



### **Our Vision**

Red Wing thrives as a vibrant, creative river town that values its natural environment, welcomes all people, and unlocks opportunity for everyone.

### **Our Mission**

We strive to create a sustainable, healthy, accessible, resilient, and equitable community where every person feels at home.

## **Meeting Announcement and Agenda**

### **City Council Regular Meeting City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually Monday, June 8, 2026 at 6:00 PM**

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. [Join the meeting via Webex](#) and type in the password 2026. To join via telephone, please dial (415) 655-0001. Enter access code 2558 771 8680 and password 2026 when prompted.

#### **1. Call to Order**

#### **2. Pledge of Allegiance**

#### **3. Excusal of Members**

#### **4. Approval of Agenda**

#### **5. Proclamations and Recognitions**

##### **5.A. Dr. Marsha Danielson Proclamation.**

President Danielson of Minnesota State College Southeast will be retiring June 30, 2026. To honor Dr. Danielson for her accomplishments in her five years of service, Mayor Iocco will read the attached proclamation.

#### **6. Presentations**

##### **6.A. Red Wing Amateur Baseball Association's Fundraising Efforts to Support Improvements at the Red Wing Athletic Field.**

Representatives from Red Wing Amateur Baseball Association will be present to provide an update on fundraising efforts and potential future projects.

##### **6.B. Cannon Valley Trail Presentation.**

Trail Manager Scott Roepke will share recent Cannon Valley Trail news with the Council.

#### **7. Public Comment**

Everyone is allowed three minutes to speak on any agenda items and three minutes to speak on any non-agenda items. Non-agenda items will come first; agenda items will follow. Separate sign-up sheets will be available in the lobby. Individuals may only sign up one time per sheet. A person may not give either of their three-minute allotments of time to another person.

## 8. Consent Agenda (Roll Call Required \*)

The Consent Agenda consists of items that often don't require Council discussion. These items are usually routine business, non-controversial, or have been discussed publicly in the past. These items can be approved by the Council all at once unless a Council member acknowledges they would like to comment or have a discussion on any of these items at this meeting. If no Council member has a concern or comment on any of the consent agenda items, the Council will approve them all at the same time.

8.A. Motion to Approve Bills (Warrant #127159 - 128338, totaling \$806,291.47).

8.B. Motion to Approve Minutes.

1. May 26, 2026, Workshop Minutes.
2. May 26, 2026, Regular Meeting Minutes.

8.C. Motion to Appoint Marcus Schmidt to the Advisory Planning Commission for a First Term Expiring December 31, 2028.

8.D. Actions Related to the 2026 Lead Service Line Replacement Project.

The purpose of this action is to accept bids and award a construction contract for the 2026 Lead Service Line Replacement Project, as well as approve a Construction Management Services Agreement with Bolton & Menk. The project will replace the private portion of galvanized water service lines associated with lead service lines at no cost to participating property owners. This project is part of the City's ongoing multi-year initiative to identify and replace privately owned lead and galvanized water service lines throughout the water distribution system, helping to improve water quality, protect public health, and meet state and federal regulatory requirements.

1. Motion to Accept Bids Received for the 2026 Lead Service Line Replacement Project and Award Construction Contract to the Lowest Responsible Bidder, BCM Construction for \$888,887.
2. Motion to Approve the Construction Management Services Agreement with Bolton & Menk for Oversight and Administration of the 2026 Lead Service Line Replacement Project.

8.E. Motion to Approve a Lease with Runnings Supply Inc. for Space in the 321 Potter Street Building.

The current lease with Runnings Supply Inc. is due to expire in October 2026. City staff worked with Runnings to negotiate a new ten-year lease agreement for 11,089 square feet of dedicated space and 668 square feet of common space located in the basement of the 321 Potter Street building. The proposed lease establishes a base rental rate of two dollars per square foot per year, with annual increases of three percent throughout the term of the agreement.

8.F. Motion to Approve a Master Services Agreement and Work Order with AE2S for the Hydraulic Water Model and Expansion and Capacity Analysis. (Attachment Forthcoming) The Expansion and Capacity Analysis project is currently identified in the 2027 CIP. However, staff has identified an immediate need for this tool to support ongoing and upcoming planning efforts, including infrastructure prioritization, system reliability assessments, and coordination with capital projects and community development. The City Council approved a Minnesota Pollution Control Agency climate resiliency grant application on December 8, 2025, to request funding for this project in 2026. The City was

not selected to receive this grant. Fortunately, a previously awarded grant from DEED's Office of Energy Transition can be utilized to fund this project.

- 8.G. Motion to Approve Annual Food Wagon License for The Brick Oven Bus.
- 8.H. Motion to Approve Use of Green Fund for the Approved CIP Item — Chief 3 Emergency Response Vehicle.  
Staff recommends utilizing funds from the City's established Green Fund to offset the additional expenses, which will reduce the total operating costs over the life span of the vehicle.
- 8.I. Motion to Adopt \* Resolution No. 8176, Cooperative Agreement for the Minnesota Statewide All-Hazards Incident Management Organization.  
Staff recommends City Council approve the resolution and authorize the Fire Chief to execute the agreement.
- 8.J. Motion to Adopt \* Resolution No. 8177, Intra-State Mutual Aid Plan, Dispatch, and Use of Fire Department Equipment and Services.  
Staff recommends City Council approval of the resolution and authorizes the Fire Chief to execute the agreement.
- 8.K. Motion to Approve Private Use of Public Property (PUPP) Application for An Artful Summer Supper.  
Red Wing Arts is presenting An Artful Summer Supper, an arts-centered community experience designed to bring the community together through creativity, shared artmaking, and a communal meal in downtown Red Wing. Attendees will have the opportunity to choose a handcrafted ceramic bowl created by community members, enjoy a simple meal, and participate in a vibrant street experience featuring live music, creativity, and community connection. The event will take place on Saturday, August 15, 2026, from 4 p.m. to 9 p.m.
- 8.L. Motion to Approve Private Use of Public Property (PUPP) Application for the Indigenous Artist Market and Concert.  
Red Wing Arts and the Honoring Dakota Project are hosting the 4th Annual Indigenous Artist Market + Concert on Wednesday, July 8, 2026, at Central Park and the Bandshell. This vibrant community event celebrates Indigenous artistry and culture, featuring local and regional Indigenous artists showcasing handmade crafts and artwork, community challenge games, tipi teachings, food trucks, live music by Austin Owen, and an evening concert with Tiana Spotted Thunder. The Indigenous Artist Market and Challenge Games will take place from 2 p.m. to 7 p.m., followed by the evening concert at the Central Park Bandshell beginning at 7 p.m.
- 8.M. Actions Related to the Federal Emergency Management Agency Building Resilient Infrastructure and Communities Grant.

Staff is requesting City Council authorization to pursue funding through the Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Grant program. The request includes reallocating 2026 Capital Improvement Plan (CIP) funds from the Trickle Filter Roof Replacement project to support the preparation of 30% design plans for the Wastewater Treatment Facility Main Lift Improvements, as well as funding for grant application assistance. The action also includes approval of a work order with Bolton & Menk and authorization for staff to apply for approximately \$5.39 million in BRIC grant funding.

1. Motion to Authorize Staff to Apply for the FEMA BRIC Grant for \$5,392,500.
2. Motion to Approve Reallocation of \$32,500 in the 2026 CIP from Trickling Filter Roof Replacement to Preparation of 30% Plans for Wastewater Treatment Facility Main Lift Improvements and Funding Assistance for FEMA BRIC Grant Application.
3. Motion to Approve Work Order with Bolton & Menk.

8.N. Motion to Adopt \* Ordinance No. 235, Fourth Series, Aggressive Panhandling. The introduction of Ordinance No. 235 was unanimously approved during the May 26, 2026, City Council meeting. The Council is now asked to approve the second reading of this ordinance.

8.O. Motion to Adopt \* Resolution No. 8178, Accepting the Donation of Artwork from Red Wing Arts, Designed and Created by Artists Darrell Campbell and Jesse Childs, to be Installed at the Levee Park Circle.

8.P. Motion to Approve Private Use of Public Property (PUPP) Application for a Red Wing Shoe Corporate Event.  
Red Wing Shoe Company submitted a Private Use of Public Property (PUPP) application on June 4, 2026, for a corporate event taking place June 5–12, 2026. Organizers are requesting the temporary reservation of 2–3 parking stalls in front of both 314 Main Street (Corporate Offices) and 315 Main Street (Flagship Store) to accommodate shuttle loading and unloading between the two locations. Because the application was submitted one day before the start of the event, staff did not have sufficient time to complete the standard interdepartmental review process required under the City's PUPP policy.

## 9. Motions and General Business (Roll Call Required \*)

The Council will address each of these items separately. Input from the public on any of these items needs to happen during the Public Comment period at the start of the meeting. The only exception is a Public Hearing.

9.A. Actions Related to Cannon Valley Trail Joint Powers Agreement.

1. Consider Motion to Approve Revised Bylaws.
2. Consider Motion to Approve Revised Joint Powers Agreement.

9.B. Actions Related to Rezoning.

The City Council is being asked to consider three separate ordinances to amend the Red Wing Zoning Map in addition to a resolution amending the Briarwood Planned Unit Development (PUD) with the following recommended motions:

1. Motion to Bring back from the Table Discussion of Three Ordinance Amendments to Change Certain Properties from R-2 to RM-3 Zoning and a Resolution Amending the Briarwood PUD.
2. Motion to Introduce Ordinance No. 236, Fourth Series, an Ordinance Rezoning the Former Jefferson School Property at 601 Buchanan Street to RM-3.
3. Motion to Introduce Ordinance No. 237, Fourth Series, an Ordinance Rezoning the Former Bayview Nursing and Rehabilitation Center and Adjacent Parking Area at 1412 West 4<sup>th</sup> Street to RM-3.
4. Motion to introduce Ordinance No. 238, Fourth Series, an Ordinance Rezoning Outlot F of Siewerts Briarwood Subdivision to RM-3.

5. Motion to Adopt \* Resolution 8174 Approving a Conditional Use Permit (CUP) for a Major Change to the Siewerts Briarwood Planned Unit Development (PUD) to Redistribute Previously Approved Residential Density Between Outlots B and F.

## **10. Communication Items**

*10.A.* Council Comments

*10.B.* Status Updates

## **11. Adjournment**

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.



## **Dr. Marsha Danielson Proclamation**

**WHEREAS**, Dr. Marsha Danielson began her tenure as President of Minnesota State College Southeast on July 1, 2021, and will retire on June 30, 2026, presiding over enrollment growth at the college over four consecutive years; and

**WHEREAS**, in partnership with the Jones Family Foundation, Dr. Danielson helped establish the Red Wing College Promise program, providing two years of free tuition to eligible graduates of Red Wing area high schools, a benefit utilized by 181 students; and

**WHEREAS**, under President Danielson's leadership, the college achieved national accreditation for its nursing program, opened new nursing simulation centers, launched the University Center to help students map clear transfer pathways, and improved Southeast's Composite Financial Score from below 1.0 to 7.11, the second-highest score in the Minnesota State system; and

**WHEREAS**, Dr. Danielson has consistently championed the belief that college is for everyone, that the college will meet students where they are, and that students deserve the opportunity to complete their education in the shortest time at the lowest cost;

**NOW, THEREFORE**, I, Gary Iocco, Mayor of the pretty City of Red Wing, do hereby recognize and commend Dr. Marsha Danielson for her distinguished five years of service as President of Minnesota State College Southeast, on this 8th day of June, 2026.

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Gary James Iocco, Mayor  
City of Red Wing, Minnesota



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Patrick Ramaker, Deputy Director of Buildings & Grounds  
Meeting Date: June 8, 2026  
Agenda Item Number: 6.A.

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**Title and Purpose**

Red Wing Amateur Baseball Association's Fundraising Efforts to Support Improvements at the Red Wing Athletic Field.

Representatives from Red Wing Amateur Baseball Association will be present to provide an update on fundraising efforts and potential future projects.

**Attachments**

1. Red Wing Athletic Field City Presentation 6.8.26

**Background**

The Red Wing Amateur Baseball Association, along with a group of community supporters, is leading a community-driven capital campaign to improve and sustain the Red Wing Athletic Field. The project is privately funded and community-led, with no request for a major City capital investment. The goal is to raise approximately \$750,000 prior to the 2028 season, with continued fundraising to support future maintenance and improvements. Currently, approximately \$485,000 has been committed toward the effort.

The proposed improvements focus on preserving and enhancing a heavily utilized community asset that serves youth baseball, VFW, Legion, Red Wing High School, the Red Wing Aces, and numerous community events. Planned upgrades include:

- Replacement and improvement of spectator seating to provide a safer and more accessible experience.
- Playing surface improvements to enhance safety, reduce injury risks, and meet tournament standards.
- Press box renovations to improve functionality, accessibility, and safety for volunteers and media.
- General facility enhancements to ensure the field remains a premier community and regional baseball destination.

A significant driver behind the project is Red Wing's selection as host of the 2028 Minnesota Amateur Baseball State Tournament. The tournament is expected to attract approximately 30,000 visitors over three weekends, generating economic benefits for local hotels, restaurants, and businesses while showcasing the community. Project supporters note that the improvements will provide long-term benefits well beyond the tournament itself.

## **Discussion**

The Red Wing Amateur Baseball Association is requesting the City's continued partnership through in-kind support and assistance with project soft costs rather than direct funding for construction. Soft costs may include:

- Surveying
- Pre-design and planning services
- Architectural and engineering design
- ADA compliance review
- Permitting and plan review
- Geotechnical investigations
- Materials testing and inspections
- Other professional services associated with project development and implementation

The requested support would help reduce project costs, maximize community fundraising dollars, and leverage City expertise while improving a City-owned asset that serves residents and visitors alike. The Association is asking the City to continue collaborating on potential soft-cost and in-kind service partnerships as fundraising progresses and phased construction work is considered as early as this fall.

## **Financial Plan and Impact**

N/A

## **Alternatives**

N/A

## **Recommended Action**

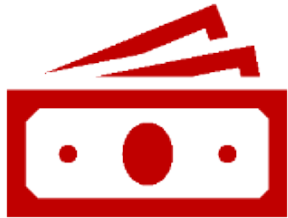
For discussion purposes only.

An aerial photograph of the Red Wing Athletic Field at sunset. The field is illuminated by stadium lights, and the surrounding area is filled with dense green trees. A tall, white tower is visible on a hill in the background. The sky is a mix of orange, yellow, and blue.

# Red Wing Athletic Field Improvement Project

## Capital Campaign Update

# Project Progress



An update from group of invested individuals on the **\$1 million capital campaign**



Purpose: Raise funds to **improve and sustain the Red Wing Athletic Field**



No major City capital investment – community-led and privately funded.

# Why Now? – Long Term Investment

It's been 25+ years since the last significant investment in the playing surface, seating, and game standards.

Community use continues to be strong. The facility currently serves: Youth Association, VFW, Legion, Red Wing High School and Red Wing Aces

This is also an opportunity to ensure safe, modern facility that welcomes community members!

# A Game-Changing Event in 2028

- The City of Red Wing was awarded the opportunity to host the Minnesota Amateur Baseball State Tournament, an event that will draw **30,000** people over 3 weekends to our community in August – Labor Day, 2028
- Boost to local **hotels, restaurants, downtown shopping** and an opportunity to showcase Red Wing's hospitality and community pride
- This event provides the momentum, but the need goes far beyond one event — these improvements will benefit our community for years to come





## Serving Red Wing Now and Into the Future

- Multi-generational and multi-team use
- A treasured community gem and state-level baseball destination
- Supports physical activity, local tradition, and community pride
- Safe and inclusive environment supporting youth development, family gatherings, and community connection.

# What We are Asking of the City



CONTINUE TO LEAD AND PROMOTE A **COMMUNITY-LED CAPITAL CAMPAIGN**



UPDATE ON **INVESTED IMPROVEMENTS** TO CITY-OWNED ASSETS



CONTINUED **PARTNERSHIP** WITH **SUPPORT** FOR SOFT COSTS

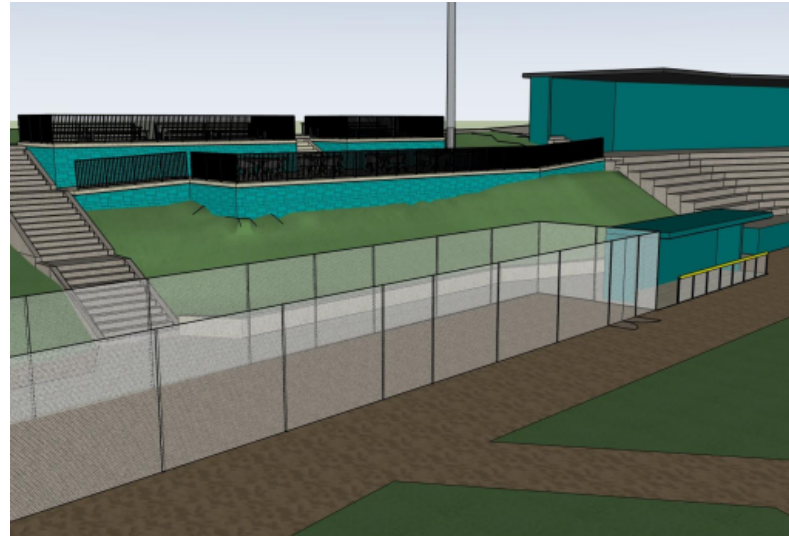
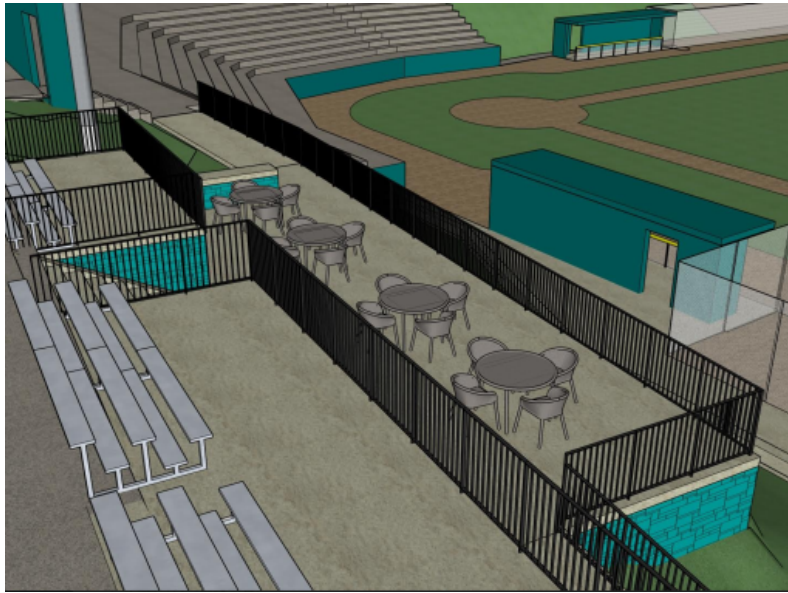
# Where would the Money Go?

**Seating:** Safe, accessible seating to protect fans and provide space for all community members, including seniors, families and children.

**Playing Surface:** Improve playing surface for high standards reducing injury risk and ensuring the field can host tournaments.

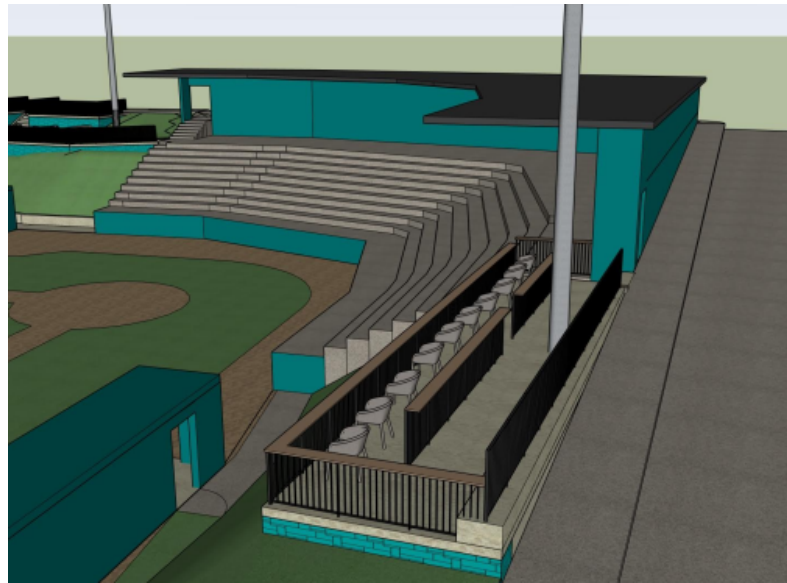
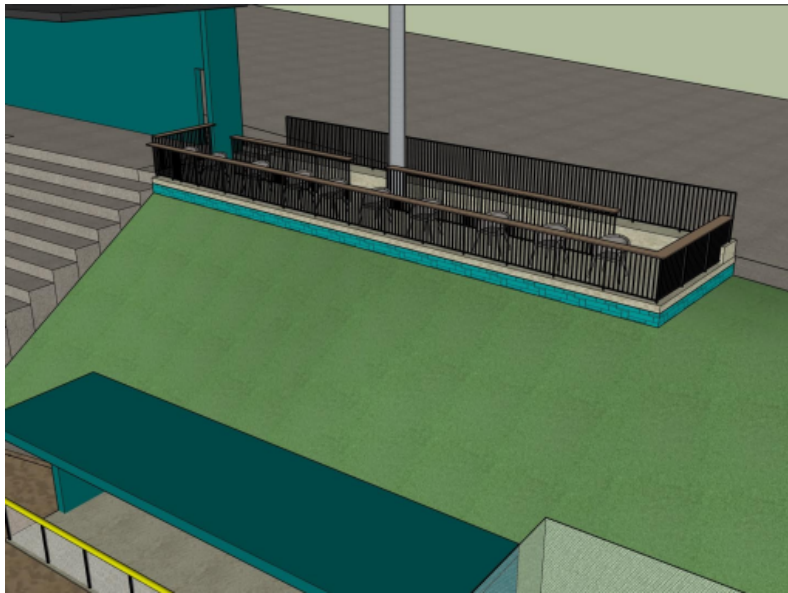
**Press Box Updates:** Expanding access for media and volunteers, making it safer and much more functional.

# Red Wing Athletic Field – 1<sup>st</sup> Base



# Red Wing Athletic Field – 3<sup>rd</sup> Base line

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# Preserve the Past, Build for the Future

- **Improve and sustain** an iconic community space
- Enhancing the experience **current and future generations**
- **Your support unlocks the potential of this project**



# Community Investment Underway

Since our last update to the City in October, the community has continued to rally behind this project.

We are targeting \$750,000 raised prior to the 2028 season, with continued fundraising beyond completion to help sustain and maintain this community asset long-term.



# Potential Areas for City Partnership

- **Pre-Design & Planning**
  - Surveying
- **Design & Engineering**
  - Architectural design fees
  - Civil engineering (site, grading, utilities)
  - Structural engineering
  - Mechanical, Electrical, Plumbing (MEP) engineering
  - Landscape architecture
  - Interior design
  - ADA compliance consulting
  - Cost estimating during design phases
- **Permitting & Regulatory**
  - Building permits
  - Plan review fees
  - Accessibility review (ADA / state code compliance)
- **Testing & Inspection**
  - Geotechnical investigation (soil borings)
  - Materials testing (concrete, asphalt, steel)
  - Special inspections

# Thank you!



CONTINUE FUNDRAISING EFFORTS WITH THE POTENTIAL TO BEGIN PHASED PROJECT WORK THIS FALL, SUPPORTED BY APPROXIMATELY \$485K IN COMMITTED FUNDS.



PROVIDE PROJECT UPDATE AND CONTINUE COLLABORATION WITH CITY REGARDING POTENTIAL SOFT COST /IN KIND SERVICES PARTNERSHIP



QUESTIONS?

**Building not just a ballpark, but a safe, vibrant community gathering space.**



To: City Council Members and Mayor  
Meeting Date: June 8, 2026  
Agenda Item Number: 6.B.

**Title and Purpose**

Cannon Valley Trail Presentation.

Trail Manager Scott Reopke will share recent Cannon Valley Trail news with the Council.

**June 6, 2026**

START WITH CHECK NUMBER.....127159

END WITH CHECK NUMBER.....128338

ACCOUNTS PAYABLE FOR THE FIRST MEETING OF JUNE=\$806,291.47

# Accounts Payable

## Transactions by Account

User: Victoria.grover@ci.red-wing.mn.us  
 Printed: 06/03/2026 - 11:24AM  
 Batch: 00812.05.2026



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-41110-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
101-41330-53199	TIMESAVER OFF SITE SECRETA		05/20/2026	128246	178.00	
101-41330-53199	TIMESAVER OFF SITE SECRETA		05/20/2026	128246	376.50	
101-41330-53199	TIMESAVER OFF SITE SECRETA		05/20/2026	128246	219.50	
101-41330-53199	TIMESAVER OFF SITE SECRETA		05/20/2026	128246	219.50	
		Vendor Subtotal:			993.50	
101-41330-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
101-41330-53923	BROOKE REINKE	2026 NAPC FORUM Conf Registratic	05/20/2026	128177	375.00	
		Vendor Subtotal:			375.00	
101-41330-53923	ELAN FINANCIAL SERVICES	Conference Registration	05/20/2026	128198	400.00	
		Vendor Subtotal:			400.00	
101-41330-53923	KENT TSUI	2026 NAPC FORUM Conf Registratic	05/20/2026	128222	435.00	
		Vendor Subtotal:			435.00	
101-41330-53923	MEGAN GOODWIN	2026 NAPC FORUM Conf Registratic	05/20/2026	128224	350.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
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		Vendor Subtotal:			350.00	
101-41410-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
					49.11	
		Vendor Subtotal:			49.11	
101-41610-53125	SQUIRES WALDSPURGER & MA	RETAINER	05/20/2026	128245	13,994.49	
					13,994.49	
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101-41941-53908	ELAN FINANCIAL SERVICES	DEPART OF LABOR & INDUSTRY	05/20/2026	128189	20.00	
					20.00	
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101-42100-52215	ELAN FINANCIAL SERVICES	FUEL	05/20/2026	128196	32.92	
101-42100-52215	ELAN FINANCIAL SERVICES	FUEL	05/20/2026	128196	51.12	
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		Vendor Subtotal:			84.04	
101-42100-53160	KIRI ANN FAUL	PRE EMPLOY EVAL	05/20/2026	128209	675.00	
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		Vendor Subtotal:			675.00	
101-42100-53310	ELAN FINANCIAL SERVICES	BREEZY POINT M. BETTICH	05/20/2026	128196	150.33	
101-42100-53310	ELAN FINANCIAL SERVICES	RADISSON UMPHRESS	05/20/2026	128196	262.29	
101-42100-53310	ELAN FINANCIAL SERVICES	THE INN COLVARD	05/20/2026	128196	706.85	
					1,119.47	
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101-42100-53320	ELAN FINANCIAL SERVICES	LUNCH	05/20/2026	128196	14.42	
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101-42100-53330	ELAN FINANCIAL SERVICES	METRAUS DMT RECERTIFICATIO	05/20/2026	128196	75.00	
101-42100-53330	ELAN FINANCIAL SERVICES	CRIME REPORTING S. EGGENBEF	05/20/2026	128196	300.00	
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Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-42100-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
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101-42100-53906	MICROGRANTS	LILGHTS ON	05/20/2026	128225	500.00	
				Vendor Subtotal:	500.00	
101-42100-53906	OFFICE OF MN IT SERVICES	LANGUAGE LINE	05/20/2026	128228	254.10	
				Vendor Subtotal:	254.10	
101-42100-53960	MIDWAY AUTO LEASING	3DH563 BURNSIDE AVE TO LEC 20	05/20/2026	128226	134.22	
				Vendor Subtotal:	134.22	
101-42100-53968	GALLS INC	SATHER	05/20/2026	128212	54.10	
101-42100-53968	GALLS INC	BRAY	05/20/2026	128212	107.94	
101-42100-53968	GALLS INC	BRAY	05/20/2026	128212	42.62	
101-42100-53968	GALLS INC	BRAY	05/20/2026	128212	52.34	
101-42100-53968	GALLS INC	WITTENBERG	05/20/2026	128212	64.67	
				Vendor Subtotal:	321.67	
101-42100-53999	ELAN FINANCIAL SERVICES	FAMILY FARE	05/20/2026	128196	66.51	
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101-42115-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
				Vendor Subtotal:	49.11	
101-42200-52299	ELAN FINANCIAL SERVICES	5693 OPEN AI SUB	05/20/2026	128192	42.30	
				Vendor Subtotal:	42.30	
101-42200-52428	JUSTICE FAMILY ENTERPRISES	RWFD K COUDRON PAR TAGS	05/20/2026	128218	20.19	
101-42200-52428	JUSTICE FAMILY ENTERPRISES	RWFD J STEINHAUER PAR TAGS	05/20/2026	128218	20.19	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
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101-42200-52429	ELAN FINANCIAL SERVICES	6562 SHATTER TACTICAL	05/20/2026	128194	48.94	
					48.94	
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101-42200-53160	KIRI ANN FAUL	PRE EMPLOY EVAL	05/20/2026	128209	675.00	
					675.00	
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101-42200-53305	ELAN FINANCIAL SERVICES	Delta Airlines Baggage Fee	05/20/2026	128199	35.00	
101-42200-53305	ELAN FINANCIAL SERVICES	Hilton Hotels Misc Fee	05/20/2026	128199	2.29	
101-42200-53305	ELAN FINANCIAL SERVICES	Delta Airline - Baggage Fee	05/20/2026	128199	35.00	
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101-42200-53320	ELAN FINANCIAL SERVICES	4857 WALMART GC CHIEF MTG	05/20/2026	128190	20.83	
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101-42200-53320	ELAN FINANCIAL SERVICES	6562 CHIPOTLE MCQUEEN LUNC	05/20/2026	128194	7.23	
					7.23	
		Vendor Subtotal:			7.23	
101-42200-53320	ELAN FINANCIAL SERVICES	TXB - Conf Lunch	05/20/2026	128199	16.88	
101-42200-53320	ELAN FINANCIAL SERVICES	TXB - Conf Supper	05/20/2026	128199	14.05	
101-42200-53320	ELAN FINANCIAL SERVICES	Chick Fil A - Conf Lunch	05/20/2026	128199	13.80	
101-42200-53320	ELAN FINANCIAL SERVICES	Jersey Mike's - Conf Lunch	05/20/2026	128199	17.92	
101-42200-53320	ELAN FINANCIAL SERVICES	Chick Fil A - Conf Lunch	05/20/2026	128199	13.80	
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101-42200-53320	ELAN FINANCIAL SERVICES	8670 BURGER KING FAST MTG LU	05/20/2026	128202	12.10	
					12.10	
		Vendor Subtotal:			12.10	
101-42200-53340	ELAN FINANCIAL SERVICES	8670 DOMINOES LIVE FIRE TRNG	05/20/2026	128202	145.91	
101-42200-53340	ELAN FINANCIAL SERVICES	8670 WALMART LIVE FIRE TRNG	05/20/2026	128202	209.87	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
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		Vendor Subtotal:				
101-42200-53340	MN FIRE CERTIFICATION BOAR	RWFD INSTRUCTOR 1 EXAMS 4	05/20/2026	128227	524.00	
					524.00	
		Vendor Subtotal:				
101-42200-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
					49.11	
		Vendor Subtotal:				
101-42200-53904	ELAN FINANCIAL SERVICES	4857 BOATEREXAM BOATER LIC	05/20/2026	128190	104.85	
101-42200-53904	ELAN FINANCIAL SERVICES	4857 BOATEREXAM FRGN TRANS	05/20/2026	128190	2.09	
					106.94	
		Vendor Subtotal:				
101-42200-53904	ELAN FINANCIAL SERVICES	8670 IAAI BABB MEMBERSHIP	05/20/2026	128202	193.00	
					193.00	
		Vendor Subtotal:				
101-42200-53907	ELAN FINANCIAL SERVICES	4857 BSHIFTER BOOKS	05/20/2026	128190	600.00	
					600.00	
		Vendor Subtotal:				
101-42200-53908	ELAN FINANCIAL SERVICES	8670 IAAI BABB CERT	05/20/2026	128202	128.00	
					128.00	
		Vendor Subtotal:				
101-42200-53968	AJ LARSON	RWFD BOOTS REIMBURSE	05/20/2026	128166	170.00	
					170.00	
		Vendor Subtotal:				
101-42200-53968	CARLSON'S SPORTS	RWFD T SHIRTS AND EMBROIDEI	05/20/2026	128179	1,461.75	
					1,461.75	
		Vendor Subtotal:				
101-42200-53968	GALLS INC	1001908862 UNIFORMS AND BOO	05/20/2026	128212	1,214.01	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					1,214.01	
		Vendor Subtotal:			1,214.01	
101-42200-54200	IMAGETREND INC	1229 CIP PROJECT	05/20/2026	128217	3,883.90	
		Vendor Subtotal:			3,883.90	
101-42500-53210	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
101-42500-53904	ELAN FINANCIAL SERVICES	4857 AMEM ANN MEMBERSHIP	05/20/2026	128190	200.00	
		Vendor Subtotal:			200.00	
101-43010-52105	AMAZON.COM SALES INC	INK FOR THE SHOP	05/20/2026	128169	89.99	
		Vendor Subtotal:			89.99	
101-43015-52299	ELAN FINANCIAL SERVICES	LCS PRODUCTS - CJAOR C;ODES-	05/20/2026	128189	143.00	
		Vendor Subtotal:			143.00	
101-43015-52299	RIPLEY RENTAL AND SALES INC	LP 20# - PUBLIC WORKS	05/20/2026	128241	17.93	
		Vendor Subtotal:			17.93	
101-43015-52315	AMAZON.COM SALES INC	MALCO MAT CLAMP - CAR WASH	05/20/2026	128169	58.97	
		Vendor Subtotal:			58.97	
101-43015-52315	PAUL HASSETT	HOUSING - LOCK CYL - MASTER	05/20/2026	128221	712.40	
		Vendor Subtotal:			712.40	
101-43020-52315	PAUL HASSETT	LOCKS REKEYED - 321 POTTER S	05/20/2026	128221	357.00	
		Vendor Subtotal:			357.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-43121-52320	RCM EQUIPMENT COMPANY LL	DRESSER FA2 MOD - TICKET #741	05/20/2026	128240	760.48	
		Vendor Subtotal:			760.48	
101-43121-53320	AMERICAN LEGION POST 54	3 CASES SAUSAGE - 2 CASES OF 1	05/20/2026	128170	48.21	
		Vendor Subtotal:			48.21	
101-43160-53330	ELAN FINANCIAL SERVICES	HOTEL STAY - TRAINING - TUCKI	05/20/2026	128200	348.69	
		Vendor Subtotal:			348.69	
101-45124-52299	AMAZON.COM SALES INC	GRIP TAPE NO SLIP FOR STAIRS C	05/20/2026	128169	143.40	
		Vendor Subtotal:			143.40	
101-45124-52315	PAUL HASSETT	MASTER PADLOCKS - SHOP STOF	05/20/2026	128221	410.00	
		Vendor Subtotal:			410.00	
101-45210-52299	ELAN FINANCIAL SERVICES	PARKING - CIVIC CENTER RAMP	05/20/2026	128189	8.00	
		Vendor Subtotal:			8.00	
101-45210-53320	AMERICAN LEGION POST 54	3 CASES SAUSAGE - 2 CASES OF 1	05/20/2026	128170	48.21	
		Vendor Subtotal:			48.21	
101-45216-52315	PAUL HASSETT	LOCK PROTECTOR - COLVILL PAJ	05/20/2026	128221	75.43	
		Vendor Subtotal:			75.43	
101-45218-52299	ELAN FINANCIAL SERVICES	ANDY'S ROSEMOUNT SERVICE FI	05/20/2026	128200	51.07	
101-45218-52299	ELAN FINANCIAL SERVICES	KWIK TRIP - FUEL - TRAINING TU	05/20/2026	128200	28.53	
		Vendor Subtotal:			79.60	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-45220-53750	RIPLEY RENTAL AND SALES INC	PORTABLE TILLER HONDA - FLO'	05/20/2026	128241	159.12	
		Vendor Subtotal:			159.12	
101-45350-53199	PLUNKETT'S PEST CONTROL	SHELDON THEATER	05/20/2026	128237	55.00	
		Vendor Subtotal:			55.00	
101-46310-53455	GOODHUE COUNTY GOVERNMENT	AFFIDAVIT RECORDING	05/20/2026	128213	46.00	
		Vendor Subtotal:			46.00	
101-46310-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
101-46800-53199	NORTHLAND SECURITIES INC	Other Professional Services	05/20/2026	128234	4,950.00	
		Vendor Subtotal:			4,950.00	
101-49010-53199	COLD SPRING GRANITE COMPA	JONES	05/20/2026	128214	361.91	
		Vendor Subtotal:			361.91	
101-49010-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
101-49824-52299	ELAN FINANCIAL SERVICES	MENARDS - 3RD ST WALKWAY FI	05/20/2026	128193	126.38	
		Vendor Subtotal:			126.38	
101-49824-53645	Schumacher Elevator Inc.	HP-MAIN ST PRKING RAMP - RED	05/20/2026	128243	66.00	
		Vendor Subtotal:			66.00	
		Subtotal for FUND: 101			39,453.03	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
209-49810-52315	PAUL HASSETT	PRIVACY LEVER LOCK - RW AIRF	05/20/2026	128221	151.73	
		Vendor Subtotal:			151.73	
209-49810-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
		Subtotal for FUND: 209			200.84	
211-45500-52299	VENMILL INDUSTRIES INC	Acct RWPL Inv 22300 AC Liquid	05/20/2026	128264	77.20	
		Vendor Subtotal:			77.20	
211-45500-52416	ENVISIONWARE INC	Acct RWPL Inv US-81661 Desktop R	05/20/2026	128206	386.85	
		Vendor Subtotal:			386.85	
211-45500-53410	ALLEGRA	Acct 8287 Inv 34415 I Love My Libra	05/20/2026	128167	72.53	
		Vendor Subtotal:			72.53	
211-45500-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
211-45500-53907	BLACKSTONE AUDIO INC	Acct 100841 Inv 2233151	05/20/2026	128174	314.97	
		Vendor Subtotal:			314.97	
211-45500-53907	GALE/CENGAGE LEARNING INC	Acct 100299031 Inv 999102686208	05/20/2026	128211	30.75	
211-45500-53907	GALE/CENGAGE LEARNING INC	Acct 100299031 Inv 999102686208 C	05/20/2026	128211	-30.39	
		Vendor Subtotal:			0.36	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96556825 CR 9661	05/20/2026	128219	-10.79	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96364975	05/20/2026	128219	587.19	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96378202	05/20/2026	128219	302.07	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96422195	05/20/2026	128219	265.44	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96456367	05/20/2026	128219	246.82	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96524612	05/20/2026	128219	216.07	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96556825	05/20/2026	128219	309.38	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96285613	05/20/2026	128219	339.29	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96285614	05/20/2026	128219	621.43	
211-45500-53907	INGRAM LIBRARY SERVICES LI	Acct 20AV706 Inv 96364974	05/20/2026	128219	311.41	
Vendor Subtotal:					3,188.31	
211-45500-53907	VALUE LINE PUBLISHING INC	Acct 191851 Inv 05/18/26RWPL Smal	05/20/2026	128263	511.00	
211-45500-53907	VALUE LINE PUBLISHING INC	Acct 191851 Inv 05/18/26RWPL Inv. I	05/20/2026	128263	1,298.00	
Vendor Subtotal:					1,809.00	
211-45510-52315	MOSHUN INC	Acct 001080 Inv 001031SlamBlok	05/20/2026	128229	457.00	
Vendor Subtotal:					457.00	
Subtotal for FUND: 211					6,355.33	
231-00000-11974	KYLEY LINDHOLM	REFUND OVERPAYMENT OF COV	05/20/2026	128247	198.84	
Vendor Subtotal:					198.84	
Subtotal for FUND: 231					198.84	
236-46600-52405	WELLS FARGO BANK NA	Amazon Office Supplies	05/20/2026	128265	71.86	
236-46600-52405	WELLS FARGO BANK NA	Target Office Supplies	05/20/2026	128265	5.54	
Vendor Subtotal:					77.40	
236-46600-53310	WELLS FARGO BANK NA		05/20/2026	128265	341.46	
Vendor Subtotal:					341.46	
236-46600-53320	WELLS FARGO BANK NA	Hanisch Bakery - Meeting	05/20/2026	128265	12.94	
236-46600-53320	WELLS FARGO BANK NA	Hanisch Bakery - UMWA Meeting	05/20/2026	128265	10.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
				Vendor Subtotal:	22.94	
236-46600-53410	WELLS FARGO BANK NA	O'Rourke Media (AD)	05/20/2026	128265	571.65	
				Vendor Subtotal:	571.65	
236-46600-53710	XCEL ENERGY	April 2026 Tonnage = 3,987.29	05/20/2026	128267	251.20	
				Vendor Subtotal:	251.20	
236-46600-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
				Vendor Subtotal:	49.11	
236-46600-53906	WELLS FARGO BANK NA	Rochester Post Bulletin	05/20/2026	128265	13.99	
				Vendor Subtotal:	13.99	
				Subtotal for FUND: 236	1,327.75	
291-42400-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
				Vendor Subtotal:	49.11	
				Subtotal for FUND: 291	49.11	
600-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	7.88	
600-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	6.48	
600-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	1.67	
600-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	1.18	
600-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	15.94	
				Vendor Subtotal:	33.15	
600-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	1.48	
600-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	1.05	
600-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	6.99	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
600-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	5.74	
600-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	14.12	
Vendor Subtotal:					29.38	
600-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	0.09	
600-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	0.05	
600-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	0.74	
600-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	0.36	
600-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	0.30	
Vendor Subtotal:					1.54	
600-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	1.18	
600-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	6.50	
600-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	7.91	
600-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	16.00	
600-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	1.68	
Vendor Subtotal:					33.27	
600-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA	05/19/2026	128252	2.81	
600-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA	05/19/2026	128252	0.51	
600-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA	05/19/2026	128252	6.91	
600-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA	05/19/2026	128252	3.41	
600-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA	05/19/2026	128252	0.73	
Vendor Subtotal:					14.37	
600-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	5.84	
600-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	1.50	
600-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	14.35	
600-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	7.10	
600-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	1.05	
Vendor Subtotal:					29.84	
600-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	1.01	
600-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	0.08	
600-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	0.42	
600-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	0.50	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
600-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	0.10	
		Vendor Subtotal:			2.11	
600-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	1.02	
600-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	0.50	
600-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	0.41	
600-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	0.11	
600-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	0.07	
		Vendor Subtotal:			2.11	
600-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	3.03	
600-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	0.28	
600-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	7.47	
600-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	0.76	
600-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	1.85	
		Vendor Subtotal:			13.39	
600-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	0.19	
600-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	0.03	
600-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	0.05	
600-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	0.23	
600-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	0.45	
		Vendor Subtotal:			0.95	
600-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TF	05/19/2026	128258	7.20	
600-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TF	05/19/2026	128258	2.93	
600-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TF	05/19/2026	128258	0.53	
600-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TF	05/19/2026	128258	3.56	
600-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TF	05/19/2026	128258	0.76	
		Vendor Subtotal:			14.98	
600-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	18.00	
600-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	1.89	
600-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	1.33	
600-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	7.32	
600-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	8.89	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
Vendor Subtotal:					37.43	
600-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	0.21	
600-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	0.15	
600-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	0.99	
600-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	0.81	
600-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	2.00	
Vendor Subtotal:					4.16	
600-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	6.79	
600-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	13.72	
600-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	1.02	
600-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	5.58	
600-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	1.44	
Vendor Subtotal:					28.55	
600-49500-53199	EXPRESS EMPLOYMENT SERVICE, WARREN		05/20/2026	128208	1,078.42	
Vendor Subtotal:					1,078.42	
600-49500-53320	AMERICAN LEGION POST 54	3 CASES SAUSAGE - 2 CASES OF 1	05/20/2026	128170	48.21	
Vendor Subtotal:					48.21	
600-49500-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
Vendor Subtotal:					49.11	
600-49510-53199	CORETEX USA INC	SAAS package in cab	05/20/2026	128185	1,104.00	
600-49510-53199	CORETEX USA INC	SAAS package in cab	05/20/2026	128185	1,017.12	
Vendor Subtotal:					2,121.12	
Subtotal for FUND: 600					3,542.09	
601-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	10.53	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					10.53	
		Vendor Subtotal:			10.53	
601-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	13.34	
					13.34	
		Vendor Subtotal:			13.34	
601-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	6.96	
					6.96	
		Vendor Subtotal:			6.96	
601-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	8.43	
					8.43	
		Vendor Subtotal:			8.43	
601-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TH	05/19/2026	128258	5.21	
					5.21	
		Vendor Subtotal:			5.21	
601-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	7.29	
					7.29	
		Vendor Subtotal:			7.29	
601-00000-20200	KARSTEN R & ASHLEY L LAMPM	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	98.82	
					98.82	
		Vendor Subtotal:			98.82	
601-49400-52270	HAWKINS CHEMICAL INC	TWIN BLUFF WATER TREATMENT	05/20/2026	128215	10.00	
601-49400-52270	HAWKINS CHEMICAL INC	TWIN BLUFF PUMP STATION	05/20/2026	128215	40.00	
601-49400-52270	HAWKINS CHEMICAL INC	CHARLSON CREST WATER TREAT	05/20/2026	128215	40.00	
					90.00	
		Vendor Subtotal:			90.00	
601-49400-52315	WW GRAINGER INC	BLOWER CFM	05/20/2026	128266	199.85	
					199.85	
		Vendor Subtotal:			199.85	
601-49400-52405	ELAN FINANCIAL SERVICES	AMAZON - DEXSO TIRE WHEEL I	05/20/2026	128203	96.63	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
				Vendor Subtotal:	96.63	
601-49400-53620	RYAN MECHANICAL INC	BID 26-PUMP HOUSE PRV- RELEII	05/20/2026	128242	8,950.00	
				Vendor Subtotal:	8,950.00	
601-49430-52335	CORE & MAIN LP	QUANITIY 96 - 3/4 IPERL METER 2	05/20/2026	128184	19,968.00	
601-49430-52335	CORE & MAIN LP	QUANITIY 96 - 5/8 IPERL METER	05/20/2026	128184	17,760.00	
				Vendor Subtotal:	37,728.00	
601-49430-53320	AMERICAN LEGION POST 54	3 CASES SAUSAGE - 2 CASES OF 1	05/20/2026	128170	48.21	
				Vendor Subtotal:	48.21	
601-49430-53640	BOLTON & MENK INC	REPLACE PROJ-PRO SERVICE 3/2/	05/20/2026	128175	10,174.50	
				Vendor Subtotal:	10,174.50	
601-49430-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
				Vendor Subtotal:	49.11	
				Subtotal for FUND: 601	57,486.88	
602-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	9.06	
				Vendor Subtotal:	9.06	
602-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	11.47	
				Vendor Subtotal:	11.47	
602-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	5.99	
				Vendor Subtotal:	5.99	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
602-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	7.24	
		Vendor Subtotal:			7.24	
602-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TF	05/19/2026	128258	4.48	
		Vendor Subtotal:			4.48	
602-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	6.26	
		Vendor Subtotal:			6.26	
602-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	84.93	
		Vendor Subtotal:			84.93	
602-49460-53320	AMERICAN LEGION POST 54	3 CASES SAUSAGE - 2 CASES OF 1	05/20/2026	128170	48.21	
		Vendor Subtotal:			48.21	
602-49470-52105	ELAN FINANCIAL SERVICES	SUPPLIES	05/20/2026	128203	20.81	
		Vendor Subtotal:			20.81	
602-49470-52270	HAWKINS CHEMICAL INC	WASTEWATER PLANT	05/20/2026	128215	80.00	
		Vendor Subtotal:			80.00	
602-49470-53155	DONOHUE & ASSOCIATES INC	WWTP PLAN TECH REVIEW - ENC	05/20/2026	128186	4,800.00	
		Vendor Subtotal:			4,800.00	
602-49470-53330	ELAN FINANCIAL SERVICES	HOTEL STAY - TRAINING - TUCKI	05/20/2026	128200	348.69	
		Vendor Subtotal:			348.69	
602-49470-53330	ELAN FINANCIAL SERVICES	MN POLLUTION CONTRAL TRAIN	05/20/2026	128203	195.00	
602-49470-53330	ELAN FINANCIAL SERVICES	MN POLLUTION CONTRAL TRAIN	05/20/2026	128203	4.19	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					199.19	
		Vendor Subtotal:				
602-49470-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
					49.11	
		Vendor Subtotal:				
602-49475-53585	SKB ENVIROMENTAL INC	SLUDGE TON - MAY 8 & MAY 11,1	05/20/2026	128244	2,724.79	
					2,724.79	
		Vendor Subtotal:				
602-49475-53620	QUALITY FLOW SYSTEMS INC	QUOTED REPAIR OF FAIRBANKS	05/20/2026	128239	5,927.00	
					5,927.00	
		Vendor Subtotal:				
602-49475-53620	UNITED STATES PLASTIC CORP	CPVC CHECK VLV THE/SKT	05/20/2026	128262	695.01	
					695.01	
		Vendor Subtotal:				
		Subtotal for FUND: 602			15,022.24	
603-49620-52299	LAWSON PRODUCTS INC	Flat Washers, Cap screws, visa seal bu	05/20/2026	128223	260.78	
					260.78	
		Vendor Subtotal:				
603-49620-53199	EXPRESS EMPLOYMENT SERVI	A. LEONARD	05/20/2026	128208	875.79	
603-49620-53199	EXPRESS EMPLOYMENT SERVI	J. MASON	05/20/2026	128208	742.25	
					1,618.04	
		Vendor Subtotal:				
603-49620-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
					49.11	
		Vendor Subtotal:				
603-49625-53199	EXPRESS EMPLOYMENT SERVI	L. KURZ	05/20/2026	128208	168.78	
					168.78	
		Vendor Subtotal:				

