 e	10/08/25	**WIGFIELD DESIGN**			

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Batch:
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100825Cintas,100825UpKeep,100825Wigfield,100825MidCoCo,100925Diversified,100925Republic,100925CircleK,101325MidCounty,
101325CoreMain,101325Diversified,101325PerMar,101325Verizon,101425XCEL,101425CenterPoint**

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-45100-210		Operating Supplies (GEN	$75.00	2212	Open Gym Rule Sign
		Total	$75.00		
2967 e	10/09/25	**DIVERSIFIED PLUMBING & HEATING**			
E 101-45100-220		Repair/Maint Supply (GEN	$191.00	44122	New flush valve breaker, gym toilet
		Total	$191.00		
2968 e	10/09/25	**REPUBLIC SERVICES**			
E 101-41940-384		Refuse/Garbage Disposal	$284.67		PW Garbage
E 101-42210-384		Refuse/Garbage Disposal	$198.02		CFD Garbage
E 101-45100-384		Refuse/Garbage Disposal	$284.67		CCC Garbage
E 101-45200-384		Refuse/Garbage Disposal	$147.30		Lions Park Garbage
		Total	$914.66		
2969 e	10/09/25	**CIRCLE K**			
E 101-42230-212		Motor Fuels	$336.54	107951022	CFD Fuel
E 101-43100-212		Motor Fuels	$390.21	107951036	PW Fuel
		Total	$726.75		
2970 e	10/09/25	**MID COUNTY CO-OP**			
E 101-42230-404		Repairs/Maint Machinery/	$192.23	23770	Recharge System E11
		Total	$192.23		
2971 e	10/13/25	**MID COUNTY CO-OP**			
E 101-43100-404		Repairs/Maint Machinery/	$634.23	23976	DOT Inspection 2008 International
E 101-43100-404		Repairs/Maint Machinery/	$579.59	23980	DOT Inspection 2019 Mack Plow
E 101-43100-404		Repairs/Maint Machinery/	$169.75	23990	DOT Inspection 2017 F550
E 101-43100-404		Repairs/Maint Machinery/	$503.45	23995	DOT Inspection GMC Sierra
		Total	$1,887.02		
2972 e	10/13/25	**CORE & MAIN**			
E 601-49400-210		Operating Supplies (GEN	$2,864.04	792666	IPERL/SETTER
		Total	$2,864.04		
2973 e	10/13/25	**DIVERSIFIED PLUMBING & HEATING**			
E 101-45200-404		Repairs/Maint Machinery/	$1,110.10	44128	Splash park; replacement of valuves
		Total	$1,110.10		
2974 e	10/13/25	**PER MAR SECURITY SERVICES**			
E 101-45100-312		Contractual Services	$296.00	3704423	ICT Program not recording
		Total	$296.00		
2975 e	10/13/25	**VERIZON WIRELESS**			
E 101-42230-320		Communications (GENER	$210.06		CFD Communication - November
		Total	$210.06		
2982 e	10/14/25	**XCEL ENERGY**			
E 101-43160-381		Electric Utilities	$1,794.62		Street Light
E 101-42210-381		Electric Utilities	$447.82		Louis Hall
E 101-41940-381		Electric Utilities	$10.00		PW Maintenance Bldg
E 101-45200-381		Electric Utilities	$260.52		Tennis Courts - Lions Park