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
603-49625-53320	AMERICAN LEGION POST 54	3 CASES SAUSAGE - 2 CASES OF 1	05/20/2026	128170	48.20	
		Vendor Subtotal:			48.20	
603-49625-53586	NORTHERN STATES POWER COI	5,666 Tons RDF	05/20/2026	128235	72,105.30	
		Vendor Subtotal:			72,105.30	
		Subtotal for FUND: 603			74,250.21	
605-49700-52299	TIM STEARNS	MILWAUKEE LEVEL RESISTANT C	05/20/2026	128164	192.78	
		Vendor Subtotal:			192.78	
605-49700-53580	MUNSON ELECTRIC INC	REPLACE DOCK CONTRACTOR -	05/20/2026	128230	290.70	
605-49700-53580	MUNSON ELECTRIC INC	PROGRESS BILLING FOR C DOCK	05/20/2026	128230	12,274.66	
		Vendor Subtotal:			12,565.36	
605-49700-53699	RYAN MECHANICAL INC	JET SEWAGE LINE COMING FROM	05/20/2026	128242	1,570.00	
		Vendor Subtotal:			1,570.00	
605-49700-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
		Subtotal for FUND: 605			14,377.25	
610-00000-11580	EMS MANAGEMENT & CONSUL	C1138 APRIL EMS PMTS CREDITS	05/20/2026	128204	-5,042.20	
		Vendor Subtotal:			-5,042.20	
610-00000-11580	PATRICIA BROKAW	RWFD EMS REFUND	05/20/2026	128236	149.42	
		Vendor Subtotal:			149.42	
610-42300-52233	BOUND TREE MEDICAL LLC	100217 AMB SUPPLIES	05/20/2026	128176	604.47	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					604.47	
		Vendor Subtotal:			604.47	
610-42300-52235	BOUND TREE MEDICAL LLC	100217 AMB MEDS	05/20/2026	128176	414.11	
					414.11	
		Vendor Subtotal:			414.11	
610-42300-52430	ELAN FINANCIAL SERVICES	6562 PREMIER BODY ARMOR	05/20/2026	128194	629.99	
					629.99	
		Vendor Subtotal:			629.99	
610-42300-53155	EMS MANAGEMENT & CONSUL	C1138 APRIL EMS BILLING	05/20/2026	128204	8,636.96	
					8,636.96	
		Vendor Subtotal:			8,636.96	
610-42300-53199	SQUIRES WALDSPURGER & MA	LITIGATION	05/20/2026	128245	1,275.00	
					1,275.00	
		Vendor Subtotal:			1,275.00	
610-42300-53310	ELAN FINANCIAL SERVICES	8670 EXPEDIA LODGIN BRAND E!	05/20/2026	128202	131.95	
610-42300-53310	ELAN FINANCIAL SERVICES	8670 EXPEDIA LODGIN BRAND E!	05/20/2026	128202	152.66	
					284.61	
		Vendor Subtotal:			284.61	
610-42300-54200	ZOLL MEDICAL CORPORATION	137944 CIP CARDIAC MONITORS	05/20/2026	128268	1,652.00	
					1,652.00	
		Vendor Subtotal:			1,652.00	
					8,604.36	
		Subtotal for FUND: 610			8,604.36	
650-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	26.62	
					26.62	
		Vendor Subtotal:			26.62	
650-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	23.58	
					23.58	
		Vendor Subtotal:			23.58	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
650-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	1.24	
		Vendor Subtotal:			1.24	
650-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	26.71	
		Vendor Subtotal:			26.71	
650-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA	05/19/2026	128252	11.54	
		Vendor Subtotal:			11.54	
650-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	26.35	
		Vendor Subtotal:			26.35	
650-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	1.85	
		Vendor Subtotal:			1.85	
650-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	1.69	
		Vendor Subtotal:			1.69	
650-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	6.24	
		Vendor Subtotal:			6.24	
650-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	0.83	
		Vendor Subtotal:			0.83	
650-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TH	05/19/2026	128258	12.03	
		Vendor Subtotal:			12.03	
650-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	33.04	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	33.04
650-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	3.34	
					Vendor Subtotal:	3.34
650-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	22.91	
					Vendor Subtotal:	22.91
					Subtotal for FUND: 650	197.97
651-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	31.37	
					Vendor Subtotal:	31.37
651-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	27.81	
					Vendor Subtotal:	27.81
651-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	1.45	
					Vendor Subtotal:	1.45
651-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	31.47	
					Vendor Subtotal:	31.47
651-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA'	05/19/2026	128252	13.60	
					Vendor Subtotal:	13.60
651-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	31.05	
					Vendor Subtotal:	31.05
651-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	2.18	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	2.18
651-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	1.99	
					Vendor Subtotal:	1.99
651-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	7.35	
					Vendor Subtotal:	7.35
651-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	1.00	
					Vendor Subtotal:	1.00
651-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TF	05/19/2026	128258	14.18	
					Vendor Subtotal:	14.18
651-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	38.94	
					Vendor Subtotal:	38.94
651-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	3.94	
					Vendor Subtotal:	3.94
651-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	27.01	
					Vendor Subtotal:	27.01
					Subtotal for FUND: 651	233.34
652-00000-20200	D & L DEVELOPERS	Refund Check 012439-005, 430 HAR	05/19/2026	128248	14.12	
					Vendor Subtotal:	14.12
652-00000-20200	KELLY J DWYER	Refund Check 035429-000, 831 CEN	05/19/2026	128249	12.51	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					12.51	
		Vendor Subtotal:			12.51	
652-00000-20200	JUDY L BRICKEY	Refund Check 007061-000, 411 8TH	05/19/2026	128250	0.65	
					0.65	
		Vendor Subtotal:			0.65	
652-00000-20200	GLADYS J SAVAGE REVOCABLE	Refund Check 010070-009, 1227 W 4'	05/19/2026	128251	14.17	
					14.17	
		Vendor Subtotal:			14.17	
652-00000-20200	KENNETH W ALPERS	Refund Check 006355-000, 2316 HA'	05/19/2026	128252	6.12	
					6.12	
		Vendor Subtotal:			6.12	
652-00000-20200	CARL J JR MUNSON	Refund Check 033662-000, 853 AUR	05/19/2026	128253	12.71	
					12.71	
		Vendor Subtotal:			12.71	
652-00000-20200	ARDIS J SCHUMACHER RT	Refund Check 006210-000, 1837 BOI	05/19/2026	128254	0.89	
					0.89	
		Vendor Subtotal:			0.89	
652-00000-20200	LINDA J DIERCKS ESTATE	Refund Check 009278-001, 1860 CHI	05/19/2026	128255	0.90	
					0.90	
		Vendor Subtotal:			0.90	
652-00000-20200	ELIZAMA MORENO LUNA	Refund Check 033324-000, 1968 AU	05/19/2026	128256	3.31	
					3.31	
		Vendor Subtotal:			3.31	
652-00000-20200	RAUL A ZIELKE	Refund Check 037551-000, 2391 CLC	05/19/2026	128257	0.41	
					0.41	
		Vendor Subtotal:			0.41	
652-00000-20200	HAPPY PLACE LLC	Refund Check 039244-005, 466 14TH	05/19/2026	128258	6.38	
					6.38	
		Vendor Subtotal:			6.38	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
652-00000-20200	SHARON L MARTY TRUST	Refund Check 030152-000, 1822 BOI	05/19/2026	128259	15.93	
		Vendor Subtotal:			15.93	
652-00000-20200	IRIS G COWGER	Refund Check 013611-000, 128 RED	05/19/2026	128260	1.77	
		Vendor Subtotal:			1.77	
652-00000-20200	KARSTEN R & ASHLEY L LAMPN	Refund Check 039287-000, 1907 W 5'	05/19/2026	128261	12.15	
		Vendor Subtotal:			12.15	
		Subtotal for FUND: 652			102.02	
701-41320-53320	ELAN FINANCIAL SERVICES	MEETING SUPPLIES	05/20/2026	128197	21.27	
		Vendor Subtotal:			21.27	
701-41320-53330	ASSOCIATED BANK FIN	Labor and Employment Webinar Serie	05/20/2026	128172	50.00	
		Vendor Subtotal:			50.00	
701-41320-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
701-41400-53195	GOODHUE COUNTY GOVERNMENT	CUP EXCEL ENERGY ASH DIS RE!	05/20/2026	128213	46.00	
		Vendor Subtotal:			46.00	
701-41400-53310	ELAN FINANCIAL SERVICES	HOTEL MMCI E MALLON	05/20/2026	128197	604.68	
		Vendor Subtotal:			604.68	
701-41400-53320	ELAN FINANCIAL SERVICES	FOOD MMCI E MALLON	05/20/2026	128197	13.59	
701-41400-53320	ELAN FINANCIAL SERVICES	FOOD MMCI E MALLON	05/20/2026	128197	12.09	
701-41400-53320	ELAN FINANCIAL SERVICES	FOOD MMCI E MALLON	05/20/2026	128197	13.27	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
701-41400-53320	ELAN FINANCIAL SERVICES	FOOD MMCI E MALLON	05/20/2026	128197	33.26	
		Vendor Subtotal:			72.21	
701-41400-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
701-41400-53906	ELAN FINANCIAL SERVICES	OPEN AI SUBSCRIPTION	05/20/2026	128191	20.00	
		Vendor Subtotal:			20.00	
701-41520-53330	COALITION OF GREATER MINN	Labor and Employment Webinar Serie	05/20/2026	128180	50.00	
701-41520-53330	COALITION OF GREATER MINN	Labor and Employment Webinar Serie	05/20/2026	128180	50.00	
701-41520-53330	COALITION OF GREATER MINN	Labor and Employment Webinar Serie	05/20/2026	128180	50.00	
		Vendor Subtotal:			150.00	
701-41520-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
701-41520-53999	FLAHERTY & HOOD PA	2026 State Bonding - Legislative Supp	05/20/2026	128210	350.00	
		Vendor Subtotal:			350.00	
701-41710-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
701-41810-52199	AMAZON.COM SALES INC	BADGE SUPPLIES	05/20/2026	128168	43.54	
		Vendor Subtotal:			43.54	
701-41810-52199	IDENTISYS INCORPORATED	ID BADGES	05/20/2026	128216	1,422.40	
		Vendor Subtotal:			1,422.40	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
701-41810-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
		Subtotal for FUND: 701			3,025.65	
702-49960-52145	AMAZON.COM SALES INC	PRINTER FOR SHOP	05/20/2026	128168	208.99	
		Vendor Subtotal:			208.99	
702-49960-52405	APEX TOOLS LLC	SKT IMP - SHOP TOOL	05/20/2026	128171	12.99	
		Vendor Subtotal:			12.99	
702-49960-52510	ADVANTAGE DISTRIBUTING LL	TRANS DRIVELINE FLUID - SYNT	05/20/2026	128165	2,551.40	
702-49960-52510	ADVANTAGE DISTRIBUTING LL	SYNTHETIC BLEND	05/20/2026	128165	2,758.05	
		Vendor Subtotal:			5,309.45	
702-49960-52510	ELAN FINANCIAL SERVICES	UPS CHARGES INTERNET	05/20/2026	128200	29.76	
		Vendor Subtotal:			29.76	
702-49960-52510	ELAN FINANCIAL SERVICES	HYDRA POWER HYDRAULICS - H	05/20/2026	128201	717.14	
702-49960-52510	ELAN FINANCIAL SERVICES	VSS - SIDE MARKER LIGHTS - 4/2	05/20/2026	128201	41.07	
		Vendor Subtotal:			758.21	
702-49960-52510	ENVIRONMENTAL EQUIPMENT	WATER NOZZLE	05/20/2026	128205	352.40	
		Vendor Subtotal:			352.40	
702-49960-52510	ESCH CONSTRUCTION SUPPLY	FILTER HEPA - FILTER DE-LINE SI	05/20/2026	128207	346.00	
702-49960-52510	ESCH CONSTRUCTION SUPPLY	CONRINUOUS BAG FOR F,S ABD	05/20/2026	128207	148.05	
		Vendor Subtotal:			494.05	
702-49960-52510	PAUL HASSETT	MASTER PADLOCKS - SHOP	05/20/2026	128221	213.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					213.00	
		Vendor Subtotal:			213.00	
702-49960-52510	LAWSON PRODUCTS INC	WEATHERPRES WASH HOSE	05/20/2026	128223	961.93	
		Vendor Subtotal:			961.93	
702-49960-52510	NICOLAI REPAIR	BUSHING FUEL TANK	05/20/2026	128232	48.10	
		Vendor Subtotal:			48.10	
702-49960-52510	NORTHLAND CHEMICAL CORP	MAGIC HAND CLEANER - SUPPL	05/20/2026	128233	249.66	
		Vendor Subtotal:			249.66	
702-49965-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
		Subtotal for FUND: 702			8,687.65	
705-49980-53330	ELAN FINANCIAL SERVICES	Praking Fee for 4/8/26 LMCIT Loss C	05/20/2026	128188	10.00	
		Vendor Subtotal:			10.00	
705-49980-53510	NEUFELDT INDUSTRIAL SERVIC	FILTER PRESS REMOVAL - ITP PR	05/20/2026	128231	4,620.00	
		Vendor Subtotal:			4,620.00	
		Subtotal for FUND: 705			4,630.00	
708-49970-53199	INTELLICENTS INC	HEALTH CONSULTING FEE	05/20/2026	128220	730.00	
		Vendor Subtotal:			730.00	
		Subtotal for FUND: 708			730.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
710-49985-53645	COMPUTER INTEGRATION TECI	CIT MSS MONTHLY	05/20/2026	128183	3,294.40	
		Vendor Subtotal:			3,294.40	
710-49985-53645	ELAN FINANCIAL SERVICES	DUO RENEWAL	05/20/2026	128187	2,160.00	
		Vendor Subtotal:			2,160.00	
710-49985-53645	OFFICE OF MN IT SERVICES	CROWDSTRIKE MONTHLY	05/20/2026	128228	698.68	
		Vendor Subtotal:			698.68	
710-49985-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
710-49985-53999	SPECTRUM ENTERPRISE	CHARTER TV MONTHLY	05/20/2026	128181	28.53	
		Vendor Subtotal:			28.53	
		Subtotal for FUND: 710			6,230.72	
728-42600-53199	BOLTON & MENK INC	ENGINEER -PRO SERVICE 3/2/26 -	05/20/2026	128175	84.00	
		Vendor Subtotal:			84.00	
728-42600-53320	ELAN FINANCIAL SERVICES	GODFATHER PIZZA LUNCH - 4/29/	05/20/2026	128195	64.94	
		Vendor Subtotal:			64.94	
728-42600-53750	QUADIENT LEASING USA INC	QUARTERLY LEASE	05/20/2026	128238	49.11	
		Vendor Subtotal:			49.11	
728-42600-53904	ELAN FINANCIAL SERVICES	MN SUREYORS AND ENGINEERS	05/20/2026	128195	60.00	
		Vendor Subtotal:			60.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Subtotal for FUND: 728	258.05
808-45185-51105	CITY OF CANNON FALLS	FULL TIME 1ST QR WAGES	05/20/2026	128178	21,884.00	
					Vendor Subtotal:	21,884.00
808-45185-51115	CITY OF CANNON FALLS	PART TIME 1ST QR WAGES	05/20/2026	128178	9,780.94	
					Vendor Subtotal:	9,780.94
808-45185-51305	CITY OF CANNON FALLS	PERA 1ST QR	05/20/2026	128178	2,321.94	
					Vendor Subtotal:	2,321.94
808-45185-51310	CITY OF CANNON FALLS	SOCIAL SEC MEDICARE 1ST QR	05/20/2026	128178	2,388.78	
					Vendor Subtotal:	2,388.78
808-45185-51405	CITY OF CANNON FALLS	HEALTH INS BENS 1ST QR	05/20/2026	128178	4,912.09	
					Vendor Subtotal:	4,912.09
808-45185-51505	CITY OF CANNON FALLS	WORKERS COMP 1ST QR	05/20/2026	128178	906.00	
					Vendor Subtotal:	906.00
808-45185-52215	CITY OF RED WING	MARCH FUEL USAGE	05/20/2026	128182	662.52	
					Vendor Subtotal:	662.52
808-45187-53105	BRUCE W COLWELL	HISTORY PROJECT CH 3 4 5	05/20/2026	128173	4,250.00	
					Vendor Subtotal:	4,250.00
					Subtotal for FUND: 808	47,106.27
840-49999-53199	FLAHERTY & HOOD PA	April 2026 C.U.C. Statement	05/20/2026	128210	1,433.75	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					1,433.75	
		Vendor Subtotal:			1,433.75	
					1,433.75	
					293,503.35	
					293,503.35	
		Subtotal for FUND: 840			1,433.75	
					293,503.35	
		Report Total:			293,503.35	

# Accounts Payable

## Transactions by Account

User: Victoria.grover@ci.red-wing.mn.us  
 Printed: 06/03/2026 - 11:25AM  
 Batch: 00813.05.2026



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-41110-53320	RED WING AREA CHAMBER OF	STATE OF CITY LUNCH VICKI BE'	05/27/2026	128314	50.00	
		Vendor Subtotal:			50.00	
101-41110-53905	AMAZON.COM SALES INC	SUPPLIES FOR ALL EE MTG	05/27/2026	128272	111.37	
		Vendor Subtotal:			111.37	
101-41310-53320	RED WING AREA CHAMBER OF	STATE OF CITY LUNCH GARY	05/27/2026	128314	25.00	
		Vendor Subtotal:			25.00	
101-41330-53921	Ashlyn Werner	Gas Reimbursement	05/27/2026	128275	16.43	
		Vendor Subtotal:			16.43	
101-41540-53110	ABDO LLP	FY25 Audit	05/27/2026	128270	19,599.20	
		Vendor Subtotal:			19,599.20	
101-41941-53140	GFI PROPERY MAINTENANCE L	CITY HALL	05/26/2026	128292	1,686.00	
		Vendor Subtotal:			1,686.00	
101-41941-53170	CINTAS CORPORATION	ACCT #27827571 - CITY HALL	05/26/2026	128282	100.13	
		Vendor Subtotal:			100.13	
101-42100-52215	ELAN FINANCIAL SERVICES	FUEL	05/27/2026	128285	58.86	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					58.86	
				Vendor Subtotal:	58.86	
101-42100-52417	ELAN FINANCIAL SERVICES	MENARDS	05/27/2026	128286	198.63	
					198.63	
				Vendor Subtotal:	198.63	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	860.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	79.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	276.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	114.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	138.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	79.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	138.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	138.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	44.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	79.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	79.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	138.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	138.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	138.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	188.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-42100-53160	MAYO CLINIC		05/27/2026	128300	494.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	79.00	
101-42100-53160	MAYO CLINIC		05/27/2026	128300	57.00	
				Vendor Subtotal:	4,453.00	
101-42100-53161	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	83.85	
				Vendor Subtotal:	83.85	
101-42100-53215	MID-STATES ORGANIZED CRIM	CLASS	05/27/2026	128301	3,010.00	
				Vendor Subtotal:	3,010.00	
101-42100-53310	ELAN FINANCIAL SERVICES	COUNTRY INN AND SUITES	05/27/2026	128285	572.28	
				Vendor Subtotal:	572.28	
101-42100-53310	ELAN FINANCIAL SERVICES	COUNTRY INN AND SUITES	05/27/2026	128287	572.28	
				Vendor Subtotal:	572.28	
101-42100-53315	ELAN FINANCIAL SERVICES	PARKING RAMP	05/27/2026	128285	8.00	
				Vendor Subtotal:	8.00	
101-42100-53320	ELAN FINANCIAL SERVICES	KWIK TRIP	05/27/2026	128285	14.08	
				Vendor Subtotal:	14.08	
101-42100-53320	ELAN FINANCIAL SERVICES	KWIK TRIP	05/27/2026	128287	12.98	
101-42100-53320	ELAN FINANCIAL SERVICES	KWIK TRIP	05/27/2026	128287	29.76	
101-42100-53320	ELAN FINANCIAL SERVICES	LUNCH	05/27/2026	128287	47.73	
101-42100-53320	ELAN FINANCIAL SERVICES	DINNER	05/27/2026	128287	40.13	
101-42100-53320	ELAN FINANCIAL SERVICES	DINNER	05/27/2026	128287	35.31	
				Vendor Subtotal:	165.91	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-42100-53330	MID-STATES ORGANIZED CRIM	CAMERA CLASS	05/27/2026	128301	3,640.00	
				Vendor Subtotal:	3,640.00	
101-42100-53615	THE LICENSE CENTER	REGISTRATION AND FEE - VIN #C	05/26/2026	128299	16.25	
101-42100-53615	THE LICENSE CENTER	REGISTRATION AND FEE - VIN #F	05/26/2026	128299	16.25	
				Vendor Subtotal:	32.50	
101-42100-53904	ELAN FINANCIAL SERVICES	LEDA MEMBERSHIP MANDELKO	05/27/2026	128287	99.00	
				Vendor Subtotal:	99.00	
101-42100-53904	ELAN FINANCIAL SERVICES	IACP MEMBERSHIP SATHER	05/27/2026	128288	220.00	
101-42100-53904	ELAN FINANCIAL SERVICES	POST	05/27/2026	128288	91.94	
101-42100-53904	ELAN FINANCIAL SERVICES	POST	05/27/2026	128288	540.00	
				Vendor Subtotal:	851.94	
101-42100-53968	ELAN FINANCIAL SERVICES	ROCKY BOOTS	05/27/2026	128285	301.50	
101-42100-53968	ELAN FINANCIAL SERVICES	ROCKY BOOTS	05/27/2026	128285	-100.50	
				Vendor Subtotal:	201.00	
101-42100-53968	ELAN FINANCIAL SERVICES	BOOTS	05/27/2026	128288	100.50	
				Vendor Subtotal:	100.50	
101-42100-53968	GALLS INC	WELGEMOED	05/27/2026	128291	264.98	
101-42100-53968	GALLS INC	BRAY	05/27/2026	128291	50.20	
				Vendor Subtotal:	315.18	
101-42200-52105	AMAZON.COM SALES INC	AWJ52AF7170LX OFFICE SUP	05/27/2026	128272	46.71	
				Vendor Subtotal:	46.71	
101-42200-53161	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	83.85	
101-42200-53161	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	89.10	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					172.95	
				Vendor Subtotal:	172.95	
101-42200-53968	GALLS INC	1001908862 BOOTS	05/27/2026	128291	467.80	
				Vendor Subtotal:	467.80	
101-42280-53555	NICOLLET PROJECT LLC		05/27/2026	128308	1,314.80	
				Vendor Subtotal:	1,314.80	
101-43015-53140	GFI PROPERY MAINTENANCE L	PUBLIC WORKS	05/26/2026	128292	1,686.00	
				Vendor Subtotal:	1,686.00	
101-43015-53170	CINTAS CORPORATION	ACCT #27739480 - PUBLIC WORKS	05/26/2026	128282	114.64	
				Vendor Subtotal:	114.64	
101-43015-53199	PLUNKETT'S PEST CONTROL	PUBLIC WORKS	05/26/2026	128309	58.87	
				Vendor Subtotal:	58.87	
101-43015-53555	NICOLLET PROJECT LLC		05/27/2026	128308	133.81	
				Vendor Subtotal:	133.81	
101-43015-53605	MUNSON ELECTRIC INC	TS LIGHTING AT PUBLIC WORKS	05/26/2026	128303	592.56	
				Vendor Subtotal:	592.56	
101-43020-53140	GFI PROPERY MAINTENANCE L	320 POTTER	05/26/2026	128292	620.00	
				Vendor Subtotal:	620.00	
101-43121-52320	RCM EQUIPMENT COMPANY LL	DRESSER FA2 MOD - TICKET #743	05/26/2026	128312	380.63	
				Vendor Subtotal:	380.63	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-43121-52415	ACME TOOLS	EXO-FIT X300 COMFORT VEST SA	05/26/2026	128271	485.00	
101-43121-52415	ACME TOOLS	QUICK CONNECT SELF RETRACT	05/26/2026	128271	780.00	
		Vendor Subtotal:			1,265.00	
101-43121-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.79	
101-43121-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.79	
101-43121-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	30.37	
		Vendor Subtotal:			51.95	
101-43121-53199	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	89.10	
101-43121-53199	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	22.27	
		Vendor Subtotal:			111.37	
101-43121-53199	MAYO CLINIC		05/27/2026	128300	353.00	
101-43121-53199	MAYO CLINIC		05/27/2026	128300	104.00	
		Vendor Subtotal:			457.00	
101-43160-53555	NICOLLET PROJECT LLC		05/27/2026	128308	20.07	
101-43160-53555	NICOLLET PROJECT LLC		05/27/2026	128308	240.86	
101-43160-53555	NICOLLET PROJECT LLC		05/27/2026	128308	111.06	
101-43160-53555	NICOLLET PROJECT LLC		05/27/2026	128308	46.83	
101-43160-53555	NICOLLET PROJECT LLC		05/27/2026	128308	39.84	
		Vendor Subtotal:			458.66	
101-43170-53199	SIR LINES-A-LOT, LLC	APP FOR PAYMENT - 2025 STRIPIT	05/26/2026	128319	1,382.41	
		Vendor Subtotal:			1,382.41	
101-45124-53555	NICOLLET PROJECT LLC		05/27/2026	128308	135.02	
101-45124-53555	NICOLLET PROJECT LLC		05/27/2026	128308	120.43	
		Vendor Subtotal:			255.45	
101-45125-53205	CENTURY LINK	ACCT #334023406 - MS LINK ELEV	05/26/2026	128280	65.42	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					65.42	
		Vendor Subtotal:			65.42	
101-45183-53555	NICOLLET PROJECT LLC		05/27/2026	128308	337.55	
		Vendor Subtotal:			337.55	
101-45210-52299	ULINE INC	DELUXE TRASH PICKER 36"	05/26/2026	128327	207.91	
		Vendor Subtotal:			207.91	
101-45210-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	30.37	
101-45210-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.78	
101-45210-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.78	
		Vendor Subtotal:			51.93	
101-45210-53199	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	22.28	
		Vendor Subtotal:			22.28	
101-45210-53199	MAYO CLINIC		05/27/2026	128300	353.00	
		Vendor Subtotal:			353.00	
101-45210-53199	PRAIRIE RESTORATION INC	SERVICE INTERGRATED PLANT M	05/26/2026	128310	450.00	
		Vendor Subtotal:			450.00	
101-45220-52415	ACME TOOLS	QUICK CONNECT SELF RETRACT	05/26/2026	128271	390.00	
		Vendor Subtotal:			390.00	
101-45220-53199	COLTEN SOTHMAN	TREE REMOVAL/STUMP REMOVA	05/27/2026	128284	192.24	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	208.26	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	192.24	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	288.36	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	400.50	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	144.18	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	128.16	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	192.24	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	176.22	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	352.44	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL	05/27/2026	128284	304.38	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	128.16	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	256.32	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	224.28	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	448.56	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	160.20	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	160.20	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	128.16	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	304.38	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	96.12	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	288.36	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	320.40	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	640.80	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	224.28	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	160.20	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	736.92	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	576.72	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	384.48	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	384.48	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	288.36	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	384.48	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	576.72	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	672.84	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	672.84	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	672.84	
101-45220-53199	COLTEN SOTHMAN	STUMP REMOVAL/RESTORATION	05/27/2026	128284	256.32	
					<hr/>	
				Vendor Subtotal:	11,726.64	
101-45220-53555	NICOLLET PROJECT LLC		05/27/2026	128308	291.70	
					<hr/>	
				Vendor Subtotal:	291.70	
101-46310-53455	COLUMN SOFTWARE PBC	RM 3 REZONE PUBLICATION	05/27/2026	128283	202.49	
					<hr/>	
				Vendor Subtotal:	202.49	
101-46630-52299	CINTAS CORPORATION	ACCT #27826435 - COMM DEV	05/26/2026	128282	125.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	125.00
101-46630-53140	GFI PROPERY MAINTENANCE L	ANNEX	05/26/2026	128292	1,125.00	
					Vendor Subtotal:	1,125.00
101-49010-53170	CINTAS CORPORATION	ACCT #27739480 - PUBLIC WORKS	05/26/2026	128282	8.93	
101-49010-53170	CINTAS CORPORATION	ACCT #27827571 - CITY HALL	05/26/2026	128282	2.38	
					Vendor Subtotal:	11.31
101-49010-53199	GFI PROPERY MAINTENANCE L	OAKWOOD	05/26/2026	128292	392.00	
					Vendor Subtotal:	392.00
101-49010-53555	NICOLLET PROJECT LLC		05/27/2026	128308	347.90	
					Vendor Subtotal:	347.90
101-49822-53140	GFI PROPERY MAINTENANCE L	LAGRANGE	05/26/2026	128292	392.00	
					Vendor Subtotal:	392.00
101-49822-53555	NICOLLET PROJECT LLC		05/27/2026	128308	13.50	
					Vendor Subtotal:	13.50
101-49823-53555	NICOLLET PROJECT LLC		05/27/2026	128308	40.51	
101-49823-53555	NICOLLET PROJECT LLC		05/27/2026	128308	79.68	
					Vendor Subtotal:	120.19
101-49824-53140	GFI PROPERY MAINTENANCE L	STUDEBAKER	05/26/2026	128292	392.00	
					Vendor Subtotal:	392.00
101-49824-53555	NICOLLET PROJECT LLC		05/27/2026	128308	66.90	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	66.90
101-49824-54140	RIVER CITY FLOORING	PO #ALTRO FLOORING 4-27-26 & 0	05/26/2026	128311	45,461.98	
					Vendor Subtotal:	45,461.98
					Subtotal for FUND: 101	108,082.45
206-49999-53105	RED WING VISITORS & CONVEN	Hotel & Motel Taxes: April & March 1	05/27/2026	128315	13,320.81	
					Vendor Subtotal:	13,320.81
					Subtotal for FUND: 206	13,320.81
209-49810-52305	BULBS.COM INC	BULBS FOR AIRPORT - 24	05/26/2026	128279	308.90	
					Vendor Subtotal:	308.90
209-49810-52305	JOHN SCHROEDER	TWO LED WIND CONE PANEL RE	05/26/2026	128296	75.00	
209-49810-52305	JOHN SCHROEDER	ODALS HIGH VOLTAGE CIRCUIT	05/26/2026	128296	75.00	
					Vendor Subtotal:	150.00
209-49810-53505	MUSTY BARNHART AGENCY	RENEWAL: Pollution Liability policy	05/27/2026	128304	2,213.47	
					Vendor Subtotal:	2,213.47
					Subtotal for FUND: 209	2,672.37
211-45510-52299	CINTAS CORPORATION	ACCT #27825414 - LIBRARY	05/26/2026	128282	125.00	
					Vendor Subtotal:	125.00
211-45510-53555	NICOLLET PROJECT LLC		05/27/2026	128308	107.05	
					Vendor Subtotal:	107.05

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Subtotal for FUND: 211	232.05
410-49810-54150	STRUCK & IRWIN PAVING INC	Red Wing Regional Airport -Project: A	05/27/2026	128322	132,151.00	
					Vendor Subtotal:	132,151.00
					Subtotal for FUND: 410	132,151.00
419-45190-53199	SHORT-ELLIOTT-HENDRICKSON	RWING MISSISSIPPI BLUFFLAND	05/26/2026	128317	1,578.27	
					Vendor Subtotal:	1,578.27
					Subtotal for FUND: 419	1,578.27
600-49500-53161	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	30.37	
600-49500-53161	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.79	
600-49500-53161	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.79	
					Vendor Subtotal:	51.95
600-49500-53161	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	22.27	
600-49500-53161	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	83.85	
					Vendor Subtotal:	106.12
600-49500-53161	MAYO CLINIC		05/27/2026	128300	353.00	
600-49500-53161	MAYO CLINIC		05/27/2026	128300	44.00	
					Vendor Subtotal:	397.00
600-49500-53199	EXPRESS EMPLOYMENT SERVICE	B. WARREN	05/27/2026	128289	1,047.53	
					Vendor Subtotal:	1,047.53
					Subtotal for FUND: 600	1,602.60

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
601-49400-52305	HD SUPPLY FACILITIES MAINT	SCHEDULE 80 PVC COUPLING 1/4	05/26/2026	128293	10.38	
		Vendor Subtotal:			10.38	
601-49400-53170	CINTAS CORPORATION	ACCT #27739480 - PUBLIC WORKS	05/26/2026	128282	33.96	
		Vendor Subtotal:			33.96	
601-49400-53205	CENTURY LINK	ACCT #333250500 - CHARLSON CF	05/26/2026	128280	209.14	
601-49400-53205	CENTURY LINK	ACCT #333691535 - TWIN BLUFF V	05/26/2026	128280	365.90	
		Vendor Subtotal:			575.04	
601-49400-53555	NICOLLET PROJECT LLC		05/27/2026	128308	461.76	
601-49400-53555	NICOLLET PROJECT LLC		05/27/2026	128308	386.49	
601-49400-53555	NICOLLET PROJECT LLC		05/27/2026	128308	371.63	
601-49400-53555	NICOLLET PROJECT LLC		05/27/2026	128308	37.71	
601-49400-53555	NICOLLET PROJECT LLC		05/27/2026	128308	81.01	
		Vendor Subtotal:			1,338.60	
601-49430-53170	CINTAS CORPORATION	ACCT #27739480 - PUBLIC WORKS	05/26/2026	128282	59.70	
		Vendor Subtotal:			59.70	
		Subtotal for FUND: 601			2,017.68	
602-49460-52270	TEAM LABORATORY CHEMICAL	SUPER BUGS 25# PAIL	05/26/2026	128323	1,502.00	
		Vendor Subtotal:			1,502.00	
602-49460-52340	HD SUPPLY FACILITIES MAINT	SPECIAL ECO-FLOAT NO/NC	05/26/2026	128293	185.78	
		Vendor Subtotal:			185.78	
602-49460-52415	ACME TOOLS	QUICK CONNECT SELF RETRACT	05/26/2026	128271	195.00	
		Vendor Subtotal:			195.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
602-49460-53170	CINTAS CORPORATION	ACCT #27739480 - PUBLIC WORKS	05/26/2026	128282	34.08	
		Vendor Subtotal:			34.08	
602-49460-53555	NICOLLET PROJECT LLC		05/27/2026	128308	67.51	
602-49460-53555	NICOLLET PROJECT LLC		05/27/2026	128308	26.76	
602-49460-53555	NICOLLET PROJECT LLC		05/27/2026	128308	621.09	
		Vendor Subtotal:			715.36	
602-49460-54242	BOLTON & MENK INC	2026 SEWER WORK #10 REHAB -	05/26/2026	128276	2,646.00	
		Vendor Subtotal:			2,646.00	
602-49470-52105	AMAZON.COM SALES INC	PRINTER FOR CONTROL ROOM	05/27/2026	128272	169.99	
		Vendor Subtotal:			169.99	
602-49470-52270	HYDRITE CHEMICAL CO	MUNICIPAL PLANT - 47,300 LB	05/26/2026	128295	11,451.00	
		Vendor Subtotal:			11,451.00	
602-49470-53140	GFI PROPERTY MAINTENANCE L	WATER TREATMENT - LAB	05/26/2026	128292	1,350.00	
		Vendor Subtotal:			1,350.00	
602-49470-53162	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	30.37	
602-49470-53162	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.79	
602-49470-53162	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	10.79	
		Vendor Subtotal:			51.95	
602-49470-53162	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	22.28	
602-49470-53162	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	89.10	
		Vendor Subtotal:			111.38	
602-49470-53162	MAYO CLINIC		05/27/2026	128300	44.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
602-49470-53162	MAYO CLINIC		05/27/2026	128300	353.00	
602-49470-53162	MAYO CLINIC		05/27/2026	128300	104.00	
		Vendor Subtotal:			501.00	
602-49470-53170	CINTAS CORPORATION	ACCT #27827571 - LAB & MPT	05/26/2026	128282	213.36	
		Vendor Subtotal:			213.36	
602-49470-53605	TRUE MECHANICAL	PROVENTATIVE MAINTENANCE	05/26/2026	128326	1,572.20	
		Vendor Subtotal:			1,572.20	
602-49470-53605	WW GRAINGER INC	ELECTRIC WATER HEATER - 120 C	05/26/2026	128331	7,639.22	
		Vendor Subtotal:			7,639.22	
602-49475-52265	MVTL LABORATORIES INC	10 TEST - CHROMIUM - WASTEWA	05/26/2026	128305	230.00	
		Vendor Subtotal:			230.00	
602-49475-53620	TEC INDUSTRIAL INC	INCH OIL SEAL	05/26/2026	128324	29.62	
		Vendor Subtotal:			29.62	
		Subtotal for FUND: 602			28,597.94	
603-49620-52305	KNOBELSDORFF ELECTRIC INC	TROUBLESHOOT SHREDDER 2, O	05/27/2026	128297	1,958.40	
		Vendor Subtotal:			1,958.40	
603-49620-53199	EXPRESS EMPLOYMENT SERVI	A. PEREZ DRUG TEST	05/27/2026	128289	18.00	
603-49620-53199	EXPRESS EMPLOYMENT SERVI	A. LEONARD	05/27/2026	128289	876.50	
603-49620-53199	EXPRESS EMPLOYMENT SERVI	J. MASON	05/27/2026	128289	742.25	
		Vendor Subtotal:			1,636.75	
603-49625-52299	LAWSON PRODUCTS INC	7.5 AMP MINI FUSE, LUBE 16OZ	05/27/2026	128298	328.73	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	328.73
603-49625-52310	SETCO INC.	TRIES - PRESS ON RIM 23.5 CAT	05/27/2026	128318	26,718.30	
					Vendor Subtotal:	26,718.30
603-49625-53199	EXPRESS EMPLOYMENT SERVI	L. KURZ	05/27/2026	128289	173.14	
					Vendor Subtotal:	173.14
603-49625-53555	NICOLLET PROJECT LLC		05/27/2026	128308	1,394.41	
					Vendor Subtotal:	1,394.41
603-49625-53587	NICK RIES	BRUSH/STUMP DISPOSAL 5-14-26	05/27/2026	128313	124.20	
					Vendor Subtotal:	124.20
603-49625-53587	STERICYCLE INC	SHARPS DISPOSAL JUNE	05/27/2026	128321	217.01	
					Vendor Subtotal:	217.01
603-49625-53615	FALK AUTO BODY INC	Cintas damage to Trk 307, DOL 4-8-2	05/27/2026	128290	1,314.50	
					Vendor Subtotal:	1,314.50
					Subtotal for FUND: 603	33,865.44
605-49700-52215	DEHN OIL COMPANY	CONV 89 - FUEL FOR MARINA - U	05/26/2026	128330	23,760.25	
					Vendor Subtotal:	23,760.25
605-49700-53449	THE WATERWAYS JOURNAL INC	QUMIMBYS HALF PAGE - 3/27/26	05/26/2026	128329	940.00	
					Vendor Subtotal:	940.00
605-49700-53555	NICOLLET PROJECT LLC		05/27/2026	128308	159.11	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					159.11	
					24,859.36	
610-42300-52233	BOUND TREE MEDICAL LLC	100217 AMB SUPPLIES	05/27/2026	128278	1,319.10	
					1,319.10	
610-42300-52235	BOUND TREE MEDICAL LLC	100217 AMB MEDS	05/27/2026	128278	492.47	
					492.47	
610-42300-53199	AMERICAN ACCOUNTS & ADVI	RWA10 1 AAA COMMISSION EXB	05/27/2026	128273	73.60	
610-42300-53199	AMERICAN ACCOUNTS & ADVI	RWA10 1 AAA COMMISSION EMS	05/27/2026	128273	702.42	
					776.02	
610-42300-53199	MAYO CLINIC		05/27/2026	128300	276.00	
610-42300-53199	MAYO CLINIC		05/27/2026	128300	296.00	
610-42300-53199	MAYO CLINIC		05/27/2026	128300	706.00	
610-42300-53199	MAYO CLINIC		05/27/2026	128300	119.00	
610-42300-53199	MAYO CLINIC		05/27/2026	128300	69.00	
610-42300-53199	MAYO CLINIC		05/27/2026	128300	308.00	
					1,774.00	
610-42300-54200	NATIONAL CREATIVE ENTERPR	RWFD CIP CARDIACMOUNT26	05/27/2026	128307	5,676.00	
					5,676.00	
					10,037.59	
652-43150-52415	ACME TOOLS	QUICK CONNECT SELF RETRACT	05/26/2026	128271	195.00	
					195.00	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Subtotal for FUND: 652	195.00
701-41320-53330	RED WING AREA CHAMBER OF	STATE OF CITY LUNCH CHRIS	05/27/2026	128314	25.00	
					Vendor Subtotal:	25.00
701-41400-53465	COLUMN SOFTWARE PBC	ORD NO 233 PUBLICATION	05/27/2026	128283	234.23	
					Vendor Subtotal:	234.23
701-41810-52199	AMAZON.COM SALES INC	BADGE PRINTER RIBBON	05/27/2026	128272	91.37	
					Vendor Subtotal:	91.37
701-41810-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	43.15	
					Vendor Subtotal:	43.15
701-41810-53343	CORY HUBERTY	MULTI PSYCH & COGN ED	05/27/2026	128281	1,245.00	
					Vendor Subtotal:	1,245.00
701-41810-53343	MICHAEL WARNER	FIRE BAHAVIOR COMBUST ED	05/27/2026	128306	392.80	
701-41810-53343	MICHAEL WARNER	FIRE BAHAVIOR COMBUST ED	05/27/2026	128306	392.80	
					Vendor Subtotal:	785.60
					Subtotal for FUND: 701	2,424.35
702-49950-53170	CINTAS CORPORATION	ACCT #27827571 - CITY HALL	05/26/2026	128282	22.50	
702-49950-53170	CINTAS CORPORATION	ACCT #27739480 - PUBLIC WORKS	05/26/2026	128282	504.11	
					Vendor Subtotal:	526.61
702-49960-52215	DEHN OIL COMPANY	20 #LP - OIL MISS MARINA	05/26/2026	128330	55.89	
					Vendor Subtotal:	55.89

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
702-49960-52405	WESLEY KORUM	PARTS - TWO 1 3/8 DR 6PT	05/26/2026	128320	75.00	
		Vendor Subtotal:			75.00	
702-49960-52510	GENERAL PARTS DISTRIBUTION	PARTS	05/26/2026	128269	16.91	
702-49960-52510	GENERAL PARTS DISTRIBUTION	PARTS	05/26/2026	128269	33.89	
702-49960-52510	GENERAL PARTS DISTRIBUTION	PARTS	05/26/2026	128269	19.99	
702-49960-52510	GENERAL PARTS DISTRIBUTION	PARTS	05/26/2026	128269	119.51	
702-49960-52510	GENERAL PARTS DISTRIBUTION	PARTS	05/26/2026	128269	10.52	
		Vendor Subtotal:			200.82	
702-49960-52510	BORGEN RADIATOR CO	OIL COOLER CLEAN FLUSH PRES	05/26/2026	128277	321.80	
		Vendor Subtotal:			321.80	
702-49960-52510	LAWSON PRODUCTS INC	PARTS FOR SHOP	05/26/2026	128298	1,636.23	
		Vendor Subtotal:			1,636.23	
702-49960-52510	MTI DISTRIBUTING CO	TAIL LIGHT FLASHER ASM	05/26/2026	128302	340.06	
		Vendor Subtotal:			340.06	
702-49960-52510	TERMINAL SUPPLY COMPANY	PARTS	05/26/2026	128325	760.51	
		Vendor Subtotal:			760.51	
702-49960-53170	CINTAS CORPORATION	ACCT #27739480 - PUBLIC WORKS	05/26/2026	128282	403.73	
		Vendor Subtotal:			403.73	
702-49965-52510	SCHILLING SUPPLY COMPANY I	PAPER GOODS	05/26/2026	128316	2,060.50	
		Vendor Subtotal:			2,060.50	
702-49965-52510	ZACKS INC	SHOP TOWELS FOR STORAGE RO	05/26/2026	128332	1,449.37	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					Vendor Subtotal:	1,449.37
					Subtotal for FUND: 702	7,830.52
705-49980-53510	VESSCO INC.	FOURNIER - JOB 0073803 - ITP PRI	05/26/2026	128328	138,228.40	
					Vendor Subtotal:	138,228.40
					Subtotal for FUND: 705	138,228.40
710-49985-53199	ASSUREHIRE INC.	NEW HIRE BACKGROUND	05/27/2026	128274	9.79	
					Vendor Subtotal:	9.79
710-49985-53199	HIRERIGHT GIS INTERMEDIATE		05/27/2026	128294	83.85	
					Vendor Subtotal:	83.85
710-49985-53199	MAYO CLINIC		05/27/2026	128300	494.00	
					Vendor Subtotal:	494.00
710-49985-53205	CENTURY LINK	ACCT #333934203 - IT DATA LANE	05/26/2026	128280	122.84	
					Vendor Subtotal:	122.84
					Subtotal for FUND: 710	710.48
					Report Total:	508,406.31

# Accounts Payable

## Transactions by Account

User: Victoria.grover@ci.red-wing.mn.us  
 Printed: 06/03/2026 - 11:26AM  
 Batch: 00814.05.2026



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
211-45500-52416	AMAZON.COM SALES INC	cd case grant	05/27/2026	128333	39.98	
211-45500-52416	AMAZON.COM SALES INC	dvd case grant	05/27/2026	128333	-56.97	
		Vendor Subtotal:			-16.99	
211-45500-53130	AMAZON.COM SALES INC	tower stack game	05/27/2026	128333	-37.99	
211-45500-53130	AMAZON.COM SALES INC	j sr notebooks	05/27/2026	128333	220.92	
211-45500-53130	AMAZON.COM SALES INC	stack tower four in a row	05/27/2026	128333	125.97	
211-45500-53130	AMAZON.COM SALES INC	sr mallows	05/27/2026	128333	356.00	
211-45500-53130	AMAZON.COM SALES INC	tower stack game	05/27/2026	128333	-37.99	
		Vendor Subtotal:			626.91	
211-45500-53907	AMAZON.COM SALES INC		05/27/2026	128333	37.91	
211-45500-53907	AMAZON.COM SALES INC		05/27/2026	128333	19.95	
211-45500-53907	AMAZON.COM SALES INC		05/27/2026	128333	22.99	
211-45500-53907	AMAZON.COM SALES INC		05/27/2026	128333	18.99	
211-45500-53907	AMAZON.COM SALES INC		05/27/2026	128333	12.96	
211-45500-53907	AMAZON.COM SALES INC		05/27/2026	128333	17.99	
		Vendor Subtotal:			130.79	
211-45500-53907	OVERDRIVE INC	Acct 2225-0002 Inv 02225DA261692:	05/27/2026	128335	83.99	
		Vendor Subtotal:			83.99	
211-45510-52299	AMAZON.COM SALES INC	rr garbage can	05/27/2026	128333	23.63	
		Vendor Subtotal:			23.63	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
211-45510-53140	GFI PROPERY MAINTENANCE L	Acct RWPL Inv 4069 May Janitorial	05/27/2026	128334	2,200.00	
				Vendor Subtotal:	2,200.00	
				Subtotal for FUND: 211	3,048.33	
				Report Total:	3,048.33	

# Accounts Payable

## Transactions by Account

User: Victoria.grover@ci.red-wing.mn.us  
 Printed: 06/03/2026 - 11:27AM  
 Batch: 00815.05.2026



Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
209-49810-53605	FLIGHT LIGHT INC	200W 6 6A ATZ - LAMP FOR FLIGE	05/27/2026	128338	290.97	
		Vendor Subtotal:			290.97	
		Subtotal for FUND: 209			290.97	
602-49470-52265	BLUFF COUNTRY WATER CORP	Water Dispenser - City Lab - Commer	05/27/2026	128337	56.95	
		Vendor Subtotal:			56.95	
		Subtotal for FUND: 602			56.95	
603-49620-53170	CINTAS CORPORATION	ACCT #27825486 - SOLID WASTE C	05/27/2026	128336	259.11	
		Vendor Subtotal:			259.11	
603-49620-53560	BLUFF COUNTRY WATER CORP	Water Dispenser- SW - Aquasential	05/27/2026	128337	57.95	
603-49620-53560	BLUFF COUNTRY WATER CORP	Water Dispenser- SW - Rental 9 Gallo	05/27/2026	128337	6.00	
603-49620-53560	BLUFF COUNTRY WATER CORP	Water Dispenser- SW - Rental MNeda	05/27/2026	128337	40.95	
603-49620-53560	BLUFF COUNTRY WATER CORP	Water Dispenser - SW - Rental Botton	05/27/2026	128337	16.95	
		Vendor Subtotal:			121.85	
603-49625-53170	CINTAS CORPORATION	ACCT #27825486 - SOLID WASTE C	05/27/2026	128336	604.60	
		Vendor Subtotal:			604.60	
		Subtotal for FUND: 603			985.56	

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
					1,333.48	
				Report Total:	1,333.48	

**Red Wing City Council  
City Council Workshop  
City Council Chambers  
May 26, 2025**

**Council Members Present:** Council President Janie Farrar; Council Members Vicki Jo Lambert, Beth Snyder, Ron Goggin, Becky Norton, and Donald Kliewer

**Council Members Absent:** Council Member Kim Beise

**Others Present:** Gary Iocco, Mayor (attended virtually due to out of state travel); Chris Heineman, Council Administrator; Kyle Klatt, Community Development Director; Michelle Leise, Public Information & Engagement Officer; Shawn Blaney, Public Works Director; Mike Warner, Fire Chief; Nick Sather, Police Chief; Zach Regnier, Engineering Director; Marissa Hill, City Clerk; Patrick Ramaker, Deputy Director of Public Works – Buildings and Grounds

**Agenda Item 1**

**Call to Order**

Council President Janie Farrar welcomed attendees and convened the workshop at 5:02 p.m.

**Agenda Item 2**

**Workshop Items**

**A. Dog Park Discussion**

Public Works Director Shawn Blaney presented the item and asked the Council for direction. Deputy Director of Public Works – Buildings and Grounds Patrick Ramaker led the discussion regarding dog parks and provided an overview, key facts, background, the interim solution, and permanent relocation criteria. Public Information & Engagement Officer Michelle Leise reviewed the community engagement dog park 2025 survey results.

Deputy Director Ramaker reviewed the potential dog park options and the pros and cons for each proposed location site, as well as the next steps for the Council.

Council Member Kliewer asked for an estimate of costs. Director Blaney replied that staff has not looked into an estimate yet, but it would be about \$20,000 for fencing.

Council President Farrar stated she would like to see a group of community members help guide the process and asked if it had been done in the past. Director Blaney replied that a pickleball community group came together and organized of their own initiative, but no group has done the same for dog parks. It is not included in the staff's work plan to organize a group.

Council Member Norton asked why the dog park was not included in the work plan already, since the City committed to the community that it would be accomplished. Director Blaney replied that it was the decision of the Council at the time.

Mayor Iocco noted a community member who has expressed interest in raising funds for the dog park as a private partnership.

Director Blaney stated that a new strategic plan would be created in 2027, and it would provide an opportunity for the Council to include the dog park in the plan.

The Council discussed the various options for a dog park location. Council Member Lambert requested that there be some staff time dedicated to the dog park project in order to move the project forward.

The Council discussed the desire to have a community group guide the City in the process of finding donors to fund the park. Mayor Iocco stated he would be the point person to organize community members.

The consensus from the Council was to have the dog park at the Bench Street South location. Some Council members indicated the Skate Park as their alternate preferred location.

#### **B. Weed Ordinance Discussion**

Director Blaney reviewed the challenges regarding the language of the Weed Ordinance. Staff proposed to repeal the existing language in Chapter 7, and to remove the language in Section 10.24 and add Section 10.32.

Council Member Goggin expressed concern regarding increasing the lawn standard from six to eight inches. Director Blaney replied that the new State requirements are eight inches.

The Council agreed to separate the public and private lots and to send the item to the Sustainability Commission.

### **Agenda Item 3**

#### **Adjournment**

The workshop adjourned at 5:56 p.m.

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Janie Farrar, Council President

ATTEST:

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Melissa Hill, MCMC

**Red Wing City Council  
Regular Meeting  
City Council Chambers  
May 26, 2026**

**Council Members Present:** Council President Janie Farrar; Council Members Donald Kliewer, Beth Snyder, Becky Norton, Vicki Jo Lambert, and Ron Goggin

**Members Absent:** Council Member Kim Beise (excused absence)

**Others Present:** Gary Iocco, Mayor (attended virtually due to travel); Melissa Hill, City Clerk; Chris Heineman, City Council Administrator; Amy Mace, City Attorney; Marshall Hallock, Administrative Business Director; Kyle Klatt, Community Development Director; Mike Warner, Fire Chief; Nick Sather, Police Chief; Shawn Blaney, Public Works Director; Zach Regnier, Engineering Director; Michelle Leise, Public Information and Engagement Officer; Patrick Ramaker, Deputy Director of Public Works – Buildings and Grounds

**Agenda Item 1**

**Call to Order**

Council President Janie Farrar called the meeting to order at 6:30 p.m.

**Agenda Item 2**

**Pledge of Allegiance**

Council President Farrar led the recitation of the Pledge of Allegiance.

**Agenda Item 3**

**Excusal of Members**

A motion was made by Council Member Lambert, seconded by Council Member Goggin, and unanimously carried, to excuse the absence of Council Member Beise.

**Agenda Item 4**

**Approval of Agenda**

Council Member Lambert requested to separate agenda item 9E and to split Ordinance No. 236 into three separate ordinances and to consider each site separately.

A motion was made by Council Member Lambert, seconded by Council Member Norton, to approve the agenda as amended. Community Development Director Klatt stated that item 9E is one Ordinance, and by splitting it into three Ordinances, it would cause structural issues for staff. The Planning Commission was presented with one Ordinance and wanted to look at the item as a whole. He noted that it would be possible to split the Ordinances into three Ordinances, but would need some time to complete it.

City Attorney Mace added that the Council could provide direction for staff to split the item into three Ordinances.

A vote was conducted, and the motion failed by a vote of 3:3, with Council Members Farrar, Kliewer, and Snyder dissenting.

A vote was conducted to approve the agenda as presented, and the motion carried by a vote of 5:1, with Council Member Lambert dissenting.

### **Agenda Item 5**

#### **Proclamations and Recognitions**

There were no proclamations or recognitions.

### **Agenda Item 6**

#### **Presentations**

##### **A. Presentation on Art Installation at Levee Park Circle.**

Public Information and Engagement Officer Leise led a presentation on the art installation at Levee Park Circle. Those who were involved in the Red Wing Arts and Honoring Dakota Project representatives introduced themselves. Public Information and Engagement Officer Leise provided an overview of the art project and highlighted the collaboration, the community and staff engagement, and the design of the project.

Assistant Director with Red Wing Arts, Heather Lawrenz, reviewed the funding for the project, the sculpture, and the location, and highlighted the artist and the apprentice. Director of Youth and Programming and Cultural Liaison for Honoring Dakota Project, Jasmine Fiddler, explained the purpose of the sculpture.

Prairie Island Indian Community's Tribal Historical Preservation Office Jordan Buck noted the significance of the sculpture's design.

Engagement Officer Leise stated the project is fully funded and the art is clear-coated, so it is not anticipated that there will need to be any maintenance for over 20 years. A formal vote for approval would be presented to the Council in June or early July.

Council Member Norton asked if there had been involvement with the Prairie Island Tribal Council throughout the process. Mr. Buck replied that the Prairie Island Tribal Council is in full support. Ms. Fiddler added that there was engagement with community members from the Prairie Island Tribal community, and non-community members from different reservations who recently moved to the City. There was a lot of collaboration on cultural knowledge on what representation could look like for the art piece.

Council Member Lambert asked to elaborate on the design of the art piece. Mr. Buck explained that it was common for his ancestors to etch into a pottery vessel designs, such as a swirl. He added that his ancestors traveled by water, so the swirl highlights the Red Wing logo and ancestors.

## **B. MnDOT Presentation on Hwy 61 Medians Closure.**

MnDOT District Traffic Engineer Chad Hanson provided a presentation on Highway 61 Medians Closure. He reviewed the Highway 61 corridor history, crash facts on Hedin Avenue and Red Wing Avenue, the final intersection evaluation, the timeline, and the implementation plan.

Council Member Norton asked if MnDOT would support Red Wing in reconstructing a sidewalk on the service road north of Tyler Road. Engineering Director Regnier replied that the City is still in the design of the easement acquisition phase, and would plan on a reconstruction project in 2027. Mr. Hanson asked if the City would apply for Safe Routes to School funding, and noted it would be a good candidate for the funding. Council Member Norton stated there is no school nearby and asked if MnDOT would support funding since the closure would direct more traffic onto a City street that will need sidewalks.

Mayor Iocco mentioned that two State signs on the Eisenhower Bridge of Valor block the new "Welcome to Red Wing" sign, and requested MnDOT remove them.

## **Agenda Item 7**

### **Public Comment**

Council President Farrar reviewed the public comment procedure and provided a reminder about the three-minute time limit.