CITY OF COLOGNE

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		Total	$2,512.96		
2983 e	10/14/25	**CENTERPOINT**			
E 101-45200-383		Gas Utilities	$42.85		107 John Ave
E 101-43100-383		Gas Utilities	$17.00		306 Playhouse
E 101-43100-383		Gas Utilities	$37.30		304 Louis St
E 101-42210-383		Gas Utilities	$40.07		110 Louis St
		Total	$137.22		
29531	10/20/25	**BOLTON & MENK, INC**			
E 101-43100-303		Engineering Fees	$1,254.00	375283	Misc Engineering
E 601-48400-303		Engineering Fees	$12,342.00	375285	Water Tower Rehab
E 101-41700-303		Engineering Fees	$1,513.00	375286	Ron Olson/16 Lot Development
		Total	$15,109.00		
29532	10/20/25	**CARVER COUNTY ATTORNEY**			
E 101-41600-304		Legal Fees	$686.38		Q 3 Prosecution Contract
		Total	$686.38		
29533	10/20/25	**COLLABORATIVE PLANNING, LLC**			
E 101-41910-310		Other Professional Servic	$266.00	2025-233	Misc. Planning
E 101-41910-310		Other Professional Servic	$2,427.25	2025-234	Ron Olson
		Total	$2,693.25		
29534	10/20/25	**ENVIRONMENTAL EQUIP & SERV INC**			
E 101-43100-404		Repairs/Maint Machinery/	$333.92	25389	Filter element, primary powercore
		Total	$333.92		
29535	10/20/25	**Vanessa Hefti**			
R 601-00000-99999		UNALLOCATED UTILITY	$113.15		Overpayment Final water bill; 1002 Meadow St
		Total	$113.15		
29536	10/20/25	**KLEIN, DAMON**			
E 101-45100-220		Repair/Maint Supply (GEN	$44.98		Reimbursement; Home Depot; pads & screws
		Total	$44.98		
29537	10/20/25	**MAYER LUMBER CO., INC.**			
E 101-41940-500		Capital Outlay (GENERAL	$2,755.92		Materials-PW Shed
		Total	$2,755.92		
29538	10/20/25	**MEUWISSEN, SCOTT**			
E 101-41940-500		Capital Outlay (GENERAL	$2,156.10		labor-PW Shed
		Total	$2,156.10		
29539	10/20/25	**MID-AMERICAN RESEARCH CHEMICAL**			
E 101-43100-210		Operating Supplies (GEN	$85.82	860871	Deotorizors
		Total	$85.82		
29540	10/20/25	**NORMA PEREZ**			
E 101-45100-300		Professional Srvs (GENE	$300.00	1009	Event Cleaning: Bingo 10.11.25
		Total	$300.00		

CITY OF COLOGNE

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Batch:
100625XCEL,100625PremWaters,102025CR,100825GopherOne,100825EMTI,100825QualityFlow,100825CarCo,100825HealthPartner,100825Cintas,100825UpKeep,100825Wigfield,100825MidCoCo,100925Diversified,100925Republic,100925CircleK,101325MidCounty,101325CoreMain,101325Diversified,101325PerMar,101325Verizon,101425XCEL,101425CenterPoint

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
29541	10/20/25	**PRECISION UTILITIES**			
E 601-49400-312		Contractual Services	$5,995.00	2962	Curbstop fix at 504 Benton Street
		Total	$5,995.00		
29542	10/20/25	**SCHNEIDER EXCAVATING & GRADING**			
E 101-43100-312		Contractual Services	$2,781.25		Benton Lake Outlet Final
		Total	$2,781.25		
29543	10/20/25	**SOUTHWEST PAVING, INC.**			
E 101-43100-312		Contractual Services	$44,190.00	230	PW Parking Lot
		Total	$44,190.00		
29544	10/20/25	**STORMS WELDING & MFG. INC**			
E 101-43100-404		Repairs/Maint Machinery/	$69.19	68961	bolts, washers, tubing, Misc shop parts
		Total	$69.19		
29545	10/20/25	**STRAIGHT UP SERVICES, INC**			
E 101-43100-404		Repairs/Maint Machinery/	$515.65	57923	Maint 2019 GMC Sierra
		Total	$515.65		
		10100	$96,016.98		

Fund Summary

10100 Checking	
101 GENERAL FUND	$73,917.42
601 WATER FUND	$21,499.56
602 SEWER FUND	$600.00
	$96,016.98

Clerk Treasurer

Date

City of Cologne Payroll
21-Oct-25

Employee	$	11,209.86	October 21, 2025 Payroll
IRS	$	4,090.62	October 21, 2025 Payroll
MN Department of Revenue	$	661.46	October 21, 2025 Payroll
PERA	$	2,261.32	October 21, 2025 Payroll
Deferred Compensation	$	3,077.00	October 21, 2025 Payroll
Health Savings Account	$	516.68	October 21, 2025 Payroll
Total	$	21,816.94	

City of Cologne Fire Department Payroll
10/22/2025 Quarter 3

Employee		EFT	$ 12,392.11	October 22, 2025 Q3 Payroll
IRS	1184	EFT	$ 2,198.78	October 22, 2025 Q3 Payroll
		Total	$ 14,590.89	

BOLTON & MENK
Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

October 16, 2025

City of Cologne
Attn: Michelle Morrison
1211 Village Parkway
Cologne, MN 55322

RE: North Water Tower Rehabilitation Project
Payment Request No. 1

Dear Mrs. Morrison:

Enclosed please find Payment Request No. 1 for work completed from 7/27/2025 to 9/19/2025 on the above referenced project. The work completed includes mobilization, coating removal, sandblasting, cables, vents, and other misc. items.

We have compiled all quantities for this payment request, reviewed all work items, and recommend payment in the amount of **$397,831.50** to TanksCo, Inc., 1102 County Road 4360, Decatur, TX 76234.

Please contact me if you have any questions or if you need any additional information.

Respectfully Submitted,
Bolton & Menk, Inc.

Ryan R Johnson

Ryan Johnson, P.E.

Cc: Jake Saulsbury, Bolton & Menk

Pay App #1

OWNER:
City of Cologne, MN

CONTRACTOR:
TanksCo, Inc
1102 County Road 4360
Decatur, TX 76234

PROJECT:
North Water Tower Rehabilitation

Contract Amount Original: $573,500.00
Revised:

Dates of Estimate: 09/19/2025
From: 07/27/2025
To: 09/19/2025

		Contract Items				This Period		Total To Date	
	Bid Item Description	**Unit**	**Qty.**	**Unit Price**	**Total Amt.**	**Qty.**	**Amt.**	**Qty.**	**Amount**
	For all labor, material, equipment & incidentals to furnish & install the following:								
1	Mobilization and site maintenance	LS	1	$ 15,000	$ 15,000	0.50	$ 7,500.00	0.50	$ 7,500.00
2	Grinding (misc.)	HOUR	10	$ 120	$ 1,200	10.00	$ 1,200.00	10.00	$ 1,200.00
3	Welding (misc.)	LF	10	$ 130	$ 1,300	10.00	$ 1,300.00	10.00	$ 1,300.00
4	Pit Filler (misc.)	HOUR	1	$ 500	$ 500	0.00	$ -	0.00	
5	Caulking (misc.)	LF	200	$ 25	$ 5,000	200.00	$ 5,000.00	200.00	$ 5,000.00
6	Interior Wet - Complete coating removal and replacement on all surfaces	LS	1	$ 115,000	$ 115,000	1.00	$ 115,000.00	1.00	$ 115,000.00
7	Interior Dry – Partial areas with complete removal and replacement. Interior Dry Spot Repair – Area <10% of interior dry not scheduled for full removal and replacement.	LS	1	$ 25,000	$ 25,000	1.00	$ 25,000.00	1.00	$ 25,000.00
8	Exterior - Complete sandblasting and reconditioning of tower (full exterior curtain containment).	LS	1	$ 199,100	$ 199,100	0.70	$ 139,370.00	0.70	$ 139,370.00
9	Provide and install new drain "mud" valve and piping to overflow pipe.	LS	1	$ 7,000	$ 7,000	1.00	$ 7,000.00	1.00	$ 7,000.00
10	Provide and install new tank mixer with SCADA control panel	LS	1	$ 40,000	$ 40,000	0.70	$ 28,000.00	0.70	$ 28,000.00
11	Provide new tower lettering/logos.	LS	2	$ 6,000	$ 12,000	1.00	$ 12,000.00	2.00	$ 12,000.00
12	Provide and install new LED aviation obstruction light on pivoting post.	LS	1	$ 12,000	$ 12,000		$ -		$ -
13	Repair damaged grout/mortar under cone baseplate ring (caulk seam and paint grout/mortar).	LS	1	$ 3,000	$ 3,000	1.00	$ 3,000.00	1.00	$ 3,000.00
14	Modify upper and lower landings with new drain and drain line/check valve to overflow pipe	LS	1	$ 6,000	$ 6,000	1.00	$ 6,000.00	1.00	$ 6,000.00
15	Provide and install new recirculation pump, in-line temp sensor, flow indicator, all new inlet/outlet pipe valves, and piping.	LS	1	$ 30,000	$ 30,000		$ -		$ -
16	Provide and install new pressure manway gaskets	LS	2	$ 800	$ 1,600	1.00	$ 1,600.00	2.00	$ 1,600.00
17	Provide and install new overflow pipe screens.	LS	1	$ 800	$ 800	1.00	$ 800.00	1.00	$ 800.00
18	Carefully remove and protect inlet/outlet pipe insulation and reinstall insulation/jacket; install existing metal jacket (provide with new banding) on inlet/outlet pipe	LS	1	$ 15,000	$ 15,000	1.00	$ 15,000.00	1.00	$ 15,000.00
19	Provide new cable safety climb systems to all ladders and provide new personal protection (safety climb) equipment	LS	1	$ 12,000	$ 12,000	1.00	$ 12,000.00	1.00	$ 12,000.00
20	Provide and install new 24" access pressure manway in tank floor to interior wet	LS	1	$ 9,500	$ 9,500	1.00	$ 9,500.00	1.00	$ 9,500.00
21	Provide and install new "frost free" pressure relief vent	LS	1	$ 8,500	$ 8,500	1.00	$ 8,500.00	1.00	$ 8,500.00
22	Replace upper 7 feet of interior wet access ladder in-kind	LS	1	$ 2,500	$ 2,500	1.00	$ 2,500.00	1.00	$ 2,500.00
23	Modify existing and provide and install new aluminum cover from exterior roof to dry riser pipe access	LS	1	$ 4,500	$ 4,500	1.00	$ 4,500.00	1.00	$ 4,500.00
24	Modify existing and provide and install new aluminum cover from exterior roof to interior wet.	LS	1	$ 4,000	$ 4,000	1.00	$ 4,000.00	1.00	$ 4,000.00
25	Provide and install new light fixtures and light bulbs	LS	8	$ 1,000	$ 8,000		$ -		$ -
26	Disinfection	LS	1	$ 3,000	$ 3,000		$ -		$ -
27	Site Restoration	LS	1	$ 12,000	$ 12,000		$ -		$ -
28	Construction Allowance	LS	1	$ 20,000	$ 20,000	0.50	$ 10,000.00	0.50	$ 10,000.00
CO1	Repair of poor welds								
	*Includes materials on-hand per attached invoices.								

	This Period	Total to Date
Amount Earned	$ 418,770.00	$ 418,770.00
Amount Retained (5%)	$ (20,938.50)	$ (20,938.50)
Less Previous Payments		

Amount Due	$ 397,831.50	$ 397,831.50

REQUESTED BY:

TANKSCO, INC.

By: Saul Bocanegra

Date: 09/19/2025

RECOMMENDED FOR PAYMENT:

Consulting Engineer

By: Ryan R Johnson

Date: 10/16/2025

The Contractor certifies that all work including materials and equipment on hand, covered by this Partial Payment has been completed or delivered in accordance with the Contract Documents, that all amounts have been paid by him/her for work, materials, and equipment for which previous Partial Payments were issued and received from the Owner, and that the current payment shown herein is now due.

APPROVED FOR PAYMENT:

City of Cologne, MN

By: ______________________

Date: ______________________

NOTICE OF AWARD

Date of Issuance:	April 7, 2025		
Owner:	City of Cologne, Minnesota	Owner's Project No.:	
Engineer:	Bolton & Menk, Inc.	Engineer's Project No.:	0C1.130670
Project:	North Water Tower Rehabilitation		
Contract Name:			
Bidder:	TanksCo, INC		
Bidder's Address:	1102 County Road 4360, Decatur, TX 76234		

You are notified that Owner has accepted your Bid dated 03/25/2025 for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