Carol Overland, Ward 2, Red Wing, asked if the lease between the City and Xcel was still in effect, and why Xcel's other incinerators were able to dump in the City. She asked what the City was doing about the MPCA permits. She pointed out some mounds that were supposed to be investigated by archaeologists and asked what the status of the site was.

Kiel Ploen, West 4<sup>th</sup> Street, Red Wing, highlighted a gap in the zoning Ordinance and the lack of requirement for buffer yards in RM3 zoning. He explained that it does not make sense to omit buffer yards from higher-density zones. The omission leaves the City in a dangerous situation without clear standards, because it can lead to arbitrary enforcement, developer confusion, and potential lawsuits from aggrieved property owners. He asked that the Council send the current Ordinance back to the Advisory Planning Commission to review and provide a recommendation to the Council.

Peggy Rehder, Ward 4, Red Wing, complimented Council President Farrar on how she runs the Council meetings and highlighted her patience.

Amber Dawn Plank Warfield, Ward 4, Red Wing, referenced a public comment made at a previous Council meeting where someone spoke against the Declaration of Racism as a public health crisis, arguing there are local families that experience fear, isolation, emotional toil, and have shared their stories. She noted that during the previous Council meeting, there was a community member who was allowed to speak more than the

allotted three-minute speaking requirement, stating that the three-minute speaking time rule should be applied equitably to everyone.

Michelle Larson, Red Wing Area Chamber of Commerce Representative, spoke to agenda item 9E, voicing support for the zoning changes and emphasizing the need for additional housing. She explained that she consistently hears from businesses that it is difficult to recruit and retain employees because they cannot find housing options that fit their needs or budget. The City's housing analysis identified significant future housing demand across multiple housing types and price points. The proposed rezonings are not approvals of specific developments but are instead planning tools for opportunities for future housing solutions.

Nicolle Mechelke, United Way Executive Director, expressed support for agenda item 9E and noted the demand United Way sees regarding the need for affordable housing. She stated she would provide the Council with an updated ALICE report and recent United Way reports. She mentioned that she receives many calls asking if there is affordable housing in the City.

Carrie Ploen, West 4<sup>th</sup> Street, Red Wing, spoke to agenda item 9E and expressed concern about the proposed rezoning and the traffic impacts that would be brought to the neighborhood. She added that she is concerned that the Planning Commission only used the tool, the Institute of Traffic Engineers manual, to estimate the prior use and potential increased traffic RM3 buildings could bring to the area, but it is not a traffic study. She added her concern that the Institute of Traffic Engineers manual has given the City inaccurate traffic numbers for 4<sup>th</sup> Street and asked the Council to send the item back to the Advisory Planning Commission to get more accurate traffic numbers. There were many concerns that were brought to the Advisory Planning Commission, and the community was told to "get over it", which is not a solution to keep the neighborhood safe.

Kiel Ploen, West 4<sup>th</sup> Street, Red Wing, spoke to agenda item 9E and stated that the rezoning is premature because there is no proposal attached to the rezoning. The property is not ready for development, and there is a six-month window for the previous owner to reclaim the property. The City is trying to make a decision about the rezoning without a plan, financial accountability, or transparency. He suggested waiting to rezone the property until the property ownership is resolved, a developer has gone through the process, and ensured the project has gone through the public process.

Rich Fischer, Director of Operations for the Red Wing McDonald's, expressed concern regarding closing highway 61 medians. McDonald's was made aware of the closures two weeks before they closed, and there was no public forum to discuss the matter. He asked why he was not made aware of this sooner and why there were no discussions. The speed limit in front of the restaurant is 55 miles per hour. He asked if the speed limit could be reduced to 30 miles per hour so that McDonald's could maintain traffic flow from the highway, and there would be fewer accidents.

Jane Drazkowski, Ward 3, Red Wing, spoke against item 9E and the changes the rezoning would bring to the “Old Fairgrounds” neighborhood, and expressed concern regarding density. She asked if studies are showing that high-density housing is truly needed in the area. She asked if the people who fill the apartments would contribute to the betterment of the City. There is a shortage of single-family housing in the City, and jobs must be created first before people come to the City. She reminded the Council that they were hired by the people and work for the people.

Andrea Hanson, Executive Director of Downtown Main Street, and downtown building owner, spoke in favor of item 9E and the rezoning of the proposed areas. More housing means more families, more students, more customers for businesses, and a stronger tax base. She urged the Council to follow the Planning Commission's recommendation.

Paul Burnham, Bachanan Street, spoke to the rezoning of Jefferson School and expressed his opinion that the green space that would remain after development would be inadequate. In the new history report, it was reported that the Jefferson School site “a smaller scale project without significant new construction would likely be workforce or entry-level housing type”. He noted that there could be workforce housing while maintaining the green space. He asked why the City would not have the site be RM2 with a conditional use permit. He suggested splitting the property in order to maintain the green space. He asked that the Council allow the community to raise funds to improve the park.

Liz Crider, Briarwood Court, spoke against agenda item 9E and proposed that new apartment developments go on Tyler Road and Technology Drive instead of her neighborhood.

Katie Nolan, Wilke Street, spoke as a renter in the City and explained that she would not be able to live in the City if she did not get affordable rent through a relative. She stated she is proud to be a renter in the City and to be a part of the Arts and Culture Commission, and to contribute to the City. Affordable housing is important.

Lynn Dulak, Jefferson Street, expressed support for Council Member Lambert's proposal to separate agenda item 9E into three items and Ordinances. There is no strong representation of support within the community for the proposed rezoning. She praised Goodhue County Habitat for Humanity for providing detailed plans and listening to the community. The community is in support of development in the area, but explained that the project feels rushed. She asked the Council to slow down the process and not approve the rezoning in the immediate future.

Kayli Rigelman, 6<sup>th</sup> Street, Red Wing, spoke against agenda item 9E and explained that many children play in the park daily, and asked that the area continue to be a green space. She noted the Jefferson School site has been utilized during COVID and asked why it would be torn down when it could be utilized.

Laura Aadalen, Pioneer Road, spoke in favor of agenda item 9E and noted that she is an apartment renter. She expressed the need for affordable housing in the City. She expressed support for making the Jefferson School site RM3 because developers would come in and know that it would not work for the site, but it would allow flexibility for affordable housing.

Kerby Rigelman, West 6<sup>th</sup> Street, spoke against agenda item 9E and explained that housing does not bring people into the City, but instead need jobs first. He noted that the rezoning decision feels too rushed, and the RM3 rezoning of Jefferson School is not appropriate for the area. He referenced data from a report and encouraged the Council to grow the City at an appropriate rate.

Tom Wilder, Ward 2, Red Wing, reminded the Council that they are elected leaders who serve the citizens. There would be unintended consequences if the City built workforce housing before providing jobs. Thousands of people commute in and out of the City to work because they do not have a desire to live where they work. He suggested that businesses use their own funds to provide housing for employees. He spoke against agenda item 9E and the rezoning of Jefferson School to RM3, stating that removing the green space at Jefferson School would be a mistake, as children would then play in the streets. Companies are using AI to reduce their workforce.

Suzanne, Blue, West 6<sup>th</sup> Street, spoke to item 9E and the desire to preserve the green space at Jefferson School in its entirety. The community has concerns about parking, safety, and having a playground. The Jefferson School green space is a community asset, and changing the use needs to work with the current use. The neighborhood wants to keep the Jefferson School park and to grow the neighborhood with more families.

Beth Breeden, Red Wing, spoke to item 9E and her belief that the green space at Jefferson School needs to be preserved in its entirety. She proposed using the space around the Mississippi National Golf Links area for affordable housing. She added that she would like to see the Jefferson School used as a community recreation center.

Council President Farrar closed the public comment portion of the meeting.

## **Agenda Item 8**

### **Consent Agenda**

Council President Farrar noted that Council Members may pull Consent Agenda items for further discussion.

**A. Motion to Approve Bills (Warrant #127917 - 128158, totaling \$999,326.51).**

**B. Motion to Approve Minutes.  
May 11, 2026, Regular Meeting Minutes.**

**C. Motion to Approve Finance Report**

- D. Motion to Adopt Resolution No. 8170, Calling for a Public Hearing on a Street Reconstruction Plan and Issuance of Bonds.**
- E. Motion to Adopt Resolution No. 8175, Accepting Work and Issuing Final Payment for Old West Main Street and Jackson Street Reconstruction Project.**  
This project was an assessable street and infrastructure replacement or renewal project.
- F. Motion to Approve a One-Day Temporary Liquor License for Red Wing Arts Plein Air Art Festival on June 19, 2026.**  
All required paperwork has been submitted, and staff recommends approval.
- G. Motion to Approve a One-Day Temporary Liquor License for Elks Lodge 845 for the Father's Day Car Show on June 21, 2026.**
- H. Motion to Approve Food Wagon License for Natasha Anderson, Little Bee Ice Cream, Hager City, WI.**
- I. Motion to Approve a Grant Agreement Between the City of Red Wing and the State of Minnesota Department of Natural Resources.**  
Staff recommends accepting the grant and authorizing the Fire Chief to execute the grant.
- J. Motion to Approve Land Use Authorization Permit for Tree Removal on the Wisconsin Department of Transportation Scenic Easement at the Red Wing Regional Airport.**  
As part of the Red Wing Regional Airport (RGK) Master Plan and Runway Reconstruction Project, the Federal Aviation Administration (FAA) requires the airport to remove existing tree obstructions. The FAA has identified trees located in the WisDOT Scenic Easement that need to be removed.
- K. Motion to Approve Request for Transfer of Federal Aviation Administration (FAA) Entitlement Funds to the City of Pine River, Minnesota, and Authorize the Public Works Director and City Attorney to Execute the Agreement.**  
The City receives \$150,000 each year in entitlement funds from the FAA for qualifying projects at the Red Wing Regional Airport. These funds can be "banked" for four years, allowing airports to accumulate funding for bigger projects. Funds that are not used within four years expire and are returned to the FAA. The City of Pine River is requesting a transfer of \$150,000 from the City of Red Wing's FAA entitlement funding balance to utilize funds in 2026 and repay the City in 2028.
- L. Motion to Approve Private Use of Public Property (PUPP) Application for Welcome Party - Maul-Good.**  
Kristin Maul has submitted a PUPP application to host a welcome party for their wedding guests at Colvill Park. Organizers have reserved Pavilion #5 at Colvill Park

on Friday, September 25, 2026, from 4:30 p.m. to 7:30 p.m. and are requesting the use of three parking stalls on Nymphara Lane, adjacent to the Pavilion, to park a Brick Oven Pizza Bus.

**M. Actions Regarding Ordinance No. 234, Fourth Series.**

On May 11, 2026, the City Council approved the introduction of Ordinance No. 234. Council is now asked to approve the second reading of this ordinance.

1. Motion to Adopt Ordinance No. 234, Fourth Series, An Ordinance Amending Chapter 11 of the City Code, Approving Definition Revisions and District Allowances Related to Emergency Housing, Supportive Transitional Housing, Community Center, Community Services, and Small-Scale Food Production.
2. Motion to Adopt Resolution No. 8171, A Summary Resolution for Ordinance No. 234, Fourth Series, Amending Chapter 11 of the City Code.

**N. Motion to Approve a Memorandum of Understanding Between the City of Red Wing and Red Wing Grain Authorizing the City to Act as the Public Sponsor/Applicant on Behalf of Red Wing Grain for a Port Development Infrastructure (PIDP) Grant Application to Fund Engineering, Repairs, and Equipment Upgrades at their Main Terminal in Red Wing.**

**O. Motion to Adopt Resolution No. 8172, Receiving Feasibility Report and Calling for Public Hearing on Alley Improvements in Block 5 of the Institute Addition of Red Wing.**

This alley reconstruction is in the Public Works Department budget to be completed in 2026 and will be designed by the Engineering Department and constructed by the Public Works Department. Approval of this item will schedule the Project Public Hearing for Monday, June 22, 2026.

A motion was made by Council Member Snyder, seconded by Council Member Goggin, to approve the Consent Agenda. Upon call of the roll, Council Members Lambert, Goggin, Norton, Kliewer, Farrar, and Snyder voted aye; no nay. Six ayes; no nays; motion carried.

**Agenda Item 9**

**Motions and General Business**

**A. Consider Motion to Accept the 2025 Annual Comprehensive Financial Report.**

Chad Guse, Senior Associate with Abdo, presented the 2025 Annual Comprehensive Financial Report. He reviewed the audit results, the General Fund results, other government funds, enterprise funds, and ratios.

Council Member Norton noted that the City had a goal to increase cash. She asked if the City is looking ahead to having cash reserves for larger projects. Finance Director Hallock replied that the City is looking ahead. Council Member Norton stated that it is difficult to look at the City's per capita tax rate since Xcel is a large percentage of the tax base. She asked if Xcel was included in the per capita

statistics. Director Hallock agreed that the per capita percentage is a poor way to look at the tax base since a large percentage is from public utilities. He noted that he provides the Council with a report from the State Auditor to help look at per capita statistics for the City.

Council Member Snyder asked why the City continues to have ambulance funds when the City is covering the fees anyway. Mr. Guse replied that the City had a private vendor that assisted with ambulance funds. Council Member Snyder asked why there is a separate ambulance fund when the funds come out of the General Fund. Director Hallock explained that it is in an enterprise fund because it collects data on a full economic scale. The enterprise fund provides long-term data and measurements.

Director Hallock asked Mr. Guse if the City is in good financial health. Mr. Guse replied that the City is in good financial health, and would grade it an A or B. Increases in fund balances are a good indicator of financial health, which the City achieved in the past year.

Mayor Iocco asked how the City compared to other cities regarding the percentage of fund balance. Mr. Guse replied that he would need to look at other cities that he audits and would follow up.

A motion was made by Council Member Snyder, seconded by Council Member Goggin, to accept the 2025 Annual Comprehensive Financial Report. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

**B. Consider Motion to Introduce Ordinance No. 235, Fourth Series, Aggressive Panhandling.**

Police Chief Sather introduced Ordinance No. 235, Fourth Series, Aggressive Panhandling. The City of Red Wing has developed a proposed Aggressive Panhandling Ordinance to address increasing concerns related to public safety, community well-being, and access to public spaces. While passive panhandling is protected under the First Amendment, courts have consistently upheld that aggressive panhandling behaviors, such as intimidation, harassment, or coercion, are not constitutionally protected. The proposed ordinance is carefully structured to respect constitutional rights while addressing behaviors that create fear or disruption within the community. It establishes clear definitions and parameters distinguishing lawful activity from prohibited conduct.

A motion was made by Council Member Snyder, seconded by Council Member Lambert, to adopt the first reading of Ordinance No. 235. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

**C. Consider Motion to Accept Bids and Award Contract to Maertens-Brenny Construction Company for the Replacement of the LaGrange Park Concrete Stairway.**

Deputy Director of Public Works – Buildings and Grounds Ramaker reviewed the bids for the replacement of the LaGrange Park concrete stairway.

Council Member Goggin asked if the construction on the stairway would damage the existing park. Deputy Director Ramaker replied that there is a buffer between the stairs and the park, so there would be no damage.

A motion was made by Council Member Norton, seconded by Council Member Lambert, to accept bids and award a contract to Maetens-Brenny Construction Company in the amount of \$126,000.00 for the modernization of the replacement of the LaGrange Park Concrete Stairway and set the Project Budget at \$160,151.00. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

**D. Actions Related to Private Use of Public Property Application for 2026 Special Olympics USA Games Law Enforcement Torch Run.**

Public Works Director Blaney noted the 2026 USA Games for Special Olympics Athletes is coming to Red Wing, and they are requesting to waive the fees associated with park rental. He asked the Council for direction.

Council Member Snyder noted that many good causes request the same thing, and she could not support the request since it would be a slippery slope. Mayor Iocco agreed and stated that he would take care of the fees with his personal funds. Council Member Snyder stated she would split the costs with Mayor Iocco.

A motion was made by Council Member Lambert, seconded by Council Member Goggin, to Approve Private Use of Public Property (PUPP) Application for 2026 Special Olympics USA Games Law Enforcement Torch Run. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

**E. Actions Related to Recommendations from the Advisory Planning Commission for Comprehensive Plan Map and Text Amendments and Zoning Map Amendments for Three Sites: the Former Jefferson School Property, the Former Bay View Nursing and Rehabilitation Center, and Two Outlots within the Briarwood Subdivision. The Planning Commission is also Recommending Approval of a Planned Unit Development (PUD) Amendment within the Siewert's Briarwood Subdivision to Redistribute Planned Residential Density Between Two Outlots within the Subdivision.**

Community Development Director Klatt conducted a presentation regarding the rezoning map amendments for three Sites: the former Jefferson School Property, the former Bay View Nursing and Rehabilitation Center, and Two Outlots within the Briarwood Subdivision, the Comprehensive Plan amendments, and the PUD amendment. He reviewed the recommended actions for the Council, the future meeting actions, and the Planning Commission's review and recommendation. He reviewed the additional comments from staff and staff's recommendation.

Council Member Snyder asked what percentage of the Jefferson School site was park space. Director Klatt replied that about 25% of the site was active park space.

Council Member Norton asked why the Advisory Planning Commission recommended up to 25% of green space on the site. Director Klatt replied that the Commission was trying to find a number to recommend to move forward.

Council Member Norton noted that the Briarwood PUD was originally approved for 200 condominium apartment units on Outlot B, and is now being proposed to be rezoned for 45 townhomes. Outlot F was previously approved for 21 single-family residential homes, and is now being proposed for 150 condominium apartment units, and 20 condo units. Director Klatt noted that the key number is the maximum density permitted in the process.

Council Member Norton noted that the action the Council would take is essentially to switch the density between Outlot B and Outlot F, since the developer would release the PUD for Outlot B when Outlot F's PUD is granted. The site is already approved for high density in Outlot B. She asked if the approval for the PUD could be contingent on the developer letting go of the PUD for Outlot B. Director Klatt agreed and noted the amendment for PUD is the contingency.

Council Member Snyder asked to clarify that there are no current proposed developments. The rezoning would simply provide more flexibility for developers. Director Klatt agreed that there are no current proposals for the Jefferson School site and the Bayview site. There are developers interested in the Briarwood site who laid out a general concept for the site.

Council Member Snyder asked if the Planning Commission would review a proposal from a developer for the Jefferson School and Bayview site and send a recommendation for the Council to vote on. Director Klatt replied that since it is RM3, it would be an administrative process and would not require the Planning Commission or the Council's involvement, unless a variance was involved.

Council President Farrar asked if it was likely that a variance would be involved in the process. Director Klatt replied he did not know, but typically, when there is a higher density, there are more approvals necessary. Council President Farrar explained that rezoning needed to occur before development opportunities because it is too expensive for developers and wastes staff's time if the zoning is not ready first.

Council President Farrar acknowledged the comments regarding the green space on the Jefferson School site and explained she believed the School District and Port Authority would make it happen.

Council Member Lambert asked if the Council was allowed to designate a portion of the site as a City park. Director Klatt replied that the Port Authority would need to

make a determination with the School District since the City does not own the property. It is possible that the School District could decide to designate a portion of the property to the City.

Council Member Lambert stated that allotting up to 25% of the Jefferson School site as green space is inadequate and proposed a minimum of 40% be preserved as green space, and to work with the community members in the area. Council President Farrar expressed concern that requiring so much green space could cause restrictions for developers, and trusted that the Port Authority and School District would come to an agreement.

Council Member Kliewer stated that if the property is not zoned in a way that developers will look at it, then the City will have to decide if the building should be maintained or kept. Rehabbing a building can be very expensive. He noted that he is an advocate of having a green space in the area. Once a developer is interested, the Council can provide parameters and guardrails. If a developer does not move forward with the site, the School District will continue to own the Jefferson School site.

Director Klatt noted that the green space on the Jefferson School site is 1.21 acres. If half of the property were green space, there would need to be 24 off-street parking spaces. It would be challenging to accommodate the required parking spaces for the site. It is challenging to determine what the proposal could be on the site due to the challenges the site faces.

Council Member Lambert stated she could get behind the RM3 zoning as long as a minimum of 40% of the site was green space and a City park. Council Member Kliewer suggested that the Council not tie their hands by determining a number and waiting until a developer makes a proposal. Council Member Snyder agreed with Council Member Kliewer's comments and noted that the space is already difficult, and the Port Authority should discuss the matter with the School District and the potential developer.

Council Member Goggin pointed out that the site is not feasible for RM3 zoning because there would be no room for the park. The City is asking the community to absorb the high-density housing and lose their green space and park. He stated he is not in favor of plopping high-density housing into existing residential neighborhoods. Council Member Lambert agreed and suggested that they set a percentage for green space so that developers understand what kind of site they are working with in order to determine what kind of development should go on the site.

Council President Farrar asked Council Member Lambert if she was comfortable with a percentage range of green space required for the site. She suggested a range of 25-40% of green space and emphasized the need to provide opportunities for developers to be able to develop the site.

Council President Farrar led a discussion regarding the Bay View site and agreed with a previous comment about having a homeownership condo with good views on the site. It is not good for the community to have deteriorating buildings.

Mayor Iocco reminded the community that the Bay View site was previously a nursing home with a hospital across the street and used to have ambulances coming and going, and helicopters. Any new development proposed for the site would not generate the amount of traffic there was when the nursing home and the hospital were active there.

Council Member Lambert asked about the buffer yards with RM3 zoning and where it falls on the chart. Director Klatt replied that it does not fall onto the chart, which is one of the problems with how the Ordinance is organized. It shows up in a different part of the zoning Ordinance. There are buffer requirements for all zoning districts. He noted that it could be a straightforward item for the Advisory Planning Commission to review. Council Member Lambert replied that she would like to request that the Advisory Planning Commission review buffer yards for RM3 zoning.

Council President Farrar asked if there were buffers and setbacks for parking for RM3 zoning. Director Klatt replied that it would depend on the development proposal. Typically, there is a parking setback requirement. The overall site will be zoned RM3, so the developer could decide what to do, but it is likely that the current parking area would be overflow parking or general parking for the site.

Council Member Norton asked if it would be possible for a developer to propose putting two houses on the parking parcels. Director Klatt replied that it is possible.

Council Member Lambert asked if the parking parcels could allow the building to be taller and bigger since the parcels would be included in the density calculation. Director Klatt agreed and noted that it would be included as one site.

Council Member Goggin asked if someone had bought the note from HUD for the building, and Director Klatt confirmed. Council Member Goggin asked if staff had an idea of what would be proposed for the building. Director Klatt replied that a broker is looking for someone to purchase the property. There have been some inquiries from developers who are asking about what is possible for the site and what the zoning regulations are. Two of the inquiries saw the site as a teardown to repurpose the site.

Council Member Snyder mentioned that there was a comment during the Advisory Planning Commission meeting about having the Bay View site become a care facility again. She reminded the public that the facility was shut down by the State. She explained the challenges of finding someone who would purchase the property to make it into a care facility and to make it profitable. It is not very feasible to tear the site down and to make it a care facility again.

Council President Farrar led a discussion regarding the Briarwood site and noted that the proposal makes sense and that it is cheaper to build apartments than single-family homes. Council Member Kliewer agreed and mentioned that a community member who spoke against the item during the Advisory Planning Commission changed their mind after hearing what the facts were.

Council Member Goggin stated he would prefer that the sites be single-family townhome developments. Council President Farrar agreed and explained that the challenge with single-family homes is that construction is expensive, and it is difficult for first-time buyers to purchase homes that are over \$300,000. There is a lack of affordable housing in the City. She agreed that she would like to see more homeownership and townhouses, but there needs to be opportunities for more affordable housing.

Council Member Lambert pointed out that it has been over 20 years since the land has sat without being developed, so it makes sense to switch the zoning for the site.

Council Member Norton asked if it was an option for the Advisory Planning Commission to not include buffer yards in an RM3 zoning. Director Klatt replied that the Council could direct staff and the Advisory Planning Commission to consider a zoning amendment.

Council Member Norton asked if the sites would be considered as spot zoning. Director Klatt replied that the sites are larger and would not be considered as spot zoning.

Council Member Norton stated that it makes sense to divide each site into a separate Ordinance to vote on. She noted she would not vote on the item as a whole since she would need to abstain for the Jefferson School site, since it would be a conflict of interest as it involves her employer.

City Attorney Mace suggested tabling the item in order to have three separate Ordinances.

A motion was made by Council Member Lambert, seconded by Council Member Norton, to table the introduction of Ordinance No. 236, Fourth Series, An Ordinance Rezoning Certain Property within the City of Red Wing, and for staff to bring back three separate Ordinances. A vote was conducted, and the motion carried by a vote of 4:2, with Council Members Farrar and Kliewer dissenting.

Council President Farrar asked the Council to set a time frame for when the three Ordinances would come back to the Council. The Council agreed that they would like to vote on the three Ordinances during the next Council meeting.

A motion was made by Council Member Snyder, seconded by Council President Farrar, to adopt Resolution No. 8174, A Resolution Approving Conditional Use

Permit for a Major Change to the Siewert's Briarwood Planned Unit Development (PUD) to Redistribute Previously Approved Residential Density Between Outlots B & F.

Council Member Norton recommended waiting until the rezoning was approved before approving an additional PUD.

Council Member Snyder withdrew the motion.

A motion was made by Council Member Norton, seconded by Council Member Lambert, to table Resolution No. 8174, A Resolution Approving Conditional Use Permit for a Major Change to the Siewert's Briarwood Planned Unit Development (PUD) to Redistribute Previously Approved Residential Density Between Outlots B & F until the next Council meeting. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

### **Agenda Item 10**

#### **Communication Items**

##### **A. Council Comments.**

Mayor Iocco noted the Field of Honor sold 377 flags.

##### **B. City Council Administrator's Status Report.**

City Council Administrator Heineman referenced the report in the Agenda Packet and noted the updates on Hiawathaland transit and operations. There is an opportunity for the City to explore pool runs.

### **Agenda Item 11**

#### **Adjournment**

Council President Janie Farrar adjourned the meeting at 10:31 p.m.

---

Janie Farrar, Council President

ATTEST:

---

Melissa Hill, MCMC, City Clerk

# Application Form

## Profile

Marcus \_\_\_\_\_ J \_\_\_\_\_ Schmidt \_\_\_\_\_  
 First Name Middle Initial Last Name

\_\_\_\_\_  
 Email Address

\_\_\_\_\_  
 Home Address

Red Wing \_\_\_\_\_ MN \_\_\_\_\_ 55066 \_\_\_\_\_  
 City State Postal Code

Home: \_\_\_\_\_ \_\_\_\_\_  
 Primary Phone Alternate Phone

## Which Boards would you like to apply for?

Advisory Planning Commission: Submitted

Question applies to multiple boards

### Phone Number

\_\_\_\_\_

Question applies to multiple boards

### Email Address

\_\_\_\_\_

Question applies to multiple boards

**The City has a partnership with the Red Wing Family YMCA in which the Y provides childcare at their facility for City board and commission members during the member's specific board or commission meetings. This service is provided free of charge through the City. If you are appointed to a board or commission, would you be interested in utilizing this free childcare service?**

No

## Interests & Experiences

Question applies to multiple boards

Please upload a Resume (optional)

Question applies to multiple boards

**Please briefly explain your interest in serving on this board or commission**

---

I have lived in red wing my whole life and I am interested in the planning and development of the city

Question applies to multiple boards

**What skills and talents will you bring to this board or commission?**

---

I did residential construction in town for 6 years in the summertime and occasional winter work. I currently manage and design large scale industrial electrical projects across the country requiring a lot of coordination

Question applies to multiple boards

**Do you have any other community involvement experience either in Red Wing or another Community?**

---

No

Question applies to multiple boards

**Have you previously served on a board or commission for the City of Red Wing?**

---

Yes  No

Question applies to multiple boards

**Have you served on a board or commission for another governmental entity?**

---

Yes  No

Question applies to multiple boards

**Can you fulfill the time commitment necessary to be an effective board or commission member?**

---

Yes  No

Question applies to multiple boards

**Help us get to know you. Please provide a short biography about yourself**

---

Born and raised in Red Wing. I grew up dabbling in a couple sports and then focused on school for the majority of high school. Went to the university of Minnesota and earned a construction management degree. For the past four years I have been working with Knobelsdorff Electric traveling all over the country working on large projects. In the past year I have moved to a new position and have been back in town for most of my time.

---

**Agreements**

**Please Agree with the Following Statement**

---

**<p>In accordance with the Minnesota Government Data Practices Act (MGDPA), the City of Red Wing is required to inform you of your rights as they pertain to the information collected about you. Public information is data that is not classified by state statute, federal law or temporary classification as either private or confidential. It is accessible to anyone for any reason. All government data is presumed to be public unless a specific state or federal law classifies it otherwise. Private information is that information which is available to you, not the public. The information we collect from you is either public or private. The separation of that information is as follows:</p> <p> <b><u><i>PUBLIC</i></u> - Name; city of residence; education and training; employment history; volunteer work; awards and honors; prior government service; and veteran status.</b> </p> <p> <b>After an individual is appointed to a public body, the following additional items of data are public: residential address, either a telephone number or electronic mail address where the appointee can be reached, or both at the request of the appointee; first and last dates of service on the public body; the existence and status of any complaints or charges against an appointee; and upon completion of an investigation of a complaint or charge against an appointee, the final investigation report, unless access to the data would jeopardize an active investigation.</b> </p> <p> <b><u><i>PRIVATE</i></u></b> - All other information collected at the time of the application. </b> </p> <p> The information collected and required from you is to determine your eligibility for a City of Red Wing Board and Commission position. If you do not supply the required information, the City of Red Wing will not be able to determine your eligibility. The dissemination and use of the private data we collect is limited to that necessary for the administration of Board and Commission positions. Persons or agencies with whom this information may be shared include: </p> <p> <b><i>CITY AND COUNTY PERSONNEL INVOLVED IN DETERMINING YOUR ELIGIBILITY, CITY COUNCIL MEMBERS TO APPROVE THE APPLICATION, CONTRACTED PUBLIC AUDITORS AND THOSE INDIVIDUALS TO WHOM YOU GIVE YOUR EXPRESS WRITTEN PERMISSION.</i></b> </p> <p> Unless otherwise authorized by state statute or federal law, other government agencies utilizing the reported private data must also treat the information private. </p> <p> You have the following rights under the MGDPA: The right to see and obtain copies of the data maintained on you, the right to be told the contents and meaning of the data, and the right to contest the accuracy and completeness of the data. To exercise these rights, contact Administration, Second Floor, City Hall, Red Wing, MN, 55066. </p> <p> <b>I have read and understand the above information regarding my rights as a subject of government data.</b> </p>**

---

I Agree

## Consent to Additional Disclosure

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**I understand and agree that, if my application is selected for consideration by the City Council, all of the data contained in my application materials and provided to the City in support of my application will be published in the City Council packet and will be made available to the public, with the exception of my address, email address, and phone numbers. I consent to the disclosure of all the data in my application materials, regardless of whether that information would otherwise be deemed private under the Minnesota Government Data Practices Act, with the exception of my address, email address, and phone numbers.**

---

I Agree

Question applies to multiple boards

## Parental Permission for Applicants Less Than 18 Years of Age

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**If you are less than 18 years of age, parental permission is required for you to serve on a City of Red Wing board or commission. I am the parent or legal guardian of the applicant listed above. I have reviewed this application form and understand that the applicant's participation on a City of Red Wing board or commission is voluntary. I understand that some City of Red Wing board and commission meetings are broadcast live on television. I also understand that certain data on my child as an applicant and as a member of a City of Red Wing board or commission is public under the law. I give permission for my child to serve on a City of Red Wing board or commission. I give permission for my child's image to be used and disclosed to the public in photographs, videos, websites, social media, and on television in relation to my child's work with a City of Red Wing board or commission. I understand that if my child's application is selected for consideration by the City Council, all of the data contained in my child's application materials and provided to the City in support of my child's application will be published in the City Council packet and will be made available to the public, with the exception of my child's address, email address, and phone numbers. I give permission for this disclosure.**

---

I Agree

# MARCUS SCHMIDT

## EDUCATION

University of Minnesota, Twin Cities, MN  
Applied Science - Construction Management, BS

2022

Dean's List – Fall 2019, Spring 2020, Fall 2020, Spring 2021, Fall 2021

## EXPERIENCE

### Construction Manager

*Knobelsdorff*

2022 to Current

Oversee daily operations on construction site, ensure that projects are completed on time, within budget, and to the highest quality standards.

- Coordinate and supervise subcontractors, enforce safety regulations, manage schedules, monitor work progress.
- Resolve on-site issues, ensure materials are used effectively, and communicate project updates.
- Strong leadership, problem-solving skills, and knowledge of construction processes.

### Carpenter/Foreman

*Lee Hestnas Construction Inc*

2016 to 2022

- Worked on every aspect of residential construction in both remodeling and new construction
- Assisted the owner in making decisions on many projects
- Assisted on labor estimates for multiple projects
- Trained new employees on various company processes and procedures
- Communicated with both customers and subcontractors to ensure quality work and timely project completion

### Dietary Aide

*Mayo Clinic, Red Wing, MN*

2016 to 2018

Answer patient calls and assist them with ordering meals based on their prescribed diets.

## LICENSING & CERTIFICATIONS

- OSHA 30-Hour Construction Safety and Health



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Jerry Plein, Deputy Director of Public Services  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.D.

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### **Title and Purpose**

Actions Related to the 2026 Lead Service Line Replacement Project.

The purpose of this action is to accept bids and award a construction contract for the 2026 Lead Service Line Replacement Project, as well as approve a Construction Management Services Agreement with Bolton & Menk. The project will replace the private portion of galvanized water service lines associated with lead service lines at no cost to participating property owners. This project is part of the City's ongoing multi-year initiative to identify and replace privately owned lead and galvanized water service lines throughout the water distribution system, helping to improve water quality, protect public health, and meet state and federal regulatory requirements.

1. Motion to Accept Bids Received for the 2026 Lead Service Line Replacement Project and Award Construction Contract to the Lowest Responsible Bidder, BCM Construction for \$888,887.
2. Motion to Approve the Construction Management Services Agreement with Bolton & Menk for Oversight and Administration of the 2026 Lead Service Line Replacement Project.

### **Attachments**

1. Recommendation Letter from Bolton & Menk
2. Bolton & Menk Construction Management Proposal
3. Work Order Contract

### **Background**

The state's primary programs for drinking water, wastewater, and stormwater funding are administered through the federal Clean Water Program. To be considered for funding, all projects must be listed and point-ranked on the respective PPL.

In 2025, the City Council authorized staff to submit an application to the PFA for the Lead Service Line replacement program. The City of Red Wing Public Works Department contracted with Bolton & Menk to submit our application for the 2026 round of Lead Service Line funding in the amount of \$4,933,000. On January 12, 2026, we were notified that we had secured

\$1,325,000 in funding through the PFA for our 2026 project. Due to the high volume of funding requests, we did not receive the full amount we applied for.

In 2026, City staff contracted with Bolton & Menk to design our 2026 Lead Service line replacement program. The initial target area will be the 2026 street reconstruction, as well as various residences throughout the areas from past years' reconstruction, where we know galvanized services still exist from the property line into individual residences. A neighborhood meeting was held on March 5 for all residents who could be affected by this year's project to explain the process for replacing the private section of their service lines and to answer any questions.

Staff would like to note that the City will determine which areas of town to target for this program. We will not accept individual requests for service line replacements outside the designated areas to streamline the process and maximize efficiency with available funding. The Utility Department has sent letters to residents over the past two years asking them to report the material composition of their service lines, but many residents have not responded. We strongly encourage residents to contact the Utility Department with the necessary information so we can plan which areas to focus on in the next phase of this program.

### **Discussion**

The 2026 Lead Service Line Replacement Project is intended to proactively address federal lead service line replacement mandates while minimizing financial impacts to residents through the use of available grant funding. The project will replace aging and potentially hazardous service lines in targeted areas identified by the Public Works Department based on historical records, reconstruction history, and known galvanized or lead service locations. Following the bid opening, staff reviewed the submitted bids and determined that the lowest responsible bid was submitted by BCM Construction in the amount of \$888,887. Staff has reviewed the contractor's qualifications, references, and bid documentation and recommends award of the construction contract. The low bid received for the project may allow the City to replace additional eligible service lines while remaining within the approved grant funding amount of \$1,325,000. Staff intends to work with the contractor to identify and complete additional eligible replacements, maximizing the public benefit of the grant award and advancing the City's lead service line replacement goals.

Staff is also recommending approval of a construction management services agreement with Bolton & Menk. These services will include construction observation, resident coordination, pay application review, project documentation, compliance reporting, and overall project administration required under the MPFA grant program.

The use of Bolton & Menk for construction management services ensures continuity between project design and construction administration and will assist the City in meeting all funding and reporting requirements associated with the grant.

The construction contract with BCM will be brought to City Council for approval at a later date.

### **Financial Plan and Impact**

Funding for the 2026 Lead Service Line Replacement Project will be provided through the MPFA Drinking Water Revolving Fund grant program in the amount of \$1,325,000. This significantly reduces the impact on the Water Utility enterprise fund and local ratepayers.

Construction management costs associated with Bolton & Menk are included within the overall project budget and are eligible project-related expenses under the grant program.

### **Alternatives**

1. Motion to Accept bids and award the construction contract to BCM Construction and approve the construction management agreement with Bolton & Menk.
2. Motion to Reject bids and direct staff to rebid the project or consider alternative project delivery options.

### **Recommended Action**

1. Motion to Accept Bids Received for the 2026 Lead Service Line Replacement Project and Award Construction Contract to the Lowest Responsible Bidder, BCM Construction for \$888,887.00.
2. Motion to Approve the Construction Management Services Agreement with Bolton & Menk for Oversight and Administration of the 2026 Lead Service Line Replacement Project.



Real People. Real Solutions.

12224 Nicollet Avenue  
Burnsville, MN 55337

Phone: (952) 890-0509  
Bolton-Menk.com

June 1, 2026

Honorable Mayor and City Council  
City of Red Wing  
315 West 4<sup>th</sup> Street  
Red Wing, MN 55066

RE: Project Recommendation and Bid Abstract  
2026 Lead Service Line Replacement Project  
Red Wing, Minnesota  
BMI Project No.: 25X138487

Honorable Mayor and City Council:

The bid letting for the above-referenced project was held on June 1, 2026, at 11:00 a.m. Seven bids were received and read. In accordance with contract requirements, a unit price bid tabulation was prepared. Based upon the tabulation of actual unit prices, the low bidder for the project is BCM Construction, Inc. of Faribault, Minnesota. A breakdown of the total bid amounts and the engineer's estimate is as follows. A detailed tabulation of the bids is also included.

<b><u>Bidders</u></b>	<b><u>Total Bid Amount</u></b>
BCM Construction, Inc.	\$888,887.00
Ellingson Drainage	\$951,412.00
Fitzgerald Excavating	\$1,029,035.00
H & M Underground Solutions	\$1,264,345.00
Five Star Energy Services, LLC	\$1,581,335.00
A-1 Excavating LLC	\$1,654,321.00
Urban Companies	\$3,648,950.00
<i>Engineer's Estimate</i>	<i>\$1,160,125.00</i>

The total amount of the low bid is \$888,887.00, which is \$271,238.00 below the engineer's estimate. We believe it would be in the City's best interest to proceed with these improvements at this time. We believe that the bids received are competitive and responsive.

Therefore, at this time, and with the understanding that the contractor will provide the necessary bonds and insurance as required by the contract, we recommend that the City proceed with this project and award the contract to BCM Construction, Inc. in the amount of \$888,887.00.

Honorable Mayor and City Council  
City of Red Wing  
June 1, 2026  
Page 2

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

Sincerely,

**Bolton & Menk, Inc.**



**Benjamin Rosol, P.E.**  
Project Manager

cc: Jerry Plein, Deputy Director of Public Works  
Kelsey Prall, Deputy Director  
Brian Hilgardner, Bolton & Menk, Inc.

# ABSTRACT OF BIDS

Lead Service Line Replacement

Red Wing, Minnesota

25X.138487000

Bid Date: June 1, 2026  
 Bid Time: 11:00 a.m.

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc.		1 BCM Construction, Inc. Faribault, MN		2 Ellingson Drainage West Concord, MN		3 Fitzgerald Excavating Goodhue, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<b>BASE BID</b>											
1	MOBILIZATION	1	LUMP SUM	\$65,000.00	\$65,000.00	\$51,000.00	\$51,000.00	\$12,850.00	\$12,850.00	\$40,000.00	\$40,000.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$7,500.00	\$7,500.00	\$15,000.00	\$15,000.00	\$14,250.00	\$14,250.00	\$4,000.00	\$4,000.00
3	REMOVE & REPLACE CONCRETE SIDEWALK	6250	SF	\$12.50	\$78,125.00	\$16.00	\$100,000.00	\$15.00	\$93,750.00	\$20.00	\$125,000.00
4	REMOVE & REPLACE BITUMINOUS DRIVEWAY	1200	SF	\$10.00	\$12,000.00	\$12.00	\$14,400.00	\$11.00	\$13,200.00	\$15.00	\$18,000.00
5	REMOVE & REPLACE CONCRETE DRIVEWAY	2000	SF	\$13.50	\$27,000.00	\$18.00	\$36,000.00	\$17.00	\$34,000.00	\$21.00	\$42,000.00
6	REMOVE & REPLACE GRAVEL DRIVEWAY	1500	SF	\$3.00	\$4,500.00	\$10.00	\$15,000.00	\$2.85	\$4,275.00	\$5.00	\$7,500.00
7	REMOVE & REPLACE CONCRETE STEP	15	EACH	\$750.00	\$11,250.00	\$600.00	\$9,000.00	\$665.00	\$9,975.00	\$1,000.00	\$15,000.00
8	ROCK EXCAVATION	100	CY	\$100.00	\$10,000.00	\$30.00	\$3,000.00	\$100.00	\$10,000.00	\$30.00	\$3,000.00
9	SALVAGE AND REINSTALL FENCE	60	LIN FT	\$30.00	\$1,800.00	\$90.00	\$5,400.00	\$30.00	\$1,800.00	\$100.00	\$6,000.00
10	SALVAGE AND REINSTALL RETAINING WALL	400	SF	\$40.00	\$16,000.00	\$66.00	\$26,400.00	\$45.00	\$18,000.00	\$62.00	\$24,800.00
11	EXPLORATORY EXCAVATION	20	HR	\$400.00	\$8,000.00	\$400.00	\$8,000.00	\$325.00	\$6,500.00	\$100.00	\$2,000.00
12	TELEWISE SANITARY SERVICE	111	EACH	\$600.00	\$66,600.00	\$772.00	\$85,692.00	\$440.00	\$48,840.00	\$750.00	\$83,250.00
13	DRAIN TILE REPAIR	20	LIN FT	\$35.00	\$700.00	\$71.00	\$1,420.00	\$22.50	\$450.00	\$30.00	\$600.00
14	1" WATER SERVICE	5355	LIN FT	\$55.00	\$294,525.00	\$54.00	\$289,170.00	\$79.00	\$423,045.00	\$33.00	\$176,715.00
15	1" CURB STOP & BOX	5	EACH	\$750.00	\$3,750.00	\$750.00	\$3,750.00	\$1,500.00	\$7,500.00	\$1,200.00	\$6,000.00
16	2" POLYSTYRENE INSULATION	50	SY	\$40.00	\$2,000.00	\$69.00	\$3,450.00	\$78.00	\$3,900.00	\$30.00	\$1,500.00
17	CONNECT TO EXISTING CURB STOP BOX	111	EACH	\$300.00	\$33,300.00	\$260.00	\$28,860.00	\$260.00	\$28,860.00	\$780.00	\$86,580.00
18	CONNECT TO EXISTING WATER SERVICE - PRIVATE	111	EACH	\$2,000.00	\$222,000.00	\$220.00	\$24,420.00	\$350.00	\$38,850.00	\$780.00	\$86,580.00
19	PLUMBER	111	EACH	\$750.00	\$83,250.00	\$270.00	\$29,970.00	\$390.00	\$43,290.00	\$1,000.00	\$111,000.00
20	ELECTRICIAN	111	EACH	\$750.00	\$83,250.00	\$460.00	\$51,060.00	\$490.00	\$54,390.00	\$500.00	\$55,500.00
21	CASTING ASSEMBLY (CURB STOP & BOX)	10	EACH	\$300.00	\$3,000.00	\$706.00	\$7,060.00	\$250.00	\$2,500.00	\$500.00	\$5,000.00
22	WATER PITCHER AND FILTER	111	EACH	\$75.00	\$8,325.00	\$85.00	\$9,435.00	\$70.00	\$7,770.00	\$110.00	\$12,210.00
23	SITE RESTORATION	111	EACH	\$750.00	\$83,250.00	\$400.00	\$44,400.00	\$347.00	\$38,517.00	\$800.00	\$88,800.00
24	EROSION/SEDIMENT CONTROL	1	LUMP SUM	\$15,000.00	\$15,000.00	\$7,000.00	\$7,000.00	\$14,900.00	\$14,900.00	\$8,000.00	\$8,000.00
25	CONSTRUCTION ALLOWANCE	20000	UNIT	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00	\$1.00	\$20,000.00
<b>TOTAL AMOUNT BID:</b>				<b>\$1,160,125.00</b>		<b>\$888,887.00</b>		<b>\$951,412.00</b>		<b>\$1,029,035.00</b>	

# ABSTRACT OF BIDS

Lead Service Line Replacement  
 Red Wing, Minnesota  
 25X.138487000

Bid Date: June 1, 2026  
 Bid Time: 11:00 a.m.

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	4 H & M Underground Solutions Austin, MN		5 Five Star Energy Services, LLC Waukesha, WI		6 A-1 Excavating LLC Bloomer, WI		7 Urban Companies St. Paul, MN	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
<b>BASE BID</b>											
1	MOBILIZATION	1	LUMP SUM	\$28,765.00	\$28,765.00	45,000.00	\$45,000.00	239,696.00	\$239,696.00	560,000.00	\$560,000.00
2	TRAFFIC CONTROL	1	LUMP SUM	\$5,000.00	\$5,000.00	35,000.00	\$35,000.00	70,000.00	\$70,000.00	100,000.00	\$100,000.00
3	REMOVE & REPLACE CONCRETE SIDEWALK	6250	SF	\$3.00	\$18,750.00	24.00	\$150,000.00	20.00	\$125,000.00	25.00	\$156,250.00
4	REMOVE & REPLACE BITUMINOUS DRIVEWAY	1200	SF	\$3.00	\$3,600.00	14.00	\$16,800.00	15.00	\$18,000.00	30.00	\$36,000.00
5	REMOVE & REPLACE CONCRETE DRIVEWAY	2000	SF	\$3.00	\$6,000.00	28.00	\$56,000.00	22.00	\$44,000.00	25.00	\$50,000.00
6	REMOVE & REPLACE GRAVEL DRIVEWAY	1500	SF	\$3.00	\$4,500.00	12.00	\$18,000.00	9.00	\$13,500.00	5.00	\$7,500.00
7	REMOVE & REPLACE CONCRETE STEP	15	EACH	\$625.00	\$9,375.00	35.00	\$525.00	650.00	\$9,750.00	1,200.00	\$18,000.00
8	ROCK EXCAVATION	100	CY	\$350.00	\$35,000.00	195.00	\$19,500.00	250.00	\$25,000.00	750.00	\$75,000.00
9	SALVAGE AND REINSTALL FENCE	60	LIN FT	\$3.00	\$180.00	100.00	\$6,000.00	80.00	\$4,800.00	200.00	\$12,000.00
10	SALVAGE AND REINSTALL RETAINING WALL	400	SF	\$3.00	\$1,200.00	165.00	\$66,000.00	70.00	\$28,000.00	200.00	\$80,000.00
11	EXPLORATORY EXCAVATION	20	HR	\$600.00	\$12,000.00	300.00	\$6,000.00	750.00	\$15,000.00	500.00	\$10,000.00
12	TELEWISE SANITARY SERVICE	111	EACH	\$300.00	\$33,300.00	600.00	\$66,600.00	800.00	\$88,800.00	1,700.00	\$188,700.00
13	DRAIN TILE REPAIR	20	LIN FT	\$45.00	\$900.00	25.00	\$500.00	65.00	\$1,300.00	20.00	\$400.00
14	1" WATER SERVICE	5355	LIN FT	\$105.00	\$562,275.00	15.00	\$80,325.00	65.00	\$348,075.00	200.00	\$1,071,000.00
15	1" CURB STOP & BOX	5	EACH	\$900.00	\$4,500.00	900.00	\$4,500.00	2,500.00	\$12,500.00	3,000.00	\$15,000.00
16	2" POLYSTYRENE INSULATION	50	SY	\$55.00	\$2,750.00	55.00	\$2,750.00	55.00	\$2,750.00	40.00	\$2,000.00
17	CONNECT TO EXISTING CURB STOP BOX	111	EACH	\$950.00	\$105,450.00	1,300.00	\$144,300.00	2,000.00	\$222,000.00	3,000.00	\$333,000.00
18	CONNECT TO EXISTING WATER SERVICE - PRIVATE	111	EACH	\$1,100.00	\$122,100.00	1,400.00	\$155,400.00	1,000.00	\$111,000.00	3,000.00	\$333,000.00
19	PLUMBER	111	EACH	\$900.00	\$99,900.00	3,000.00	\$333,000.00	1,000.00	\$111,000.00	3,000.00	\$333,000.00
20	ELECTRICIAN	111	EACH	\$1,100.00	\$122,100.00	1,200.00	\$133,200.00	500.00	\$55,500.00	500.00	\$55,500.00
21	CASTING ASSEMBLY (CURB STOP & BOX)	10	EACH	\$725.00	\$7,250.00	100.00	\$1,000.00	650.00	\$6,500.00	1,500.00	\$15,000.00
22	WATER PITCHER AND FILTER	111	EACH	\$100.00	\$11,100.00	85.00	\$9,435.00	250.00	\$27,750.00	100.00	\$11,100.00
23	SITE RESTORATION	111	EACH	\$350.00	\$38,850.00	1,500.00	\$166,500.00	400.00	\$44,400.00	500.00	\$55,500.00
24	EROSION/SEDIMENT CONTROL	1	LUMP SUM	\$9,500.00	\$9,500.00	45,000.00	\$45,000.00	10,000.00	\$10,000.00	111,000.00	\$111,000.00
25	CONSTRUCTION ALLOWANCE	20000	UNIT	\$1.00	\$20,000.00	1.00	\$20,000.00	1.00	\$20,000.00	1.00	\$20,000.00
<b>TOTAL AMOUNT BID:</b>				<b>\$1,264,345.00</b>		<b>\$1,581,335.00</b>		<b>\$1,654,321.00</b>		<b>\$3,648,950.00</b>	



Real People. Real Solutions.

12224 Nicollet Avenue  
Burnsville, MN 55337

Phone: (952) 890-0509  
Bolton-Menk.com

May 21, 2026

Jerry Plein  
Deputy Director of Public Services  
City of Red Wing  
229 Tyler Road North  
Red Wing, MN 55066

RE: Proposal for 2026 Water Service Replacement Professional Services - Construction

Dear Mr. Plein:

Bolton & Menk appreciates the opportunity to continue working with the City and its staff on the 2026 Water Service Replacement Project. Plans and specifications have been completed and are currently out for bid. The project remains on schedule and within the established budget.

This proposal outlines our continued professional services to support the City during the construction phase of the project. The City has been awarded \$1,325,000 in funding through the Minnesota Public Facilities Authority (PFA) to replace water service lines containing lead and/or galvanized materials. These funds are also allocated to cover engineering and construction support services associated with the project.

The final plans and specifications consist of replacing 125 galvanized service lines throughout the City. The project has been structured to provide flexibility, allowing for adjustments to the number of services replaced based on bid results while ensuring compliance with PFA funding limits. Below is a summary of the professional services related to construction observation we can assist the City in successfully completing this project.

## Construction Observation –

### 1. Construction/Contract Administration

Benjamin Rosol will continue to provide construction administration throughout the project. Because of the varied conditions and potential complexity of individual services, we have assumed 10 hours per week of Ben's time throughout construction to ensure proper oversight, funding paperwork and potential field design changes.

Bolton & Menk will provide the following contract administration services:

- a. Assist with completion of final PFA funding applications using bid results to secure project funding.
- b. Attend and document project meetings, including pre-construction meetings, progress meetings, and coordination meetings with contractors and utility companies.

- c. Review contractor submittals, including material certifications, for compliance with project specifications.
- d. Perform periodic site visits to evaluate progress and general conformance with contract documents.
- e. Provide interpretation of construction plans and specifications.
- f. Review the contractor's request for partial payments. Conduct a final inspection to evaluate project completion and assist with final payment review.
- g. Coordinate and manage required communications with the Minnesota Department of Health (MDH).
- h. Perform labor compliance monitoring in accordance with PFA requirements.
- i. Support documentation and compliance with PFA funding requirements, including American Iron and Steel (AIS) and Buy America Build America (BABA).
- j. Prepare and submit required MDH documentation, including service replacement tracking spreadsheets.

## 2. Construction Observation

Bolton & Menk proposes to provide part-time Resident Project Representative (RPR) services during construction. Based on project scope and prior experience, we propose construction observation of less than 30 hours per week. We have found that there can be downtime as the contractor works to prepare the service replacements. By providing work on a part-time basis, we will maximize efficiency and minimize downtime, ensuring funds are used for replacement of water service lines. We will also manage the time dedicated to construction observation every two weeks and update the city if we exceed an average of 30 hours per week.

- a. Observe contractor work to evaluate general compliance with contract documents.
- b. Coordinate with the Engineer regarding field conditions and necessary contract modifications.
- c. Facilitate communication between the City, Contractor, Engineer, and MDH to resolve issues.
- d. Maintain organized project records, including correspondence, submittals, and contract modifications.
- e. Keep detailed daily logs documenting site activity, weather conditions, contractor hours, and field observations.
- f. Assist with coordination and communication with affected property owners.
- g. Compile record drawings reflecting final as-built conditions.
- h. Assist the City in updating its Water Service Inventory with completed project data.

Note: RPR services are observational in nature and do not constitute approval of contractor work

or relieve the contractor of their responsibilities for construction means, methods, or safety.

### 3. Additional Services

Services not specifically outlined in this proposal may be authorized by the City as Additional Services. These may include, but are not limited to:

- a. Boundary or easement surveys
- b. Specialized testing services by independent laboratories
- c. Services required due to changes in project scope, schedule, or contractor methods.

Additional services will be performed upon authorization and billed at agreed-upon hourly rates.

### Total Proposed Fee –

Bolton & Menk proposes providing the services described herein for an estimated fee of **\$105,000**, billed on an hourly basis.

This estimate is based on:

- a. Approximately 30 hours of construction observation per week.
- b. Approximately 10 hours of construction/contract administration per week.
- c. An anticipated construction duration of 16 weeks.
- d. We have allotted approximately **\$15,000** within the construction fee for the additional services (GIS, locating, etc.). If any of this time is anticipated to be used, we will inform the city.

Again, we propose to meet or update City staff on a biweekly basis to review project progress, schedule, budget, and overall expectations. Should project conditions require adjustments in level of effort or duration, we will coordinate with the City to determine the most appropriate path forward.

Thank you for the opportunity to continue supporting the City of Red Wing on this important infrastructure project. Upon approval of this proposal, Bolton & Menk will prepare a Task Order for execution. We look forward to working collaboratively with the City to successfully complete the 2026 Water Service Replacement Project. Please do not hesitate to contact us with any questions regarding this proposal.

Respectfully submitted,  
**Bolton & Menk, Inc.**



Brian Hilgardner  
Municipal Project Manager - Principal

**WORK ORDER CONTRACT FOR  
2026 WATER SERVICE LINE REPLACEMENT PROFESSIONAL  
SERVICES - CONSTRUCTION**

**CITY OF RED WING  
PROFESSIONAL AND TECHNICAL SERVICES**

This work order contract is between the **City of Red Wing**, 229 Tyler Rd. N, Red Wing, Minnesota, 55066 (hereinafter, the City), and **Bolton and Menk of 12224 Nicollet Ave., Burnsville, MN 55337-1649** (hereinafter, the Contractor). This work order contract is issued under the authority of an executed Master Contract between the two entities effective on November 23<sup>rd</sup>, 2020 and is subject to all provisions of the master contract which is incorporated by reference.

**Work Order Contract**

**1 Term of Contract**

**1.1 Effective date:** June 8<sup>th</sup>, 2026, or the date this Contract is executed by the parties with all signatures obtained, whichever is later. **The Contractor must not begin work under this contract until this contract is fully executed and the Contractor has been notified by the City's Authorized Representative to begin the work.**

**1.2 Expiration date:** December 31<sup>st</sup>, 2027, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

**2 Contractor's Duties**

The Contractor, who is not a City employee, will complete the duties necessary for initial preliminary engineering efforts in preparation for the upcoming design phase, including conducting a geotechnical evaluation of existing subsurface and bedrock conditions, site survey and reality capture of existing conditions, environmental and permitting review, and funding assistance. as outlined in the Contractor's proposal for professional services dated February 13<sup>th</sup>, 2026, as seen in Exhibit A.

**3 Consideration and Payment**

**3.1 Consideration.** The City will pay for all services performed by the Contractor under this work order contract as follows:

(A) **Compensation.** The Contractor will be paid **\$105,000.00** for professional engineering services according to Exhibit A.

(B) **Travel Expenses.** Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Contractor as a result of this work order contract will not exceed **\$0.00**.

(C) **Total Obligation.** The total obligation of the City for all compensation and reimbursements to the Contractor under this work order contract will not exceed **\$105,000.00**.

**3.2. Invoices.** The City will promptly pay the Contractor after the Contractor presents an itemized invoice for the services actually performed and the City's Authorized Representative accepts the invoiced services. Invoices must be submitted timely and according to the following schedule: Monthly

**4 Project Managers**

The City's Project Manager is Jerry Plein, Deputy Director of Utilities. The City's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Contractor's Project Manager is Ben Rosol, P.E., Principal Engineer. If the Contractor's Project Manager changes at any time during this work order contract, the Contractor must immediately notify the City.

IN WITNESS WHEREOF, the parties have caused this Contract to be signed on their behalf by the proper officers thereunto duly authorized and their corporate seal to be hereto affixed, the day and year written below.

CITY:

CONTRACTOR:

CITY OF RED WING

BOLTON AND MENK

By: \_\_\_\_\_  
Janie Farrar, Council President

By: \_\_\_\_\_  
Ben Rosol, P.E., Principal Engineer

Date \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Chris Heineman, City Administrator

By: \_\_\_\_\_  
Melissa Hill, City Clerk

Date \_\_\_\_\_

Date: \_\_\_\_\_



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Shawn Blaney, Public Works Director  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.E.

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### **Title and Purpose**

Motion to Approve Lease with Runnings Supply Inc. for Space in the 321 Potter Street Building. The current lease with Runnings Supply Inc. is due to expire in October 2026. City staff worked with Runnings to negotiate a new ten-year lease agreement for 11,089 square feet of dedicated space and 668 square feet of common space located in the basement of the 321 Potter Street building. The proposed lease establishes a base rental rate of two dollars per square foot per year, with annual increases of three percent throughout the term of the agreement.

### **Attachments**

1. Runnings Lease Agreement 2026
2. Brokers Opinon
3. Exhibit A

### **Background**

During a closed session on April 25, 2016, City Council gave staff direction on the parameters for negotiating the purchase of the property located at 321 Potter Street.

During a second closed session on May 23, 2016, staff discussed with City Council the results of the negotiations. At that time, Council gave staff direction on how to complete the negotiations and bring back a purchase agreement for the 321 Potter Street property.

In an open session at the Regular City Council meeting on June 27, 2016, the City Council approved the purchase agreement for the property.

At the regular City Council meeting on August 8, 2016, Council approved an amendment to the purchase agreement to extend the time required to complete the phase one study of the properties

At the regular City Council meeting on September 12, 2016, the City Council approved the original lease agreement with Runnings Corp.

### **Discussion**

The existing lease with Runnings expires in October 2026. This partnership has served both parties well over the term of the current agreement. The original lease rate was negotiated as part of the City's purchase of the 321 Potter Street building. At the time of the purchase, Runnings owned the building and agreed to accept a reduced purchase price in exchange for a below-market lease rate for a ten-year term.

Runnings has indicated that they would like to renew the lease and recognize that the original lease rate of \$.22 per sq. ft. per year was well below the market rate. Staff discussed the lease rate in the attached lease agreement, and both parties agree that the proposed lease rate is appropriate for the space. The leased area is in the building's basement, which could be described as a typical Minnesota basement. Access to the basement is either a steep ramp or a set of stairs.

As part of the lease negotiation process, City staff worked with Marketplace Management, a commercial property management company, to evaluate the market value of the leased space. The recommendation from Marketplace was that \$2 per square foot per year, with a 2-3% annual escalator, is appropriate. The proposed lease reflects that recommendation.

City staff does not currently have a need for this space and believes that continued leasing is an appropriate and economical use of the property. The main points of the lease are as follows:

- **Term:** Ten (10) years commencing October 16, 2026, and expiring October 15, 2036. Base Rent: \$2.00 per square foot per year. Year 1 annual base rent = \$22,178.00; monthly = \$1,848.17. Annual increases: 3.0% compounded.
- **Termination:** Either party may terminate with twelve (12) months' written notice prior; the tenant remains liable for obligations through the notice period.
- **Maintenance:** Lessor is responsible for maintenance and repair of all structural components, roofing, heating, ventilation, air conditioning, electrical, water, sewage, plumbing, and mechanical systems, along with lawn and trash. The Lessee is responsible for all damage arising from its use of the space.
- **Taxes:** Lessee is responsible for any taxes associated with their use of the space, as determined by the Goodhue County Assessor.

### **Financial Plan and Impact**

N/A

### **Alternatives**

1. Approve Lease with Runnings Supply Inc. for 11,089 sq. ft. of dedicated space and 668 sq. ft. of common space in the basement of the property located at 321 Potter Street.
2. Do not accept the Lease as drafted and direct staff on how to proceed.

### **Recommended Action**

Motion to Approve a Lease Agreement with Runnings Supply Inc. for the Property Located at 321 Potter Street.

**CITY OF RED WING AND RUNNINGS CORPORATION  
LEASE AGREEMENT**

THIS LEASE AGREEMENT (“Lease”), is made and entered into this 26<sup>th</sup> day of May, 2026, by and between the City of Red Wing, 315 4<sup>th</sup> Street, Red Wing, MN 55066, (“Lessor”), and, Runnings Supply, Inc., 901 N. Highway 59, Marshall, MN 56258, (“Lessee”) (collectively “Parties”).

RECITALS

WHEREAS, Lessor is the owner of real property located at the 321 Potter Street, Red Wing MN, 55066, (“Property”);

WHEREAS, the Property contains a building owned by the Lessor (“Building”); and,

WHEREAS, Lessor is willing to lease a portion of the Building to Lessee upon such terms and conditions as are expressed herein.

NOW, THEREFORE, Lessor and Lessee hereby covenant and agree as follows:

1. LEASED PREMISES: Subject to, and upon the terms, provisions, and conditions hereinafter set forth, Lessor does hereby lease and demise unto Lessee, the following portion of the Building (“Leased Premises” or “Premises”):

The Leased Premises consist of 11,757 sq. feet of space on the lower level of the Building as illustrated in the attached Exhibit A (11,089 sq. ft. of dedicated space and 668 sq. ft. of common space).

2. TERM OF LEASE: The term of this Lease shall commence as of October 1, 2026, and shall continue for a term of ten (10) years.
3. EARLY TERMINATION OF LEASE: The Lease may be terminated without cause prior to the end of the term by either Party by providing 12month written notice to the other Party. Upon termination of this Lease, Lessee will promptly and peaceably surrender the Premises to Lessor in substantially the same condition existing on the commencement date of the Lease, ordinary and reasonable use, damage and wear excepted.
4. RENT: Lessee shall pay to Lessor Rent for the use of the Leased Premises in the amount as shown in the table below: .

Year	Period	Annual Base Rent	Monthly Base Rent
1	10/16/2026–10/15/2027	\$22,178.00	\$1,848.17
2	10/16/2027–10/15/2028	\$22,843.34	\$1,903.61

3	10/16/2028–10/15/2029	\$23,528.64	\$1,960.72
4	10/16/2029–10/15/2030	\$24,234.42	\$2,019.54
5	10/16/2030–10/15/2031	\$24,961.45	\$2,080.12
6	10/16/2031–10/15/2032	\$25,710.29	\$2,142.52
7	10/16/2032–10/15/2033	\$26,481.60	\$2,206.80
8	10/16/2033–10/15/2034	\$27,275.05	\$2,272.92
9	10/16/2034–10/15/2035	\$28,093.30	\$2,341.11
10	10/16/2035–10/15/2036	\$28,935.10	\$2,411.26

5. MAINTENANCE:

- a. Lessor shall be responsible for maintenance and repair of all structural components, roofing, heating, ventilation, air conditioning, electrical, water, sewage, plumbing and mechanical systems of the Premises.
- b. Lessor shall be responsible for maintaining the exterior and surrounding areas, including lawn care, landscaping and snow removal.
- c. Lessee shall maintain and clean the Leased Premise, and shall otherwise clean any mess or clutter created by Lessee in all other areas to which it has access.
- d. Lessee shall be responsible for removing trash and recycling material from the dedicated leased area and deposit those items within the receptacles provided by the Lessor for pickup.
- e. Lessee shall be responsible for all damage arising out of its use of the Leased Premises, ordinary wear and tear excepted. If Lessee refuses or neglects to commence or complete repairs promptly and adequately, the Lessor may, but shall not be required to, do so and the Lessee shall pay the cost thereof to the Lessor upon demand as additional rent.
- f. Lessee shall be responsible for arranging and paying for its own telephone, internet and cable services.
- g. At the expiration of the Term of the Lease, the Lessee shall return the Lease Area to as good a condition as the Lease Area was in as of the commencement of the Term of this Lease, subject only to reasonable wear and tear.

6. LESSOR PROPERTY: Lessee acknowledges that this Lease does not grant Lessee unfettered access to Lessor’s tools, equipment, furniture or fixtures outside of the Leased Premises and common areas. Lessee shall not use, borrow or take any Lessor tools or equipment without express prior authorization from the Public Works Department.

7. TAXES, UTILITIES, AND ASSESSMENTS: Lessee shall pay Lessee’s portion of real estate taxes as determined by the Goodhue County Assessor. During the Term of this Lease, Lessee shall pay, or cause to be paid, all Taxes accrued and payable through the Term for the Premises resulting from Lessee’s use of the Premises, or resulting from this Lease. In addition, Lessee shall be responsible for payment of Real Estate Taxes due and payable in the year following the last year of the Term of this Lease since taxes due and payable

in that year are based on property use in the last year of the Term of this Lease. Lessor shall promptly forward to Lessee a copy of all notices, bills or other statements received by Lessor concerning any Real Estate Taxes. To the extent any of the Real Estate Taxes payable by Lessee are jointly assessed with Lessor's Real Estate Taxes, the Parties shall cooperate in a good faith effort to cause such Real Estate Taxes to be separately assessed. Lessee shall pay all such Real Estate Taxes directly to the taxing authority as the same become due and payable and before any fine or penalty is added thereto for the nonpayment thereof.

Lessor shall be responsible for all special assessments and utilities (other than telephone, internet and cable).

8. INSURANCE: During the term of this Lease, Lessor shall obtain and maintain liability and property damage insurance for the entire property. Lessee shall, at its own cost, maintain personal property and contents insurance for their own belongings and inventory. In addition, Lessee shall maintain commercial general liability insurance of at least \$2,000,000 per occurrence or the Lessee's actual amount of insurance, whichever is greater. Lessor shall be named as an "additional insured" on any insurance maintained by Lessee that relates to the Premises or its use.

Lessee must maintain Workers' Compensation insurance in compliance with all applicable statutes. The policy shall also provide Employer's Liability coverage with limits of \$500,000 Bodily Injury each accident, \$500,00 Bodily Injury by disease policy limit, and \$500,00 Bodily Injury by disease, each employee.

All insurance required to be maintained by Lessee under this Lease shall be effected under valid and enforceable policies issued by a reputable insurance company or companies authorized to do business in the State of Minnesota. Not less than 10 days prior to the commencement of the Lease term, Lessee shall deliver to Lessor certificates of all insurance required to be maintained hereunder. Lessee shall immediately notify Lessor of any changes in coverage or policy status for the policies required to be maintained under this Lease.

Failure of Lessor to keep in force and effect the insurance required herein shall constitute a default under the Lease. All insurance required under this section shall have a provision which states that the insurance may not be canceled except upon thirty (30) days' written notice to Lessor.

9. INDEMNITY: Lessee agrees to indemnify, defend and hold Lessor and its directors, officers, employees, agents and representatives harmless from and against any and all claims, actions, liability, and damages of every kind and nature, and from and against all costs and expenses, including reasonable attorney's fees, to the extent proximately caused by the negligence or intentional act of Lessee, its agents, employees, licensees, or invitees, in or about the leased Premise. In the event of any action or proceeding brought against Lessor, by

reason of any such claim, upon notice from Lessor, Lessee covenants to defend such action or proceeding by counsel satisfactory to Lessor.

To the extent permitted by law, Lessor agrees to indemnify, defend and hold Lessee and its directors, officers, employees, agents and representatives harmless from and against all loss, liability, damages and expense (including reasonable attorney's fees) caused by any act or omission of Lessor, its officers, employees, agents, invitees and representatives, except to the extent such loss, liability, damage or expense is covered by insurance maintained by Lessor. Nothing in this section shall be construed to relieve Lessee of responsibility or liability for losses, damages, or claims caused by the negligence or intentional acts of Lessee, its employees, agents, or invitees, regardless of whether such loss is covered by insurance maintained by Lessor.

10. NON-LIABILITY OF LESSOR: Except in the event of negligence or an intentional act by Lessor, its agents, employees, or contractors, Lessor shall not be liable for any loss or damage resulting from or caused by any failure to furnish heat, electricity, water, gas, air conditioning or sprinkler system, nor for any consequential damage arising from interruption of any utility or services.
11. ASSIGNMENT AND SUBLETTING: Lessee may not assign, or sublease, or transfer its interest in this Lease or in the Leased Premises, or any part of portion thereof, during the Term of this Lease.
12. DEFAULT:
  - a. Should any voluntary or involuntary petition in bankruptcy be filed by or against Lessee, Lessor may, by written notice to Lessee, immediately terminate this Lease and terminate Lessee's right to possession of the Premises. If Lessee does not voluntarily quit the Premises upon receipt of notice of termination, Lessor may, in its discretion, recover sole possession of the Premises in an eviction (unlawful detainer) proceeding, and recover from Lessee all attorney's fees, costs, and expenses relating to such proceeding. In addition, Lessor shall be entitled to recover all damages and other claims arising prior to the date of termination, including without limitation, all rent due through the end of the month of termination, damages, and attorney's fees.
  - b. If Lessee defaults in the payment of Rent, and such default continues for 20 days after Lessor's written notice thereof to Lessee, or Lessee defaults in the prompt and full performance of any other provision of this Lease and such default continues for 30 days after Lessor's written notice thereof to Lessee, or if Lessee makes an assignment for the benefit of creditors, or if a receiver is appointed for the property of Lessee, or if Lessee abandons the Premises, then, and in any such event, Lessor may by written notice to Lessee, immediately terminate this Lease and terminate Lessee's right to possession

of the Premises. If Lessee does not voluntarily quit the Premises upon receipt of notice of termination, Lessor may, in its discretion, recover sole possession of the Premises in an eviction (unlawful detainer) proceeding, and recover from Lessee all attorney's fees, costs, and expenses relating to such proceeding. In addition, Lessor shall be entitled to recover all damages and pursue all claims arising prior to the date of termination, including without limitation all rent due through the end of the month of termination, damages, and attorney's fees.

- c. If Lessee fails to observe or perform any of the other obligations required to be observed or performed by the Lessee hereunder within thirty (30) days after Lessor gives Lessee written notice of such default, Lessor may by written notice to Lessee, immediately terminate this Lease and terminate Lessee's right to possession of the Premises. If Lessee does not voluntarily quit the Premises upon receipt of notice of termination, Lessor may, in its discretion, recover sole possession of the Premises in an eviction (unlawful detainer) proceeding, and recover from Lessee all attorney's fees, costs, and expenses relating to such proceeding. In addition, Lessor shall be entitled to recover all damages and pursue all claims arising prior to the date of termination, including without limitation all rent due through the end of the month of termination, damages, and attorney's fees.
- d. If Lessor fails to observe or perform any of the obligations required to be observed or performed by Lessor hereunder, within thirty (30) days after Lessee gives written notice of such default, Lessee may be written notice to Lessor immediately terminate this Lease and have no further duties or obligations hereunder.

13. RIGHT OF ENTRY: Lessor and its employees or agents shall have the right, without any diminution of Rent, additional Rent or other charges payable hereunder by Lessee, to enter the Premises at all reasonable times and upon reasonable notice for the purpose of inspection, cleaning, repairing, altering or improving the same or the Premises, but nothing contained in this provision shall be construed so as to impose any obligation on Lessor to make any repairs, alterations or improvements.

14. USE BY LESSEE:

- a. Compliance with Laws. Lessee agrees to comply with all laws, ordinances, orders, rules, and regulations promulgated by all government agencies which relate to the use, condition, or occupancy of the Premises by Lessee. Lessee warrants that it will abide by Lessor's workplace policies and the Premises will remain tobacco free.
- b. Alterations. Lessee shall not make any alterations or improvements to the Premises without prior written consent of Lessor. All alterations and

improvements to the Premises and fixtures shall become the property of Lessor.

- c. Hazardous Materials. Lessee shall not use, generate, manufacture, store, or bring onto the Premises or Property any explosives, fireworks, ammunition, flammable or combustible materials, hazardous substances, or dangerous chemicals. Any violation of this Hazardous Materials provision shall constitute a material default under the Lease.
15. SAFETY AND SECURITY: Lessee is solely responsible for the safety and security of its employees, guests, and invitees while they are on the Premises. The Lessee is also responsible for maintaining security of the structure as well as the confidentiality of any door codes, keys, entry devices and the like used to gain access into the Leased Premises.
16. SIGNS: Lessee agrees that no exterior or interior window or door sign, advertising media, or window or door lettering or placards or other signs or advertising materials shall be installed, erected, attached or affixed to any portion of the interior or exterior of the Premises or the buildings, without the express prior written consent of Lessor which consent shall not be unreasonably withheld.
17. REQUESTS FOR ASSISTANCE: If Lessee is in need of assistance or has a request for the Lessor, Lessee must contact the Public Works Department Buildings and Grounds staff by contacting one of the following: Shawn Blaney (651-380-5097) or Patrick Ramaker (612-644-5705).
18. DAMAGE OR DESTRUCTION OF PREMISES: If the Premises are damaged or destroyed by fire or other casualty, Lessee shall have the right to terminate this Lease provided it gives written notice thereof to Lessor within 60 days after such damage or destruction, unless such fire, damage, or destruction is proved to be the fault of Lessee.
19. SUCCESSORS: It is agreed that the covenants, terms and conditions of this Lease shall extend, apply to and firmly bind the heirs, executors, administrators, successors, and assigns of the respective parties.
20. SEVERABILITY: If any term, condition, or provision of this Lease or the application thereof to any person or circumstance shall, to any extent, be held to be invalid or unenforceable, the remainder thereof and the application of such term, provision and condition to persons or circumstances other than those as to whom it shall be held invalid or unenforceable shall not be affected thereby, and this Lease and all terms, provisions and conditions hereof shall, in all other aspects, continue to be effective and to be complied with to the fullest extent permitted by law.

- 21. RELATIONSHIP: This Lease does not create the relationship of principal and agent, partnership, joint venture, or any other association between Lessor and Lessee.
- 22. CONSTRUCTION OF LEASE: It is agreed that this Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota.
- 23. ENTIRE AGREEMENT: This Lease shall constitute the entire agreement relating to the lease of the Premises between the Parties. Any prior understanding or representation of any kind preceding the date of this Lease shall not be binding upon either party except to the extent incorporated in this Lease.

IN WITNESS WHEREOF, the parties hereto caused these presents to be validly executed in their respective names, as of the day and year first above-written.

LESSOR:  
CITY OF RED WING

LESSEE:  
RUNNINGS CORPORATION

By: \_\_\_\_\_  
Gary James Iocco, Mayor

By: Rodney A Rahn  
Rodney Rahn, CFO

Date: \_\_\_\_\_

Date: 5/20/26

By: \_\_\_\_\_  
Chris Heineman, Council Administrator  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Melissa Hill, City Clerk  
Date: \_\_\_\_\_



1622 West 3rd Street • Red Wing, MN 55066

April 2, 2026

Shawn Blaney  
Public Works Director  
City of Red Wing  
229 Tyler Road North  
Red Wing, MN 55066

RE: Broker Opinion for 321 Potter Street, Red Wing, MN 55066

Dear Mr. Blaney,

Please find below my assessment regarding the basement rental at 321 Potter Street in Red Wing, Minnesota.

Leasing basement spaces is generally difficult unless they offer specific amenities such as easy loading access, high ceilings, ADA accessibility, restrooms, windows, etc. Landlords often include lower-level space at no cost as an incentive for main-floor tenants, so finding a tenant willing to pay for this space is an ideal outcome.

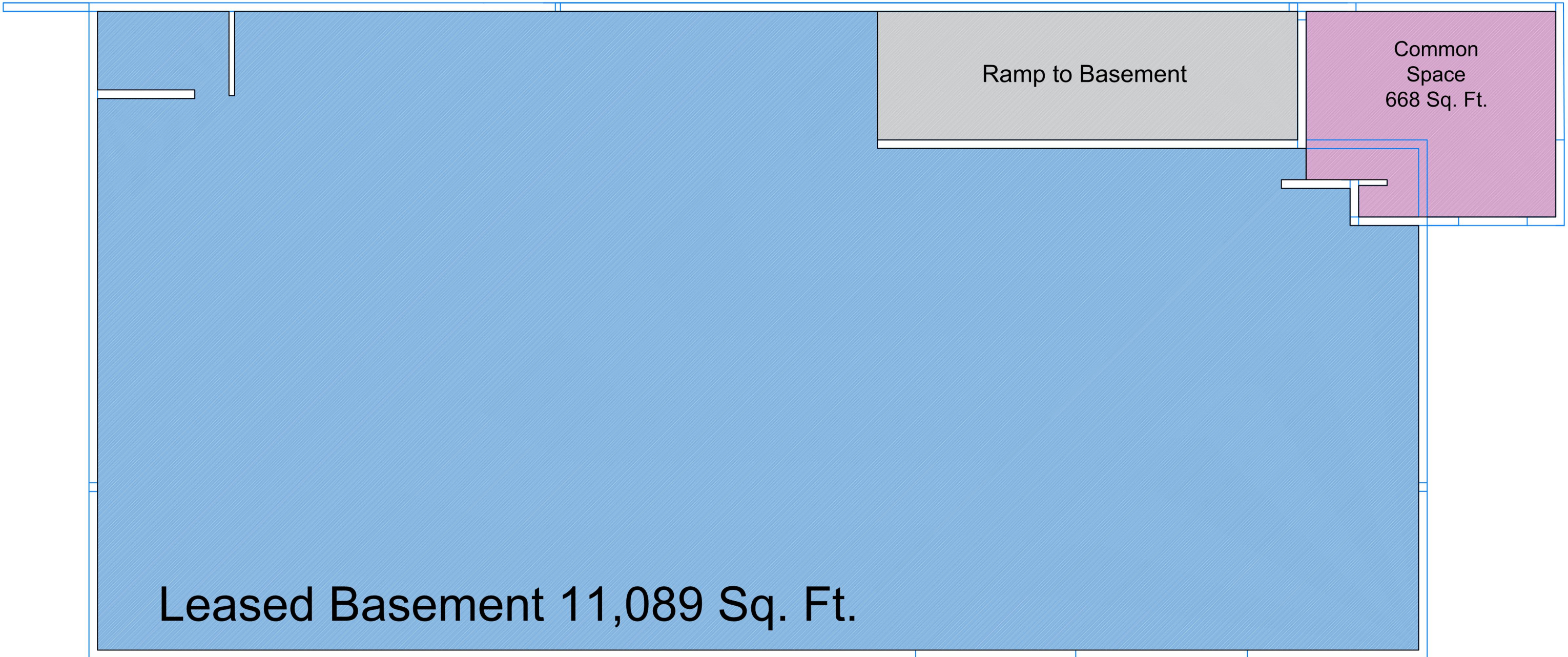
I understand the current tenant has paid \$0.23 per square foot annually (\$2,550.47 per year) for the past ten years and has now offered to increase that rate to \$2.00 per square foot (\$22,178 per year).

Given the age of the building and the lack of lower level amenities, I believe this is a fair proposal. I recommend adding a 2-3% annual increase so that the rent appreciates over time rather than remaining flat. Additionally, you may want to include a provision stating that if the property is sold, the new owner is not obligated to these terms and can provide a six-month notice to vacate.

I hope these thoughts are helpful. Please feel free to call me at 612-220-4862 if you would like to discuss this further.

All the best,

Shelly Muelken  
Marketplace Management, Inc.  
[www.marketplacecommercial.com](http://www.marketplacecommercial.com)



Leased Basement 11,089 Sq. Ft.

Ramp to Basement

Common Space  
668 Sq. Ft.



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor

From: Jerry Plein, Deputy Director of Public Services, Kelsey Prall, Deputy Director, Utilities

Meeting Date: June 8, 2026

Agenda Item Number: 8.F.

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### **Title and Purpose**

Motion to Approve a Master Services Agreement and Work Order with AE2S for the Hydraulic Water Model and Expansion and Capacity Analysis. (Attachment Forthcoming)

The Expansion and Capacity Analysis project is currently identified in the 2027 CIP. However, staff has identified an immediate need for this tool to support ongoing and upcoming planning efforts, including infrastructure prioritization, system reliability assessments, and coordination with capital projects and community development. The City Council approved a Minnesota Pollution Control Agency climate resiliency grant application on December 8, 2025, to request funding for this project in 2026. The City was not selected to receive this grant. Fortunately, a previously awarded grant from DEED's Office of Energy Transition can be utilized to fund this project.

### **Attachments**

1. DEED Grant - Budget Adjustment

### **Background**

The City of Red Wing maintains a complex drinking water distribution system consisting of transmission mains, distribution piping, storage facilities, and pumping infrastructure. As the system continues to age and land development patterns evolve, there is an increasing need for a comprehensive and dynamic tool to evaluate system performance under varying conditions.

A hydraulic water model is a digital representation of the City's water distribution system that simulates flow, pressure, storage, and demand across the network. This model enables staff and consultants to analyze system behavior under both typical and peak demand scenarios, as well as emergency conditions such as fire flow events or infrastructure failures. This model will enable the city to complete a study to analyze water availability, identify expansion opportunities, and improve system efficiency.

The Expansion and Capacity Analysis project is currently identified in the 2027 CIP. However, staff has identified an immediate need for this tool to support ongoing and upcoming planning efforts, including infrastructure prioritization, system reliability assessments, and coordination with capital projects and community development.

The City Council approved a Minnesota Pollution Control Agency climate resiliency grant

application on December 8, 2025, to request funding for this project in 2026; however, the City was not selected to receive this grant. Fortunately, though, a previously awarded grant from DEED's Office of Energy Transition can be utilized to fund this project.

The City of Red Wing solicited proposals from two engineering firms to complete the Expansion and Capacity Analysis. Proposals were evaluated based on project understanding, relevant experience, scope of services, and overall cost. AE2S submitted the lowest proposal at \$62,000, while Bolton & Menk submitted a proposal totaling \$95,000. Staff reviewed both proposals and determined that AE2S provided a comprehensive scope of work that meets the City's project needs at the most cost-effective value.

## **Discussion**

Advancing this project to 2026 will support current planning efforts that are being undertaken in several city departments and provide several operational and strategic benefits:

### **1. Improved Capital Planning and Prioritization**

The model will allow staff to identify system deficiencies, including low-pressure areas, undersized mains, and bottlenecks. This will result in more data-driven decision-making and improved prioritization of future CIP projects.

Example: pump sizing for rehabilitation of booster station projects with consideration for future growth.

### **2. Support for Development and System Growth**

With ongoing and anticipated development, the model will provide the ability to evaluate system capacity and determine the impact of new connections or expansions. This ensures that growth can be accommodated without compromising service levels. This is pertinent to the city-wide land development feasibility analysis currently underway (Community Development project lead).

### **3. Enhanced Emergency Response and Resiliency**

The model will simulate emergency scenarios such as main breaks, pump failures, or high-demand fire flow events. This capability improves preparedness and informs contingency planning.

### **4. Optimization of System Operations**

The model can be used to evaluate operational strategies, including valve operations, pump scheduling, and storage tank utilization, leading to more efficient system performance.

### **5. Alignment with Best Practices**

Development of a hydraulic model is considered an industry best practice for municipal water utilities and supports long-term asset management and regulatory compliance. Given the current need to support multiple system planning efforts and to reduce uncertainty in future capital investments, staff recommends advancing this project to 2026.

## **Financial Plan and Impact**

Funding for this study is available through the City's \$1 million grant from the Minnesota Department of Employment and Economic Development (DEED). In April 2026, DEED approved a budget reallocation within the grant to provide additional funding capacity for the Land Development and Feasibility Analysis work, including related technical studies. As a

result, sufficient grant funding is available to cover the cost of this study, reducing the need for previously anticipated Water Fund capital expenditures.

### **Alternatives**

1. Approve a Master Services Agreement and Work Order with AE2S for the Hydraulic Water Model and Expansion and Capacity Analysis.
2. Do not approve a Master Services Agreement and Work Order with AE2S for the Hydraulic Water Model and Expansion and Capacity Analysis and direct staff as how to proceed.

### **Recommended Action**

1. Motion to Approve a Master Services Agreement and Work Order with AE2S for the Hydraulic Water Model and Expansion and Capacity Analysis..

**GRANT ADJUSTMENT NOTICE**  
 Launch Minnesota Business Operations  
 Minnesota Department of Employment and Economic Development

Grant #: CETG-RW-25

Adjustment #:1

Grantee: City of Red Wing

THE FOLLOWING ADJUSTMENT IN THE ABOVE GRANT PROJECT IS APPROVED:

**Status Change:**

**Budget Change:** The total project costs for this grant are changed and final as follows:

<u>Expense Category</u>	<u>Original</u>	<u>Change</u>	<u>Current</u>
Land Development and Feasibility Analysis	\$268,750	\$286,250	\$555,000
Long Range Financial Strategy	\$336,250	(\$286,250)	\$50,000
Port Waterway Plan	\$178,750	\$0	\$178,750
Orderly Annexation Plan	\$216,250	\$0	\$216,250
<b>TOTAL</b>	<b>\$1,000,000</b>	<b>\$0</b>	<b>\$1,000,000</b>

**Other:**

Samuel Claeson State's Authorized Representative

\_\_\_\_\_  
Signature

Date:



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Lisa Acker, Permits & Licensing Manager  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.G.

---

**Title and Purpose**

Motion to Approve Annual Food Wagon License for The Brick Oven Bus.

**Attachments**

1. Brick Oven Bus 2
2. Menu-Brick Oven Bus
3. Brick Oven Interior

**Background**

The Brick Oven Bus Food Truck, operated by Paris Rosen based out of Eagan, MN, has been in business for approximately eight years. They are a family-owned artisan pizza company. The Brick Oven Bus cooks wood-fire pizza in a short school bus. The bus has a four-foot-tall chimney sticking out of the top. They cater to and operate in the entire Twin Cities Metro and surrounding area. This is their first year in Red Wing. They often cook pizza at a variety of private events such as weddings, graduation parties, and work events. Photos of the truck and a copy of their menu is attached.

**Discussion**

The Brick Oven Bus will be located in the Runnings Parking Lot at 411 Potter Street on dates that will be advertised on their social media pages. They will typically be located on private property due to the size of the bus, which measures 30' x 10'. The bus recently underwent a hood and fire inspection on April 7, 2026. The Brick Oven Bus has their state license, proper insurance, and has passed the background check. Staff recommends approval.

**Financial Plan and Impact**

Permit fee of \$253.00 (annual fee and technology fee) has been paid.

**Alternatives**

**Recommended Action**

Staff recommends approval



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# BRICK OVEN BUS

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*The DOUGH ~ never frozen and made fresh by hand, natural leavened with yeast cultured from local Minnesota grown grapes. Crispy golden brown exterior with an airy white center.*

*The SAUCE ~ made with tomatoes imported from a small Italian town near Naples named San Marzano. The San Marzano tomato is known for its sweeter more bold tomato flavor.*

Meat . . . . . 18

*pepperoni, spiced Italian sausage, smoked bacon, shredded mozzarella, parmesan, asiago, oregano*

Angry Hawaiian . . . . . 18

*smoked bacon, pineapple, bannana peppers, shredded mozzarella, parmesan, asiago, cayenne pineapple glaze*

Margherita . . . . . 18

*basil, sliced roma tomatoes, olive oil, fresh mozzarella*

Lionheart . . . . . 18

*artichoke heart, kalamata olive, garlic infused olive oil, balsamic glaze, shredded mozzarella, parmesan, asiago*

The Kid . . . . . 18

*choice of pepperoni, spiced Italian sausage, or cheese*

*tax included in all prices*





City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Mike Warner, Fire Chief  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.H.

---

**Title and Purpose**

Motion to Approve Use of Green Fund for the Approved CIP Item — Chief 3 Emergency Response Vehicle.

Staff recommends utilizing funds from the City's established Green Fund to offset the additional expenses, which will reduce the total operating costs over the life span of the vehicle.

**Attachments**

1. fire\_command\_vehicle\_purchase\_lease\_spilt\_gf\_and\_em\_chief\_3
2. Alta - Fire Command EV
3. Alta

**Background**

The Fire Department utilizes command vehicles for emergency response, incident management, and daily administrative operations. These vehicles must be reliable, cost-effective, and capable of supporting a wide range of operational needs.

The current Chief 3 vehicle is a 2015 Ford Explorer that was originally placed into service as a squad vehicle for the Red Wing Police Department before being reassigned to the Fire Department. The vehicle currently has 128,153 miles and is approaching the end of its useful service life. While the vehicle has served the department well, it was originally designed and outfitted for law enforcement operations rather than fire service needs.

Unlike police operations, the Fire Department carries specialized equipment, including structural firefighting gear, self-contained breathing apparatus (SCBA), medical supplies, and incident command equipment. The current vehicle lacks the space, storage configuration, and operational functionality needed to efficiently support these responsibilities. In addition, the age and mileage of the vehicle increase the likelihood of maintenance issues and reliability concerns during emergency response situations.

Historically, the department has utilized larger sport utility vehicles such as the Ford Expedition and Chevrolet Tahoe for command staff operations. These vehicles have proven effective due to their size, storage capacity, and all-weather performance. However, rising fuel costs,

increased maintenance expenses, and long-term operating costs have created a need to evaluate more efficient alternatives.

Recent advancements in electric vehicle technology now provide a viable option for fire command operations. The Rivian R1S offers the cargo capacity, all-wheel-drive capability, towing capacity, and emergency response performance necessary for command staff use while significantly reducing fuel and maintenance costs associated with traditional gasoline-powered vehicles.

Replacement of the Chief 3 response vehicle is included in the 2026 Capital Improvement Program (CIP) with an approved budget allocation of \$85,000. Additional funding available through the Green Fund, combined with the approved CIP allocation, would allow the City to purchase a Rivian R1S command vehicle from Alta Emergency Response Vehicles (Alta ERV).

Although the initial purchase price of the Rivian R1S is higher than that of a traditional gasoline-powered SUV, long-term operational analysis indicates that reduced fuel consumption, lower maintenance requirements, and decreased overall operating expenses would offset the increased upfront investment over the life of the vehicle. The transition to an electric command vehicle would also support the City's sustainability initiatives while providing the Fire Department with a modern, reliable, and appropriately equipped response vehicle for future operations.

#### Hail Damage and Vehicle Disposition

The current Chief 3 vehicle sustained \$6,467 of hail damage during the April hail storm. Following receipt of repair estimates, staff evaluated the projected repair costs in comparison to the age, condition, and overall value of the vehicle. Based on that evaluation, it was determined that repairing the hail damage would not be a cost-effective use of City resources.

As a result, the vehicle will remain in service in its current condition until replacement, and the insurance proceeds associated with the damage claim will be returned to the City's insurance fund. This approach allows the City to avoid investing additional funds into a vehicle that is already nearing the end of its useful service life.

The League of Minnesota Cities Insurance Trust (LMCIT) advised that the vehicle is nearing the threshold for being declared a total loss. Rather than totaling it, LMCIT will apply the full repair cost to our claim while the City retains ownership of the vehicle. This approach is beneficial because it avoids a salvage title designation, which should help preserve the vehicle's value when it is eventually sold at auction.

Upon delivery of the replacement command vehicle, the current Chief 3 vehicle will be sold in accordance with the City's standard vehicle replacement and surplus equipment disposal practices. Proceeds from the sale of the vehicle will be returned to the City's general fund.

#### City Initiatives

The City of Red Wing has been a designated GreenStep City since 2011. Replacing the Chief 3 vehicle with an electric vehicle (EV) would directly advance the City's sustainability goals by supporting GreenStep Best Practice 13, Action 3, which calls for cities to “Phase-in operational changes, equipment changes including electric vehicles, and no-idling practices for city or local transit fleets.” This vehicle replacement would also help fulfill Strategy II, Initiative 1 of the City of Red Wing Climate Action Work Plan 2020–2025, further demonstrating the City's commitment to transitioning to more sustainable municipal operations.

## **Discussion**

The Rivian R1S continues to establish itself as a capable emergency response vehicle, with increasing adoption by fire departments across the country. In Minnesota, both the Roseville Fire Department and the Albert Lea Fire Department have purchased Rivian R1S vehicles for chief officer response and command operations.

To evaluate long-term operating costs, fuel expenses were calculated using an average gasoline cost of \$2.81 per gallon, reflecting the City's average unleaded fuel cost over the past five years. Electricity costs were calculated at \$0.0497 per kilowatt-hour based on the City's current Xcel Energy rate plan. Using these assumptions, staff estimates approximately \$9,500 in operating cost savings over the life of the vehicle when compared to a traditional gasoline-powered command vehicle.

While fuel and energy prices can fluctuate significantly over time, utilizing a five-year average helps account for long-term variability and provides a more stable basis for comparison. Based on current usage estimates, each one-cent change in average fuel cost results in an approximately \$125 change in projected lifetime operating costs.

### **Alternate Vehicle Options**

The Fire Department has most recently utilized Ford Expeditions as chief command vehicles. The Expedition is classified as a full-size SUV, alongside comparable vehicles such as the Chevrolet Tahoe and Jeep Wagoneer. The Rivian R1S, by comparison, is classified as a midsize SUV, with comparable models including the Ford Explorer, Chevrolet Traverse, and Dodge Durango.

While selecting a midsize SUV for a command vehicle may initially appear counterintuitive, the Rivian R1S provides substantially greater cargo capacity than many similarly sized vehicles. This increased storage capacity is due in part to the inclusion of a front cargo compartment (“frunk”), located in the area traditionally occupied by a gasoline engine.

In comparing available cargo space, the Department's current Chief 3 vehicle, a Ford Explorer, provides 80.7 cubic feet of cargo capacity. The Dodge Durango provides 85.1 cubic feet, the Rivian R1S provides 101.7 cubic feet, and the Ford Expedition provides 104.6 cubic feet. As a result, the Rivian R1S offers cargo capacity comparable to the Ford Expedition while maintaining a shorter overall vehicle length than the Dodge Durango. This allows the department to retain the storage and operational capability of a larger SUV while improving maneuverability and reducing overall vehicle footprint.

### **Safety**

The Rivian R1S has demonstrated strong crash-test performance in Insurance Institute for Highway Safety (IIHS) evaluations, earning a “Good” rating in categories where the Ford Expedition received lower marks. In addition, noise pollution and auditory distraction are significant challenges during emergency scene operations. Eliminating the noise generated by an idling gasoline-powered command vehicle can improve overall scene safety by reducing distractions and enhancing communication and situational awareness for command staff.

The Rivian R1S is also equipped with 11 exterior cameras that provide a 360-degree view of the vehicle’s surroundings, along with integrated recording capabilities. These features improve driver situational awareness both while responding to incidents and while operating on scene. The recording functionality also provides readily accessible video documentation of incidents, roadway conditions, and scene operations when the vehicle is deployed.

## **Warranty**

While the Public Works department does not currently service electric vehicle powertrain components internally, the Rivian R1S includes an 8-year/120,000-mile warranty covering the battery pack and drivetrain from the date of purchase. This warranty would cover the majority of the vehicle’s anticipated service life and exceeds the 5-year/60,000-mile powertrain warranty currently offered on comparable Ford and Dodge vehicles.

## **Charging**

The vehicle would primarily be charged using the existing Level 2 charging infrastructure located at City Hall. If those chargers are unavailable, nearby public charging stations could be utilized as a secondary option. However, staff intends to minimize public charging use due to increased costs, similar to the City’s current practice of fueling vehicles through contracted fuel providers whenever possible.

## **Maintenance**

Public Works staff would continue to perform standard maintenance items such as tires, brakes, suspension work, and other routine service repairs. Rivian does offer mobile service for many issues and will send a technician to Red Wing if needed. If the needed repairs cannot be resolved by the mobile technician, the nearest service center is located in St. Louis Park.

In addition to warranty coverage, electric vehicles generally require less routine maintenance than traditional internal combustion vehicles due to the absence of engine oil changes, transmission servicing, exhaust systems, and other mechanical components commonly associated with gasoline-powered vehicles. This reduction in maintenance requirements is expected to further decrease long-term operating costs and vehicle downtime.

**Possible positive and negative impacts on people (including specific populations), neighborhoods, & environments, AND strategies to lessen the potential negative effects and strengthen the positive effects:**

## **Possible Positive Outcomes**

- Reduced long-term operating costs through lower fuel and maintenance expenses.
- Decreased vehicle emissions, supporting the City's sustainability and environmental goals.
- Modernization of the Fire Department fleet through the adoption of emerging vehicle technology.
- Improved reliability and reduced downtime associated with fewer mechanical components compared to traditional gasoline-powered vehicles.

## **Possible Negative Outcomes**

- Higher upfront purchase cost compared to some traditional gasoline-powered command vehicles.
- Limited local service capability for electric vehicle powertrain repairs, requiring specialized service support outside of Public Works Department.

## **Financial Plan and Impact**

Financial analysis indicates that the purchase price of the Rivian R1S would be higher than a similarly equipped Ford Expedition, but comparable to a similarly equipped Chevrolet Tahoe. While the Rivian carries a higher initial acquisition cost than some traditional gasoline-powered alternatives, the difference is offset by significantly lower anticipated operating expenses over the life of the vehicle. Staff recommends utilizing funds from the City's established Green Fund to offset the additional expenses, which will reduce the total operating costs over the life span of the vehicle.

Using the Fire Department's eight-year replacement schedule for command vehicles, staff evaluated projected fuel and maintenance costs associated with the Rivian R1S compared to a traditional internal combustion engine SUV. Based on current assumptions for fuel and electricity costs, the Rivian R1S is anticipated to reduce operating expenses by approximately \$11,000 when compared to a similarly equipped Ford Expedition over the planned service life of the vehicle.

These savings are primarily attributed to reduced fuel costs, lower routine maintenance requirements, and fewer drivetrain-related service needs associated with electric vehicles. Unlike traditional gasoline-powered vehicles, the Rivian R1S does not require oil changes, transmission servicing, or many other engine-related maintenance items, which contributes to lower long-term operating costs.

Although fuel and energy prices may fluctuate over time, staff utilized five-year average fuel pricing and current municipal electrical rates to provide a conservative and balanced comparison. Based on these projections, the Rivian R1S is expected to provide long-term financial benefits while also supporting the City's sustainability and fleet modernization goals.

Staff also explored potential grant opportunities and external funding sources related to electric vehicle purchases and fleet electrification. At this time, no grant programs have been identified that would apply to this vehicle purchase. Staff will continue to monitor future funding opportunities that may become available and could further reduce the overall cost to the City.

Staff recommends utilizing funds from the City's established Green Fund to offset the additional expenses, which will reduce the total operating costs over the lifespan of the vehicle. Funding for the purchase this year will come from both the CIP and the Green Fund.

Purchase Cost			
Vehicle	Expedition	Rivian	Durango
Vehicle Cost	\$ 52,740.00	\$ 83,804.00	\$ 42,945.00
Upfitting	\$ 28,237.14	\$ 26,367.00	\$ 28,237.14
Wrap	\$ 4,856.22	\$ 1,855.00	\$ 4,856.22
Discount		\$ (19,000.00)	
<b>Total Purchase Cost</b>	<b>\$ 85,833.36</b>	<b>\$ 93,026.00</b>	<b>\$ 76,038.36</b>

Operating Expenses			
	Expedition	Rivian	Durango
Planned Lifespan	8	8	8
Estimated Miles/year	8,000	8,000	8,000
EPA MPG/ Mi/kWh	18	2.4	20
Fuel Cost/Unit	\$ 2.81	\$ 0.0497	\$ 2.81
Estimated Fuel Cost (Lifespan)	\$ 10,001.78	\$ 1,325.33	\$ 9,001.60
Oil Changes over Lifespan	13	0	13
Oil Change Cost	\$ 156.00	\$ -	\$ 156.00
Oil Change Cost (Lifespan)	\$ 1,996.80	\$ -	\$ 1,996.80
<b>Estimated Operating Expenses (Lifespan)</b>	<b>\$ 11,998.58</b>	<b>\$ 1,325.33</b>	<b>\$ 10,998.40</b>
<b>Estimated Operating Expenses per year</b>	<b>\$ 1,499.82</b>	<b>\$ 165.67</b>	<b>\$ 1,374.80</b>
<b>Estimated Vehicle Total</b>	<b>\$ 97,831.93</b>	<b>\$ 94,351.33</b>	<b>\$ 87,036.76</b>

## Alternatives

### Alternative 1 – Approve the Recommendation (Preferred)

Approve the use of Green Fund financing in combination with the previously approved 2026 CIP funding to purchase the Rivian R1S command vehicle. This option allows the City to modernize the Fire Department fleet with an electric response vehicle while realizing anticipated long-term savings through reduced fuel and maintenance costs. Approval would also support the City's sustainability and innovation goals while utilizing existing charging infrastructure and maintaining the planned replacement schedule for the Chief 3 vehicle.

## Alternative 2 – Deny the Recommendation

Deny the use of Green Fund financing for the Rivian R1S purchase and proceed with the replacement vehicle purchase as currently outlined within the approved 2026 CIP. Under this option, the City would likely purchase a traditional gasoline-powered command vehicle, such as a Ford Expedition or similar model, consistent with previous fleet replacements. While this option would avoid the higher upfront cost associated with the electric vehicle purchase, it would also forgo the projected long-term operating savings and sustainability benefits associated with the Rivian R1S.

### **Recommended Action**

Approve the use of \$8,000 of Green Fund funding to purchase one Rivian R1S Command Vehicle from Alta ERV for use as a Fire Department command vehicle.

# Fire Command Vehicle Purchase/Lease, Spilt GF and EM Chief 3

---

## Overview

Request Owner	Mike Warner, Fire Chief
Est. Start Date	01/01/2026
Est. Completion Date	12/31/2026
Department	Fire
Form Type	Capital Improvement
Request Type	Fire Department
Project Number	FIR 26-R01

---

## Description

Fire Engine Purchase/Lease. This is a recurring vehicle replacement.

The current Chief 3 vehicle is a 2017 used police SUV that was repurposed for fire department use. This vehicle has high mileage and significant wear from its previous law enforcement service, which limits its reliability and functionality for emergency response operations. Chief 3 serves as the primary Incident Commander vehicle and functions as a mobile command post during multi-company incidents, including structure fires, hazardous materials responses, and other complex emergencies.

The vehicle is outfitted with a rear-mounted command box that allows for initial incident command operations; however, the age, condition, and original design of the vehicle make it inadequate for the evolving needs of modern fire service operations. It lacks the space, durability, and specialized equipment necessary to effectively manage large-scale incidents and coordinate resources on-scene. Additionally, the vehicle's mechanical reliability is diminishing, increasing the risk of failure during critical response times.

Replacing this outdated vehicle with a purpose-built command vehicle will enhance the fire department's operational effectiveness, ensure safer and more coordinated incident management, and provide a reliable platform for leadership and communications during emergencies. MSW

Funding Source will be split 50/50 between Fire Department and Emergency Management- JB

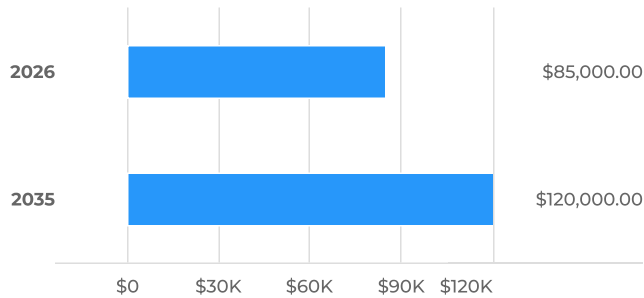
## Capital Cost

FY2026 Budget  
**\$85,000**

Total Budget (all years)  
**\$205K**

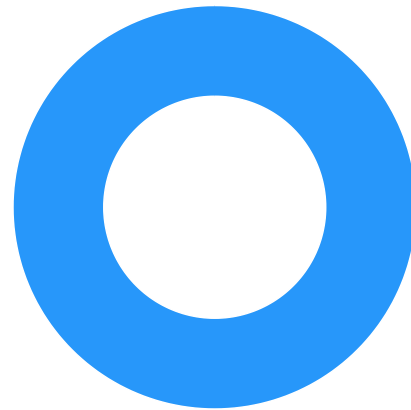
Project Total  
**\$205K**

Capital Cost by Year



● Equip/Vehicles/Furnishings

Capital Cost for Budgeted Years



● Equip/Vehicles/Furnishings (100%) \$205,000.00  
**TOTAL \$205,000.00**

### Capital Cost Breakdown

Capital Cost	FY2026	FY2035	Total
Equip/Vehicles/Furnishings	\$85,000	\$120,000	\$205,000
<b>Total</b>	<b>\$85,000</b>	<b>\$120,000</b>	<b>\$205,000</b>

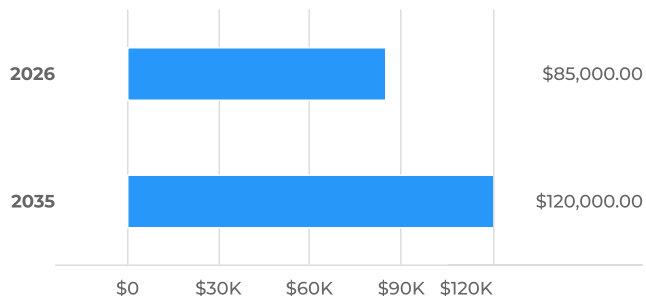
## Funding Sources

FY2026 Budget  
**\$85,000**

Total Budget (all years)  
**\$205K**

Project Total  
**\$205K**

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown			
Funding Sources	FY2026	FY2035	Total
General Fund	\$85,000	\$120,000	\$205,000
<b>Total</b>	<b>\$85,000</b>	<b>\$120,000</b>	<b>\$205,000</b>

# FIRE COMMAND EV



**Introducing the ALTA Zero-Emissions Fire Command Vehicle** – Built on a highly adaptable SUV chassis, the Rivian R1S Gen 2 is available in multiple customizable configurations, including lighting packages, storage options, graphics, and seats covers. Includes 104.7 cubic feet of available storage, with a 11 cubic foot “frunk”. Just like the R1T pickup, its off-road capability allows it to navigate rugged terrain, and snow with ease, while its nimble handling makes it ideal for congested city streets. Safety is paramount, and with an available 410 miles of emission free range, plenty of power, and low maintenance costs, the ALTA Fire Command Vehicle is a viable solution to serve alongside first responders.