- Water Tower Reconditioning

The Contract Price of the awarded Contract is $573,500.00. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Four (4) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner four (4) counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Deliver to Owner executed Section 00 51 11 "ADDITIONAL SUBCONTRACTORS LIST" in accordance with Minn. Stat. 16C.285 subd.3 Subclauses (1) to (7). Delivery is a condition precedent to execution of this contract and failure to submit this form shall be cause for the Owner to cancel Award of Contract and declare your Bid security forfeited.
4. Other conditions precedent (if any): None.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: City of Cologne, Minnesota

By *(signature)*: Michelle Morrison

Name *(printed)*: Michelle Morrison

Title: City Administrator

Copy: Engineer

BOLTON & MENK

Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

April 1, 2025

City of Cologne
Attn: Michelle Morrison
1211 Village Parkway
Cologne, MN 55322

RE: North Water Tower Rehabilitation
Construction Contract Award Recommendation

Dear Mrs. Morrison:

Below is a tabulation of bids received on March 25, 2025, for the above-referenced project. Six bids were received ranging from a low bid of $573,500 to a high bid of $896,500. The low bid was submitted by TanksCo, INC from Decatur, Texas. Below is a tabulation of the bids received.

CONTRACTOR	BID AMOUNT
TanksCo, INC	$573,500.00
O & J Coatings, Inc.	$643,500.00
Viking Industrial Painting, LLC	$646,696.00
J. R. Stelzer Co.	$769,260.00
Classic Protective Coatings, Inc.	$873,850.00
TMI Coatings, Inc.	$896,500.00

Evaluation of the bids indicates the bidding process was competitive. The low bid submitted was 36 percent below the high bid amount. TanksCo, INC has successfully completed projects of this type in the past and thereby has shown itself to be a responsible contractor. Based on the items above, we recommend the City award a contract in the amount of $573,500.00 to TanksCo, INC. Coordination with the Environmental Protection Agency (EPA) is ongoing for the grant funds allocated through its Community Grants Program. It is recommended to award this contract contingent on executing a grant agreement and receiving confirmation of the funding from the EPA. If approved, please sign and return the enclosed Notice of Award document.

I am open to discussing this project or answering any questions you or the City Council may have.

Sincerely,

Bolton & Menk, Inc.

Jake S. Saulsbury

Jake S. Saulsbury, P.E.
Senior Principal

cc: Chris Wolfgram, Bolton & Menk, Inc.
Ryan Johnson, Bolton & Menk, Inc.

Enclosure: Notice of Award

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

CITY OF COLOGNE
1211 VILLAGE PARKWAY/P.O. BOX 120
COLOGNE, MN 55322

OLD NATIONAL BANK

71-1
863

029546

DATE 10/17/2020

AMOUNT $397,831.50

PAY *Three Hundred Ninety-Seven Thousand Eight Hundred Thirty-One Dollars and 50 Cents*

TO THE ORDER OF:

TANKSCO INC
1102 COUNTY ROAD 4360
DECATUR TX 76234

Michelle Morrison

⑈029546⑈ ⑆086300012⑆04 000 024⑈

CITY OF COLOGNE, MN 55322

10/17/2020 TANKSCO INC

029546

$397,831.50	E 601-48400-500	25North Water Tower Rehab Pay Req	$0.00	$397,831.50

Vendor Account   Check Total $397,831.50

CITY OF COLOGNE, MN 55322

10/17/2020 TANKSCO INC

029546

$397,831.50	E 601-48400-500	25North Water Tower Rehab Pay Req	$0.00	$397,831.50

1102 COUNTY ROAD 4360 DECATUR TX 76234

Check Total $397,831.50

Collaborative Planning, LLC

MEMORANDUM

TO:	Honorable Mayor and Council
FROM:	Cindy Nash, AICP, City Planner
DATE:	October 17, 2025
SUBJECT:	**The Villages at Cologne 18th Addition** for (1) Final Plat
APPLICANT:	Ron Olson
LOCATION:	Generally located at the intersection of Silver Leaf Trail and Cobblestone Drive
COMPREHENSIVE PLAN:	Low-Density Residential

Description of Request

Ron Olson has submitted an applications for a final plat. The property consists of approximately 38.74 acres.