## SAFETY

- Six front-row and two side-curtain airbags
- Electronic stability and traction control
- Rivian Autonomy Platform
- Highway Assist
- Lane Keep Assistance
- Surround Sensors
- Forward Collision Warning
- Automatic Emergency Braking
- Regenerative Braking System
- Dynamic Brake Support
- SoundOff LED light package



**EMERGENCY  
RESPONSE  
VEHICLES**

**To serve those who protect life and property**



**CAPABILITY**

- Adjustable Air Suspension
- Kinetic roll control
- Dual, Tri, or Quad-Motors available
- Up to 410+ mile range
- Up to 1025 hp, 1198 lb-ft torque. 0-60 in 2.5-4.3 seconds
- Powertrain warranty 8 years or 175,000 miles
- IIHS Top Safety Pick +

**STORAGE**

- 7 passenger
- 104.7 cubic feet

**DIMENSIONS**

- Wheel base: 121.1 in
- Length: 200.8 in
- Width: 79.3 in
- Height: 77.3 in



# RED WING FIRE STATION 1





City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Mike Warner, Fire Chief  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.I.

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**Title and Purpose**

Motion to Adopt \* Resolution No. 8176, Cooperative Agreement for the Minnesota Statewide All-Hazards Incident Management Organization.  
Staff recommends City Council approve the resolution and authorize the Fire Chief to execute the agreement.

**Attachments**

1. Resolution NO. 8176 - IMT

**Background**

The purpose of this Cooperative Agreement is to establish the Minnesota Statewide All-Hazards Incident Management Organization for the training, equipping, maintenance, and deployment of team members to incidents both within and outside the State of Minnesota, as requested by local agencies or other governmental units. The intent of the agreement is to make personnel, equipment, and other resources available from participating agencies to requesting jurisdictions during emergency incidents and large-scale events.

This Cooperative Agreement is not intended to create, nor shall it be construed as creating, a joint powers entity pursuant to Minnesota Statute § 471.59.

The agreement authorizes the Fire Chief to designate and approve Red Wing Fire Department personnel to participate as members of the statewide incident management team. Due to the unpredictable nature of emergency incidents and deployments, the frequency of requests for assistance cannot be determined in advance.

Any deployment request involving Red Wing Fire Department personnel would require approval by the Fire Chief. Approval would be based on current staffing levels, operational conditions, and the department's ability to maintain emergency response capabilities within the City of Red Wing at the time of the request.

The agreement is a standardized statewide document and cannot be modified by individual participating agencies. The City's Risk and Safety Manager has reviewed the agreement, specifically regarding insurance coverage and liability concerns associated with deployments

both inside and outside the State of Minnesota. After consultation with the League of Minnesota Cities Insurance Trust (LMCIT), it was confirmed that there are no coverage concerns for LMCIT member employees acting within the scope of their duties, regardless of whether the response occurs inside or outside Minnesota.

## **Discussion**

Participation in the statewide incident management team also provides additional benefits to the City of Red Wing and the Fire Department. When team members are deployed to assist other communities, the City of Red Wing is recognized as contributing to statewide emergency management and disaster response efforts. In addition, due to the potential hazards and unique risks present within the Red Wing community, there is a reasonable likelihood that the City could request assistance from the incident management team in the future. Having Red Wing Fire Department personnel actively involved with the organization will strengthen the department's familiarity with the team's capabilities, improve preparedness efforts, and enhance the City's ability to effectively utilize incident management resources when needed.

The Fire Chief retains full authority to approve or deny any request for assistance or deployment based on the operational needs of the City and the Fire Department at the time of the request. Considerations would include current staffing levels, emergency activity within the community, weather conditions, special events, and the department's ability to maintain adequate emergency response coverage for the residents and businesses of Red Wing. This authority ensures that participation in the statewide incident management team will not compromise the department's primary responsibility to provide emergency services within the community.

The City Council has previously approved participation in this cooperative agreement. The agreement currently being presented is an updated version of the statewide agreement that has been revised and redistributed for participating agencies throughout Minnesota. The updates are administrative and organizational in nature and are intended to ensure consistency among all participating jurisdictions.

Approval of the updated agreement would continue the City's participation in the Minnesota Statewide All-Hazards Incident Management Organization and allow the Fire Chief to authorize qualified personnel to participate in training and deployment activities when operationally appropriate.

## **Financial Plan and Impact**

Should the need arise for deployment to an actual incident, costs associated with participation would be tracked and invoiced in accordance with the terms of the agreement and applicable emergency management reimbursement procedures. Depending on the type and scale of the incident, reimbursement assistance may be available through the Federal Emergency Management Agency (FEMA), Minnesota Homeland Security and Emergency Management (HSEM), or other state and federal emergency management programs.

Potential deployment-related expenses may include personnel costs, backfill staffing, overtime, travel expenses, lodging, meals, fuel, equipment usage, and operational supplies necessary to support the response. The City would invoice for personnel time, equipment usage, and any associated backfill costs incurred as part of the deployment.

### **Alternatives**

#### Alternative 1 – Approve the Resolution

Approve the resolution authorizing participation in the Minnesota Statewide All-Hazards Incident Management Organization Cooperative Agreement. Approval would authorize the Fire Chief to designate qualified personnel to participate in training and deployments when operationally appropriate. Participation would provide the City with access to statewide incident management resources, strengthen relationships with partner agencies, and allow Red Wing personnel to gain valuable large-scale incident management experience. Any deployment requests would remain subject to approval by the Fire Chief based on the operational needs of the City and Fire Department.

#### Alternative 2 – Deny the Resolution

Deny the resolution authorizing participation in the Minnesota Statewide All-Hazards Incident Management Organization Cooperative Agreement. Denial would prevent Red Wing Fire Department personnel from participating in the statewide incident management team and could limit the City's ability to assist neighboring communities and other jurisdictions during large-scale emergencies and disasters. Denial may also reduce opportunities for personnel training, regional coordination, and familiarity with statewide emergency management resources that could potentially benefit the City during a major incident within the Red Wing community.

### **Recommended Action**

Approve the Resolution Number 8176, Cooperative agreement for the Minnesota Statewide All-Hazards Incident Management Organization, and authorize the Fire Chief to execute.

## Resolution No. 8176

### ***A RESOLUTION APPROVING THE COOPERATIVE AGREEMENT FOR THE MINNESOTA STATEWIDE ALL-HAZARDS INCIDENT MANAGEMENT ORGANIZATION***

**WHEREAS**, the Minnesota Statewide All-Hazards Incident Management Organization (“MN-IMT”) is an organization of Minnesota cities, counties, nonprofit entities, and other governmental agencies that agree to make available certain employees, agents, volunteers, or contractors for deployment and activation in response to incidents occurring within or outside the State of Minnesota at the request of another governmental entity; and

**WHEREAS**, the Cooperative Agreement for the Minnesota Statewide All-Hazards Incident Management Organization establishes and governs the organization and outlines the duties and responsibilities of participating entities; and

**WHEREAS**, participation in the Minnesota Statewide All-Hazards Incident Management Organization will benefit the City of Red Wing and other governmental entities throughout the State of Minnesota by enhancing emergency management and incident response capabilities.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Red Wing, Minnesota, as follows:

**1. Approval of Participation.**

The City of Red Wing’s participation in the Minnesota Statewide All-Hazards Incident Management Organization is hereby approved.

**2. Approval of Cooperative Agreement.**

The Cooperative Agreement for the Minnesota Statewide All-Hazards Incident Management Organization is hereby approved, and the Fire Chief is authorized to execute the agreement and any associated documents on behalf of the City of Red Wing.

**3. Authority to Deploy Personnel and Equipment.**

The City Council finds it necessary and desirable to authorize the Fire Chief, or the Fire Chief’s designee, to exercise discretion, while considering the operational needs of the Fire Department and the safety and welfare of the residents of the City of Red Wing, to assign and deploy personnel, equipment, and other resources as deemed necessary to respond to incidents or emergencies occurring within or outside the boundaries of Red Wing.

**4. Status and Protection of Personnel and Equipment.**

Any deployment or use of personnel and equipment authorized by the Fire Chief or the Fire Chief’s designee pursuant to this Resolution shall be deemed an

authorized act of the City of Red Wing Fire Department. All applicable provisions relating to compensation, employee benefits, liability coverage, workers' compensation coverage, equipment use, and other protections and safeguards applicable to City personnel and equipment shall apply as though such deployment had occurred within the City of Red Wing.

**5. Recall and Termination Authority.**

The Fire Chief or the Fire Chief's designee shall have the authority to recall personnel and equipment and to terminate any deployment when the need for such deployment no longer exists or when, in the judgment of the Fire Chief or designee, such action is in the best interests of the City of Red Wing.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Janie Farrar, Council President

ATTEST:

\_\_\_\_\_  
Melissa Hill, MCMC  
City Clerk

(seal)

Presented to the Mayor at \_\_\_\_\_ .m. on this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Gary James Iocco, Mayor



To: City Council Members and Mayor  
From: Mike Warner, Fire Chief  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.J.

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**Title and Purpose**

Motion to Adopt \* Resolution No. 8177, Intra-State Mutual Aid Plan, Dispatch, and Use of Fire Department Equipment and Services.  
Staff recommends City Council approval of the resolution and authorizes the Fire Chief to execute the agreement.

**Attachments**

1. Resolution NO. 8177 MA

**Background**

The Red Wing Fire Department maintains mutual aid agreements with all neighboring fire departments to ensure coordinated emergency response capabilities throughout the region. Mutual aid agreements are formal partnerships designed to establish procedures and expectations that allow emergency responders to assist one another when a community's available personnel, equipment, or resources become overwhelmed by the size, complexity, or duration of an incident.

This agreement is an intrastate mutual aid agreement, meaning it applies to participating agencies within the State of Minnesota. The agreement establishes a formal framework for cooperation between jurisdictions and allows participating agencies to request and provide assistance during emergencies and disasters that exceed local response capabilities.

The Minnesota Intrastate Mutual Aid Plan operates in coordination with the Minnesota State Fire Marshal Division and the Minnesota State Fire Chiefs Association. These organizations assist in supporting statewide coordination, communication, resource management, and operational guidance for participating agencies during large-scale incidents and emergency events. Their involvement helps ensure consistency in emergency response practices, incident management procedures, and statewide interoperability among fire and emergency service agencies.

**Discussion**

The agreement authorizes the Fire Chief to approve requests for assistance and authorize the deployment of Red Wing Fire Department personnel, apparatus, and resources when operationally appropriate. Any decision to provide mutual aid assistance would be based on current staffing levels, emergency activity, weather conditions, special events, and the department's ability to continue providing adequate emergency response coverage within the City of Red Wing. This authority ensures that the City retains full control over deployment decisions and that the primary responsibility to protect the Red Wing community remains the highest priority.

These agreements provide a structured process for requesting and delivering assistance during incidents such as structure fires, hazardous materials incidents, large-scale medical emergencies, technical rescues, severe weather events, and other emergencies requiring additional staffing or specialized equipment. Mutual aid allows neighboring departments to rapidly share personnel, apparatus, and resources in order to protect life, property, and the environment while maintaining continuity of emergency services across jurisdictions.

The use of mutual aid is a standard and essential practice within the fire service. No single department can reasonably maintain all personnel, apparatus, or specialized resources necessary to independently manage every possible emergency scenario. Through mutual aid partnerships, communities are able to improve emergency response capabilities while reducing the financial burden of independently staffing and equipping for low-frequency, high-risk incidents.

These agreements also strengthen regional coordination, communication, and interoperability among emergency responders. Departments regularly train together and operate under common incident management principles, which enhances operational efficiency and responder safety during multi-agency incidents. In addition, mutual aid relationships ensure that Red Wing Fire Department personnel are available to support neighboring communities when needed, while also ensuring that assistance is available to the City of Red Wing during major emergencies or periods of increased demand.

The Minnesota Intrastate Mutual Aid Plan operates under the authority provided in Minnesota Statutes § 12.27, which authorizes political subdivisions to enter into mutual aid arrangements and permits designated officials, including fire chiefs, to dispatch personnel and equipment during emergencies when operationally appropriate. These types of agreements are commonly utilized during declared emergencies, large-scale incidents, natural disasters, and other situations where local resources may become overwhelmed. The Minnesota Intrastate Mutual Aid Plan provides a standardized framework for communities to request and provide emergency assistance throughout the state during times of heightened operational need. Participation in the plan helps ensure that personnel, apparatus, equipment, and other emergency resources can be deployed quickly and efficiently to affected jurisdictions during emergency declarations and disaster response operations.

Participation in intrastate mutual aid agreements reflects the Fire Department's ongoing commitment to regional cooperation, public safety, and providing effective emergency response services to both the Red Wing community and surrounding jurisdictions.

## **Financial Plan and Impact**

Should the need arise for deployment under the Minnesota Intrastate Mutual Aid Plan, costs associated with providing assistance would be tracked and documented in accordance with the terms of the agreement and applicable emergency management reimbursement procedures. Depending on the type, duration, and scale of the incident, reimbursement assistance may be available through the requesting jurisdiction, the Minnesota Division of Homeland Security and Emergency Management (HSEM), the Federal Emergency Management Agency (FEMA), or other applicable state and federal disaster assistance programs.

Potential deployment-related expenses may include personnel costs, overtime, backfill staffing, apparatus and equipment usage, fuel, travel expenses, lodging, meals, and operational supplies necessary to support the response. In situations where Red Wing Fire Department personnel or equipment are deployed to assist another jurisdiction, the City may invoice for personnel time, equipment usage, and any associated backfill or overtime costs incurred during the deployment, consistent with the provisions of the intrastate mutual aid agreement.

Any decision to provide assistance under the intrastate mutual aid plan would remain subject to approval by the Fire Chief. Approval would be based on the operational needs of the City of Red Wing, including current staffing levels, emergency activity, weather conditions, and the department's ability to maintain adequate emergency response coverage within the community while resources are committed to another jurisdiction.

## **Alternatives**

### Alternative 1 – Approve the Resolution

Approve the resolution authorizing participation in the Minnesota Intrastate Mutual Aid Plan. Approval would authorize the Fire Chief to approve mutual aid requests and deploy personnel or resources when operationally appropriate. Participation strengthens regional emergency response coordination and provides access to additional resources during large-scale incidents.

### Alternative 2 – Deny the Resolution

Deny the resolution authorizing participation in the Minnesota Intrastate Mutual Aid Plan. Denial could limit the City's ability to provide or receive assistance during large-scale emergencies and reduce coordination opportunities with neighboring communities and statewide emergency response partners.

## **Recommended Action**

Approve the Resolution No 8177 Intra-state Mutual Aid Plan, Dispatch, and use of Fire Department equipment and services, and authorize the Fire Chief to execute.

**Resolution No. 8177**

***RESOLUTION AUTHORIZING DISPATCH AND USE OF FIRE DEPARTMENT EQUIPMENT AND SERVICES BY THE FIRE CHIEF IN EMERGENCY SITUATIONS***

**WHEREAS**, the City of Red Wing finds that instances have occurred in the past and can be anticipated in the future wherein there is a danger, by fire, hazard, casualty or other similar occurrences taking place or occurring outside the territorial limits of the City of Red Wing and by the suddenness thereof it would be impossible or impractical for the City Council to meet and authorize the dispatch and use of the Fire Department equipment and personnel to combat such fire, hazard, casualty or other similar occurrence, and

**WHEREAS**, the City of Red Wing finds it desirable and necessary to authorize the Fire Chief or their designee to exercise discretion, considering at all times and in each case the internal needs of the Fire Department and its inhabitants to dispatch Fire Department equipment and personnel as deemed necessary to combat such occurrence, whether it takes place within or outside the City of Red Wing boundaries.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Red Wing that such dispatch and use as directed by the Fire Chief or their designee shall be fully authorized as an act of the Red Wing Fire Department, and all provisions for compensation of personnel, rental of equipment, liability insurance coverage, workers' compensation insurance and all other safeguards and matters pertaining to the Fire Department, its equipment and personnel, shall apply in each case as if specifically authorized and directed by the City Council at such time, whether or not the governing body or authority of the place in which the fire, hazard, casualty or other similar occurrence exists, has previously requested and provided for assistance and the use of the equipment and personnel under a mutual protection agreement or other type protection agreement with the Red Wing Fire Department.

**BE IT FURTHER RESOLVED**, the Fire Chief or their designee shall recall, order, and terminate the use of such equipment and personnel when the need for their use no longer exists, or earlier, when, in their discretion, it appears in the best interest of the Fire Department.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Janie Farrar, Council President

ATTEST:

\_\_\_\_\_  
Melissa Hill, MCMC  
City Clerk

(seal)

Presented to the Mayor at \_\_\_\_\_ .m. on this \_\_\_\_\_ day of \_\_\_\_\_,  
2026.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Gary James Iocco, Mayor



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Jerry Plein, Deputy Director of Public Services  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.K.

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**Title and Purpose**

Motion to Approve Private Use of Public Property (PUPP) Application for An Artful Summer Supper.

Red Wing Arts is presenting An Artful Summer Supper, an arts-centered community experience designed to bring the community together through creativity, shared artmaking, and a communal meal in downtown Red Wing. Attendees will have the opportunity to choose a handcrafted ceramic bowl created by community members, enjoy a simple meal, and participate in a vibrant street experience featuring live music, creativity, and community connection. The event will take place on Saturday, August 15, 2026, from 4 p.m. to 9 p.m.

**Attachments**

1. Application
2. Plot Plan

**Background**

Red Wing Arts is presenting *An Artful Summer Supper*, an arts-centered community experience designed to bring the community together through creativity, shared artmaking, and a communal meal in downtown Red Wing. Attendees will have the opportunity to choose a handcrafted ceramic bowl created by community members, enjoy a simple meal, and participate in a vibrant street experience featuring live music, creativity, and community connection. The event will take place on Saturday, August 15, 2026, from 4:00 p.m. to 9:00 p.m.

The event will include hands-on art activities, creative experiences, and street performances within a barricaded section of Third Street between East Avenue and Bush Street. The community meal will take place along a single row of decorated tables extending the length of Third Street. During the final portion of the event, the street will transition into a community dance, inviting attendees to celebrate and close out the evening together.

This is a pay-what-you-can event, with an option for participants to “donate a meal for a neighbor” to help ensure the event remains accessible to all community members.

**Discussion**

Organizers have requested a street closure of West 3<sup>rd</sup> Street from East Avenue to Bush Street from 1:00 p.m. to 10 p.m. for Community Artmaking, Meal, and dance. Parking stalls in front of the Sheldon Theatre and Library will be converted to Handicapped Parking on Saturday, August 15, from 3:00 p.m. to 9:00 p.m.

**Financial Plan and Impact**

All costs will be billed to the event Organizer.

**Alternatives**

1. Motion to Approve Private Use of Public Property (PUPP) Application for An Artful Summer Supper.
2. Not approve PUPP application.

**Recommended Action**

Motion to Approve Private Use of Public Property (PUPP) Application for An Artful Summer Supper.



<b>EVENT:</b>	<u>An Artful Summer Supper</u>
<b>DATE:</b>	<u>8/15/2026</u>

**Setup Time:** 1

## Application for Private Use of Public Property Events

Please complete the attached application for private use of public property with as much detail and return it to the City Clerk’s Office or the Public Works Office as soon as possible.

Please keep in mind that City Staff will need time to consider your application, and to complete their comments. In some instances, applications need to be approved by the City Council as well as City Staff. Therefore, your application needs to be returned to the City **AT LEAST 30 DAYS PRIOR TO YOUR EVENT/ACTIVITY/PROJECT.**

Applicants making requests for **EVENTS** are asked to complete **Sections A, B, C, and D.**

In the event that food service is a part of your event/activity, you **MUST** contact Minnesota Department of Health for their authorization.

If you have any questions concerning your application, please feel free to contact Public Works at 651-385-3674 (7:00 am to 4:00 p.m.)

\*\*\*\*\*

*(For City Use Only – Routing Information)*

<u>Initial</u>	<u>Date</u>	<u>Routing</u>
<b>MB</b>	<b>5/18/26</b>	Received from Applicant
<b>MB</b>	<b>5/18/26</b>	Received by Public Works
<b>JP</b>	<b>5/18/26</b>	Public Works Review Completed
<b>BM</b>	<b>5/18/26</b>	Police Department Review Completed
<b>AJS</b>	<b>05/19/26</b>	Fire Department Review Completed
<b>RLI</b>	<b>05/19/26</b>	Engineering Review Completed
<b>PDR</b>	<b>5/19/26</b>	B&G Review Completed
<b>MB</b>	<b>5/19/26</b>	Returned to Public Works
<b>MB</b>	<b>6/8/26</b>	Forwarded to Council for Approval
		Original to City Clerk

## SECTION A – General Information

### CITY OF RED WING PRIVATE USE OF STREETS, PARKING AREAS & PUBLIC PROPERTY

Name:	Heather Lawrenz				
Agency:	Red Wing Arts				
Address:	418 Levee Street				
City/State/Zip	Red Wing / MN / 55066				
E-Mail Address	heather@redwingarts.org				
Work Phone:	651-388-7569	Cell:	952-994-1325	FAX:	
Name of Event:	An Artful Summer Supper				

Date(s) of Event: **8/15/2026 - 8/15/2026**

**Event Times:**

From: 4

To: 9

Expected Attendance: 700

**Please provide a detailed description what your event entails:**

Red Wing Arts presents An Artful Summer Supper, an arts-centered community experience designed to bring Red Wing together through creativity, shared artmaking, and a communal meal in downtown Red Wing. Attendees will be able to choose a handcrafted ceramic bowl made by community members, enjoy a simple meal, and take part in a vibrant street experience filled with live music, creativity, and connection.

The event featuring hands-on art activities and creative experiences, plus street performances will take place within a barricaded Third Street from East Avenue to Bush Street. The community meal will take place along a single row of decorated tables lining the length of Third Street. For the final part of the event, the street will transform into a community dance, inviting everyone to move, celebrate, and close out the evening together. This is a pay-what-you- event, with an option to “donate a meal for a neighbor” and help ensure everyone can participate.

**Please list the public facilities, parks, streets, or public property you are requesting use of for this event:**

\* Street Closure: Third Street from East Ave to Bush St for Community Artmaking, Meal, and Dance.

\* Placing event and directional signage in approximately 10 city street locations.

\*Handicapped parking from 3-9 pm on Saturday, Aug 15 in the following by converting parking stalls by Sheldon and Library.

**What are the General Liability insurance coverage limits of the Applicant?**

Per Occurrence: \$1000000.00

General Aggregate: \$1000000.00

**Who is the insurance agent for the Applicant?**

Name: Musty Barnhart Agency

Address: 910 Main St Suite 202, PO Box 133 Red Wing, MN 55066

Phone: 651-388-7128

On behalf of the Applicant, I hereby certify that all of the foregoing statements are true and accurate to the best of my knowledge. Applicant makes this application in accordance with City Code, Section 7.13. **Applicant acknowledges that, prior to the granting of this permission by the City, Applicant will be required to furnish proof of insurance** with General Liability insurance limits of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate limit (coverage limit requirement may be satisfied by a General Liability policy in combination with an Excess Liability or Umbrella Liability policy). The Applicant's insurance coverage must be primary, written on an "Occurrence" basis and **MUST list the City of Red Wing as an additional insured**. Applicant agrees to defend, indemnify and hold harmless the City and its officials, employees and agents from any liabilities, judgments, losses, costs or charges (including attorneys' fees) incurred by the City as a result of any claim, demand, action or suit relating to any bodily injury (including death), loss, or property damage caused by, arising out of, related to or associated with use of the property by Applicant, its guests or invitees resulting from this application and its use.

I further understand that the City may charge a fee for the use of the public property. In no event will I acquire any rights, title, or interest in the public property whatsoever; and the City may cancel my use of the property any time with or without prior notice to me.

I further understand that in granting this permit the City is not waiving compliance with other ordinances or the requirements to obtain any other permits and, further, that I am responsible for obtaining any other permits required by law from other appropriate governmental entities.

Applicant shall insure that all public property is restored or left in an acceptable condition.

I certify that I have the authority to bind Applicant to the above terms.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

## SECTION B – Event Information

**Do you have any electrical needs?:** Yes, working electric boxes at 3rd/Bush Street for sound equipment

**Do you need water service?:** **Yes**

**Do you plan on having Portable Toilets?** **Yes** (Number) 3

*Organizers are responsible for contacting vendors to arrange for portable bathroom units.*

*The only exception to this is if the event is a City sponsored event as identified in the PUPP Policy. This requires the use of approved vendors under contract with the City.*

**Refuse collection arrangements?**

*(to keep costs down, containers will be delivered to one location. Event organizers may move them to desired locations. All containers must be returned to the delivery location for service and for pick up at end of event)*

We will arrange to have 3 portables (1 accessible), plus a washing station in Jordan Court

We request 8 refuse and 4 recycling containers for downtown

**Do you want any additional picnic tables?** **No** (Number) \_\_\_\_\_

**If yes, where do you want the picnic tables placed?**

**Are you requesting any street closures?** **Yes**

**If yes, please list street(s) and requested closure times.**

\*Closed Streets from 1–10 pm on Saturday, August 15: Third Street from East Ave to Bush St

\*No Parking starting 1 pm on Saturday, Aug 15 (see plot plan)

\*Handicapped parking from 3-9 pm on Saturday, Aug 15 in the following by converting parking stalls by Sheldon and Library.

\* Please have an abundance of street closure signage in advance along 3rd Street

**Are you requesting no parking prior to and/or during your event? If yes, please list requested street(s)/time(s) below.** (City ordinance requires that the notice of no-parking restrictions must be posted 20 hours before the no-parking starts. There is a cost for this service and the Police Department will provide this cost information)

\*Closed Streets from 1–10 pm on Saturday, August 15: Third Street from East Ave to Bush St

\*No Parking starting 1 pm on Saturday, Aug 15 (see plot plan)

\*Handicapped parking from 3-9 pm on Saturday, Aug 15 in the following by converting parking stalls by Sheldon and Library.

\* Please have an abundance of street closure signage in advance along 3rd Street

**What are your plans/requests/needs for assistance with crowd control, traffic control, and onsite emergency personnel/equipment?:** (i.e. Ambulance, fire truck, security, escorts. There is a cost for this service and the Police or Fire Department will provide this cost information)

We don't need additional support

**Cones and barricades are necessary for most major events. They are available for rental from the Public Works department. Event organizers are reminded that if you are renting signs/barricades from the City, you are responsible to pick up, set up, take down and return all signs and barricades necessary for your event. Police Department staff will review the placement to ensure safety and enforceability.**

**Rent from PW**

**If renting, please list the number and type of cone / barricade you wish to rent.**

<u>Number</u>	<u>Type</u>	<u>Number</u>	<u>Type</u>
<u>6</u>	Type 1 – 12’ Barricades		Stop Sign on Stand
	Type III – 4’ Barricades	<u>1</u>	No Left Turn Sign on Stand
<u>2</u>	Type III – 8’ Barricades	<u>2</u>	No Right Turn Sign on Stand
<u>2</u>	Flashers for Barricades		Closed to Thru Traffic Signs
	Drums	<u>2</u>	Road Closed Sign
	Reflective Cones		Pedestrian Barricades
		<u>6</u>	Handicap Signs

**If you are providing your own, please list the company you are acquiring the signs from and the number of type of signs you plan to use:**

**Are you planning on staking down a tent? No**

**Tent Details:**

**Additional Comments:**

**We request that barricades are dropped by morning on Fri, Aug 14 near the intersections they will be needed:**

## SECTION C – Food & Beverage

Is your event open to the general public, or is it a private event?

**Public**

If your event is open to the general public, will there be food or beverage sold or provided to the public?

**Yes**

All food vendors, regardless of their status (501c3, etc.) must have a valid Food and Beverage License issued by the Minnesota Department of Health. You, as the applicant, are responsible for verifying that all vendors providing food or beverage during your event have obtained the proper license.

Food and Beverage Licenses can be obtained by contacting the Minnesota Department of Health at: 651-201-4500.

## SECTION D – Outdoor Movies

Does your event include the screening of outdoor movie(s)?

**No**

Publicly screening a movie requires obtaining public performance rights from the rights-holder of the movie. You as the applicant, are responsible for obtaining written documentation of permission to publicly display the film. A copy of the written permission **MUST** be provided to the City of Red Wing prior to receiving approval for your event.

The following website has some great information on how to obtain public performance rights:  
[http://www.prattlibrary.org/locations/sightsandsounds/?id=11096#Vendors with PPR.](http://www.prattlibrary.org/locations/sightsandsounds/?id=11096#Vendors_with_PPR)

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**Public Works Department**

Public Works costs associated with the event:

\*Closed Streets from 1–10 pm on Saturday, August 15: Third Street from East Ave to Bush St

\*No Parking starting 1 pm on Saturday, Aug 15 (see plot plan)

\*Handicapped parking from 3-9 pm on Saturday, Aug 15 in the following by converting parking in front of Sheldon & Library.

**REQUESTING that barricades are dropped by morning on Fri, Aug 14 near the intersections they will be needed:**

**(6) Type I Barricades**

**(2) Type III 8' Barricades**

**(2) Flashers for Barricades**

**(1) No Left Turn**

**(2) No Right Turn**

**(2) Road Closed Signs**

**(6) Handicap Signs**

\* Please have an abundance of street closure signage in advance along 3rd Street

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Working electric boxes at 3rd/Bush Street for sound equipment

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NEED WATER – WILL HAVE WASHING STATION

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(8) refuse and (4) recycling containers for downtown

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Date Reviewed: 5/18/26 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

Public works will drop off barricades Friday afternoon and pickup on Monday morning.

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Public Works Director or designee's signature: Jerry Plein

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**Police Department**

Police Department costs associated with the event:

NO PARKING SIGNS ARE REQUIRED FOR THIS EVENT. \$2.00 PER SIGN PLUS CSO COST OF MAKING, PLACING, AND PICKING UP THE SIGNS AT CSO RATE (\$60/HR).

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Date Reviewed: 5/18/26 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

NO CONCERNS

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Police Chief or designee's signature: Brian Metling

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**Fire Department**

Fire Department costs associated with the event:

None

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Date Reviewed: 05/19/2026 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

A 20 foot wide emergency access road must be maintained at all times on 3<sup>rd</sup> St.

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Fire Chief or designee's signature: Andy Speltz

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**Engineering Department**

Engineering Department costs associated with the event:

None

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Date Reviewed: 05/19/206 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

No concerns

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City Engineer or designee's signature: Ryan Illa

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**Buildings & Grounds**

Buildings & Grounds costs associated with the event:

3 tables, There will be a minimum charge of \$60 for the tables. If the cost of labor to move the Tables to and from the location exceed \$60 all additional costs will be incurred by the applicant

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Date Reviewed: 5/19/26 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

There is no water in this location for public use. Watering Kubota's will be driving through in the Moring to water the flower baskets.

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B&G Supt. or designee's signature: Patrick Ramaker

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3rd Street closed from 1-10 pm on Sat, Aug 15 between East Ave/Bush Street



Long row of standard folding tables and music area



Handicapped Parking from 3-9pm on Sat, Aug 15 - convert all of Jordan Court parking lot



Portables in Jordan Court





City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Jerry Plein, Deputy Director of Public Services  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.L.

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**Title and Purpose**

Motion to Approve Private Use of Public Property (PUPP) Application for the Indigenous Artist Market and Concert.

Red Wing Arts and the Honoring Dakota Project are hosting the 4th Annual Indigenous Artist Market + Concert on Wednesday, July 8, 2026, at Central Park and the Bandshell. This vibrant community event celebrates Indigenous artistry and culture, featuring local and regional Indigenous artists showcasing handmade crafts and artwork, community challenge games, tipi teachings, food trucks, live music by Austin Owen, and an evening concert with Tiana Spotted Thunder. The Indigenous Artist Market and Challenge Games will take place from 2 p.m. to 7 p.m., followed by the evening concert at the Central Park Bandshell beginning at 7 p.m.

**Attachments**

1. Application
2. Plot Plan

**Background**

Red Wing Arts and the Honoring Dakota Project are hosting the 4th Annual Indigenous Artist Market + Concert on Wednesday, July 8, 2026, at Central Park and the Bandshell. This vibrant community event celebrates Indigenous artistry and culture, featuring local and regional Indigenous artists showcasing handmade crafts and artwork, community challenge games, tipi teachings, food trucks, live music by Austin Owen, and an evening concert with Tiana Spotted Thunder.

The Indigenous Artist Market and Challenge Games will take place from 2:00 p.m. to 7:00 p.m., followed by the evening concert at the Central Park Bandshell beginning at 7:00 p.m.

**Discussion**

the East and West sides of East and West Avenues, between West 4<sup>th</sup> Street and West 5<sup>th</sup> Street, for food truck vendors, parked cars, and event attendees. They have also requested that “No Parking” be allowed behind the Bandshell on West 4<sup>th</sup> Street for the sound and band to load in/out and park.

Weather permitting, organizers are also planning to install a tipi on the upper level of Central

Park as part of the event activities.

Organizers have also requested that the Red Wing Police Department provide intentional patrols around Central Park and the surrounding area during the day of the event and overnight into Tuesday evening/Wednesday morning.

### **Financial Plan and Impact**

All costs will be billed to the event Organizer.

### **Alternatives**

1. Motion to Approve Private Use of Public Property (PUPP) Application for the Indigenous Artist Market and Concert.
2. Not approve PUPP application.

### **Recommended Action**

Motion to Approve Private Use of Public Property (PUPP) Application for the Indigenous Artist Market and Concert.



<b>EVENT:</b>	<b>Indigenous Artist Market and Concert</b>
<b>DATE:</b>	<b>7/8/2026</b>
	<b>7/8/2026</b>

**Setup Time:** 9 am

## Application for Private Use of Public Property Events

Please complete the attached application for private use of public property with as much detail and return it to the City Clerk’s Office or the Public Works Office as soon as possible.

Please keep in mind that City Staff will need time to consider your application, and to complete their comments. In some instances, applications need to be approved by the City Council as well as City Staff. Therefore, your application needs to be returned to the City **AT LEAST 30 DAYS PRIOR TO YOUR EVENT/ACTIVITY/PROJECT.**

Applicants making requests for **EVENTS** are asked to complete **Sections A, B, C, and D.**

In the event that food service is a part of your event/activity, you **MUST** contact Minnesota Department of Health for their authorization.

If you have any questions concerning your application, please feel free to contact Public Works at 651-385-3674 (7:00 am to 4:00 p.m.)

\*\*\*\*\*

*(For City Use Only – Routing Information)*

<b>Initial</b>	<b>Date</b>	<b>Routing</b>
<b>SJB</b>	<b>5/18/26</b>	Received from Applicant
<b>SJB</b>	<b>5/18/26</b>	Received by Public Works
<b>JP</b>	<b>5/19/26</b>	Public Works Review Completed
<b>BM</b>	<b>5/20/26</b>	Police Department Review Completed
<b>AJS</b>	<b>05/21/26</b>	Fire Department Review Completed
<b>RLI</b>	<b>05/21/26</b>	Engineering Review Completed
<b>PDR</b>	<b>5/21/26</b>	B&G Review Completed
<b>SJB</b>	<b>5/21/26</b>	Returned to Public Works
<b>MB</b>	<b>6/8/26</b>	Forwarded to Council for Approval

**SECTION A – General Information**

**CITY OF RED WING  
PRIVATE USE OF STREETS, PARKING AREAS & PUBLIC PROPERTY**

Name:	Heather Lawrenz				
Agency:	Red Wing Arts				
Address:	418 Levee Street				
City/State/Zip	Red Wing / MN / 55066				
E-Mail Address	heather@redwingarts.org				
Work Phone:	651-388-7569	Cell:	952-994-1325	FAX:	
Name of Event:	Indigenous Artist Market and Concert				

Date(s) of Event: **7/8/2026 - 7/8/2026**

**Event Times:**

From: 2 pm

To: 9 pm

Expected Attendance: 1000

**Please provide a detailed description what your event entails:**

Red Wing Arts & Honoring Dakota Project present the 4th Annual Indigenous Artist Market + Concert, a vibrant celebration of Indigenous artistry and culture. This special event will feature a diverse array of local and regional Indigenous artists showcasing their crafts, community challenge games, tipi teachings, food trucks, music by Austin Owen, and an evening concert featuring Tiana Spotted Thunder

**Schedule:**

2-7 pm Artist Market + Challenge Games

7 pm Concert with Tiana Spotted Thunder

**Please list the public facilities, parks, streets, or public property you are requesting use of for this event:**

Central Park & Bandshell

On Wednesday, July 8 between 9 am-9 pm we request:

"Parking Allowed" in the one lane closest to Central Park on both sides of the street of East Ave and West Ave, between 4th & 5th Streets, for food truck vendors, parked cars and event attendees.

"No Parking" behind the Bandshell on 4th Street between East and West Avenues for sound and band load in/out and parking.

**What are the General Liability insurance coverage limits of the Applicant?**

Per Occurrence: \$1000000.00

General Aggregate: \$1000000.00

**Who is the insurance agent for the Applicant?**

Name: Musty Barnhart Agency

Address: 910 Main St Suite 202, PO Box 133 Red Wing, MN 55066

Phone: 651-388-7128

On behalf of the Applicant, I hereby certify that all of the foregoing statements are true and accurate to the best of my knowledge. Applicant makes this application in accordance with City Code, Section 7.13. **Applicant acknowledges that, prior to the granting of this permission by the City, Applicant will be required to furnish proof of insurance** with General Liability insurance limits of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate limit (coverage limit requirement may be satisfied by a General Liability policy in combination with an Excess Liability or Umbrella Liability policy). The Applicant's insurance coverage must be primary, written on an "Occurrence" basis and **MUST list the City of Red Wing as an additional insured**. Applicant agrees to defend, indemnify and hold harmless the City and its officials, employees and agents from any liabilities, judgments, losses, costs or charges (including attorneys' fees) incurred by the City as a result of any claim, demand, action or suit relating to any bodily injury (including death), loss, or property damage caused by, arising out of, related to or associated with use of the property by Applicant, its guests or invitees resulting from this application and its use.

I further understand that the City may charge a fee for the use of the public property. In no event will I acquire any rights, title, or interest in the public property whatsoever; and the City may cancel my use of the property any time with or without prior notice to me.

I further understand that in granting this permit the City is not waiving compliance with other ordinances or the requirements to obtain any other permits and, further, that I am responsible for obtaining any other permits required by law from other appropriate governmental entities.

Applicant shall insure that all public property is restored or left in an acceptable condition.

I certify that I have the authority to bind Applicant to the above terms.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

## SECTION B – Event Information

**Do you have any electrical needs?:**     Working electric boxes/outlets in Central Park and Bandshell

**Do you need water service?:**     **No**

**Do you plan on having Portable Toilets?**     **Yes**     (Number)     2

*Organizers are responsible for contacting vendors to arrange for portable bathroom units. The only exception to this is if the event is a City sponsored event as identified in the PUPP Policy. This requires the use of approved vendors under contract with the City.*

**Refuse collection arrangements?**

*(to keep costs down, containers will be delivered to one location. Event organizers may move them to desired locations. All containers must be returned to the delivery location for service and for pick up at end of event)*  
We will provide 2 portables (one handicapped accessible) plus a washing station.

We request an additional 3 refuse and 3 recycling containers in addition to the 2/2 receptacles that are normally in Central Park.

**Do you want any additional picnic tables?**     (Number)     **Yes**     4

**If yes, where do you want the picnic tables placed?**

Please add up to 4 more picnic tables to what's normally there in the park all summer, so that there is a total of 10 picnic tables in the lower area of the park.

**Are you requesting any street closures?**     **Yes**

**If yes, please list street(s) and requested closure times.**  
Central Park & Bandshell

On Wednesday, July 8 between 9 am-9 pm we request:

"Parking Allowed" in the one lane closest to Central Park on both sides of the street of East Ave and West Ave, between 4th & 5th Streets, for food truck vendors, parked cars and event attendees.

"No Parking" behind the Bandshell on 4th Street between East and West Avenues for sound and band load in/out and parking.

**Are you requesting no parking prior to and/or during your event? If yes, please list requested street(s)/time(s) below.** (City ordinance requires that the notice of no-parking restrictions must be posted 20 hours before the no-parking starts. There is a cost for this service and the Police Department will provide this cost information)  
Central Park & Bandshell

On Wednesday, July 8 between 9 am-9 pm we request:

"Parking Allowed" in the one lane closest to Central Park on both sides of the street of East Ave and West Ave, between 4th & 5th Streets, for food truck vendors, parked cars and event attendees.

"No Parking" behind the Bandshell on 4th Street between East and West Avenues for sound and band load in/out and parking.

**What are your plans/requests/needs for assistance with crowd control, traffic control, and onsite emergency personnel/equipment?:** (i.e. Ambulance, fire truck, security, escorts. There is a cost for this service and the Police or Fire Department will provide this cost information)

We request RWPD do some intentional patrolling around the park during the day on Tuesday and overnight around the area where the Tipi is up.

**Cones and barricades are necessary for most major events. They are available for rental from the Public Works department. Event organizers are reminded that if you are renting signs/barricades from the City, you are responsible to pick up, set up, take down and return all signs and barricades necessary for your event. Police Department staff will review the placement to ensure safety and enforceability.**

**Provide Own**

**If renting, please list the number and type of cone / barricade you wish to rent.**

<u>Number</u>	<u>Type</u>	<u>Number</u>	<u>Type</u>
_____	Type 1 – 12’ Barricades	_____	Stop Sign on Stand
_____	Type III – 4’ Barricades	_____	No Left Turn Sign on Stand
_____	Type III – 8’ Barricades	_____	No Right Turn Sign on Stand
_____	Flashers for Barricades	_____	Closed to Thru Traffic Signs
_____	Drums	_____	Road Closed Sign
_____	Reflective Cones	_____	Pedestrian Barricades
_____		_____	
_____		_____	

**If you are providing your own, please list the company you are acquiring the signs from and the number of type of signs you plan to use:**

Red Wing Arts owns cones and the 3 metal "No Parking" signs to place along 4th Street behind the bandshell in the afternoon on the day of the event, and the 6 metal "Parking Allowed" signs that we will place along East & West Ave on the day of the event.

**Are you planning on staking down a tent? No**

**Tent Details:**

**Additional Comments:**

**Events like these unite and celebrate our community. As a city-supported event, we request access to the upper level on Tuesday, July 7 to set up the Tipi ahead of Wednesday’s event – however, this will be weather-dependent. We also request RWPD do some intentional patrolling around the park during the day and overnight Tuesday.**

## SECTION C – Food & Beverage

Is your event open to the general public, or is it a private event?

**Public**

If your event is open to the general public, will there be food or beverage sold or provided to the public?

**Yes**

All food vendors, regardless of their status (501c3, etc.) must have a valid Food and Beverage License issued by the Minnesota Department of Health. You, as the applicant, are responsible for verifying that all vendors providing food or beverage during your event have obtained the proper license.

Food and Beverage Licenses can be obtained by contacting the Minnesota Department of Health at: 651-201-4500.

## SECTION D – Outdoor Movies

Does your event include the screening of outdoor movie(s)?

**No**

Publicly screening a movie requires obtaining public performance rights from the rights-holder of the movie. You as the applicant, are responsible for obtaining written documentation of permission to publicly display the film. A copy of the written permission **MUST** be provided to the City of Red Wing prior to receiving approval for your event.

The following website has some great information on how to obtain public performance rights:  
[http://www.prattlibrary.org/locations/sightsandsounds/?id=11096#Vendors with PPR](http://www.prattlibrary.org/locations/sightsandsounds/?id=11096#Vendors_with_PPR).

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**Public Works Department**

Public Works costs associated with the event:  
Central Park & Bandshell

On Wednesday, July 8 between 9 am-9 pm we request:

"Parking Allowed" in the one lane closest to Central Park on both sides of the street of East Ave and West Ave, between 4th & 5th Streets, for food truck vendors, parked cars and event attendees.

"No Parking" behind the Bandshell on 4th Street between East and West Avenues for sound and band load in/out and parking.

THIS EVENT IS IN CONJUNCTION WITH THE REGULARLY SCHEDULED CONCERT IN THE

PARK. RW ARTS HAS NO PARKING SIGNAGE AND WILL BE POSTING WEST 4<sup>TH</sup> ST.

Due to buried underground utilities staked tents are not allowed in Central Park Any tents must be weighted down.

Working electric boxes/outlets in Central Park and Bandshell

(3) refuse and (3) recycling containers in addition to the 2/2 receptacles that are normally in Central Park.-COSTS ASSOCIATED WITH THIS

4 picnic tables to what's normally there in the park all summer, so that there is a total of 10 picnic tables in the lower area of the park-20\$ PER TABLE, IF THE COST TO MOVE THE TABLES EXCEEDS 80\$, ORGANIZER IS RESPONSIBLE.

**Request RWPD do some intentional patrolling around the park during the day and overnight Tuesday.**

Date Reviewed: 5/19/26 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

I will approve this but am very concerned about having food trucks on the one way street with parking on both sides of the street, and will defer to others.

Public Works Director or designee's signature: Jerry Plein

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**Police Department**

Police Department costs associated with the event:

NO PD COSTS ASSOCIATED WITH THIS EVENT.

THIS EVENT IS IN CONJUNCTION WITH THE REGULARLY SCHEDULED CONCERT IN THE  
PARK. RW ARTS HAS NO PARKING SIGNAGE AND WILL BE POSTING WEST 4<sup>TH</sup> ST.

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Date Reviewed: 5/20/26 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

NO CONCERNS

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Police Chief or designee's signature: Brian Metling

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**Fire Department**

Fire Department costs associated with the event:

None

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Date Reviewed: 05/21/2026 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

No concerns.

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Fire Chief or designee's signature: Andy Speltz

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**Engineering Department**

Engineering Department costs associated with the event:

None

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Date Reviewed: 05/21/2026 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

No concerns

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City Engineer or designee's signature: Ryan Illa

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**Buildings & Grounds**

Buildings & Grounds costs associated with the event:

4 tables, There will be a minimum charge of \$80 for the tables. If the cost of labor to move the  
Tables to and from the location exceed \$80 all additional costs will be incurred by the applicant.

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Date Reviewed: 5/21/26 Recommendation  Approve  Deny

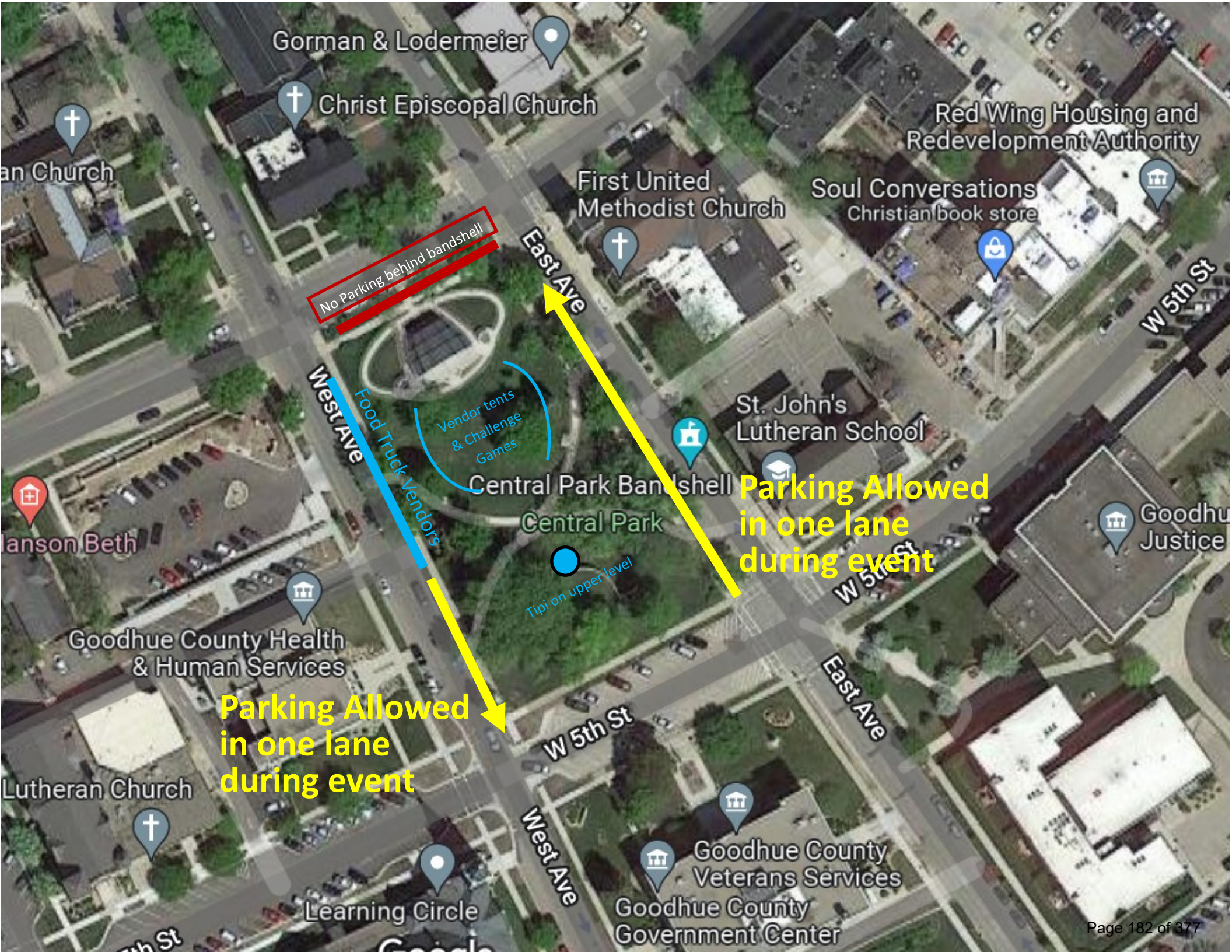
Please list any conditions associated with approval or reasons for staff denial:

Due to buried underground utilities staked tents are not allowed in Central Park  
Any tents must be weighted down.

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B&G Supt. or designee's signature: Patrick Ramaker



Gorman & Lodermeier

Christ Episcopal Church

Red Wing Housing and Redevelopment Authority

First United Methodist Church

Soul Conversations Christianbook store

No Parking behind bandshell

East Ave

West Ave

Food Truck Vendors

Vendor tents & Challenge Games

Central Park Bandshell

St. John's Lutheran School

Parking Allowed in one lane during event

Central Park

Tipi on upper-level

W 5th St

Lanson Beth

Goodhue Justice

Goodhue County Health & Human Services

Parking Allowed in one lane during event

W 5th St

East Ave

Lutheran Church

West Ave

Goodhue County Veterans Services

Goodhue County Government Center

Learning Circle



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Kelsey Prall, Deputy Director, Utilities  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.M.

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### **Title and Purpose**

Actions Related to the Federal Emergency Management Agency Building Resilient Infrastructure and Communities Grant.

Staff is requesting City Council authorization to pursue funding through the Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) Grant program. The request includes reallocating 2026 Capital Improvement Plan (CIP) funds from the Trickling Filter Roof Replacement project to support the preparation of 30% design plans for the Wastewater Treatment Facility Main Lift Improvements, as well as funding for grant application assistance. The action also includes approval of a work order with Bolton & Menk and authorization for staff to apply for approximately \$5.39 million in BRIC grant funding.

1. Motion to Authorize Staff to Apply for the FEMA BRIC Grant for \$5,392,500.
2. Motion to Approve Reallocation of \$32,500 in the 2026 CIP from Trickling Filter Roof Replacement to Preparation of 30% Plans for Wastewater Treatment Facility Main Lift Improvements and Funding Assistance for FEMA BRIC Grant Application.
3. Motion to Approve Work Order with Bolton & Menk.

### **Attachments**

1. Proposal for Professional Services for FEMA BRIC Grant Application and Design from Bolton and Menk
2. Work Order with Bolton and Menk for Grant Application Assistance and Design

### **Background**

The City's 2026 Capital Improvement Program includes \$505,000 for the replacement of the trickling filter roofs at the Wastewater Treatment Facility. This project was identified to address aging infrastructure and maintain operational reliability of the trickling filter process.

In January 2026, the City completed and adopted the Wastewater Treatment Facility Plan, which evaluated the existing facility condition, regulatory requirements, treatment capacity, and long-term infrastructure needs. The facility plan identified the need for significant future capital improvements and upgrades to ensure continued regulatory compliance, operational reliability, and treatment performance.

Earlier this year, the City Council reallocated \$193,600 for preliminary engineering to prepare for the upcoming design phase, which will include a geotechnical evaluation, a site survey, an environmental permitting review, and positioning the City to pursue funding opportunities and regulatory approvals.

The wastewater main lift station is the most critical component of the sewer system, as it is the sole point of entry to the wastewater treatment plant for all the City's wastewater collection. Failure of the lift station contributes to system backups and overloads the wastewater plant. This strains capacity, accelerates deterioration, increases system operational costs, and increases the occurrence of untreated sewage entering the Mississippi River. The lift station is located in Levee Park adjacent to the river, and roadway access is impeded during major flood events, which prevents vehicle and equipment access to the site. The City has lost public access to the facility four times in the last eight years, and more frequently in the last three years. The project has been outlined in a facility plan submitted to the MPCA.

### **Discussion**

During the preliminary engineering phase, the opportunity to apply for the Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities Grant was identified. BRIC is a hazard mitigation program that makes federal funds available to states, U.S. territories, federally recognized Tribal Nations, and local governments for hazard mitigation activities. These activities include upgrading and modernizing the nation's infrastructure against the growing risks to communities and the need for natural hazard risk mitigation activities to promote resilience for natural hazards.

The proposed project includes replacing aging lift station pumps, screening and grit removal equipment, and electrical equipment, as well as overall improvements to structural integrity. The main interceptor sewer lines adjacent to the lift station will also receive cured-in-place pipe lining to reduce inflow and infiltration, which further exacerbates hydraulic overloads at the facility during flooding. It directly addresses this challenge by improving the lift station's ability to operate safely and reliably during periods when physical access is restricted or temporarily unavailable. The project focuses on flood hardening, remote-operation capability, and preventing floodwater intrusion into critical infrastructure.

Specific resiliency improvements include:

1. Upgrades to the control and SCADA systems that allow operators to remotely monitor and operate the lift station during flood events without requiring on-site access for extended periods of time.
2. Installation of systems that allow the building to be remotely sealed during flooding conditions to minimize water intrusion and protect critical electrical and mechanical components.
3. Flood-proof doors and crack sealing/protection measures to reduce the potential for floodwaters entering the structure.
4. Installation of backflow prevention valves on floor drains to prevent floodwaters or surcharged sewer flows from entering the building through drainage systems.
5. Replacement of existing manhole castings and covers with gasketed, O-ring sealed assemblies designed to reduce inflow and floodwater intrusion into the wastewater collection system.

6. Additional bollards and exterior protection measures to reduce the risk of floating debris or flood-related impacts damaging the structure during high-water events.
7. Sewer pipe lining (CIPP) of the large main sewer line entering the lift station.

These improvements significantly increase the facility's ability to remain operational during severe weather and flooding events, even when staff cannot access the site. While no infrastructure project can guarantee uninterrupted physical access in every extreme flood scenario, the proposed upgrades substantially reduce operational vulnerability and improve the City's ability to maintain continuity of wastewater service during emergencies.

The proposed project is not a replacement-in-kind effort. The City is using this project to modernize and harden the wastewater main lift station against current and future flood risks through targeted resiliency upgrades and improved emergency operation capability. Examples of improvements beyond simple replacement include:

1. **Remote Operations and SCADA Improvements:** Existing controls will be upgraded to modern SCADA-integrated systems capable of remote monitoring and operation. These improvements allow operators to have more complete control of wet well levels, equipment status, and system operation remotely during flood events when access to the station may be restricted.
2. **Flood Intrusion Prevention Measures:** The project incorporates several new flood-proofing components that do not currently exist at the facility, including flood-proof doors, crack sealing and structural intrusion protection, remotely sealable building features, and backflow prevention valves on floor drains.
3. **Improved Structural Protection:** Additional bollards and exterior protective features will be installed to reduce the risk of debris impacts and structural damage during flooding events. These measures improve the facility's overall durability and survivability during high-water conditions.
4. **Collection System Resiliency Enhancements:** Existing manhole castings and covers will be replaced with O-ring sealed assemblies designed to minimize floodwater inflow into the collection system. This improvement reduces hydraulic loading on the lift station during flood events and improves overall wastewater system performance.
5. **Enhanced Emergency Resilience:** Rather than restoring the facility to its previous condition, the project improves the station's ability to operate independently and withstand flooding impacts for longer durations with reduced operator intervention.

The grant application package requires that 30% of the design plans be submitted to the state by June 26. Grant award recipients will be notified by early 2027 and have three years to complete their projects.

Any funds spent on the rehabilitation of the existing trickling filters will be sunk costs when the wastewater treatment plant improvements begin, since the treatment process will be replaced. Capitalizing on this grant opportunity ensures the City maintains project momentum and positions itself to proactively address future infrastructure needs. Deferring the trickling filter roof replacement will not adversely impact current facility performance and allows the City to prioritize comprehensive planning efforts.

## **Financial Plan and Impact**

The total estimated budget for the Main Lift Station Rehabilitation Project is \$7,190,000. FEMA BRIC requires a 25% grantee cost share. If awarded the grant request of \$5,392,500, the remaining cost of \$1,797,500 would be spent from the 602 enterprise fund and is included in the 2027 CIP.

The reallocation of CIP funds will reduce CIP project costs for 2026. The remaining \$278,900 will be encumbered and remain in the 602 sewer utility enterprise fund for future plant improvement costs. This will not have a direct impact on sewer rates.

Approval of these action items does not approve the Main Lift Station Rehabilitation project, and does not authorize spending beyond this grant preparation and application. This project was also submitted to Tina Smith and Amy Klobuchar for congressionally directed spending and Finstad's Community Project Funding for \$3,500,000. Finstad has advanced this project through the subcommittee for \$600,000. In the event that all funds are awarded, the requested award amounts would be adjusted so the City still maintains the 25% cost share.

### **Alternatives**

1. Provide staff with additional direction.

### **Recommended Action**

1. Motion to Authorize Staff to Apply for the FEMA BRIC Grant for \$5,392,500.
2. Motion to Approve Reallocation of \$32,500 in the 2026 CIP from Trickling Filter Roof Replacement to Preparation of 30% Plans for Wastewater Treatment Facility Main Lift Improvements and funding assistance for FEMA BRIC grant application.
3. Motion to Approve Work Order with Bolton & Menk.



Real People. Real Solutions.

1960 Premier Drive  
Mankato, MN 56001-5900

Ph: (507) 625-4171  
Fax: (507) 625-4177  
Bolton-Menk.com

VIA EMAIL

May 29, 2026

Kesley Prall, Deputy Director of Utilities  
City of Red Wing  
229 Tyler Road N.  
Red Wing, MN 55066  
[kelsey.prall@redwingmn.gov](mailto:kelsey.prall@redwingmn.gov)

RE: FEMA BRIC Grant Application & Preliminary Design Services  
Main Lift Station & CIPP Lining Improvements  
City of Red Wing, Minnesota

Dear Kelsey,

Bolton & Menk, Inc. ("Consultant") is pleased to submit this proposal for professional services to support the City of Red Wing ("Client") in completing the Federal Emergency Management Agency (FEMA) Building Resilient Infrastructure and Communities (BRIC) grant application and preliminary design services. This letter outlines our understanding of the project, proposed scope of services, and proposed fees for completing the work.

## I. Project Understanding

The City of Red Wing is proposing improvements to their existing Main Lift Station that was originally constructed in 1960 and last received major improvements in 2004. The Main Lift Station is the most critical component of the sewer system as it collects and conveys wastewater from the entire community. This infrastructure is located within the 100-year floodplain and is regularly impacted by flood events, which restricts physical access and creates operational hazards, costs, and increased risk of failure. The proposed project will improve the integrity and resiliency of the lift station, including flood hardening improvements, remote operation capability, and prevention of floodwater intrusion. These improvements will reduce operational vulnerability and improve the City's ability to maintain wastewater service continuity during emergencies.

The City of Red Wing submitted a pre-application to Homeland Security and Emergency Management (HSEM) and was one of six projects in Minnesota selected for submission of a final application to FEMA. The scope of work includes assisting the City with the final grant application and associated preliminary design requirements for putting forth a competitive application.

## II. Scope of Services

The scope of this proposal includes professional services to support completing the FEMA BRIC grant application and preliminary design services. Bolton & Menk, Inc. is currently under contract for preliminary engineering services related to the wastewater treatment improvements, which include 3D scanning, REVIT modeling, and site survey backgrounds of the existing Main Lift Station. The preliminary design services identified in this proposal are supplemental to the ongoing efforts, as required to meet FEMA's minimum threshold of 30 percent design for the grant application. Our project team includes both engineers and funding specialists who have successfully secured and administered a variety of federally funded projects. The proposed scope of services includes the following major tasks and items:

### Task 1 – Grant Application Assistance

The grant application assistance includes the following activities:

- 1) Consultant shall assist the client in completing the technical aspects of the grant application, including the scope of work, schedule, budget, cost-effectiveness and benefit-cost analysis (BCA), environmental and historic preservation review, evaluation, and project impact and benefitting area.
  - a. The environmental and historic preservation review will be completed utilizing the information from the Environmental Information Worksheet (EIW) that was submitted to the Minnesota Pollution Control Agency (MPCA) as part of the Wastewater Facility Plan.
  - b. Consultant shall assist in creating figures for portions of the project sub-application that may require maps and schematics.
- 2) Consultant shall assist the client as needed with communications and meetings with HSEM and FEMA throughout the grant application process.

### Task 2 – Preliminary Design Services

The grant application requires submission of plans and specifications that meet a minimum 30 percent design threshold. Preliminary design services identified in this proposal are supplemental to the ongoing preliminary engineering services, including the following work:

- 1) Preparation of preliminary contract drawings, including:
  - a. Title sheet, legend, and location plan.
  - b. Existing condition and removal plan.
  - c. General notes, details, and typical sections.
  - d. Site topographic & utility backgrounds and improvement callouts.
  - e. Process flow diagram.
  - f. Proposed process improvements.
  - g. General callouts for electrical and mechanical improvements.
- 2) Preparation of preliminary specifications, including:
  - a. Contract documents.
  - b. General and Supplementary Conditions.
  - c. Technical specifications.
- 3) The preliminary contract drawings and specifications shall exceed FEMA's minimum "conceptual design" eligibility criteria, while targeting the "preliminary design" criteria for including major process systems and draft specifications.

### III. Proposed Fees

Bolton & Menk has calculated the time and effort required to complete the proposed scope of services and proposes the following estimated hourly fees. The fees represent approximately 175 total hours of engineering and technical time for performing the scope of services.

TASKS <sup>(1)(2)</sup>	DESCRIPTION	HOURS	TOTAL COST
1	Grant Application Assistance	105	\$20,000
2	Preliminary Design Services	70	\$12,500
<b>TOTALS</b>		<b>175</b>	<b>\$32,500</b>

<sup>(1)</sup> Tasks 1 and 2 are estimated hourly. The fees will not be exceeded without prior authorization by the City.

### IV. Schedule

The grant application process is required to follow a strict schedule as summarized in the following table. Upon submission of the application, we anticipate that FEMA will provide notification of the results in Fall 2026, but this is tentative and subject to change.

DESCRIPTION	SCHEDULE (APPROX.)
Submission of Grant Application to HSEM	July 3, 2026
Submission of Preliminary Design Plans & Specifications to HSEM	July 15, 2026
HSEM Submission of Grant Application & Design Documents to FEMA	July 23, 2026
FEMA Notification of Application Results	Fall 2026 ( <i>tentative</i> )

If this proposal is acceptable to the City of Red Wing, please execute this letter with an authorized signature and return a copy for our records. We appreciate the opportunity to submit this proposal and look forward to working with the City of Red Wing on your wastewater system needs. If you have any questions or comments, please feel free to contact me at 612-750-6505 or via email at [jakeb.pichelmann@bolton-menk.com](mailto:jakeb.pichelmann@bolton-menk.com).

Sincerely,

**Bolton & Menk, Inc.**



**Jake R. Pichelmann, P.E.**  
 Water/Wastewater Practice Leader | Principal

**City of Red Wing, Minnesota**

(Authorized Representative)

(Date)

**WORK ORDER CONTRACT FOR  
FEMA BRIC GRANT APPLICATION & PRELIMINARY DESIGN  
SERVICES FOR THE MAIN LIFT STATION & CIPP LINING  
IMPROVEMENTS**

**CITY OF RED WING  
PROFESSIONAL AND TECHNICAL SERVICES**

This work order contract is between the **City of Red Wing**, 229 Tyler Rd. N, Red Wing, Minnesota, 55066 (hereinafter, the City), and **Bolton and Menk of 12224 Nicollet Ave., Burnsville, MN 55337-1649** (hereinafter, the Contractor). This work order contract is issued under the authority of an executed Master Contract between the two entities effective on November 23<sup>rd</sup>, 2020 and is subject to all provisions of the master contract which is incorporated by reference.

**Work Order Contract**

**1 Term of Contract**

**1.1 Effective date** June 8th, 2026, or the date this Contract is executed by the parties with all signatures obtained, whichever is later. **The Contractor must not begin work under this contract until this contract is fully executed and the Contractor has been notified by the City's Authorized Representative to begin the work.**

**1.2 Expiration date:** March 31<sup>st</sup>, 2027, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

**2 Contractor's Duties**

The Contractor, who is not a City employee, will complete the duties necessary for initial preliminary engineering efforts in preparation for the upcoming design phase, including conducting a geotechnical evaluation of existing subsurface and bedrock conditions, site survey and reality capture of existing conditions, environmental and permitting review, and funding assistance. as outlined in the Contractor's proposal for professional services dated February 13th, 2026, as seen in Exhibit A.

**3 Consideration and Payment**

**3.1 Consideration.** The City will pay for all services performed by the Contractor under this work order contract as follows:

(A) **Compensation.** The Contractor will be paid \$32,500.00 for professional engineering services according to Exhibit A.

(B) **Travel Expenses.** Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Contractor as a result of this work order contract will not exceed \$0.00.

(C) **Total Obligation.** The total obligation of the City for all compensation and reimbursements to the Contractor under this work order contract will not exceed \$32,500.00.

**3.2 Invoices.** The City will promptly pay the Contractor after the Contractor presents an itemized invoice for the services actually performed and the City's Authorized Representative accepts the invoiced services. Invoices must be submitted timely and according to the following schedule: Monthly

**4 Project Managers**

The City's Project Manager is Kelsey Prall, Deputy Director of Utilities. The City's Authorized Representative will certify acceptance on each invoice submitted for payment.

The Contractor's Project Manager is Jake Pichelmann, P.E., Principal Engineer. If the Contractor's Project Manager changes at any time during this work order contract, the Contractor must immediately notify the City.

IN WITNESS WHEREOF, the parties have caused this Contract to be signed on their behalf by the proper officers thereunto duly authorized and their corporate seal to be hereto affixed, the day and year written below.

CITY:

CITY OF RED WING

CONTRACTOR:

BOLTON AND MENK

By: \_\_\_\_\_  
Shawn Blaney, Public Works Director

By: \_\_\_\_\_  
Jake Pichelmann, P.E., Principal Engineer

Date \_\_\_\_\_

Date: \_\_\_\_\_



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Nick Sather, Police Chief  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.N.

---

**Title and Purpose**

Motion to Adopt \* Ordinance No. 235, Fourth Series, Aggressive Panhandling.  
The introduction of Ordinance No. 235 was unanimously approved during the May 26, 2026, City Council meeting. The Council is now asked to approve the second reading of this ordinance.

**Attachments**

None

**Background**

The City of Red Wing has developed a proposed Aggressive Panhandling Ordinance to address increasing concerns related to public safety, community well-being, and access to public spaces. While passive panhandling is protected under the First Amendment, courts have consistently upheld that aggressive panhandling behaviors, such as intimidation, harassment, or coercion, are not constitutionally protected.

The proposed ordinance is carefully structured to respect constitutional rights while addressing behaviors that create fear or disruption within the community. It establishes clear definitions and parameters distinguishing lawful activity from prohibited conduct. This draft ordinance was initially presented to the City Council for feedback and input at the City Council Workshop on Monday, April 27, 2026 and introduced on May 26th.

**Discussion**

- Defining aggressive panhandling behaviors such as:
  - Unwanted physical contact
  - Repeated solicitation after refusal
  - Blocking or following individuals
  - Use of abusive or threatening language
- Prohibiting solicitation in sensitive or high-risk locations, including:
  - Within 15 feet of ATMs or financial institutions

- Public restrooms
- Outdoor dining areas
- Public transportation vehicles and stops
- Approaching vehicles on public streets

### **Financial Plan and Impact**

None. Enforcement will be handled within existing Police Department operations.

### **Alternatives**

**Do Not Adopt the Ordinance:** The City would continue to rely on existing statutes, which may not adequately address aggressive panhandling behaviors or provide clear enforcement guidance.

**Modify the Ordinance:** The Council may direct staff to revise specific provisions, such as location restrictions, enforcement procedures, or penalty structure.

### **Recommended Action**

Staff recommends the council consider passing a Motion to adopt Ordinance No. 235, Fourth Series, Aggressive Panhandling.



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Michelle Leise, Public Information and Engagement Officer  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.O.

---

### **Title and Purpose**

Motion to Adopt \* Resolution No. 8178, Accepting the Donation of Artwork from Red Wing Arts, Designed and Created by Artists Darrell Campbell and Jesse Childs, to be Installed at the Levee Park Circle.

### **Attachments**

1. Artwork In Progress 6-8-26
2. Diagram & Photo of Levee Park Circle
3. Resolution to Accept Donation of Artwork at Levee Park Circle

### **Background**

Red Wing Arts, in partnership with the Honoring Dakota Project, is generously offering to donate a stunning piece of artwork entitled *Welcome Home* to the City of Red Wing. Prairie Island Indian Community's Tribal Historic Preservation Office and the City of Red Wing have been additional partners in this endeavor over the past year. The project was presented to the Arts and Culture Commission in May and received an enthusiastic and unanimous vote of approval to bring this topic to the City Council. At the Council's May 26 meeting, the partners presented this project, and Council unanimously provided its verbal approval for staff to move ahead and bring it to the Council for a formal vote.

This *Welcome Home* monument has been designed by Darrell Campbell, a Dakota artist, elder, and enrolled member of the Prairie Island Indian Community. Darrell's work is rooted in Dakota culture, storytelling, and tradition. As an elder, Darrell brings wisdom and cultural perspective to his art. His work is about building connections between people and places and ensuring that Dakota voices and values remain visible in community spaces. For this *Welcome Home* monument, Darrell integrates Dakota teachings to create an environment that honors and shares the stories of Red Wing, past and present. Jesse Childs has been Darrell's apprentice throughout the project.

An Advisory Committee formed at the beginning of the entire process to help provide context, ideas, and feedback. The committee consisted of local Indigenous residents, including those of the Prairie Island Indian Community, and ranged in age from teens to elders.

The Levee Park Circle is a unique location, specifically designed and built to hold a striking piece of artwork such as this one. The site is a highly visible gathering place for people who travel by boat, train, bike, car, and on foot. It's also where the Dakota lived for many years. The sculpture is designed to welcome all who live, visit, or travel through Red Wing, and to symbolize a special "welcome home" to all who have lived here before and wish to return.

The sculpture consists of four identical steel staffs that evoke the staff of Chief Red Wing and honor the Dakota leader for whom the city is named. Each staff is 8 feet tall and features four scroll elements, one on top of the other. (See attachment.) The scroll design is known as "the Red Wing symbol" in archaeology and appears on many pottery pieces and other iconographic items in this region. Each staff will stand along the periphery of the smaller cement circle at Levee Park, in line with the directions north, south, east, and west. They will stand on a single 2-foot-high cement or limestone disk that can be removed in flood situations. Display signs near the artwork will provide educational information that invites dialogue, reflection, and intercultural learning. Text will also provide background on the artists. A basic diagram is attached that shows how the four staffs will be located in the Levee Park Circle.

To see Darrell and Jesse's craftsmanship up close, one can go to the corner of Plum and West 3rd Streets, across from Liberty's, and view the eagle entitled Wanbdi "Una" Eyapi. (See attachment.) This piece is part of the current sculpture walk.

*How Is The Project Funded?* Red Wing Arts, in partnership with the Honoring Dakota Project, received a Midwest Memory Grant through Forecast for Public Art, supported by the Mellon Foundation. The funds cover the entire project, including the artists' time and materials. Only eight communities in the greater Midwest region received this competitive grant. Red Wing hosted the other seven recipient communities at a kick-off event in January. The Sheldon Theatre hosted the event, which was also attended by the Mayor, City Council President Farrar, City Council Administrator Heineman, and members of the Arts and Culture Commission.

*Collaboration with City:* The Community Development Department and Public Works Department have been engaged in this project and have provided feedback and guidance. Steve Kohn has spoken with the engineers at Kimley-Horn and verified that the Levee Park concrete foundation is strong and secure enough to hold the steel sculpture. Patrick Ramaker is creating a removal plan for the artwork during flood situations, since almost everything in the park is removed during flood events.

*Arts and Culture Commission:* As noted above, the partners presented this project to the Arts and Culture Commission on May 20, 2026, and the commission gave a strong and unanimous vote of approval. It recommends that the City Council accept the artwork donation as a gift to the City of Red Wing at the Levee Park Circle.

*Maintenance:* The sculpture's material is steel so it can withstand harsh outdoor conditions and will naturally form a patina over time. The sculpture is not expected to need maintenance for 10 to 20 years or more, but when any maintenance is required, those funds would come from the City's Municipal Arts Fund, as with the maintenance of other City-owned artworks.

## **Discussion**

If this project receives the Council's approval, the artists would begin creating the sculpture at its full measurement. Red Wing Arts and the Honoring Dakota Project, along with the artists, would continue to work with City staff to get the artwork installed properly.

The monument is planned to be installed at the Levee Park Circle in early to late fall, and a community gathering would follow.

### **Financial Plan and Impact**

There is no financial impact to the City of Red Wing. The monument is funded by a Midwest Memory Grant, secured by Red Wing Arts, in partnership with the Honoring Dakota Project.

### **Alternatives**

- Accept the Donation
- Table the Donation and Request More Information

### **Recommended Action**

Accept the Donation from Red Wing Arts for Artwork Designed and Created by Artists Darrell Campbell and Jesse Children to be Installed at the Levee Park Circle

Artist Darrell Campbell, elder and enrolled member of the Prairie Island Indian Community. The piece “Welcome Home” will be built of steel.



Mock-up of the artwork’s full height, shown two-dimensionally. Each staff will be eight feet tall and sit on a 2-foot tall base.



These photos show one coil. Each of the four staffs consists of four coils stacked on top of each other.



A different sculpture by Darrell and Jessie, entitled Wanbdi “Una” Eyapi, was installed in April at the corner of Plum and West 3<sup>rd</sup> Street as part of the 2026 Sculpture Walk. Below are the artists with the Tribal Council.

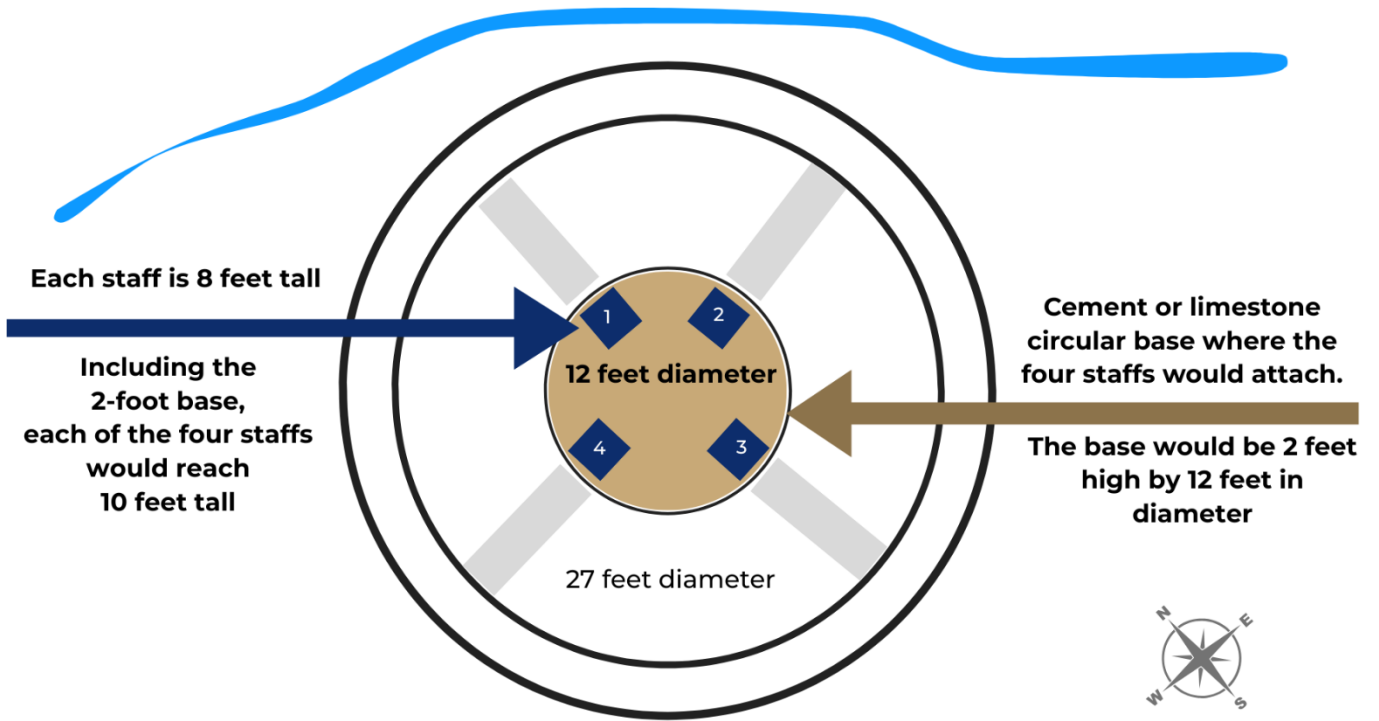


Artists Darrell Campbell (left) and apprentice Jesse Childs (right)



# Basic Diagram of Site

## Mississippi River



## Levee Park Circle



## RESOLUTION NO. 8178

### ***Accepting a Donation from Red Wing Arts for Artwork Designed and Created by Artists Darrell Campbell and Jesse Childs to be Installed at the Levee Park Circle.***

**WHEREAS**, the City of Red Wing (“City”) is generally authorized to accept donations pursuant to Minnesota Statutes section 465.04 for the benefit of the City and its inhabitants upon terms and conditions to be approved by the governing body of the City, to be adopted by resolution of the City Council; and

**WHEREAS**, local Dakota artists Darrell Campbell and Jesse Childs designed and created the artwork entitled *Welcome Home*, built of four tall steel staffs made of scrolls known in archaeology as “the Red Wing symbol” and which also represent the staff of Chief Red Wing, for whom this town is named; and

**WHEREAS**, this sculpture is designed to be welcoming to all who live, visit, or travel through Red Wing, and to symbolize a special “welcome home” to all who have lived here before and wish to return; and

**WHEREAS**, Red Wing Arts, in partnership with the Honoring Dakota Project, secured a competitive Midwest Memory Grant through Forecast for Public Art that pays for all costs related to the sculpture and the artists’ time and materials; and

**WHEREAS**, the Tribal Historic Preservation Office of Prairie Island Indian Community and the City of Red Wing have been additional partners in this process to help guide the project; and

**WHEREAS**, the Community Development Department and Public Works Department have provided additional assistance in the location, installation, and flood removal planning of this permanent artwork; and

**WHEREAS**, Red Wing Arts has generously offered to donate this monument to the City of Red Wing to be installed in the Levee Park Circle, a location that was designed and built for a permanent artwork; and

**WHEREAS**, this project was presented to the Arts and Culture Commission on May 20, 2026, and received unanimous approval to move this forward to the City Council, and the Council provided unanimous verbal approval at its May 26, 2026, meeting during a presentation by all of the project’s partners;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Red Wing hereby accepts the donation of artwork from Red Wing Arts for installation at the Levee Park Circle.

Adopted by the City Council this \_\_\_\_\_th day of June, 2026.

\_\_\_\_\_  
Janie Farrar, Council President

Attest:

\_\_\_\_\_  
Melissa Hill, City Clerk

(seal)

Presented to the Mayor at \_\_\_\_\_ .m. on this \_\_\_\_\_th day of June, 2026.

Approved this \_\_\_\_\_th day of June, 2026.

\_\_\_\_\_  
Gary James locco, Mayor



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Jerry Plein, Deputy Director of Public Services  
Meeting Date: June 8, 2026  
Agenda Item Number: 8.P.

---

### **Title and Purpose**

Motion to Approve Private Use of Public Property (PUPP) Application for a Red Wing Shoe Corporate Event.

Red Wing Shoe Company submitted a Private Use of Public Property (PUPP) application on June 4, 2026, for a corporate event taking place June 5–12, 2026. Organizers are requesting the temporary reservation of 2–3 parking stalls in front of both 314 Main Street (Corporate Offices) and 315 Main Street (Flagship Store) to accommodate shuttle loading and unloading between the two locations. Because the application was submitted one day before the start of the event, staff did not have sufficient time to complete the standard interdepartmental review process required under the City's PUPP policy.

### **Attachments**

1. Application

### **Background**

Red Wing Shoe Company submitted a Private Use of Public Property (PUPP) application on June 4, 2026, for a corporate event taking place June 5–12, 2026. The original request proposed reserving all parking stalls within the 314 and 315 Main Street blocks. After review and discussion with the applicant, staff determined the request was more extensive than necessary and worked with organizers to reduce the impact. The revised request seeks to reserve 2–3 parking stalls in front of both 314 Main Street (Corporate Offices) and 315 Main Street (Flagship Store) to accommodate shuttle loading and unloading between the two locations.

### **Discussion**

City PUPP policy requires applications to be submitted at least 30 days prior to an event to allow sufficient time for review by all affected City departments. Because this application was submitted one day prior to the start of the event, staff did not have adequate time to complete the standard interdepartmental review process. However, staff worked directly with the applicant to substantially reduce the scope of the request and minimize impacts on downtown parking and traffic operations. The requested temporary parking restrictions are limited and intended solely to facilitate shuttle operations between the two event locations.

**Financial Plan and Impact**

All costs will be billed to the event Organizer.

**Alternatives**

1. Motion to Approve Private Use of Public Property (PUPP) Application for a Red Wing Shoe Corporate Event.
2. Not approve PUPP application.

**Recommended Action**

Motion to Approve Private Use of Public Property (PUPP) Application for a Red Wing Shoe Corporate Event.



<b>EVENT:</b>	<b>Christine Noel Johnson</b>
<b>DATE:</b>	<b>6/5/2026</b>

**Setup Time:**

## Application for Private Use of Public Property Events

Please complete the attached application for private use of public property with as much detail and return it to the City Clerk’s Office or the Public Works Office as soon as possible.

Please keep in mind that City Staff will need time to consider your application, and to complete their comments. In some instances, applications need to be approved by the City Council as well as City Staff. Therefore, your application needs to be returned to the City **AT LEAST 30 DAYS PRIOR TO YOUR EVENT/ACTIVITY/PROJECT.**

Applicants making requests for **EVENTS** are asked to complete **Sections A, B, C, and D.**

In the event that food service is a part of your event/activity, you **MUST** contact Minnesota Department of Health for their authorization.

If you have any questions concerning your application, please feel free to contact Public Works at 651-385-3674 (7:00 am to 4:00 p.m.)

\*\*\*\*\*

*(For City Use Only – Routing Information)*

<b>Initial</b>	<b>Date</b>	<b>Routing</b>
<b>MB</b>	<b>6/4/26</b>	Received from Applicant
<b>MB</b>	<b>6/4/26</b>	Received by Public Works
<b>DGO</b>	<b>6/4/26</b>	Public Works Review Completed
		Police Department Review Completed
		Fire Department Review Completed
		Engineering Review Completed
		B&G Review Completed
		Returned to Public Works
		Forwarded to Council for Approval
		Original to City Clerk

## SECTION A – General Information

### CITY OF RED WING PRIVATE USE OF STREETS, PARKING AREAS & PUBLIC PROPERTY

Name:	Chrissie Johnson				
Agency:	Red Wing Shoes				
Address:	314 Main St				
City/State/Zip	Red Wing / MN / 55066				
E-Mail Address	chrissie.johnson@redwingshoes.com				
Work Phone:	7632294552	Cell:		FAX:	
Name of Event:	Christine Noel Johnson				

Date(s) of Event: **6/5/2026 - 6/12/2026**

**Event Times:**

From: 8:00am

To: 8:00pm

Expected Attendance: 100

**Please provide a detailed description what your event entails:**

RWS will be hosting a corporate event through next Friday. Will need the front of 314 Main Street from corner to corner blocked and in front of 315 Main Street.

**Please list the public facilities, parks, streets, or public property you are requesting use of for this event:**

314 Main Street

314 Main Street

**What are the General Liability insurance coverage limits of the Applicant?**

Per Occurrence: \$ \_\_\_\_\_

General Aggregate: \$ \_\_\_\_\_

**Who is the insurance agent for the Applicant?**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

On behalf of the Applicant, I hereby certify that all of the foregoing statements are true and accurate to the best of my knowledge. Applicant makes this application in accordance with City Code, Section 7.13. **Applicant acknowledges that, prior to the granting of this permission by the City, Applicant will be required to furnish proof of insurance** with General Liability insurance limits of at least \$1,000,000 per occurrence and \$2,000,000 general aggregate limit (coverage limit requirement may be satisfied by a General Liability policy in combination with an Excess Liability or Umbrella Liability policy). The Applicant's insurance coverage must be primary, written on an "Occurrence" basis and **MUST list the City of Red Wing as an additional insured**. Applicant agrees to defend, indemnify and hold harmless the City and its officials, employees and agents from any liabilities, judgments, losses, costs or charges (including attorneys' fees) incurred by the City as a result of any claim, demand, action or suit relating to any bodily injury (including death), loss, or property damage caused by, arising out of, related to or associated with use of the property by Applicant, its guests or invitees resulting from this application and its use.

I further understand that the City may charge a fee for the use of the public property. In no event will I acquire any rights, title, or interest in the public property whatsoever; and the City may cancel my use of the property any time with or without prior notice to me.

I further understand that in granting this permit the City is not waiving compliance with other ordinances or the requirements to obtain any other permits and, further, that I am responsible for obtaining any other permits required by law from other appropriate governmental entities.

Applicant shall insure that all public property is restored or left in an acceptable condition.

I certify that I have the authority to bind Applicant to the above terms.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

## SECTION B – Event Information

Do you have any electrical needs?: No

Do you need water service?: **No**

Do you plan on having Portable Toilets? **No** (Number) \_\_\_\_\_

*Organizers are responsible for contacting vendors to arrange for portable bathroom units.*

*The only exception to this is if the event is a City sponsored event as identified in the PUPP Policy. This requires the use of approved vendors under contract with the City.*

**Refuse collection arrangements?**

*(to keep costs down, containers will be delivered to one location. Event organizers may move them to desired locations. All containers must be returned to the delivery location for service and for pick up at end of event)*

Do you want any additional picnic tables? **No** (Number) \_\_\_\_\_

If yes, where do you want the picnic tables placed?

Are you requesting any street closures? **No**

If yes, please list street(s) and requested closure times.

**Are you requesting no parking prior to and/or during your event? If yes, please list requested street(s)/time(s) below.** (City ordinance requires that the notice of no-parking restrictions must be posted 20 hours before the no-parking starts. There is a cost for this service and the Police Department will provide this cost information)

**What are your plans/requests/needs for assistance with crowd control, traffic control, and onsite emergency personnel/equipment?:** (i.e. Ambulance, fire truck, security, escorts. There is a cost for this service and the Police or Fire Department will provide this cost information)

**Cones and barricades are necessary for most major events. They are available for rental from the Public Works department. Event organizers are reminded that if you are renting signs/barricades from the City, you are responsible to pick up, set up, take down and return all signs and barricades necessary for your event. Police Department staff will review the placement to ensure safety and enforceability.**

**Provide Own**

**If renting, please list the number and type of cone / barricade you wish to rent.**

<u>Number</u>	<u>Type</u>	<u>Number</u>	<u>Type</u>
_____	Type 1 – 12’ Barricades	_____	Stop Sign on Stand
_____	Type III – 4’ Barricades	_____	No Left Turn Sign on Stand
_____	Type III – 8’ Barricades	_____	No Right Turn Sign on Stand
_____	Flashers for Barricades	_____	Closed to Thru Traffic Signs
_____	Drums	_____	Road Closed Sign
_____	Reflective Cones	_____	Pedestrian Barricades
_____		_____	
_____		_____	

**If you are providing your own, please list the company you are acquiring the signs from and the number of type of signs you plan to use:**

Cones

**Are you planning on staking down a tent? No**

**Tent Details:**

**Additional Comments:**

## SECTION C – Food & Beverage

Is your event open to the general public, or is it a private event?

**Private**

If your event is open to the general public, will there be food or beverage sold or provided to the public?

All food vendors, regardless of their status (501c3, etc.) must have a valid Food and Beverage License issued by the Minnesota Department of Health. You, as the applicant, are responsible for verifying that all vendors providing food or beverage during your event have obtained the proper license.

Food and Beverage Licenses can be obtained by contacting the Minnesota Department of Health at: 651-201-4500.

## SECTION D – Outdoor Movies

Does your event include the screening of outdoor movie(s)?

**No**

Publicly screening a movie requires obtaining public performance rights from the rights-holder of the movie. You as the applicant, are responsible for obtaining written documentation of permission to publicly display the film. A copy of the written permission **MUST** be provided to the City of Red Wing prior to receiving approval for your event.

The following website has some great information on how to obtain public performance rights: [http://www.prattlibrary.org/locations/sightsandsounds/?id=11096#Vendors with PPR](http://www.prattlibrary.org/locations/sightsandsounds/?id=11096#Vendors_with_PPR).

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**Public Works Department**

Public Works costs associated with the event:

**NO PARKING 314 Main Street from corner to corner blocked and in front of 315 Main Street.**

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Date Reviewed: 6/4/26 Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

After discussing this with the organizer, it was determined that only 3 spaces on the 314 Main Street side and the two spaces in front of 315 Main need to be posted no parking for duration of this event. PW staff suggests that the 3 western most spaces on the 314 side be marked no parking for this event.

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Public Works Director or designee's signature: David Olson

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**Police Department**

Police Department costs associated with the event:

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Date Reviewed: \_\_\_\_\_ Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

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Police Chief or designee's signature: \_\_\_\_\_

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**Fire Department**

Fire Department costs associated with the event:

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Date Reviewed: \_\_\_\_\_ Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

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Fire Chief or designee's signature: \_\_\_\_\_

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**Engineering Department**

Engineering Department costs associated with the event:

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Date Reviewed: \_\_\_\_\_ Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

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City Engineer or designee's signature: \_\_\_\_\_

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**Buildings & Grounds**

Buildings & Grounds costs associated with the event:

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Date Reviewed: \_\_\_\_\_ Recommendation  Approve  Deny

Please list any conditions associated with approval or reasons for staff denial:

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B&G Supt. or designee's signature: \_\_\_\_\_



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Scott Roepke, Trail Manager  
Meeting Date: June 8, 2026  
Agenda Item Number: 9.A.

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### **Title and Purpose**

Actions Related to Cannon Valley Trail Joint Powers Agreement.

1. Consider Motion to Approve Revised Bylaws.
2. Consider Motion to Approve Revised Joint Powers Agreement.

### **Attachments**

1. By-Laws - Revised 2005
2. Goodhue County Attorney - Cannon Valley Trail Bylaws Revision.05.12.2026.SFO
3. Joint Powers Agreement - Revised 2005 - Signed Original
4. Goodhue County Attorney - Cannon Valley Trail Agreement Revision.05.12.2026.SFO

### **Background**

The foundational documents governing the Joint Power Board, the Joint Powers Agreement and Bylaws, were originally established in 1984 and last formally revised in 2005.

### **Discussion**

The JPB approved the creation of a three-member subcommittee to lead the update of the Agreement and Bylaws. The subcommittee met multiple times and collaborated with the administrators of the three local units of government to develop revised drafts of both documents.

Once the subcommittee and administrators reached agreement on the revisions, the documents were forwarded to the Goodhue County Attorney for legal review. The Attorney's revisions were then reviewed and accepted by both the subcommittee and administrators.

The CVT Joint Powers Board then reviewed both the Bylaws and the Joint Powers Agreement and approved them, with minor amendments to the Bylaws, at its most recent meeting. The documents were subsequently returned to the Goodhue County Attorney, who approved the final versions. The three local government administrators also reviewed and approved the documents.

All three parties, the CVT Joint Powers Board, the Goodhue County Attorney, and the three local government administrators, have approved the revised documents. The remaining step is formal approval by the governing bodies of Cannon Falls, Red Wing, and Goodhue County.

**Recommended Action**

To approve the revisions of the 2026 Joint Powers Board Bylaws and Agreement.

# BY-LAWS OF CANNON VALLEY TRAIL JOINT POWERS BOARD

## (Revised May 24, 2005)

### Section 1. Purpose.

The purpose of the Cannon Valley Trail Joint Powers Board shall be to develop, operate, manage, and maintain a recreational trail for biking, hiking, inline skating, cross country skiing and other similar activities on the abandoned Chicago NorthWestern (CNW) railroad right of way between Red Wing and Cannon Falls and on such land adjacent to the right of way which the Board may acquire. No motorized vehicles shall be allowed except for emergency vehicles, maintenance vehicles, and vehicles allowed by special permit of the Board. The Board may, with the concurrence of all three units of government, change the uses on the trail.

### Section 2. Organization.

(a) **Membership.** The Board shall consist of nine members with three representatives appointed by each unit of government. The Board shall be made up of at least one elected member from the Goodhue County Board of Commissioners, the Red Wing City Council and the Cannon Falls City Council. The Goodhue County Board of Commissioners, the Red Wing City Council and the Cannon Falls City Council shall each appoint at least one citizen member. Each unit of government shall fill vacancies consistent with their existing procedures on appointments.

(b) **Terms of Office.** Each member shall serve a one year term, starting from the fourth Tuesday in March of a given year, except insofar as a March starting date for a term of office would be inconsistent with elective terms of elected members or procedures of appointment of the units of governments. Each citizen member may serve a maximum of six consecutive terms of one year; board members may be reappointed to additional terms. Citizen members shall serve until a successor is named; members who are elected officials shall serve until a successor is named, unless their terms as elected officials are expired.

The Board shall give a unit of government notice if a representative of that unit has missed three consecutive meetings with no excuse; after a member has missed four consecutive meetings with no excuse, he/she shall be removed from the Board and the unit of government which he represented shall appoint a replacement.

(c) **Officers.** There shall be a chairperson, a vice chairperson, and a secretary-treasurer. The terms of office shall be one fiscal year of the Board, from annual meeting to annual meeting or until successors are elected.

(d) **Duties of Officers.** The chairperson shall call meetings, preside over meetings, appoint committees and serve as an ex-officio member thereof, and give an annual report. The vice-chairperson shall become chairperson and serve out the chairperson's term if the chairperson resigns or is unable to serve. The vice-chairperson shall also preside over meetings in the chairperson's absence. The secretary/treasurer shall keep minutes of all meetings, shall have responsibility for the assets of the Board and its income and expenditures, and shall present an annual financial report at the annual meeting, and shall deposit a copy of all official records with the Goodhue County Auditor and maintain all official records for the Board.

(e) **Financial Agent.** The Board shall designate one of the units of government to act as the financial agent of the Board with a term of a minimum of two years.

(f) **Voting.** Each member of the Board shall have one vote.

(g) **Quorum.** A quorum shall be five members, with at least one representative from each unit of government. A majority of a quorum may take action.

(h) Meetings. There shall be periodic meetings of the Board that will be regularly scheduled. At the annual meeting, the Board will decide on a given night each month for the periodic meetings. The location of meetings shall be held at Welch, Red Wing or Cannon Falls. Before a meeting is held, an agenda must be mailed out to Board members and to the media at least five days in advance of meetings. The chairperson may call special meetings by giving five days written notice to all Board members and the media.

(i) Committees. There shall be the following standing committees: Financial, Maintenance, Rules of the trail and Public Relations. The Chairperson shall make committee appointments at the annual meeting and shall appoint a chairperson for each committee. The chairperson may appoint committees as he/she sees fit.

(j) Annual meeting. The Board shall hold an annual meeting on the fourth Tuesday in March of each year at which time it shall elect officers, establish a meeting schedule, appoint a financial agent, and handle other necessary business. The chairperson shall give his/her annual report and shall make committee appointments. The secretary/ treasurer shall give his/her annual report.

(k) Advisory committees. The Board shall have the authority to appoint advisory committees as the Board sees fit, and the Board shall have the authority to hold public meetings and hearings as it sees fit.

(l) Emergency meetings. The Board may hold emergency meetings. The Chairperson shall arrange such meetings by telephone call to the Board members, media and staff during normal business hours. The Chairperson shall state the nature of the emergency meeting, the time and the place of the meeting.

(m) The Board shall adopt an annual budget as of the fourth Tuesday in September of each year and then present the budget to the Goodhue County Board of Commissioners, the Red Wing City Council and the Cannon Falls City Council

(n) Equal opportunity employer. The Board shall be an equal opportunity employer.

The Cannon Valley Trail Joint Powers Board with consent of the City of Red Wing, City of Cannon Falls and Goodhue County, has approved the revision of the By-laws of the Cannon Valley Trail Joint Powers Board on May 24, 2005.

City of Red Wing:	<u>Donna Summer</u> (Mayor)	<u>6/13/05</u> (Date)
	<u>D. Kay Kuhlmann</u> (City Administer)	<u>6/14/05</u> (Date)
City of Cannon Falls:	<u>Dymonty</u> (Mayor)	<u>6/16/05</u> (Date)
	<u>Kathleen Smith</u> (City Administer)	<u>        </u> (Date)
Goodhue County:	<u>Paul B...</u> (Board Chairman)	<u>        </u> (Date)
	<u>        </u> (County Administer)	<u>        </u> (Date)

# CANNON VALLEY TRAIL JOINT POWERS BOARD BYLAWS

Revised 5-12-2026

## Section 1. Purpose.

The purpose of the Cannon Valley Trail Joint Powers Board (the "Board") oversees land acquisition, development, management, and maintenance of a recreational trail located on the former Chicago and North Western (CNW) railroad right-of-way between Red Wing and Cannon Falls, including any subsequently acquired adjacent lands. Matters regarding land acquisition shall be brought before the Joint Powers Board and Goodhue County, as the underlying property owner. The trail is designated for biking (including Class 1 and 2 e-bikes per MN Statute 169.222), hiking, inline skating, cross-country skiing, and similar non-motorized activities. Motorized vehicles are prohibited, with exceptions for emergency and maintenance vehicles, e-bikes, or those authorized by a special permit from the Trail Manager. Any changes to permitted trail uses require the unanimous concurrence of all three-member government units.

## Section 2. Organization.

(a) Membership. The Board shall consist of nine members with three representatives appointed by each unit of government representing the Goodhue County Board of Commissioners, the Red Wing City Council and the Cannon Falls City Council. Each unit of government shall appoint two elected Board members and one citizen Board member. Each unit of government shall fill vacancies consistent with their existing procedures on appointments.

(b) Terms of Office. The term of board members shall be for one year and until a successor is duly appointed; however, a member so appointed shall serve at the pleasure of that member's appointing unit of government. There shall be no limit on the number of terms a member may serve. A member may be removed from office at any time upon a two-third (2/3) affirmative vote of the entire Board. Upon such removal, the unit of government formerly represented by said member shall appoint a replacement to fill the vacancy.

(c) Alternates. Each appointing unit of government may designate an alternate who shall be authorized to act in the absence of the member.

(d) Officers. There shall be a Chairperson, a Vice Chairperson, and a Secretary-Treasurer. The terms of office shall be one fiscal year of the Board, from annual meeting to annual meeting or until successors are elected.

(e) Duties of Officers. The Chairperson shall call meetings, preside over meetings and appoint committees upon approval of the Board. The Vice-Chairperson shall become Chairperson and serve out the Chairperson's term if the Chairperson resigns or is unable to serve. The Vice Chairperson shall preside over meetings in the Chairperson's absence. The Secretary/Treasurer shall have general charge of the finances of the Board, including its income and expenditures. The Chairperson, Vice Chairperson and Secretary/Treasurer shall serve as the 'executive committee'.

(f) Voting. Each member of the Board shall have one vote. All voting shall be by the Chairperson calling for a voice vote on the question. A roll call vote may be taken upon the determination of the Chairperson or demand of one or more Board members.

(g) Quorum. A quorum for the transaction of business of the Board shall be the majority of the current board members. Unless a greater number is required by law or other

rules or policies adopted by the Board, a majority of a quorum may act at meetings. No voting shall be done by proxy.

(h) Meetings. Regular Meetings: The Board shall hold regularly scheduled periodic meetings. Minutes shall be kept of all meetings. At each annual meeting, the Board shall establish the date and time for these monthly sessions. Meetings may be held in Welch, Red Wing, Cannon Falls, or via virtual platform. The Cannon Valley Trail Joint Powers Board shall comply with the Minnesota Open Meeting Law (MN Statute 13D). Special Meetings: All meetings with follow State Statue with regard to special, emergency and closed meetings.

(i) Annual meeting. The annual organizational meeting shall be the first meeting of the calendar year at which time the board shall elect officers, establish a meeting schedule and handle other necessary business.

(j) The Board shall have the authority to appoint an advisory committee, and it may conduct public input meetings on trail operation.

(k) Emergency meetings. The Board may hold emergency meetings. The Chairperson shall arrange such a meeting by telephone call or email to the Board members and staff. The Chairperson shall state the subject of the emergency meeting, the time and place of the meeting.

(l) Annual budget. The Board shall have an annual budget to be adopted by the Board prior to the start of its fiscal year operations.

(m) Equal opportunity employer. The Board shall be an equal opportunity employer.

(n) Bylaws and Amendments. The Board shall file a copy of the Bylaws with the Clerk or Auditor of each participating unit of government. Upon a 2/3-majority vote of the entire Board, the Board may amend or modify these Bylaws.

In the event of a Bylaws modification or amendment, the Board shall provide formal notice and a designated comment period to all three participating units of government prior to final adoption. Following any approved changes, the Clerk or Auditor of each participating unit of government shall record a copy of all resolutions approving amendments to the original document.

The Cannon Valley Trail Joint Powers Board adopts these revised Bylaws of the Cannon Valley Trail Joint Powers Board on \_\_\_\_\_.

**Cannon Valley Trail Joint Powers Chair:**

\_\_\_\_\_  
(Signature) (Date)

**Cannon Valley Trail Joint Powers Sectry/Treasurer**

\_\_\_\_\_  
(Signature) (Date)

CANNON VALLEY TRAIL JOINT POWERS AGREEMENT  
(Revised May 24, 2005)

Section I. Authority

Minnesota State Statute 471.59 authorizes units of local government to form Joint Powers Boards to jointly do programs or activities which could not be done individually. Therefore, Goodhue County, the City of Red Wing and the City of Cannon Falls hereby form a Joint Powers Board of the Cannon Valley Trail.

Section II. Name

The name of the organization shall be the Cannon Valley Trail Joint Powers Board.

Section III. Purpose

The purpose of the Cannon Valley Trail Joint Powers Board shall be to develop, operate, manage, and maintain a recreational trail for biking, hiking, inline skating, cross country skiing and other similar activities on the abandoned Chicago North Western (CNW) railroad right-of-way between Red Wing and Cannon Falls and on such land adjacent to the right-of-way which the Board may acquire. No motorized vehicles shall be allowed except for emergency vehicles, maintenance vehicles and vehicles allowed by special permit of the Board. The Board may, with the concurrence of all three units of government, change the uses on the trail. **Attached hereto and made part thereof is a map of the trail.**

Section IV. Organization

(A) Membership. The Board shall consist of nine members with three representatives appointed by each unit of government. The Board shall be made up of at least one elected member from the Goodhue County Board, the Red Wing City Council, and the Cannon Falls City Council. In addition, the Goodhue County Board, the Red Wing City Council, and the Cannon Falls City Council shall each appoint at least one citizen member. Each unit of government shall fill vacancies consistent with their existing procedure on appointments.

(B) Terms of Office. The terms of office of elected officials shall be consistent with their elective terms. Each citizen member shall serve a one-year term, with a maximum of six consecutive terms of service. Board members may be re-appointed to additional terms. Appointed Board members shall serve until a successor is named.

The Board shall give the affected unit of government notice if one or more of that unit's representatives on the Board have missed three or more consecutive meetings.

(C) Officers. There shall be a chairperson, a vice chairperson, and a secretary-treasurer. The terms of office shall be one fiscal year of the Board, from annual meeting to annual meeting until successors are elected.

(D) Duties of Officers. The chairperson shall preside over meetings, appoint committees, serve as an ex-officio member thereof and give an annual report. The vice chairperson shall preside over meetings in the absence of the chairperson. The secretary/treasurer shall have responsibility for the assets, income and expenditures of the Board. The Board shall designate one of the units of government party to this agreement to act as the financial agent for the Board for a minimum two year term. The Board may designate other units as the financial agent on a "take-turn" basis.

(E) Voting. Each member of the Board shall have one vote.

(F) Quorum. A quorum shall be five members, with at least one representative from each unit of government. A majority of a quorum may take action.

(G) Meetings. There shall be periodic meetings of the Board with time and place of meetings to be decided by the Board. The chairperson may call special meetings by giving five days written notice to all Board members and the media. All Board meetings shall be open to the public.

(H) By-laws. The Board shall adopt a set of By-laws, consistent with this agreement. The three units of government have approved the By-laws. The By-laws shall be filed with the Clerk or Auditor of each unit of government.