The Developer is proposing to develop the site into 15 single-family residential lots.

The following items are included in the packet for review:

1. City Engineer Comment letter
2. City Planner Comment letter
3. Village at Cologne 18th Final Plat and Plans
4. Draft Resolution Approving Preliminary Plat
5. Development Agreement
6. Draft Resolution Approving Development Agreement

Item 1: Recommendation on Final Plat

Land Use

The proposed land use is 15 single-family lots. Some of the lots are proposed to be encumbered by a conservation easement protecting trees that are being used to meet CCWMO stormwater requirements. The conservation easement is proposed to be held by Carver County.

Access, Roads, Guest Parking Pedestrian Circulation

One street is proposed to be constructed, which would end in a permanent cul-de-sac. No sidewalks are proposed adjacent to this street.

A trail should be constructed on the west side of Village Parkway immediately adjacent to this plat. This trail would provide connectivity to future phases of Mr. Olson's development. The City Council may wish to consider permitting the installation of bituminous for this trail to be deferred until development of the next phase which would include a new round-about on Village Parkway. The plans should be updated prior to construction to demonstrate that the trail can be accommodated between the berm and the street trees.

Utilities

Utilities are proposed to be installed within the rights of way.

In lieu of ponding, the developer is preserving a grove of trees. These trees are located within individual lots. The CCWMO requires a conservation easement as well as a maintenance plan for this area. The developer will need to propose a suitable maintenance plan for consideration.

The City has sufficient capacity in its wastewater treatment facility at this time, but is also monitoring the capacity as an upgrade to the plant will be needed to increase capacity. Timing of building permits and changes in wastewater flow will need to be monitored.

Park Dedication

Park dedication is required for this plat, and will be calculated at the time of the final plat and developers agreement approval by the City Council. No park land is being dedicated as a part of this plat, so the dedication will be in the form of a payment in-lieu of land dedication. The Developer had inquired as to whether there were park dedication credits available from a past development(s) that created the outlots that are being replatted with this application. No documentation of park dedication credits applicable to this site is available.

Landscaping and Tree Preservation

A landscaping plan is included in the packet that shows trees to be planted on the berm and in the parkway boulevard.

Fire Department

The Fire Department should review the plans and provide comments.

Engineering and Planning

The development should comply with the requirements of the City Engineer's and City Planner's memos.

Recommendation

The included packet has both an approving resolution for the final plat and separately for the development agreement. Recommended motions are:

1. Motion to approve Resolution No. 25-28 approving a final plat for a development known as The Village at Cologne 18th Addition
2. Motion to approve Resolution No. 25-29 approving a development agreement for a development know as The Village at Cologne 18th Addition

Collaborative Planning, LLC

MEMORANDUM

To: Michelle Morrison, City Administrator

From: Cindy Nash, City Planner

Date: September 25, 2025

Subj: Planning Review Comments – The Village at Cologne 18th Addition Prelim Plat Plans dated August 29, 2025

I have reviewed the preliminary plat and plans dated August 29, 2025 and have the following comments.

1. Engineering comments will be included within a separate memo.

2. A trail is required adjacent to Village Parkway. The development plans should show how the trail would be constructed, and development of this phase should include grading that accommodates the future trail and the installation of the landscaping for the berm and parkway trees. The City Council may wish to consider deferring the bituminous paving of the trail until development of the outlots and the next round-about with Village Parkway.

3. A streetlight shall be installed at the intersection of Silver Leaf Trail and Cobblestone Drive by the developer and lights selected shall be consistent with those in The Village of Cologne. Streetlights will be maintained by the City if they are done in accordance with the provisions of the street light maintenance plan that the City has in effect.

4. It is our understanding that no Homeowner's Association will be created for this subdivision. Owners will be responsible for maintenance of the berm.

5. Signage should be installed around the perimeter of the conservation easement to identify its existence.

6. Please provide an updated title commitment for the property in this plat.

7. It is assumed that there is no plan for entrance monument signage as none is shown on the plans.

8. Park dedication is still in review. City staff will review if there are remaining credits available from previous park dedication. If the developer has any documentation regarding any previous park dedication credits they should be submitted for review.