#### Section V. Duties and Responsibilities of the Board

(A) Expenditures and Contract for Services. The Board shall have the power to contract for services with any unit of government, corporation, partnership or individual. The Board shall abide by expenditure and contract limits established for any public body by Minnesota State Statute regarding bidding, purchasing, and leasing materials or services.

(B) Funds. The Board shall have the power to accept and disburse funds and to apply for state and federal funds. The Board may accept donations, however, the three units of government shall first approve each donation which has conditions or monetary obligations

(C) Annual Meeting. The Board shall hold an annual meeting on the fourth Tuesday in March of each year at which time it shall elect officers, establish a meeting schedule and appoint a financial agent.

(D) Annual Report. An annual report shall be submitted to all three units of government on the fourth Tuesday in March of each year of operation.

(E) The Board shall have the authority to appoint advisory committees and conduct such public hearings and meetings as are necessary to provide full public participation in the development, planning and operation of the trail.

(F) Emergency Meetings. The Board may hold emergency meetings. The Chairperson shall arrange such a meeting by telephone call to the Board members, media and staff during normal business hours. The Chairperson shall state the nature of the emergency meeting, the time and place of the meeting.

(G) The Board shall adopt an annual budget as of the fourth Tuesday in September of each year and then present the budget to Goodhue County, the City of Red Wing and the City of Cannon Falls to approve the budget.

(H) The Board shall be an equal opportunity employer.

#### Section VI. Supervision of the Trail

The Board shall have the responsibility to supervise the trail in accordance with ordinances adopted by the City of Red Wing, City of Cannon Falls and Goodhue County. The Red Wing Police Department, the Cannon Falls Police Department and the Goodhue County Sheriff's Department will enforce the ordinances that have been adopted.

The Board may grant easements provided that the general purposes, safety or aesthetics of the trail are not impaired.

#### Section VII. Financing

The Board's funding cycle will be January through December. Goodhue County, the City of Red Wing and the City of Cannon Falls shall have on-going responsibility for providing funds

for the operation and maintenance of the trail. The annual amount of this funding shall be proposed by the Joint Powers Board and considered for approval by each unit of government unless circumstances would merit a different breakdown of the funding from a unit of government. The standard share of each unit of government will be as follows:

Goodhue County	49 percent
City of Red Wing	34 percent
City of Cannon Falls	17 percent

The Board may recommend to the three units of government different percentages of the total expenses every three years after the revision of this agreement.

The Board may establish a fee structure and may charge fees for services.

#### Section VIII. Staffing

(A) The Board may hire or contract for services to administer the trail development, maintenance and operation and to have such other responsibilities as the Board may assign.

(B) Goodhue County, the City of Red Wing and the City of Cannon Falls may make staff available to assist the Board.

(C) The Board may reimburse a unit of government for the use of its staff.

#### Section IX. Amendments

Upon a 2/3-majority vote of the entire Board, the Board may forward a recommendation for specific changes in the Joint Powers Agreement to the three units of government. The Board may only discuss or decide upon amendments to the Joint Powers Agreement after giving formal public notice in its agenda and meeting notice that such an item will be discussed or decided upon.

Amendments to this Joint Powers Agreement must be approved by each of the three units of government represented by the Board and shall be approved in a resolution by the Goodhue County Board, the Red Wing City Council and the Cannon Falls City Council prior to final approval by the Joint Powers Board. The County Auditor shall record in the County Recorder's records, a copy of all resolutions approving amendments to the original document.

#### Section X. Dissolution

The Board may recommend its dissolution to Goodhue County, the City of Red Wing, and the City of Cannon Falls, and upon the approval of all three units of government, the Board may dissolve. At the same time as the dissolution recommendation, the Board shall recommend to the three units of government where and how the assets of the Board would be distributed. The three units of government shall then decide upon the dissolution and asset division recommendations.

A unit of government may withdraw from the Joint Powers Agreement. To withdraw, a unit of government must file written notice of the unit's intent to withdraw with the County Auditor and the Cannon Valley Trail Joint Powers Board. The withdrawal shall take effect three years after the Board receives written notice. During the three-year notice period, the withdrawal unit shall retain its full membership on the Board and its full budgetary responsibility.

#### Section XI. Adoption

This document becomes effective 10 days after a resolution of approval has been received by the Goodhue County Auditor from each of the three participating units of government. The

Auditor shall record in the County Record's records the revised Joint Powers Agreement and a copy of all resolutions approving the document.

The Cannon Valley Trail Joint Powers Board with consent of the City of Red Wing, City of Cannon Falls and Goodhue County, has approved the revision of the Cannon Valley Trail Joint Powers Agreement on May 24, 2005

City of Red Wing: \_\_\_\_\_ Donna Summer 6/13/05  
(Mayor) (Date)

\_\_\_\_\_ W. Kay Kerpelman 6/14/05  
(City Administrator) (Date)

City of Cannon Falls: \_\_\_\_\_ Lynn By 6/16/05  
(Mayor) (Date)

\_\_\_\_\_ Katha Maki  
(City Administrator) (Date)

Goodhue County: \_\_\_\_\_ [Signature]  
(Board Chairman) (Date)

\_\_\_\_\_ [Signature]  
(County Administrator) (Date)

# CANNON VALLEY TRAIL JOINT POWERS BOARD AGREEMENT

Revised 5-12-2026

## Section I. Authority

Minnesota State Statute 471.59 authorizes units of local government to form Joint Powers Boards to jointly do programs or activities which could not be done individually. Therefore, Goodhue County, the City of Red Wing, and the City of Cannon Falls, collectively and individually referred to herein as "unit(s) of government", hereby form a Joint Powers Board of the Cannon Valley Trail.

## Section II. Name

The name of the organization shall be the Cannon Valley Trail Joint Powers Board.

## Section III. Purpose

The Cannon Valley Trail Joint Powers Board oversees land acquisition, development, management, and maintenance of a recreational trail located on the former Chicago and North Western (CNW) railroad right-of-way between Red Wing and Cannon Falls, including any subsequently acquired adjacent lands. Matters regarding land acquisition shall be brought before the Joint Powers Board and Goodhue County, as the underlying property owner.

The trail is designated for biking (including Class 1 and 2 e-bikes per MN Statute 169.222), hiking, inline skating, cross-country skiing, and similar non-motorized activities. Motorized vehicles are prohibited, with exceptions for emergency and maintenance vehicles, e-bikes, or those authorized by a special permit from the Trail Manager. Any changes to permitted trail uses require the unanimous concurrence of all three-member government units. A map of the trail is provided in Addendum (A).

## Section IV. Governance

(A) Membership. The Board shall consist of nine members with three representatives appointed by each unit of government representing the Goodhue County Board of Commissioners, the Red Wing City Council and the Cannon Falls City Council. Each unit of government shall appoint two elected Board members and one citizen Board member. Each unit of government shall fill vacancies consistent with their existing procedures on appointments.

(B) Local Unit of Government Responsibilities. Land ownership will be with Goodhue County; financial agent will be the City of Red Wing and Human Resources will be with City of Cannon Falls.

(C) By-laws. The Board shall adopt a set of By-laws consistent with this agreement, which shall be filed with the Clerk or Auditor of each unit of government. In the event that the By-laws are modified or amended, the Board shall provide formal notice and a comment period of such changes to all three participating units of government.

## Section V. Duties and Responsibilities of the Board

(A) General Powers. The Board is authorized to exercise such authority and powers common to the participating units of government as is necessary and proper to fulfill its purposes and perform its duties. Such authority shall include the specific powers enumerated in this Agreement or in the bylaws.

(B) Expenditures and Contract for Services. The Board shall have the power to contract for services with any unit of government, corporation, partnership or individual. The Board shall abide by expenditure and contract limits established for

any public body by Minnesota State Statute regarding bidding, purchasing, and leasing materials or services.

(C) Funds. The Board shall have the power to accept and disburse funds, incur debt, and to accept donations or monetary obligations without the prior approval of the three units of government. The Board may apply for, accept, and disburse state and federal funds.

(D) Annual Meeting. The Board shall hold an annual meeting at the first meeting of each calendar year at which time it shall elect officers, establish a meeting schedule and handle other necessary business. The Annual Meeting shall take place no later than March 31<sup>st</sup> of each calendar year.

(E) Annual Report. An annual report shall be submitted to all three units of government within 30 days of the fiscal agent annual audit.

(F) The Board shall have the authority to appoint advisory committees and conduct such public hearings and meetings as are necessary to provide full public participation in the development, planning and operation of the trail.

(G) Emergency Meetings. The Board may hold emergency meetings. The Chairperson shall arrange such a meeting by telephone call or email to the Board members, media, and staff during normal business hours. The Chairperson shall state the nature of the emergency meeting, the time and place of the meeting.

(H) The Board shall have an annual budget to be adopted by the Board prior to the start of its fiscal year operations.

(I) The Board shall be an equal opportunity employer.

#### Section VI. Supervision of the Trail

The Board shall have the responsibility to supervise the trail. The Board shall adopt ordinances governing the trail, and these ordinances must then be adopted by the City of Red Wing, the City of Cannon Falls, and Goodhue County. The Red Wing Police Department, the Cannon Falls Police Department, Goodhue County Sheriff's Department and the State of Minnesota will enforce the adopted ordinances. The Board may grant easements, provided that the general purposes, safety, or aesthetics of the trail are not impaired.

#### Section VII. Financing

The Board's funding cycle will be from January 1 through December 31. Goodhue County, the City of Red Wing, and the City of Cannon Falls shall have on-going responsibility for providing funds for the operation and maintenance of the trail. The annual amount of this funding shall be proposed by the Joint Powers Board and considered for approval by each unit of government. The standard formula for each unit of government will be based on population unless circumstances merit a different breakdown of the funding from a unit of government. The Cities of Red Wing and Cannon Falls will each add a 10% adjustment to their total population base rate and Goodhue County will deduct 20% from their total base population rate. The 2026 rate is as follows:

Goodhue County	49 percent
City of Red Wing	34 percent
City of Cannon Falls	17 percent

The funding formula may be revised after the next census, and then approximately every ten years thereafter to coincide with future censuses. An example of the funding percentages can be found in Addendum (B).

The Cannon Valley Trail Joint Powers Board may establish a fee structure and may charge fees for services.

If a specific unit of government—Goodhue County, Red Wing, or Cannon Falls—provides capital services for trail improvements, the Board may reimburse that unit for those costs. These reimbursements ensure that the specific expenses for building or upgrading the trail are shared by the Board rather than being paid for by only one city or the county.

#### Section VIII. Staffing

(A) The Board may hire or contract for services to administer the trail development, maintenance, and operation and to have such other responsibilities as the Board may assign.

(B) Goodhue County, the City of Red Wing, and the City of Cannon Falls may make staff available to assist the Board.

(C) The Board may reimburse a unit of government for the use of its staff.

#### Section IX. Amendments

Upon a 2/3-majority vote of the entire Board, the Board may forward a recommendation for specific changes in the Joint Powers Agreement to the three units of government. The Board may only discuss or decide upon amendments to the Joint Powers Agreement after giving formal public notice on its agenda and meeting notice that such an item will be discussed or decided upon. Amendments to this Joint Powers Agreement must be approved by each of the three units of government represented by the Board and shall be approved in a resolution by the Goodhue County Board, the Red Wing City Council, and the Cannon Falls City Council prior to final approval by the Joint Powers Board. The County Auditor shall record in the County Recorder's records a copy of all resolutions approving amendments to the original document.

#### Section X. Indemnification and Hold Harmless

(A) Applicability: The Cannon Valley Trail Joint Powers Board is a separate public entity. The participating units of government have transferred all control and responsibility for actions taken under this Agreement to the Board. The Board must follow all Minnesota laws and is protected by the liability limits found in Minnesota State Statute 466. The Board shall maintain comprehensive insurance coverage for all operational risks, including general, professional, property, fleet, personnel, directors and officers, and emerging liabilities.

(B) Indemnification and Hold Harmless: The Cannon Valley Trail Joint Powers Board shall fully defend, indemnify and hold harmless the participating units of government against all claims, losses, liability, suits, judgements, (including attorney fees) incurred by reason of the action or inaction of the Board and/or its employees or agents. By providing this protection, the participating units of government are not waiving any limitations on liability provided under Minnesota Statute, Sections 471.59 and 466.04.

(C) Pursuant to Minn. Stat. 471.59, none of the participating units of government shall be responsible for the acts or omissions of the other participating entities. For purposes of determining total liability for damages, the participating units of government and the joint board are considered one unit of government and the total liability for the participating units of government and the joint board shall not exceed the limits on governmental liability for a single governmental unit as specified in Minnesota Statute 466.04

(D) Nothing in this agreement shall be interpreted as a waiver by the Joint Powers Board or the participating units of government, of any rights or immunities available to them under any applicable state or federal law or rule.

#### Section XI. Term and Dissolution

This Agreement shall commence upon execution and will remain in effect until all parties mutually agree to dissolve.

The Board may recommend its dissolution to Goodhue County, the City of Red Wing, and the City of Cannon Falls, and upon the approval of all three units of government, the Board may dissolve. At the same time as the dissolution recommendation, the Board shall recommend to the three units of government where and how the assets of the Board would be distributed. The three units of government shall then decide upon the dissolution and asset division recommendations.

A unit of government may withdraw from the Joint Powers Agreement by filing written notice of its intent with the County Auditor and the Cannon Valley Trail Joint Powers Board. To be considered for the upcoming fiscal cycle, notice must be received no later than June 1st. The withdrawal shall take effect after three complete budget cycles following the receipt of notice. During this period, the withdrawing unit shall retain full membership on the Board and full budgetary responsibility. The withdrawing unit shall remain liable for financial obligations or exit costs related to its proportional share of any grants or shared commitments agreed upon prior to the notice of withdrawal.

#### Section XII. Adoption

This document becomes effective 10 days after a resolution of approval has been received by the Goodhue County Auditor from each of the three participating units of government. The Auditor shall record in the County Record's records the revised Joint Powers Agreement and a copy of all resolutions approving the document.

Upon adoption, this agreement shall supersede previous versions of the Cannon Valley Trail Joint Powers Agreement.

**IN WITNESS WHEREOF**, and upon the recommendation of the Cannon Valley Trail Joint Powers Board, the participating units of government have caused this agreement to be executed by the persons authorized to act for their respective units of government on the date shown below.

**City of Red Wing:**

\_\_\_\_\_  
(Mayor) (Date)

\_\_\_\_\_  
(City Administrator) (Date)

**City of Cannon Falls:**

\_\_\_\_\_  
(Mayor) (Date)

\_\_\_\_\_  
(City Administrator) (Date)

**Goodhue County:**

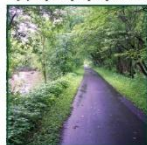
\_\_\_\_\_  
(Board Chairman) (Date)

\_\_\_\_\_  
(County Administrator) (Date)

## Addendum (A)

### What to Expect

The Cannon Valley Trail runs through diverse and spectacular scenery on a former Chicago Great Western Railroad line, connecting the cities of Cannon Falls, Welch, and Red Wing. Hikers, bicyclers, in-line skaters, and cross country skiers enjoy a quiet, people-powered experience. Motorized vehicles and pets are not allowed.



In 1983, when the railroad announced its intention of abandonment, private citizens realized the recreational potential of the line.

With the assistance of the Minnesota Parks Foundation, they purchased the right-of way with donated funds. They then convinced Cannon Falls, Red Wing, and Goodhue County to manage this rail-trail project with a Joint Powers Board. The nine person Board is comprised of three members from each unit of government. State and Federal grants, and donations, provided funds for development. The Trail was dedicated May 31, 1986, and the asphalt surfacing completed in 1992.

Paralleling the Cannon River, the Trail offers glimpses and panoramas of the valley and descends 115 feet in elevation from Cannon Falls to Red Wing. From overhanging cliffs to views of extensive wetland complexes, nature's seasonal changes are vividly displayed. The trail is open year round.



### Wheel Pass Required

Daily and Seasonal Wheel Passes are required:

- April 1 - October 31
- For all bicycles, in line skates, skate boards or similar non-motorized wheeled recreational devices
- Aged 18 and older

**Exemptions:**

- Pedestrians
- Wheelchair users
- Strollers

**Wheel Passes available at:**

- Online: [www.cannonvalleytrail.com](http://www.cannonvalleytrail.com)
- Trail Office
- Trail side pay stations
- Local Merchants – see list on website

**Group Events:**

- School & similar educational organizations for activities intended to benefit students, eligible for FREE passes.
- Non-educational groups of 30 or more eligible for reduced rate.
- 2-week advance notice required. Group Application forms available at Trail Office or on website.

Wheel Pass Fees are used for the betterment of the Cannon Valley Trail.

### Winter Activities

- The Cannon Valley Trail is groomed for both traditional cross-country skiing and skate-skiing. A Great Minnesota Ski Pass is required for skiers ages 16-24. Passes are available at locations throughout the state or by calling 888-665-4236.
- Snow shoeing is also allowed on the trail.
- Check our website for information on Winter fat tire biking. [www.cannonvalleytrail.com](http://www.cannonvalleytrail.com)

### Donations

Cannon Valley Trail is funded by Wheel Pass Sales, Local Government support and Donations from friends like you.

Please contact the Cannon Valley Trail Office or visit [www.cannonvalleytrail.com](http://www.cannonvalleytrail.com) to find out how you can help support the CVT by donating to:

- Cannon Valley Trail Donation Wall
- Friends of the Trail

All donations are tax deductible, subject to applicable tax laws, and are used to continually improve the Cannon Valley Trail.



### Trail Ordinances

To protect the resources of the Cannon Valley Trail and to ensure its safe use, you are required to follow the trail ordinances listed below:

- **NO PETS ALLOWED** including in baskets and on trailers
- **NO MOTORIZED VEHICLES** (Electric bikes are allowed per MN State Statute 169.222 Subd. 6A)
- **NO HORSES**
- **NO ALCOHOLIC BEVERAGES**
- **NO HUNTING**
- **NO WEAPONS** (including bows) unless unloaded and cased.
- **NO CAMPING**
- **PLEASE DO NOT DISTURB** any plant, flower, wildlife or other natural or cultural resource.

Complete Trail Ordinances are available at [www.cannonvalleytrail.com/trail-ordinancepolicy/](http://www.cannonvalleytrail.com/trail-ordinancepolicy/)

### For further information:

Cannon Valley Trail Office: 507-263-0508

825 Cannon River Ave  
Cannon Falls MN 55009

[www.cannonvalleytrail.com](http://www.cannonvalleytrail.com)

[info@cannonvalleytrail.com](mailto:info@cannonvalleytrail.com)

Office Hours Vary

Closed Saturday and Sunday

Welch Station Access: 651-258-4141

A trail employee is available most weekends (weather permitting) from 10:00 a.m. - 3:00 p.m. from April - Sept.





## Cannon Valley Trail

Goodhue County, Minnesota



Twin Cities ↔ Cannon Valley Trail  
Rochester

### Share the Trail

*Watch for and obey all signs.  
 Look both ways at road crossings.  
 Be in control of your bicycle at all times.  
 Watch for hazards on or near the trail.  
 Use the right hand side of the trail.  
 Announce your presence when passing others.  
 Wear a helmet.*

**NO PETS ALLOWED**  
 including those in baskets  
 and/or trailers



# CANNON VALLEY TRAIL

Goodhue County, Minnesota

A 19.7 mile (31.7km) long recreational trail connecting Cannon Falls, Welch, and Red Wing, Minnesota

**CANNON FALLS**  
EL. 815.00

For further information about Cannon Falls, contact the Cannon Falls Area Chamber of Commerce • 103 4th St. N. • Cannon Falls, MN 55009  
Phone (507) 203-2200 • www.cannonfalls.org • tourism@cannonfalls.org

**MILEAGE CHART**

0	0.8	1.6	2.4	3.2	4.0	4.8	5.6	6.4	7.2	8.0	8.8	9.6	10.4	11.2	12.0	12.8	13.6	14.4	15.2	16.0	16.8	17.6	18.4	19.2	20.0
0	0.8	1.6	2.4	3.2	4.0	4.8	5.6	6.4	7.2	8.0	8.8	9.6	10.4	11.2	12.0	12.8	13.6	14.4	15.2	16.0	16.8	17.6	18.4	19.2	20.0

**SHARE THE TRAIL**

- Watch for and obey all signs
- Look both ways at road crossings
- Be in control of your bicycle at all times
- Watch for accidents on or near the trail
- Use the right hand side of the trail
- Announce your presence when passing others
- Always wear a helmet

**NO PETS ALLOWED!** Including those in baskets and/or trailers

**CANNON FALLS**  
EL. 815.00

SEE MAP ABOVE FOR DETAILS

**WELCH**  
EL. 715.00

**RED WING**  
EL. 700.00

**CANNON FALLS**  
EL. 815.00

**EMERGENCY DIAL 911**

**PLEASE RESPECT PRIVATE PROPERTY SERVICES AND FACILITIES SUBJECT TO CHANGE MANY ARE SEASONAL**

TRAIL - PAVED, TRAIL - UNPAVED, WALKWAY, CITY TRAIL - PAVED, STATE TRAIL - PAVED

SCIENTIFIC AND NATURAL AREA, STATE FOREST LAND, BOUNDARIES ARE APPROXIMATED

INTERPRETIVE SIGN, BIKES REPAIR STATION, PARKING, INFORMATION, PARKING WATER, TRAIL, CAMPING, WHEEL PAIR REF STATION, DISABLED ACCESSIBLE TOILETS, PICNIC AREA, PUBLIC GARBAGE LUNCH

## Addendum (B)

### Population Distribution & Allocation Summary

**Purpose:** Establishing population-based percentages among three government units.

**Review Cycle:** Percentages are reevaluated every **10 years** following the official census.

### The Adjustment Formula

To reach the final allocation, the raw census percentages are adjusted as follows:

- **Goodhue County:** Subtract **20%** from the raw population percentage.
- **Red Wing:** Add **10%** to the raw population percentage.
- **Cannon Falls:** Add **10%** to the raw population percentage.

Government Unit	Population	% of Population (Raw)	Adjusted Percentage
Goodhue County	47,582	69.62%	<b>49.62%</b>
Red Wing	16,547	24.14%	<b>34.14%</b>
Cannon Falls	4,220	6.17%	<b>16.17%</b>
<b>Total</b>	<b>68,349</b>	<b>100%</b>	<b>100%</b>



City of  
**RED WING**<sup>®</sup>  
CITY COUNCIL MEETING STAFF REPORT

To: City Council Members and Mayor  
From: Kyle Klatt, Community Development Director  
Meeting Date: June 8, 2026  
Agenda Item Number: 9.B.

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### **Title and Purpose**

Actions Related to Rezoning.

The City Council is being asked to consider three separate ordinances to amend the Red Wing Zoning Map in addition to a resolution amending the Briarwood Planned Unit Development (PUD) with the following recommended motions:

1. Motion to Bring back from the Table Discussion of Three Ordinance Amendments to Change Certain Properties from R-2 to RM-3 Zoning and a Resolution Amending the Briarwood PUD.
2. Motion to Introduce Ordinance No. 236, Fourth Series, an Ordinance Rezoning the Former Jefferson School Property at 601 Buchanan Street to RM-3.
3. Motion to Introduce Ordinance No. 237, Fourth Series, an Ordinance Rezoning the Former Bayview Nursing and Rehabilitation Center and Adjacent Parking Area at 1412 West 4<sup>th</sup> Street to RM-3.
4. Motion to introduce Ordinance No. 238, Fourth Series, an Ordinance Rezoning Outlot F of Siewerts Briarwood Subdivision to RM-3.
5. Motion to Adopt \* Resolution 8174 Approving a Conditional Use Permit (CUP) for a Major Change to the Siewerts Briarwood Planned Unit Development (PUD) to Redistribute Previously Approved Residential Density Between Outlots B and F.

### **Attachments**

1. Ord 236, Fourth series RM-3 Rezoning Jefferson
2. Ord 237, Fourth series RM-3 Rezoning Bay View
3. Ord 238, Fourth series RM-3 Rezoning Briarwood
4. Res 8174, Briarwood PUD amendment
5. Star Tribune Article-Jefferson School
6. PC Staff Memo May 19, 2026
7. Public Hearing Notices
8. Housing Study Executive Summary
9. New History Memorandum - Developer Feedback
10. Planning Commission Presentation
11. Port Authority Support Letter - Rezone Jefferson School
12. Public Hearing Comments (Received Prior to 5/26/26)

13. Public Comment (Received After 5/26/26)
14. Public Hearing Comments (Received After 5/26/26)2
15. Letter\_CityCouncil\_Briarwood\_1

## **Background**

The Advisory Planning Commission conducted a public hearing on several proposed zoning map amendments, Comprehensive Plan amendments, and a PUD amendment at its May 19, 2026, meeting. The staff report with detailed information pertaining to each item is enclosed herein as an attachment. After considering information prepared by staff and testimony presented at the hearing, the Planning Commission is making the following recommendations to the City Council:

1. Comprehensive Plan Text Amendment
  - a. Update the density range within the High Density Residential planned land use category for consistency with the density standards per the Zoning Ordinance. The current range is eight to 24 units per acre and would be amended to specify eight to 80 units per acre.
2. Former Bay View Nursing and Rehabilitation Center (1412 West 4th Street)
  - a. Comprehensive Plan Amendment: Change the Planned Land Use designation from Public/Semi-Public and Medium Density Residential to High Density Residential
  - b. Rezoning: R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
3. Former Jefferson School (601 Buchanan Street)
  - a. Comprehensive Plan Amendment: Change the Planned Land Use designation from Medium Density Residential to High Density Residential
  - b. Rezoning: R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
4. Siewerts Briarwood Subdivision
  - a. Rezoning (Outlot F): R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
  - b. Comprehensive Plan Amendment: Change the Planned Land Use designation of Outlot B from High Density Residential to Low Density Residential
  - c. Planned Unit Development Amendment to redistribute previously approved residential multi-family units from Outlot B to Outlot F and redistribute previously approved low-density units from Outlot F to Outlot B.

Ordinances related to each of the three zoning amendments listed above require a first and second reading. Because of this, staff is requesting approval by the City Council of the introduction of each ordinance. The adoption of each ordinance will be considered upon approval of the introduction at a subsequent meeting. The Briarwood PUD amendment is not dependent on the ordinance change or rezoning and could also be acted on by the City Council independent of the other recommendations.

Staff is also recommending that Council consider the Comprehensive Plan amendments at the same time it considers the second reading of the ordinances. If the Council agrees to move

forward with the Briarwood PUD amendment, any future development within the subdivision/PUD area may only proceed upon the submission of preliminary and final development plans for the two affected outlots. This process requires a public hearing with notice to property owners within 500 feet of the subject. These plans must also be reviewed for consistency with the approved standards for the PUD.

Meeting materials from previous Planning Commission meetings are attached. In addition, staff has included all written public comments received since the last Council meeting.

### **Discussion**

The City Council received additional testimony from members of the public concerning this agenda item at its last meeting and decided to table taking action on the recommendations from staff and the Planning Commission in order to consider each zoning action separately. To help address previous questions and comments from the Council, please consider the following additional comments from staff:

### **Residential Density**

At the May 25 City Council meeting, there were a number of questions and concerns about the density range of the RM-3 district and how it will apply to each site. One of the ways zoning is used to help implement a city's comprehensive plan is to create separate districts that allow different levels (intensities) and types of development. For instance, there are typically separate districts for small, neighborhood level businesses as opposed to districts that allow large, "big-box" style commercial activities. For each residential zoning district in a zoning ordinance there is usually a range of densities allowed (although not all zoning ordinances regulate residential uses in this manner). In both of these cases, however, the actual uses that happen on a property are highly dependent on a number of factors including parcel size, site constraints, access, availability of public services, location, soil issues, existing structures, storm water runoff, etc., in addition to other regulations that may reduce overall development capacity.

Focusing on the sites recommended for rezoning by the Planning Commission, ***each site is unique and is constrained in some manner***, and some provide greater flexibility than others. In the case of Jefferson School, the maximum number of units that could be built on the site is limited by the location of the former school building, which renders at least one acre (or 45%) of the entire site unavailable for new construction. This would be further constrained by the amount of off-street parking that would be required for any new residential units. For example, in order to construct 60 parking spaces (enough for around 40 units of housing) you would need approximately 1/3 of an acre. Developers can maximize the use of a site by constructing parking underground. However, this is expensive and is not always available or practical for all sites, and would require further analysis to determine if it is appropriate for the Jefferson School site.

For the Jefferson site specifically, if the existing school building is able to be reused, a 50' setback currently exists providing extensive green space along the entire Buchanan Street frontage. More green space could be added by installing typical grass/tree boulevards along Buchanan and W. 7th, where large amounts of concrete currently exist that provided safe areas for school buses and student drop-off. A similar utilization of existing green space was incorporated into the redevelopment of Central High School when it was redeveloped. There is also a possibility to utilize the West 6th Street side of the block from Buchanan to Jefferson Street as green space. However, this will depend on future development proposals. This

general idea would allow an addition to the existing building to the south, or a parking addition. Again, this depends on a specific development proposal and if underground parking is incorporated into the project. If additional housing development takes place on this site, staff would recommend that a public sidewalk and traditional boulevard be added along Jefferson Street as there is currently no sidewalk in this area.

The former Bay View Nursing and Care Facility also presents numerous challenges because it is built into a steep hillside, but has the potential to accommodate a larger number of units because some units could be located below the level of 4<sup>th</sup> Street. Bay View also provides opportunities to incorporate underground parking because it could be built underneath the residential units without increasing the height as viewed from 4<sup>th</sup> Street. The most significant limiting factor on the Bay View site is the existing building, which, based on feedback received to date from interested developers, would be extremely difficult to repurpose for another use. All of the individuals that have looked at the site to date would only move forward if the building could be demolished and replaced with a new residential structure with 80-120 units and all would likely be seeking additional financial assistance to make the project feasible.

The former Bay View site is unique, as the grade changes substantially on the west, east, and especially the north sides. The RM-3 Zoning District would allow a total height of 50', which is measured by calculating an average height of the façade. This measurement also takes into consideration the type of roof on a building. With a flat roof, it is possible that one additional story could be added and still fall within the 50' height limit. At this time, there are several unknown factors to keep in mind regarding building design, orientation, and the varying elevation of the northern portion of the site, which drops approximately 17' in additional elevation along the alley. A pitched roof would impact the overall height allowed and most likely would limit the building to a similar number of floors as the existing building on this site.

Additional concerns have been raised in public comments about the total number of units allowed in the RM-3 zoning district and what would prevent a developer from maximizing the density. As stated previously, each site is unique and there are several reasons why a developer would not seek the maximum density allowed by a zoning district. The current zoning ordinance also includes several "guardrails" to address a development within the RM-3 District. These include height limits, building setback requirements, maximum lot coverage (80%), required off-street parking, storm water management, and parking lot setbacks. There are also numerous performance standards that are designed to limit off-site impacts from property to property. Individual site restraints can also be established to reduce the impact of specific properties, especially if a public entity such as the Port Authority is in control of the development process.

The RM-3 District was created to provide flexibility for development and redevelopment of key sites. This was specifically called out in the City Council Strategic Plan and considered by the Planning Commission when establishing the zoning criteria. Each of the sites under consideration have existing constraints that require additional flexibility. Of the three sites, Outlot F of the Briarwood Subdivision is the *least constrained* of the sites under consideration, however the lot does include steep slopes, is irregularly shaped, and does not provide a lot of room for driveways and larger parking areas. The Briarwood site is further limited in terms of overall density because of the underlying PUD, which limits the number of units in the area to no more than 200, which represents a density of 17 units per acre for that parcel. For the reasons noted above, staff continues to recommend that the Council follow the

recommendation of the Planning Commission to rezone the Bay View and Briarwood sites to RM-3. For the Jefferson School site, the Council could consider the following alternative actions:

1. Follow the recommendation of the Planning Commission to rezone the site to RM-3. The Red Wing Port Authority, which has a legal controlling interest in the property, is supporting this option in order to cast the widest possible net as it seeks potential development ideas for the property.
2. Direct the Planning Commission to consider RM-2 zoning for the site instead of RM-3, which would limit the overall maximum density of the site to 24 units per acre (and could only go higher with a Planned Unit Development). Because this action is different than the ordinance considered by the Planning Commission, it is recommended that a new hearing and separate motion be considered from the Commission. The timeliness of this course of action would be of concern because it pushes out any action on the site zoning until at least August, which is well beyond the deadline the Port has to decide to move forward with the purchase. The school district is unlikely to grant any extensions to the agreement without clarity from the City Council on the site zoning.
3. Follow the recommendation of the Planning Commission to rezone the site to RM-3, but with further direction to the Port Authority to limit the maximum number of units that would be considered under a future request for proposals (RFP) to 52 which is roughly the maximum density of the RM-2 zoning district. This course of action would allow the Council to establish a reasonable cap on residential density that is generally in line with the expected development capacity of the site with the existing constraints.
4. Reject the recommendation of the Planning Commission and retain the existing R-2 zoning of the site and maximum allowed density of eight units per acre. Based on feedback from the developers contacted by the City, this action would severely reduce the likelihood of finding someone willing to reuse the building for residential purposes. The Port Authority would also need to decide if it wants to move forward with its purchase based on the current zoning of the site.

Staff is recommending that the City Council follow option 1 or 3 above to provide the best opportunity to reuse the Jefferson School building while providing some additional opportunities for new housing that is needed in the community.

### **Public Park/Open Space**

Part of the City's Comprehensive Plan includes a section on parks that provides some guidance about where the City should consider new parks, but does not offer specific recommendations for the siting of any new neighborhood parks. The plan recognizes that ideally every resident of the City would have access to a neighborhood park (generally defined as being walkable within a radius of ¼ mile) and notes that many areas of the City do not meet this requirement, especially in older, established neighborhoods. Some of the specific language used in the plan concerning these areas is as follows:

*These areas are already developed and acquiring new parkland will be difficult. As redevelopment happens in these areas, the city should work with developers to incorporate public spaces and playgrounds into projects.*

The plan does identify school parks as a “supplemental resource” for the community, but does not anticipate what happens when those sites are abandoned or sold by the school district. The school district is not obligated to maintain the school grounds to a specific standard for a specific purpose outside of the intended school use, and does not have a continued obligation to maintain the space when they vacate the property.

Under the City of Red Wing’s subdivision ordinance, park land (or a fee in lieu of park land) is required within each new subdivision. For the three rezoning sites under consideration, this requirement does not apply since the sites are either located within a subdivision with dedicated park land (Briarwood) or do not require further subdivision in order to be redeveloped. For general comparison purposes, please note that the subdivision ordinance requires the dedication of 15% of the net land in a multi-family development of up to 16 units per acre to be dedicated for park space, with an increasing percentage as the density level increases. At 24 units per acre, the ordinance would require dedication of land equal to 16% of the net area.

The Briarwood PUD area includes dedicated park space based on the overall development density of that subdivision and will not need additional dedications under the ordinance. The Comp Plan does not identify new park space in the area around the former Bay View property, and the site is not suitable for new park land with the current configuration of the lot and site constraints. The Jefferson School parcel is unique because a portion of it was formerly used as a school playground and because the concept plans for the site referenced in the Comp Plan include a note to “maintain and enhance park space on the eastern half of the block.” Balancing the desire for public park space on the property with other objectives for the site (preserving the existing building, providing opportunities for housing, moving forward with an economically viable project) will be challenging to accomplish in a manner that does not impede these other objectives. Some options that the Council could consider as it weighs how to approach the Jefferson site and provide public green space include the following:

1. Integrating a licensing or easement agreement for public use of the front lawn (approximately 20% of the site) facing Buchanan Street. This option could also include language that would prevent new construction that obscures the public view of the historic building (on the front and sides) and keep more of the site open.
2. Creating a new public park and community space at the five-way intersection as suggested in the Comp Plan development concepts. This action would require the removal and closing of a portion of Buchanan Street on the west side of the school building and the associated costs to remove pavement and create a plaza or park.
3. Allocating some or all of the site as public park. Depending on the size of the allocation, this could potentially be incompatible with private redevelopment of the existing building and site.
4. Some combination of the above options to provide public open space.

As the Council considers these options, please also note that the Port Authority did recognize that public open space should be included as part of any future proposals for the site, but did not identify a specific amount as part of its discussions. The Planning Commission recommended future proposals specify that up to 25% of the site be retained as green space or open space as part of any redevelopment project.

If the Council ultimately wishes to see a specific dedication of park space on the Jefferson School site, this can be accomplished by coordinating future acquisition of this space with either the Red Wing Port Authority, based on its current legal interest in the property, or the Red Wing School District in the event the Port Authority does not move forward with the purchase. The Port Authority's interest at this point in time is in maintaining flexibility on how the site is developed in order to increase the opportunities for a successful housing project while expanding the City's tax base. The school district has been clear that it would like to move on from the site and avoid the ongoing maintenance and other expenses associated with owning a vacant building. If the Port does not purchase the site, the School District is very likely to either consider demolition of the structure and/or selling the property as is to a willing buyer. The district may be willing to work with the City on a transfer of land, but there is a fair amount of uncertainty about what this process would look like and what this would mean for the remainder of the site.

Understanding these different viewpoints, staff is recommending that the City Council move forward with the proposed zoning actions (or one of the alternatives for Jefferson listed above) and provide direction on how the Port should consider public open space as part of future requests for proposals ***without*** a specific percentage or amount of land dedication attached to this action. If the Council decides to ask for a specific amount of land to be dedicated, the Port Authority will need to take this under advisement as it contemplates the approaching deadline to move forward with the acquisition. In either scenario, the Port Authority's continued involvement will depend on the School District's willingness to provide an extension to the existing agreement.

Depending on the action taken by the City Council concerning some of the alternative actions for the Jefferson School site as noted in this report, staff will draft a separate document outlining the Council's direction to the Port Authority to consider at its next meeting with the final adoption of a rezoning ordinance.

## **Financial Plan and Impact**

### **Alternatives**

#### **Recommended Action**

The Planning Commission and staff are recommending the approval of the three ordinances rezoning property in Red Wing and approval of the resolution approving an amendment to the Briarwood PUD with the motions listed above.

The Planning Commission has also recommended Comprehensive Plan Amendments related to the rezoning as described in the Commission report from May 19<sup>th</sup>. The City Council will be asked to consider these Comprehensive Plan amendments at its next meeting if the first

reading of the ordinances is approved. Please note that to introduce an ordinance and approve a PUD amendment requires a simple majority of the Council. To adopt the ordinances (upon a second reading) and to approve the proposed Comprehensive Plan amendments at a subsequent meeting requires a two-thirds majority of the City Council.

**Ordinance No. 236, Fourth Series**

**An Ordinance Rezoning Certain Property within the City of Red Wing**

**THE CITY COUNCIL OF THE CITY OF RED WING DO ORDAIN:**

Section 1. Property Rezone. The property identified and illustrated in the attached Exhibit A is hereby rezoned to Multi-Family Residential (RM-3) District (High Density).

Section 2. Effective Date: This Ordinance is effective 14 days following the publication of the ordinance in accordance with the City Charter.

Introduced the \_\_\_\_ day of June 2026

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2026

\_\_\_\_\_  
Janie Farrar, Council President

ATTEST:

\_\_\_\_\_  
Melissa Hill, City Clerk

(seal)

Presented to the Mayor at \_\_\_\_ pm on this \_\_\_\_ day of \_\_\_\_\_ 2026.

Approved this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Gary James Iocco, Mayor



**Ordinance No. 237, Fourth Series**

**An Ordinance Rezoning Certain Property within the City of Red Wing**

**THE CITY COUNCIL OF THE CITY OF RED WING DO ORDAIN:**

Section 1. Property Rezone. The property identified and illustrated in the attached Exhibit A is hereby rezoned to High-Density Multi-Family Residential (RM-3) District.

Section 2. Effective Date: This Ordinance is effective 14 days following the publication of the ordinance in accordance with the City Charter.

Introduced the \_\_\_\_ day of June 2026

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2026

\_\_\_\_\_  
Janie Farrar, Council President

ATTEST:

\_\_\_\_\_  
Melissa Hill, City Clerk

(seal)

Presented to the Mayor at \_\_\_\_ pm on this \_\_\_\_ day of \_\_\_\_\_ 2026.

Approved this \_\_\_\_ day of \_\_\_\_\_ 2026.

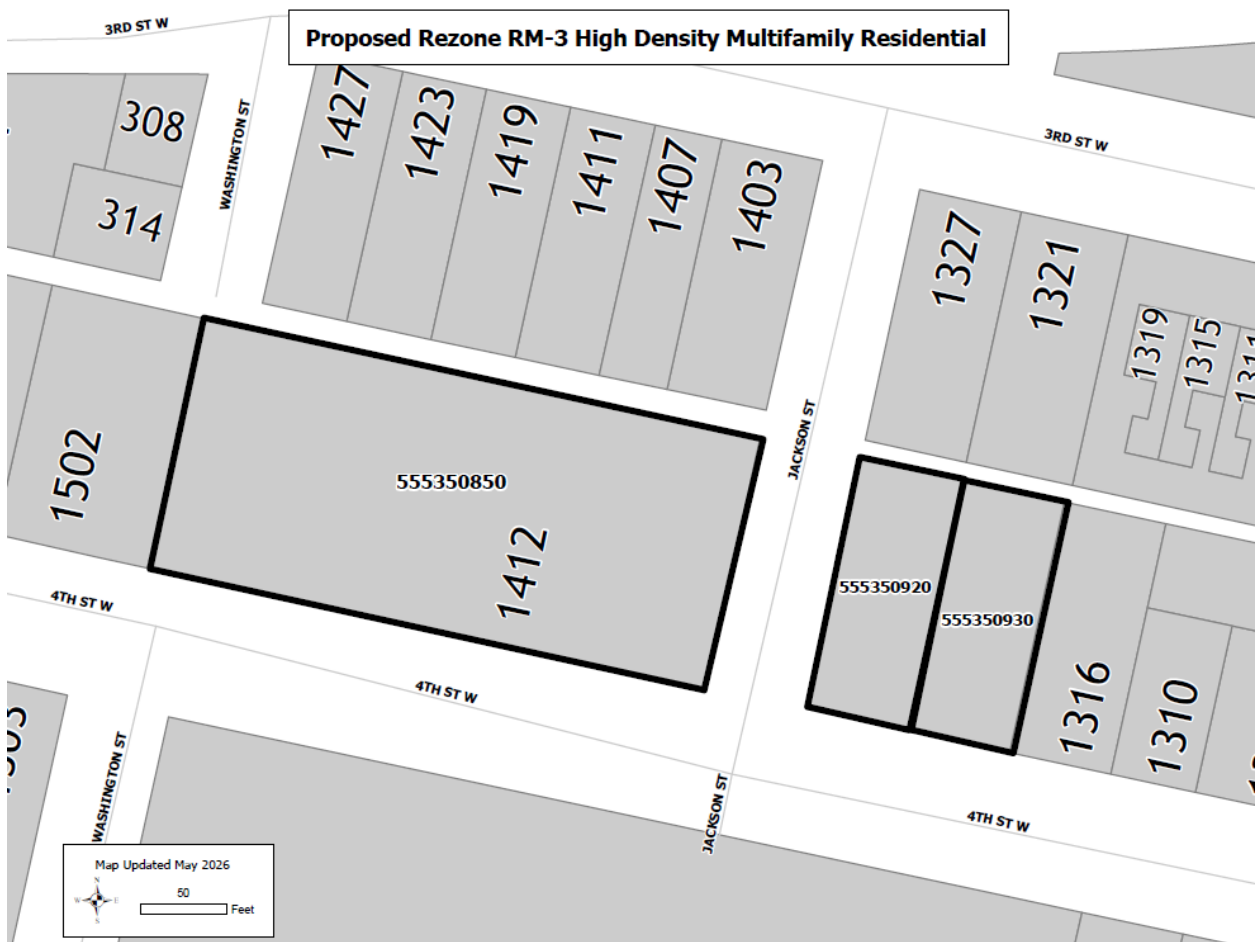
\_\_\_\_\_  
Gary James Iocco, Mayor

# Exhibit A

Parcel ID: 55-535-0850  
More commonly known as 1412 West 4<sup>th</sup> Street

Parcel ID: 555-35-0920  
No addressed assigned

Parcel ID: 55-535-0930  
No addressed assigned



**Ordinance No. 238, Fourth Series**

**An Ordinance Rezoning Certain Property within the City of Red Wing**

**THE CITY COUNCIL OF THE CITY OF RED WING DO ORDAIN:**

Section 1. Property Rezone. The property identified and illustrated in the attached Exhibit A is hereby rezoned to High-Density Multi-Family Residential (RM-3) District.

Section 2. Effective Date: This Ordinance is effective 14 days following the publication of the ordinance in accordance with the City Charter.

Introduced the \_\_\_\_ day of June 2026

Adopted this \_\_\_\_ day of \_\_\_\_\_ 2026

\_\_\_\_\_  
Janie Farrar, Council President

ATTEST:

\_\_\_\_\_  
Melissa Hill, City Clerk

(seal)

Presented to the Mayor at \_\_\_\_ pm on this \_\_\_\_ day of \_\_\_\_\_ 2026.

Approved this \_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Gary James Iocco, Mayor



## RESOLUTION NO. 8174

### *A Resolution Approving Conditional Use Permit for a Major Change to the Siewert's Briarwood Planned Unit Development (PUD) to Redistribute Previously Approved Residential Density Between Outlots B and F*

**WHEREAS**, the City of Red Wing is a municipal corporation organized and existing under the laws of the State of Minnesota; and

**WHEREAS**, the City of Red Wing has initiated a Conditional Use Permit (CUP) for a Major Change to the Siewert's Briarwood Planned Unit Development (PUD) to amend the approved General Development Plan for portions of the Briarwood subdivision; and

**WHEREAS**, the Siewerts Briarwood PUD was approved on September 25, 2000, by Resolution No. 4474; and

**WHEREAS**, the proposed amendment would shift previously approved higher-density residential development potential from Outlot B to Outlot F, and shift lower-density development to Outlot B, thereby modifying the locations of the approved housing mix within the PUD area; and

**WHEREAS**, the proposed amendment is intended to better reflect present housing demand, construction feasibility, infrastructure access, and current market conditions while facilitating completion of long undeveloped phases of the Briarwood development; and

**WHEREAS**, the sites of the proposed CUP is designated as a Planned Unit Development (PUD), which requires a Major Change approval to amend approved housing types, residential density distribution, and portions of the approved General Development Plan; and

**WHEREAS**, notice has been published, mailed, and posted pursuant to Red Wing Zoning Ordinance, Section 85-020; and

**WHEREAS**, the Advisory Planning Commission held a public hearing on said matter on May 19, 2026 and submitted its report and recommendation to the City Council; and

**WHEREAS**, the City Council considered said matter at a meeting on May 26, 2026;

**NOW, THEREFORE**, based on the testimony elicited and information received, the City Council makes the following:

## Findings

1. The procedures for obtaining said Conditional Use Permit are found in Red Wing Zoning Ordinance, Section 90-040 and the procedures for obtaining said amendment for a Planned Unit Development are found in Red Wing Zoning Ordinance, Section 47-080.
2. The proposed CUP involves a Major Change to the Siewert's Briarwood Planned Unit Development to redistribute previously approved residential density between Outlots B and F of the Siewerts Briarwood plat and amend approved housing types within the development.
3. The proposed amendment largely redistributes previously approved residential density within the existing Briarwood development area and does not substantially increase the overall approved residential capacity of the PUD.
4. The proposed amendment will not be injurious to the use and enjoyment of surrounding properties and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
5. Adequate utilities, access roads, drainage facilities, and other necessary infrastructure have been or will be provided to serve the development.
6. The proposed amendment primarily redistributes approved residential density within the existing Briarwood development area and utilizes planned public street connections and infrastructure.
7. The proposed amendment is generally consistent with the applicable policies of the Red Wing 2040 Comprehensive Plan, including policies supporting a mix of housing types, efficient use of public infrastructure, and expanded housing opportunities within the community.
8. The proposed amendment is aligned with the Zoning Code, subject to future platting, engineering review, and construction plan approvals.

## **CONCLUSIONS AND DECISION**

1. Based on the foregoing, the Conditional Use Permit for a Major Change to the Siewert's Briarwood Planned Unit Development to redistribute previously approved residential density between Outlots B and F and amend approved housing types within the development is hereby approved, subject to the following conditions:
  - a. Submission and approval of updated development plans, grading and drainage plans, utility plans, erosion control plans, and final plat documents for all affected phases of development.
  - b. Approval of all associated Comprehensive Plan amendments, rezoning actions, plats, and engineering approvals required for implementation of the revised development plan.
  - c. No building permits shall be issued for future phases requiring additional public street connectivity until required roadway improvements and access connections are completed or secured through development agreements acceptable to the City.
  - d. Future plats or development of any further lots outside of Outlot E shall first require an agreement with the City to finish construction of Kosec Drive from its

current terminus at Briarwood Drive to the western edge of the subdivision per Resolution No. 7694.

- 2. If any conditions of this Conditional Use Permit are violated, the City Council may revoke said permit following notice and hearing procedures established by the Red Wing Zoning Ordinance.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2026, by the City Council of the City of Red Wing.

\_\_\_\_\_  
Janie Farrar, Council President

ATTEST:

\_\_\_\_\_  
Melissa Hill, City Clerk

Presented to the Mayor at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_ 2026. Approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Gary James Iocco, Mayor

# Long-abandoned school in northern Minnesota town is a new place to live

Now called the Bookmatch, the old school has 32 rental units after a \$17 million project that will help address a workforce housing shortage.

[By Christa Lawler](#)

The Minnesota Star Tribune

June 2, 2026 at 6:00AM



SANDSTONE, MINN. – A beloved, deteriorating high school built from this region’s signature stone stood near the center of the town for decades, abandoned.

The old Sandstone High School’s roof partially collapsed and grass grew inside. The floors warped. Vandals spray-painted the walls. Pigeons used it for a bathroom.

Its new, transformed life starts in mid-June. Minneapolis real estate development company Jillpine, which specializes in historic properties, is in the final stages of a \$17.7 million project to turn the once-abandoned structure, listed on the National Register of Historic Places in 1979, into 32 rental units of workforce housing.

The old school is now part of the town’s solution to a regional housing shortage that has made it difficult for companies in Sandstone and the Pine County area to find housing for employees. It was helped along by more than a dozen funding sources that support projects for workforce housing, historic properties and environmentally sound developments.

Known by locals as the Rock, the 39,000 square-foot building is now called the Bookmatch, named for an architectural technique in which one half of a building mirrors the other.

“People have been wanting something to happen at the Rock — that it be redeveloped and put to good use ever since the school pulled out,” said Kathy George, city administrator. “They feel that it is a shame that this historic, iconic building is just going to waste.”

Sandstone city officials connected with Meghan Elliott of Jillpine, lured by her work on a recent project — [saving a historic granite building in downtown Duluth from a tear-down](#). Elliott and her partners turned the abandoned St. Louis County jail into Leijona, a mixed-income apartment complex with 33 units.

In Sandstone, there was a similar request.

“We love this building,” Elliott recalled hearing city officials say. “It’s our highest priority in our community to see it reused.”

Elliott found the interior of the building in shambles. But the outside was standing. The original 24-inch thick sandstone showed no movement, no cracking, no damage, she said.

Much like Leijona, where Elliott retained hints of the building’s past life — the jail bars are now accent walls — she has kept nods to education in both promotional materials and within the new complex.

It’s described as “A+ living in Sandstone, Minnesota” on its website.



***The Bookmatch, scheduled to open to tenants in June, adds 32 units of needed workforce housing in Sandstone, Minn. (Christa Lawler/The Minnesota Star Tribune)***

There are grand staircases, with arched windows on the landings. The corridors are wide. Some of the thick classroom-turned-apartment doors have room numbers at the top. Most of the apartments have wood floors, a mix of old and new. Green chalkboards with chalk trays line apartment walls and coat closets have become dining nooks. In a corner room, an island with a sink resembles a science lab station.

Jillpine bought the building from Sandstone's Economic Development Authority for \$1. The project pulled funding from more than a dozen sources to bring it to fruition, a mix of grants, loans and other financing.

Units range from just more than \$1,000 a month for a studio apartment up to \$1,480 for a two-bedroom. Most of the units are market-rate, and not restricted by a salary cap, according to Elliott.

There are still apartments available.

The city retains ownership of part of the building, an auditorium that will be the new home of the Sandstone History and Art Center.

Sandstone, a town of about 2,500 an hour south of Duluth, is considered the gateway to the North Woods. It sits on Kettle River and is named for the rock that comes from a nearby quarry. Throughout the town's main downtown corridor, thick sandstone bricks make up the structure of some of the buildings.

The school was originally built in 1901 for \$23,000. In 1909 it was struck by lightning. A fire destroyed much of the interior, aside from a few books, according to newspaper reports. The building was gutted and rebuilt with a new addition, doubling its size by constructing a mirror image of the original structure.



**The Bookmatch retains parts of its old identity as a school, with wide hallways and thick classroom doors. Some are topped with an old room number. (Christa Lawler/The Minnesota Star Tribune)**

The building had fallen into disrepair by the late 1970s and in its final years only parts of the building were accessible to students. It was emptied as of 2004.

“When the schools pulled out of a town, a huge hole was left,” George said. “So for 21 years, this huge hole, this beautiful building up on the hill, like a monument to the past just wrecked and deteriorated before their eyes.”

More than once, officials considered moving City Hall into the building. Other proposals included retail space, artist housing, the public library, a technology hub, day cares and health clubs.

By 2010, it would have cost \$733,000 to demolish the building and about \$200,000 more to preserve it, according to a timeline provided by George.

With the project almost completed, George said she’s seeing a lot of enthusiasm in the community.