9. The CCWMO is requiring a conservation easement and maintenance plan for the woodland preservation. It is the City's understanding that Carver County will be the Grantee for the conservation easement.

cc: Jake Saulsbury, Bolton and Menk

BOLTON & MENK
Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

September 15, 2025

City of Cologne
Attn: Michelle Morrison
1211 Village Parkway
PO Box 120
Cologne, MN 55322

RE: Village at Cologne 18th Addition
Preliminary Plat Review #3 and Final

Dear Mrs. Morrison:

We have completed a third engineering review of the information submitted for the above-referenced project. Our review is based on the plans and plat with the general title "Village at Cologne 18th Addition", dated August 29, 2025, prepared by Anderson Engineering for Ron Olson. We offer the following comments and recommendations for your consideration:

1) The high point created by raising the watermain between lots 8 and 9 shall be moved to the hydrant at Sta. 4+75. Moving the high point may increase watermain depth thus requiring wider easement width.
2) Drainage and utility easements are required over the rear yard swale of Lots 1-9.

The plans appear acceptable from an engineering perspective contingent on the comments herein.

We are available to discuss this project and these comments at your convenience.

Respectfully Submitted,
Bolton & Menk, Inc.

Ryan R Johnson

Ryan R. Johnson, P.E.

cc: Jake Saulsbury, City Engineer
Cindy Nash, City Planner

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THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION

PLAT FILE NO.	
C.R. DOC. NO.	

KNOW ALL PERSONS BY THESE PRESENTS: That Ronald Olson, single person, fee owner of the following described property situate in the County of Carver, State of Minnesota, to wit:

Outlot C, THE VILLAGE AT COLOGNE FIFTH ADDITION, Carver County, Minnesota.
Outlot C, THE VILLAGE AT COLOGNE NINTH ADDITION, Carver County, Minnesota.
Outlot A, THE VILLAGE AT COLOGNE SEVENTH ADDITION, Carver County, Minnesota.

Have caused the same to be surveyed and platted as THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as shown on this plat.

In witness whereof said Ronald Olson, a single person, has hereunto set his hand this ______ day of ____________, 20_____.

By: ___________________________
Ronald Olsen

STATE OF ______________

COUNTY OF ______________

The foregoing instrument was acknowledged before me on this _______ day of ______________ , 20____,
by Ronald Olson.

_______________________________________ ____________________
Printed Name

Notary Public,___________ County,__________

My Commission Expires ____________________

I Nicholas M. Hillmer do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been; or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes. Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

____
Nicholas M. Hillmer, Licensed Land Surveyor, Minnesota License No. 45774

STATE OF MINNESOTA

COUNTY OF ______________

The foregoing instrument was acknowledged before me this _______ day of _______________, 20____,
by Nicholas M. Hillmer.

_______________________________________ ____________________
Printed Name

Notary Public,___________ County,__________

My Commission Expires ____________________

CITY COUNCIL, CITY OF WACONIA, MINNESOTA

This plat of THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION was approved by the City Council of the City of Waconia, Minnesota, at a regular meeting held this _________ day of _________________ , 20_____. and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF WACONIA

By: ______________________, Mayor By: ______________________, Clerk

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this ______ day of ___________, 20____.

Brian E. Praske, County Surveyor

By: ____________________

COUNTY AUDITOR, CARVER COUNTY, MINNESOTA

I hereby certify taxes payable in __________ and prior years have been paid for land described on this plat, dated this ______ day of ____________, 20____.

Crystal Campos, County Auditor

By: ____________________

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of THE VILLAGE AT COLOGNE EIGHTEENTH ADDITION was filed this ______ day of _____________, 20____, at ______ o'clock ___.M. as Document No. _____________________.

Kaaren Lewis, County Recorder

By: ____________________

ANDERSON
ENGINEERING • ARCHITECTURE • LAND SURVEYING
ENVIRONMENTAL SERVICES • LANDSCAPE ARCHITECTURE