“People stop me on the street all the time and they just can’t believe it’s happening,” she said. “They’re so happy.”



TO: Red Wing Advisory Planning Commission

FROM: Kyle Klatt, Community Development Director

Meeting Date: May 19, 2026

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**AGENDA ITEM**

Public Hearing for a City-initiated Comprehensive Plan map and text amendments, PUD amendment, and zoning map amendments related to three sites: the former Jefferson School property, the former Bay View Nursing and Rehabilitation Center, and two parcels within the Briarwood subdivision.

**ATTACHMENTS**

- Public Hearing Notices (including proposed rezoning and land use maps)
- Public Hearing Public Comments
- 2025 Red Wing Housing Study – Executive Summary
- New History Memorandum – Developer Feedback Summary
- Port Authority Board Letter of Support
- Draft Resolution Approving Comprehensive Plan Map and Text Amendments
- Draft Resolution Approving Conditional Use Permit for a Major Change to the Siewert Briarwood Planned Unit Development (PUD) to Reallocate Previously Approved Residential Density Between Outlots B and F
- Draft Ordinance Rezoning Certain Property within the City of Red Wing

**RECOMMENDED ACTION**

The Advisory Planning Commission is being asked to conduct a public hearing and make recommendations to the City Council regarding the following land use actions amending the Red Wing 2040 Community Plan and zoning map regulations:

1. Comprehensive Plan Text Amendment
  - Update the density range within the High Density Residential planned land use category for consistency with the density standards per the Zoning Ordinance. The current range is eight to 24 units per acre and would be amended to specify eight to 80 units per acre.
2. Former Bay View Nursing and Rehabilitation Center (1412 West 4<sup>th</sup> Street)
  - Comprehensive Plan Amendment: Change the Planned Land Use designation from Public/Semi-Public and Medium Density Residential to High Density Residential
  - Rezoning: R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
3. Former Jefferson School (601 Buchanan Street)

- Comprehensive Plan Amendment: Change the Planned Land Use designation from Medium Density Residential to High Density Residential
  - Rezoning: R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
4. Siewerts Briarwood Subdivision
- Rezoning (Outlot F): R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential
  - Comprehensive Plan Amendment: Change the Planned Land Use designation of Outlot B from High Density Residential to Low Density Residential
  - Planned Unit Development Amendment to reallocate previously approved residential multi-family units from Outlot B to Outlot F and reallocate previously approved low-density units from Outlot F to Outlot B.

## **BACKGROUND**

City Council identified the creation of new housing across all types and price points as a top priority in its 2024-26 Strategic Plan. This direction stems from a series of efforts over the past several years to listen to community members, businesses, and housing experts to understand Red Wing’s housing and land use needs. Despite these efforts, most recent residential growth, particularly multifamily housing, has occurred primarily in downtown and business park areas, with limited expansion elsewhere in the community. Since 2019, only 6.5 acres in River Bluffs Business Park have been rezoned to accommodate new housing. Past efforts to expand housing opportunities outside of these areas have been unsuccessful due to a combination of zoning limitations, infrastructure and utility extension costs, challenging topography, archaeological and environmental constraints, market feasibility concerns, and neighborhood resistance to higher-density development. In some cases, developers expressed interest in projects but did not move forward due to uncertainty surrounding the approval process or were unable to make projects financially feasible under existing regulations and market conditions.

## **Planning and Priority Setting**

### Comprehensive Plan

In 2019, the City adopted the Red Wing 2040 Community Plan (Comprehensive Plan) that recognized the city faces significant housing challenges including cost burden, the need for more affordable options, a shortage of lifecycle housing (senior, workforce, rentals, and starter homes) among several other issues. The plan provides direction to 1) develop more new and diversified housing annually, particularly affordable, senior, workforce, and apartments/ townhomes, and 2) proactively guide more land on the Planned Land Use Plan Map and Zoning Map for medium- and high-density housing.

### Strategic Plan

The City Council later adopted the 2024-26 Strategic Plan that set “increase housing for all” as one of four strategic priorities to address during the three-year period. This plan notes that housing construction has not kept up with the demand and sets the following goals: 1) understand the issues and housing need, 2) remove barriers to new housing, 3) create more housing across all affordability levels, 4) improve and maintain existing housing. The following actions were set to achieve these goals, many of which have been completed or are under consideration with the current proposals:

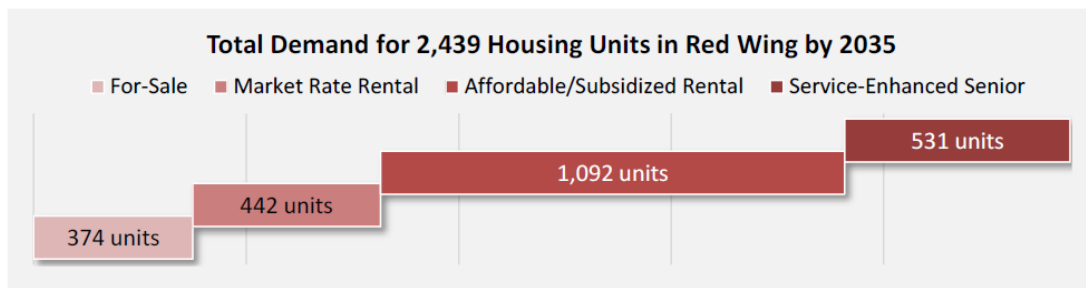
- Conduct a Red Wing housing study. (Completed)

- Co-host a housing summit with the Housing and Redevelopment Authority to investigate how to encourage new housing construction in Red Wing. (Completed)
- Update the Zoning Ordinance to provide more opportunities for all types of housing. (Completed)
- Identify and target sites for rezoning to multi-family residential .(In Process)
- Complete rezoning and a PUD amendment for Briarwood to move multifamily development area closer to Tyler Road South. (In Process)

## Implementation Actions

### Housing Study

In late 2024 the City hired Maxfield Research and Consulting to complete a Housing Study that involved a comprehensive review of factors related to housing in Red Wing including demographics, employment trends, housing characteristics, the various market segments, and demand estimates. One of the key findings from the study noted that: *“there are needs across the housing continuum, but feedback from area stakeholders suggests that moderately priced housing, both ownership and rental, targeted to the area’s workforce and housing alternatives targeted to older adults and seniors (townhomes, twin homes) are two of the most pressing needs in Red Wing. Demand is also strong for affordable and subsidized housing, especially for seniors”*. Overall, the study found total demand for 2,439 housing units allocated across the housing spectrum as noted in the chart below.



Attached to this report is a copy of the executive summary for the Housing Study. A link to the full study in addition to a short presentation about the study by the project consultant is available at the following link: <https://www.redwingmn.gov/m/newsflash/home/detail/942>.

### Housing Summit

Following completion of the Housing Study, the City partnered with the Housing and Redevelopment Authority to host a Housing Summit in October 2025. Attendees included employers, realtors, developers, housing advocates, elected officials, and other stakeholders. Discussions identified several recurring barriers to housing production in Red Wing, including restrictive zoning, high construction and infrastructure costs, limited land availability, financing challenges, environmental constraints, and community resistance to higher-density or affordable housing. Participants emphasized the need for zoning reform, streamlined permitting, flexible development standards, infill redevelopment, adaptive reuse, and broader public education regarding housing needs.

### Zoning Ordinance Text Amendment

The City then took a more proactive approach in 2025 with a Zoning Code amendment to permit a broader range of housing types and densities. The RM-3 multifamily district was established to accommodate higher-density housing at a scale of 25 to 80 dwelling units per acre. The

amendments also updated several lower-density residential districts to allow duplexes, triplexes, and fourplexes by right in certain districts where they had previously been restricted. While the ordinance amendments created the regulatory framework for expanded housing opportunities, no zoning map changes were approved at that time.

#### Zoning Map Amendments (Action In Process)

Following adoption of the RM-3 district, staff and the Planning Commission began evaluating locations within the community where higher-density residential zoning may be appropriate. The intent of this effort is to proactively identify locations that can realistically support additional housing opportunities. As part of this process, 18 candidate sites were evaluated for RM-3 suitability based on parcel size, utility availability, access, proximity to services and transportation corridors, redevelopment readiness, and consistency with adopted housing policies. The review also considered longstanding development barriers in Red Wing, including challenging topography, environmental and archaeological constraints, utility extension costs, and fragmented ownership patterns. Following this review, three sites were identified as the strongest initial candidates for near-term RM-3 zoning.

Two of the sites under consideration for rezoning, Bay View and Jefferson School, are former institutional properties, the latter of which was identified as a potential redevelopment and infill opportunity. Following adoption of the Comprehensive Plan, the City created a special zoning provision intended to encourage redevelopment of former institutional properties by allowing residential density based on the intensity of surrounding development patterns. However, the ordinance created uncertainty regarding the amount and type of housing that could ultimately be supported on these sites, leaving both developers and surrounding neighborhoods without clear expectations regarding future redevelopment potential. The ordinance was later repealed by the City Council, which left several institutional properties without zoning clearly aligned with their anticipated reuse or the redevelopment concepts identified in the Comprehensive Plan. The creation and application of the RM-3 district is intended to provide greater clarity regarding permitted uses and density expectations in advance of potential redevelopment activity for the sites under consideration.

Each of the three sites under consideration for RM-3 zoning present different redevelopment circumstances:

- Bay View is a distressed institutional site undergoing foreclosure with ongoing vacancy, safety concerns, and redevelopment challenges that make proactive zoning important to support reinvestment. The City has received inquiries from interested buyers; however, with the current zoning the site is unlikely to see any serious interest in redevelopment of the existing building or construction of a new structure.
- Jefferson School involves significant public-sector participation through the Port Authority, including site acquisition efforts, environmental review, historic tax credit work, and redevelopment preparation activities intended to position the property for reuse.
- Briarwood is a partially completed Planned Unit Development originally approved more than 25 years ago. Since that time, surrounding land uses, housing demand, financing conditions, and market preferences have changed substantially, and portions of the original development program no longer reflect current market realities. Several large outlots within the subdivision also remain undeveloped. The proposed amendments would reallocate previously approved density within the subdivision to better align with current development patterns, improve long-term development feasibility, and provide greater clarity regarding the zoning and land use expectations that will apply to each area moving forward.

The proposed rezonings (described in greater detail in the following sections) represent the first phase of a broader effort to meet the City Council's housing goals. These sites were prioritized because they are either publicly influenced, already guided for redevelopment, partially planned for higher density, or experiencing conditions where redevelopment barriers are unlikely to be resolved through market forces alone. Additional work is anticipated in several areas, including:

- Evaluation of additional multifamily housing sites, including more complex redevelopment areas that may require parcel assembly, utility coordination, or public infrastructure planning.
- Identification of opportunities for one- and two-family housing through the ongoing land feasibility analysis process.
- Continued efforts to encourage infill housing, adaptive reuse, and mixed-use residential development within downtown and business district areas.

Although the RM-3 district provides a much greater range of residential density than the City's other residential districts, it includes development standards that will ultimately be a limiting factor for new development depending on the characteristics of each site. Regulations for storm water management, minimum parking requirements, building setbacks, and required open space (among other requirements) will impact site development. Furthermore, working around an existing building or other site constraints can further reduce the maximum development potential for a site. As an example, the R-1 (single family) district allows up to five units per acre; however, most single-family subdivisions max out around 3 units per acre. Likewise, the Briarwood Subdivision is zoned R-2 (two family) with a max density of eight units per acre and was approved and developed with an overall density of 4.1 units per acre.

#### Broader Housing Implementation Efforts

These rezonings represent the first phase of a broader housing implementation effort intended to:

- Help address the City's identified need for approximately 2,400 additional housing units, particularly multifamily, workforce, senior, and affordable housing.
- Support reinvestment in underutilized or distressed properties.
- Encourage efficient use of existing infrastructure, transportation corridors, and public services.
- Reduce regulatory barriers and improve redevelopment certainty.
- Advance adopted goals related to housing choice, economic competitiveness, workforce retention, and long-term community vitality.

The City recognizes that housing development in Red Wing is often more difficult and costly than in many comparable communities due to challenging topography, environmental and archaeological constraints, infrastructure extension costs, fragmented redevelopment sites, relatively modest achievable rents and sales values, and uncertainty associated with entitlement and neighborhood acceptance of higher-densities.

#### **DISCUSSION**

Information about each of the three proposed rezoning sites is included in the following sections along with a general analysis and discussion of the pertinent land use issues.

#### **BAY VIEW NURSING AND REHAB CENTER – 1412 W. 4<sup>TH</sup> STREET**

The former nursing facility is on a 1.4-acre redevelopment site that has experienced numerous issues since closure a little over a year ago including ongoing vacancy, deferred maintenance,

nuisance and security concerns, and a burst water pipe that caused significant water damage. Public safety officials have declared the building hazardous and unsafe. The property went into foreclosure shortly after closure of the nursing facility, and a buyer has since agreed to purchase the note from the mortgage holder, the Department of Housing and Urban Development (HUD), in March of this year. There is a six-month redemption period for the note, at which time the buyer will be free to develop or sell the property for development consistent with HUD's guidance for the sale.

#### Site Description and Neighborhood Context

The Bay View property is directly across from the former St. John's Hospital, which was planned for high-density redevelopment. Conceptual drawings in the Comprehensive Plan envisioned 58 to 150 housing units across the two-block area. That concept is no longer moving forward, instead, Habitat for Humanity is advancing the 26-unit Hope Heights subdivision. While this is a valuable affordable ownership housing project, it represents a different product type and fewer units than anticipated for this area. As a result, Bay View becomes a logical nearby site to absorb some of the density contemplated for the former hospital site. It is located within the same neighborhood and contains a large institutional structure that reflects its past as a more intensive land use.

The existing building, constructed in 1970, contains a roughly 10,745 square-foot footprint with 81,892 square feet of gross floor area. The former nursing facility employed 117 staff and housed 58 residents prior to closure. Due to the steep topography, the structure appears as a two-story building from West 4th Street, while two additional floors are exposed on the downhill side of the property. The site is well-situated for a new building with parking underneath. The property benefits from views of the Mississippi River and bluffs, proximity to the downtown and the West End neighborhoods, parks, services, and existing public infrastructure.

Removal of the building could be an option, but such action would be expensive and leave the site and downhill properties subject to significant potential drainage and erosion problems. Reconstruction of a similarly-size building would also be challenging, but could avoid some of the problems with maintaining a steep slope next to a public street. Demolition and full site reconstruction would also present significant grading, erosion, and stormwater challenges due to the steep slope conditions on the property.

#### Traffic and Access Considerations

West 4th Street is classified as a major collector street, which is significant when evaluating redevelopment potential. Collector streets are designed to carry more activity than local residential streets. They are appropriate corridors for moderate-intensity development. Additional traffic generated by higher density redevelopment of the Bay View site is consistent with the function of the roadway. A multifamily or senior housing project would be expected to generate regular daily trips, with peak activity during morning and evening commute periods, rather than the heavier service, employee, visitor, and delivery traffic historically associated with the nursing facility.

#### Conceptual Redevelopment Capacity Analysis

Staff reviewed the Bay View property in relation to parcel size, site topography, and the standards of the RM-3 zoning district. At approximately 1.4 acres, the site has a theoretical zoning capacity of:

- Low End (25 du/ac): ~35 units
- Mid Range (40 du/ac): ~56 units

- Upper Range (80 du/ac): ~112 units

Actual yield would depend on building design, grading, setbacks, and parking. These unit counts should be viewed as a maximum potential rather than an expected outcome. A conceptual image of a high-density structure on a similarly shaped site generated using ChatGPT is depicted below.



### Planning and Zoning Considerations

The property is currently zoned R-2 Two-Family Residential and guided Public/Semi-Public on the Planned Land Use Map. The site is well-positioned for high-density residential redevelopment for several reasons:

- Existing utilities and access on a collector street.
- The prior large institutional building footprint demonstrates the site can accommodate a more intensive residential use.
- Nearby services support residential infill housing in an established area.
- The topography creates opportunities for stepped building forms to reduce perceived massing.
- Redevelopment would reactivate a distressed and underutilized property in a visible corridor location.
- Bay View is directly across from the former St. John's Hospital site, where redevelopment is proceeding at substantially lower density than previously contemplated, making it a logical location to absorb some of that planned housing capacity.

RM-3 zoning would remove a key regulatory barrier, align the site with realistic redevelopment potential, and position a distressed property for future housing investment consistent with City housing goals. To support RM-3 zoning, a Comprehensive Plan amendment is required to change the Planned Land Use designation from Public/Semi-Public to High Density Residential.

### **JEFFERSON SCHOOL – 601 BUCHANAN STREET**

The former Jefferson School is a prominent 2.17-acre infill redevelopment site within an established neighborhood. The school was constructed in 1916 with additions in 1937, 1966, and remodeling in 1996. It was closed in 2003 following consolidation of students to Sunnyside and Burnside Schools. From 2003 to 2015, the building was used by the Goodhue County Education District and River Bluff Education Center. Since then, the property saw intermittent use for summer programming, temporary office space, and limited reopening during the Covid-19 pandemic. The building has otherwise remained vacant in recent years.

The School District has expressed interest in divesting the property to eliminate ongoing maintenance and holding costs. In 2019, the site was under purchase agreement for a proposed 16-unit residential conversion with adjacent open space, but the project did not proceed.

In December 2025, the Red Wing Port Authority entered into a purchase agreement to facilitate redevelopment of the site for new housing, with the goal of finding a new use for the current building, and to return the property to the tax rolls. The Port Authority has since taken steps to better position the site for reuse, including: a Phase I environmental review, ordering a Phase II environmental review to address identified environmental concerns, including further investigation of asbestos containing materials on the site and potential hazards from a previous tank, boundary and title survey work, and submittal of a Part 1 historic tax credit evaluation. These actions all signal a significant public-sector commitment to making the site redevelopment-ready.

From a financial perspective, if the property is deemed eligible by the historic evaluation for inclusion on the National Register of Historic Places, it would open up the use of historic tax credits to help pay for renovations to the building which would be a fairly significant incentive for the right developer. The environmental reviews will identify potential issues and remediation costs associated with hazardous materials on the site. These costs could be substantial for redevelopment of the site, and more so if the building is razed.

#### Site Description and Neighborhood Context

The property occupies an entire city block bounded by Buchanan Street, Jefferson Street, and West 6th and West 7th Streets. The site benefits from multiple street frontages and strong connectivity to the surrounding neighborhood. The surrounding area consists primarily of single-family homes and duplexes. The property presents a rare infill redevelopment opportunity not commonly available within established neighborhoods.

#### Traffic and Access Considerations

Buchanan Street is classified as a major collector street that is intended to accommodate higher volumes than local streets. The multiple street frontages allow access points to be distributed rather than concentrated, creating flexibility for driveways, internal circulation, parking, and service access. If redeveloped with multifamily housing, senior housing, or a mixed residential project, the site would likely generate regular daily residential trips with peak activity during morning and evening commute periods. These traffic patterns are compatible with a collector street and are typically less intensive than the former school which involved drop-off and pick-up activity, staff traffic, buses, deliveries, and event-related surges. In comparison, residential redevelopment would likely shift traffic to a steadier and more predictable daily pattern.

#### Conceptual Redevelopment Capacity Analysis

This site was identified in the 2040 Comprehensive Plan as a “Redevelopment and Infill Development Focus Area.” Concept plans were prepared following public engagement efforts intended to guide long-term reuse of the property. These concepts contemplated reuse of the existing school building along with additional residential development on the site. The layouts envisioned the reuse of the school building for approximately 20 to 24 units, plus an additional residential building of roughly 28 units, while retaining open space or a neighborhood park. Redevelopment potential ranged from 48 to 52 units, which closely aligns with the lower end of the RM-3 range.



① *Preserve for school or nonprofit use or reuse school building for live/work residential + neighborhood park.*



② *Reuse of school building for residential + additional residential and smaller park.*

### Developer Outreach – Port Process

As part of its due diligence work, the Red Wing Port Authority reached out to several developers to solicit their feedback about the site and found that the property is generally viewed as a viable redevelopment site, but two major issues consistently emerged as barriers: the lack of clarity concerning the density allowed on the site and the need for significant financial assistance. Key themes from the feedback included:

- Most developers stated that a 16-unit project would likely be too small to support redevelopment economics. Regional developers generally indicated a minimum threshold of approximately 40–70 units to justify investment.
- Developers repeatedly emphasized that certainty regarding zoning, allowable density, and City support would be essential before responding to any RFP. Concerns about community opposition to housing type and density were consistently identified as a major risk factor.
- Market conditions in Red Wing were viewed as challenging for new housing construction. Developers noted that achievable rents are generally below the level needed to support construction and financing costs, particularly for adaptive reuse projects.
- Developers generally viewed the most feasible redevelopment scenarios as either a higher-density affordable housing project (40+ units), or a smaller-scale local “workforce” housing project with limited new construction. Senior housing and for-sale condominiums were viewed as less feasible due to accessibility limitations, lack of an elevator, construction costs, and local sales values.

This feedback indicates that lower-density zoning materially constrains redevelopment potential. RM-3 zoning would remove a significant regulatory barrier, better align the site with market conditions, and position this publicly-controlled property for future housing investment consistent with City housing goals.

The Port Authority’s continued involvement with the site means that there will be a public process to find a buyer. The Port intends to solicit development proposals through an RFP process, which will provide residents with an opportunity to see and comment on any proposals that are advanced to the Port Board for consideration. The Port could accept a proposal with

less density or it could decide to reject all proposals depending on how well they meet the objectives for the site. The Port will also be able to set the parameters and expectations for the site, which, based on feedback from the most recent Port Board meeting, will include the reservation of a portion of the site for public park space. With its current purchase agreement in place, the Port Authority is in a position to ultimately control what happens on the site. If there is not a realistic path for sale of the property to a developer, the Port Authority could decide not to execute the agreement. In this scenario, the school district would need to decide how it wants to proceed with the property and could decide to sell to another party or keep the building mothballed.

Planning and Zoning Considerations

The property is currently zoned R-2 Two-Family Residential and guided for Medium Density Residential on the Planned Land Use Map. The site is well-positioned for residential redevelopment because:

- Full public utilities and street infrastructure are available.
- The parcel size can accommodate meaningful additional housing.
- Public ownership supports redevelopment readiness.
- Reuse or redevelopment would reactivate a long-vacant public property.
- The block layout provides flexibility for parking, access, open space, and building placement.

Jefferson School is one of the City’s strongest infill redevelopment opportunities. As mentioned previously, developer outreach found that the site is feasible for housing if higher-density zoning and community support are established in advance. To support RM-3 zoning, a Comprehensive Plan amendment is required to change the Planned Land Use designation from Medium Density Residential to High Density Residential.

**BRIARWOOD (PUD) - TYLER ROAD / KOSEC DRIVE**

Briarwood is a large master-planned development that was approved by Planned Unit Development (PUD) in the early 2000s. Portions of the site have been developed, but many areas remain undeveloped. The original PUD approved 365 dwelling units at 4.1 units per acre with a mix of housing types and coordinated neighborhood design. Subsequent final development plans and plats incrementally implemented portions of the project. Based on available records, approximately 87 units have been constructed to date.

<b>Approval</b>	<b>Housing Type</b>	<b>Approved / Built Units</b>
1 <sup>st</sup> Addition	Single Family	22
	Townhomes	28
	Parkland	14 acres
2 <sup>nd</sup> Addition	Townhomes	23
3 <sup>rd</sup> Addition	Single-Family Townhomes	14

Conceptual Capacity

The proposed PUD amendment alters the undeveloped areas to better reflect market conditions and housing demand. Rather than increasing overall project density, the proposal reallocates previously approved unit capacity to different areas:

- Outlot B – previously approved for 200 condominium/apartment units and now proposed for ~45 townhomes.

- Outlot F – previously approved for 21 single-family lots and now proposed for ~150 apartment units and ~20 condo units.

The proposal increases total units from 365 to 376 units, a net gain of 11 units, while maintaining a relatively low overall density of 4.2 units per acre. This is not a dramatic expansion, but rather a modest recalibration within an already approved planned neighborhood. The most notable change is the increase in townhomes from 72 to 110 units. This suggests a shift toward housing products that are more attainable to build and market than condominiums or large-lot detached homes. The proposal retains 150 apartments and 50 condominiums. This preserves the site’s long-term ability to contribute meaningful multifamily housing supply.

**Planning and Zoning Considerations**

The 2040 Planned Land Use Map designates Outlot B and Outlot F as High Density Residential, with adjacent areas planned for lower-density residential uses. Because the amendment would replace previously planned higher-density residential development on Outlot B with townhomes, a Comprehensive Plan Planned Land Use Map amendment should be considered to redesignate Outlot B from High Density Residential to Low Density Residential to better reflect the revised development pattern. Higher-density designations would remain more appropriate for areas such as Outlot F where apartment development is proposed.

Briarwood remains one of the City’s most logical locations for additional housing growth because it is already planned, partially built, and served by infrastructure. The proposed amendment is best understood as an effort to restart incomplete phases through modest density adjustments and a more market-responsive housing mix, rather than a major intensification of the site.



**ZONING AMENDMENT FINDINGS**

Prior to approval of a zoning amendment, the Zoning Ordinance identifies several findings that must be made by the Planning Commission. Staff has drafted the following proposed findings with respect to the zoning amendments described above as follows:

1. Whether the amendment is consistent with the Comprehensive Plan.

The proposed rezonings are consistent with the Comprehensive Plan goals supporting housing choice, efficient land use, reinvestment in underutilized land, and use of existing infrastructure. Bayview and Jefferson also include corresponding Planned Land Use amendments to High Density Residential, creating direct policy alignment.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

These rezonings were initiated by the City, not private applicants. The purpose is to expand housing opportunity, remove regulatory barriers, and create development capacity consistent with adopted strategic goals. The action serves a broad public purpose rather than the interests of any one owner.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

RM-3 allows multifamily housing in locations where infrastructure, access, parcel size, and surrounding context can support higher density residential use. Each site can accommodate development subject to setbacks, height, parking, and design standards. Compatibility issues can be mitigated through future site plan and permitting review.

4. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

Since the sites were originally zoned, Red Wing has experienced changing housing demand, smaller household sizes, affordability, redevelopment interest, and a need for additional multifamily and attached housing types. The creation of the RM-3 district itself reflects an updated policy response to current market and community conditions. Note that any future development proposals will require detailed review of the following, which could impact the possible unit yield on each site.

- Traffic generation and site access
- Parking adequacy
- Building height and setbacks
- Retaining walls and grading impacts
- Stormwater management
- Neighborhood compatibility and transitions
- Fire access and life safety requirements

### **BRIARWOOD PUD AMENDMENT FINDINGS**

Prior to approval of a PUD amendment, per the Zoning Ordinance, the Planning Commission must consider the following questions. Staff has drafted the proposed findings concerning the proposed amendment to the Briarwood Planned Unit Development.

1. The proposed PUD is in conformance with the Comprehensive Guide Plan.

The proposed amendment to change the permitted uses for Outlots B and F is consistent with the Comprehensive Plan to the extent that it provides flexibility for land that has remained undeveloped under prior approvals.

2. The uses proposed will not have an adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses.

The proposed land uses remain residential in character and are compatible with surrounding existing and planned neighborhoods. Because the amendment continues a residential development pattern within an established growth area, adverse impacts are expected to be limited and manageable through site design, landscaping, setbacks, street design, and applicable development standards. The proposal should not be detrimental to nearby properties and may enhance surrounding areas by completing unfinished development patterns and improving infrastructure connectivity.

3. Each phase of the proposed development, as it is proposed to be completed, is of sufficient size, composition, and arrangement that its construction, marketing, and operation are feasible as a complete unit, and that provision and construction of dwelling units, commercial businesses, and open space are balanced and coordinated.

Each proposed phase can be structured as a functional and marketable increment of development with necessary street access, utility service, stormwater management, and usable lots or building sites. The phasing approach allows infrastructure and housing supply to be delivered in a measured manner that responds to market demand.

4. The PUD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities, which serve or are proposed to serve the district.

The property is located in an area intended for urban residential growth and can be served through planned extensions or connections to existing public infrastructure.

5. The proposed total development is designed in such a manner as to form a desirable and unified environment within its own boundaries.

The previously-approved and proposed PUD creates a more cohesive neighborhood environment.

### **COMPREHENSIVE PLAN AMENDMENT FINDINGS**

In addition to the site-specific Planned Land Use Map amendments, staff recommends a text amendment to the 2040 Comprehensive Plan to update the density guidance within the High Density Residential land use category.

The current Comprehensive Plan describes High Density Residential areas as land guided for predominantly multiple-family dwellings, with densities ranging from eight to twenty-four dwelling units per net acre. That density range was established prior to adoption of the RM-3 zoning district and no longer reflects the City's current housing policy direction or recently adopted zoning framework.

In fall 2025, the City established the RM-3 district to create opportunities for multifamily housing in appropriate locations served by infrastructure, transportation access, and nearby services. The district allows residential densities ranging from 25 to 80 dwelling units per acre, subject to site design standards, parking, setbacks, grading, stormwater, and other development regulations. Maintaining a Comprehensive Plan cap of 24 units per acre creates an internal inconsistency between the City's adopted land use policy and zoning ordinance.

The current text also creates inconsistencies with prior redevelopment concepts for the former Jefferson School property. Earlier Comprehensive Plan concept plans illustrated reuse

scenarios involving the existing school building, additional residential construction, and total unit counts that would exceed 24 units per acre when applied to the approximately 2.17-acre site. Updating the High Density Residential category helps reconcile those earlier planning concepts with the stated density framework.

Accordingly, staff recommends amending the Comprehensive Plan text for the High Density Residential category to revise the density range from 8–24 dwelling units per net acre to 8–80 dwelling units per net acre.

This amendment would:

- Align the Comprehensive Plan with the City’s adopted RM-3 zoning district.
- Remove policy inconsistencies that could complicate rezonings or future housing proposals.
- Recognize a broader range of multifamily housing types, including townhomes, senior housing, workforce housing, and apartment buildings.
- Preserve flexibility so that actual project density can respond to market demand, neighborhood context, and site constraints.
- Support City housing goals identified in the Strategic Plan and 2025 Housing Study.

Although the RM-3 district permits a broader range of residential density than other City residential districts, actual development intensity is constrained by numerous site-specific standards and physical limitations. Requirements related to setbacks, parking, stormwater management, grading, retaining walls, open space, fire access, and building configuration all influence achievable unit counts. Existing site constraints, redevelopment costs, and market conditions may further reduce achievable density below the theoretical zoning maximum.

The amendment does not entitle any specific property to develop at 80 units per acre. Future rezonings and development proposals would still require separate approvals and detailed review of compatibility, access, utilities, parking, traffic, stormwater, and site design. Rather, the amendment updates the policy framework so the Comprehensive Plan accurately reflects the range of densities the City may consider in appropriate locations.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission adopt motions related to the actions listed under “Recommended Action” above as follows:

#### **Comprehensive Plan Text Amendment**

- 1) Motion to recommend approval of a resolution approving Comprehensive Plan text amendments to update the density range within the High Density Residential planned land use category to eight to 80 units per acre.

#### **Bay View**

- 2) Motion to approve a Comprehensive Plan planned land use amendment changing the land use designation from Public/Semi-Public and Medium Density Residential to High Density Residential.
- 3) Motion to approve a zoning map amendment changing the zoning designation from R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential.

### **Jefferson School**

- 4) Motion to approve a Comprehensive Plan planned land use amendment changing the land use designation from Medium Density Residential to High Density Residential.
- 5) Motion to approve a zoning map amendment changing the zoning designation from R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential.

### **Siewerts Briarwood Subdivision**

- 6) Motion to approve a Comprehensive Plan planned land use amendment changing the land use designation of Outlot B from High Density Residential to Low Density Residential.
- 7) Motion to approve a zoning map amendment changing the zoning designation of Outlot F from R-2 Two-Family Residential to RM-3 High-Density Multifamily Residential.
- 8) Motion to approve a Planned Unit Development amendment to reallocate previously approved residential multifamily units from Outlot B to Outlot F and reallocate previously approved low-density units from Outlot F to Outlot B.



**PUBLIC HEARING NOTICE**

Notice is hereby given that the Red Wing Advisory Planning Commission will hold a public hearing on Tuesday, May 19, 2026 at 7:00 p.m. to consider the following proposals. The hearing will be held in the Council Chambers, City Hall, 315 W. 4<sup>th</sup> Street, Red Wing.

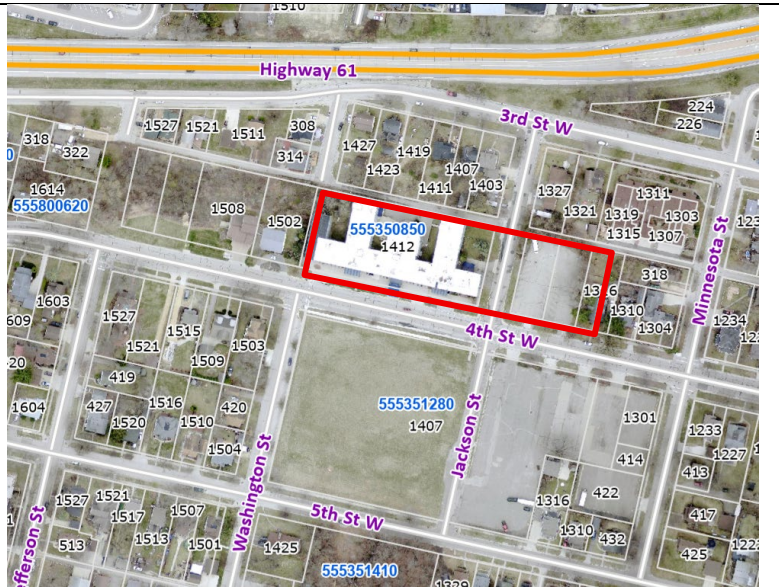
**Proposals Under Consideration:**

**Comprehensive Plan Text Amendment**

Update the density range within the High Density Residential planned land use category for consistency with the density standards per the Zoning Ordinance. The current range is eight to 24 units per acre and would be amended to specify eight to 80 units per acre.

**Former Bay View Nursing and Rehabilitation Center**  
**1412 4<sup>th</sup> Street, Red Wing, MN**  
**PINs: 555350850, 555350920, and 555350930**

1. Proposed Comprehensive Plan Amendment to change the Planned Land Use designations from Public/Semi-Public and Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.



**Former Jefferson School**  
**601 Buchanan Street, Red Wing, MN**  
**PIN: 555801360**

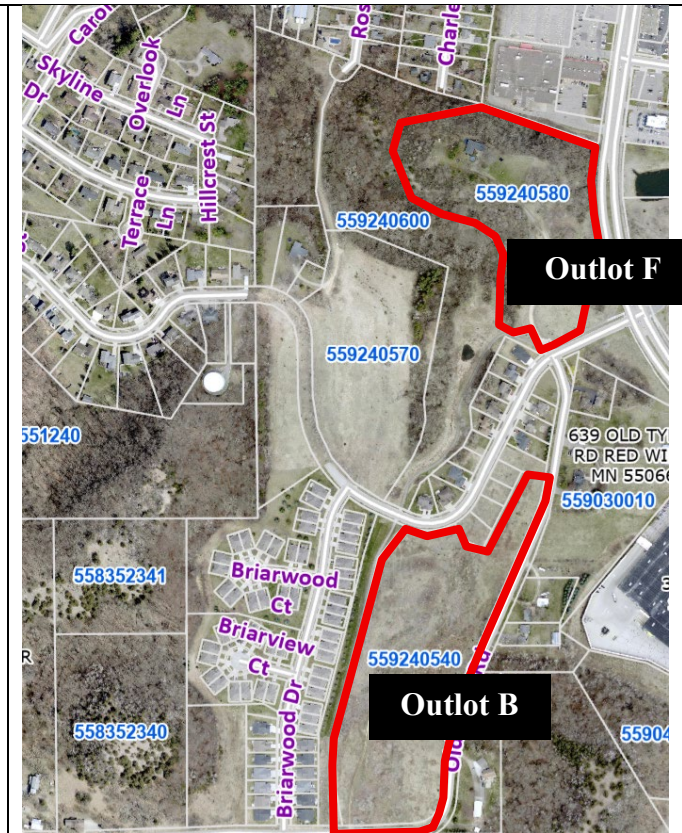
1. Proposed Comprehensive Plan Amendment to change the Planned Land Use designation from Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.



**Outlots B and F, Siewerts Briarwood subdivision**

**PINs: 559240540 and 559240580**

1. Proposed rezoning of Outlot F from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.
2. Proposed amendment to the Briarwood Planned Unit Development to allow high-density multifamily housing on Outlot F and revise the land use designation of Outlot B from high density residential to low-density residential.
3. Proposed Comprehensive Plan Amendment to change the Planned Land Use designation of Outlot B from high density residential to low-density residential.



The purpose of the hearing is to consider whether these properties should be guided and zoned to allow future housing opportunities, including multifamily housing. No specific development proposal is under consideration at this time.

All interested persons are invited to attend the hearing and provide comment. Written comments may be submitted to the City Clerk prior to the hearing. A Webex participation link may be requested from the City.

If you wish to submit comments in advance, please do so by 3:00 p.m. on Tuesday, May 19, 2026, by email to [brandy.howe@redwingmn.gov](mailto:brandy.howe@redwingmn.gov) or by calling 651-385-5137 and leaving a voicemail.

Melissa Hill  
City Clerk  
City of Red Wing, Minnesota

Publish once in the Republican Eagle: **May 9, 2026**



May 6, 2026

RE: 1412 West 4th Street  
PINs: 555350850, 555350920, and 555350930

Dear Property Owner:

You are receiving this notice because City records indicate you own property near the above-referenced site.

The City of Red Wing has initiated land use applications to change the planned land use designation and zoning of former Bay View Nursing and Rehabilitation Center property located at 1412 West 4th Street. The site is approximately 1.4 acres in size and contains the vacant former nursing and rehabilitation facility and adjacent parking lot. Since the facility closed in late 2024, the property has remained vacant and went into foreclosure. It has been acquired by a new owner pending completion of a six-month redemption period. There are no proposed development plans for the site at this time; the Red Wing Advisory Planning Commission is considering actions to rezone the property in advance of any future redevelopment proposal.

The property is located along West 4th Street and directly across from the former St. John's Hospital site. The City's 2040 Comprehensive Plan recognizes this corridor as an area with redevelopment potential for additional housing. The Advisory Planning Commission has identified the former Bay View Nursing and Rehabilitation Center property as one of the stronger near-term opportunities for redevelopment because of its size, location, access to existing streets and utilities, and prior history as a more intensive institutional use. This property also presents many challenges for lower density housing due to the expected costs of removing the existing building and extensive site grading needed to support such uses.

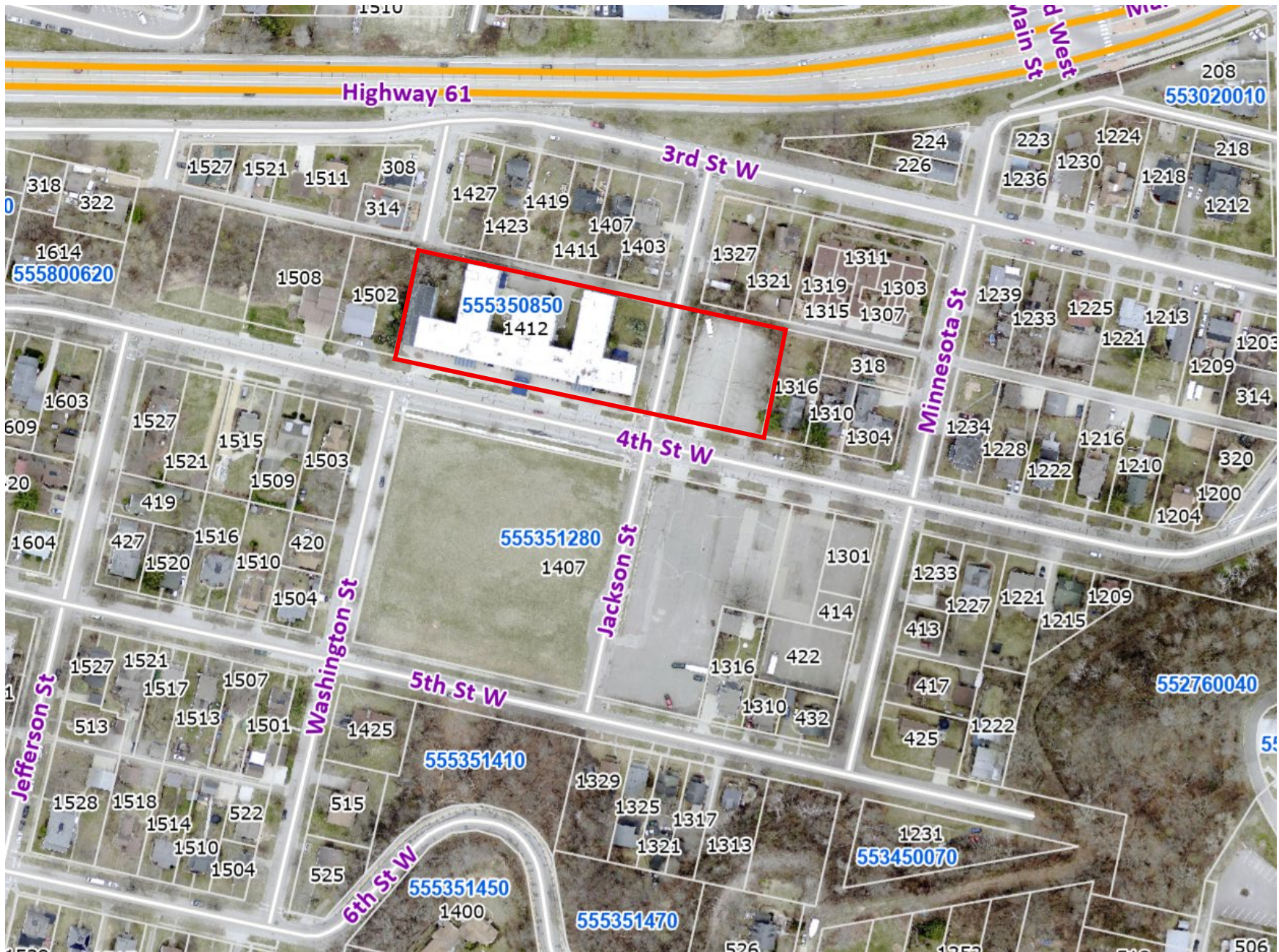
The requests under consideration are:

1. Proposed Comprehensive Plan Amendment to change the Planned Land Use designations from Public/Semi-Public and Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family. The RM-3 zoning district allows residential densities up to 80 units per acre.

The proposed actions are intended to align the property's future land use guidance and zoning with the possibility of future residential redevelopment, including multifamily or senior housing, subject to all future development approvals and applicable regulations.

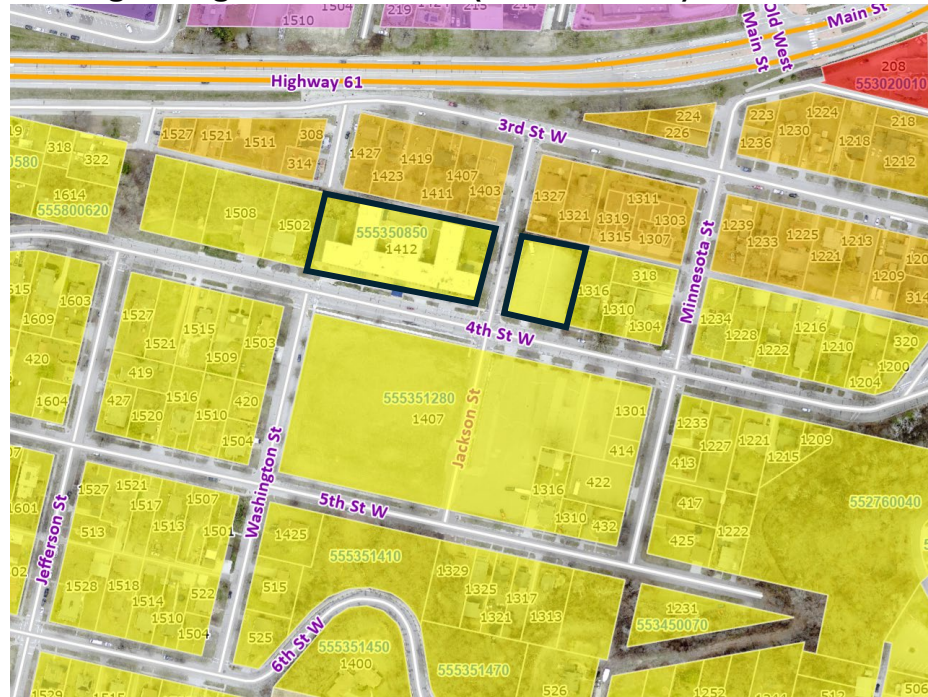
The Red Wing Advisory Planning Commission will hold a public hearing on **Tuesday, May 19, 2026, at 7:00 p.m.** in the City Council Chambers at Red Wing City Hall to consider these requests and receive public comment. If you have questions or would like additional information, please contact Brandy Howe at (651) 385-5137.

# Bay View Site

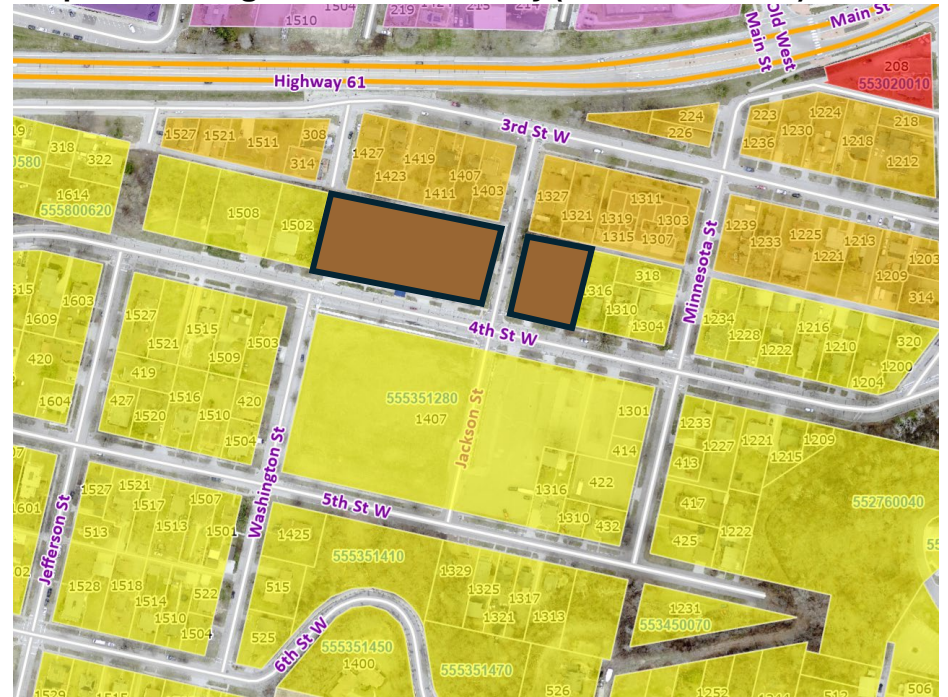


# Bay View Site











Existing Zoning – R2 Residential (5-8 units/acre)



Proposed Zoning – RM-3 Multi-Family (24-80 units/acre)

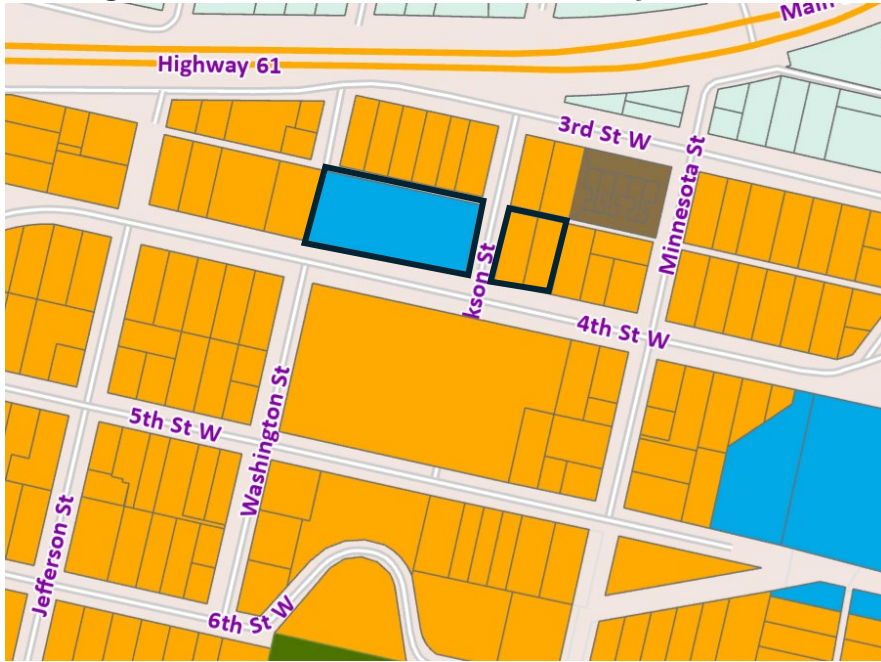


Zoning Public

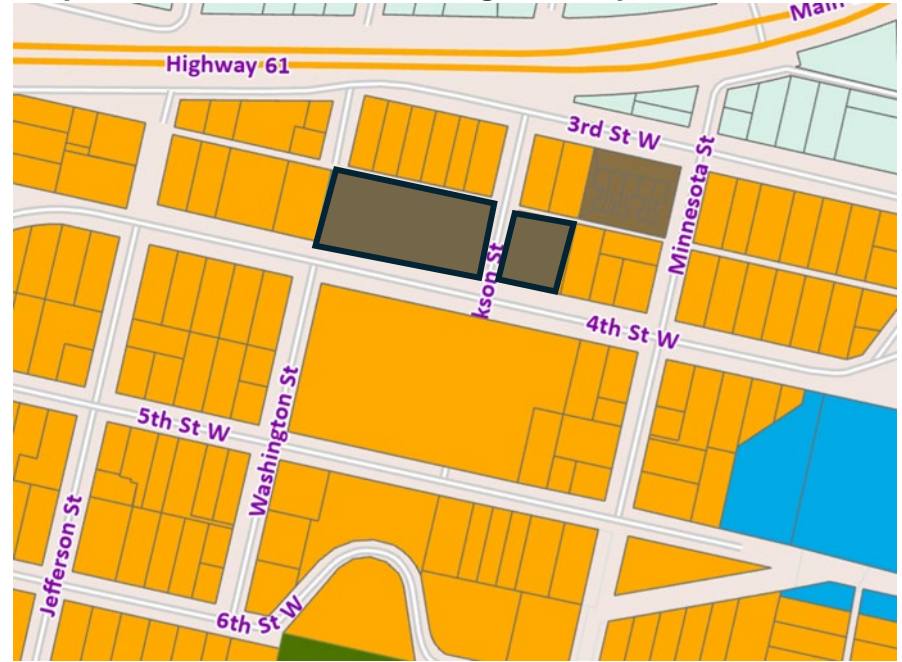
- |   |   |
|---|---|
|  A-Agriculture               |  MC-Mixed Use/Industrial/Office Commercial       |
|  AC-Agriculture Conservation |  MCT-Mixed Use Commercial Tourism                |
|  AR-Agriculture Residential  |  Prairie Island Indian Community                 |
|  B1-Local Business           |  R1-Residential One (3.5-5 units/acre)           |
|  B2-General Business         |  R2-Residential Two (5-8 units/acre)             |
|  B3-Central Business         |  RF-Riverfront                                   |
|  CI-Civic                    |  RM1-Residential Multi-Family (9-16 units/acre)  |
|  I1-Light Industrial         |  RM2-Residential Multi-Family (12-24 units/acre) |
|  I2-General Industrial       |  RM3-Residential Multi-Family (24-80 units/acre) |

# Bay View Site

















Existing Planned Land Use – Medium Density Residential



Proposed Planned Land Use – High Density Residential



Planned Land Use

- |   |  |
|---|--|
|  Agriculture                    |  Outside Recreation Facility |
|  Business Park/Innovation/Tech |  Open Space                 |
|  Community Commercial          |  PIIC                       |
|  High Density Residential      |  Public/Semi-Public         |
|  Industrial                    |  Park (public)              |
|  Low Density Residential       |  Regional Commercial        |
|  Medium Density Residential    |  Rural Density Residential  |
|  Mixed Use Corridor            |  |
|  Mixed Use Downtown            |  |



May 6, 2026

RE: 601 Buchanan Street, Red Wing, MN  
PIN: 555801360

Dear Property Owner:

You are receiving this notice because City records indicate you own property near the above-referenced site.

The City of Red Wing has initiated land use applications to change the planned land use designation and zoning of the former Jefferson School property located at 601 Buchanan Street. The site is approximately 2.17 acres in size and occupies an entire city block. There are no proposed development plans for the site at this time; the Red Wing Advisory Planning Commission is considering actions to rezone the property in advance of any potential redevelopment proposals.

The property contains the former Jefferson School building, originally constructed in 1916 with later additions. The school closed in 2003, and the site has experienced only intermittent institutional use in the years since. In recent years, the building has been largely vacant. The Red Wing School District has previously expressed interest in selling the property due to ongoing maintenance and holding costs, and redevelopment of the site for housing has been discussed for several years. The Red Wing Port Authority recently entered into an agreement to purchase the site from the School District with the intent of redeveloping the site for new housing and increasing the City's tax base by finding and working with a private developer on a redevelopment project.

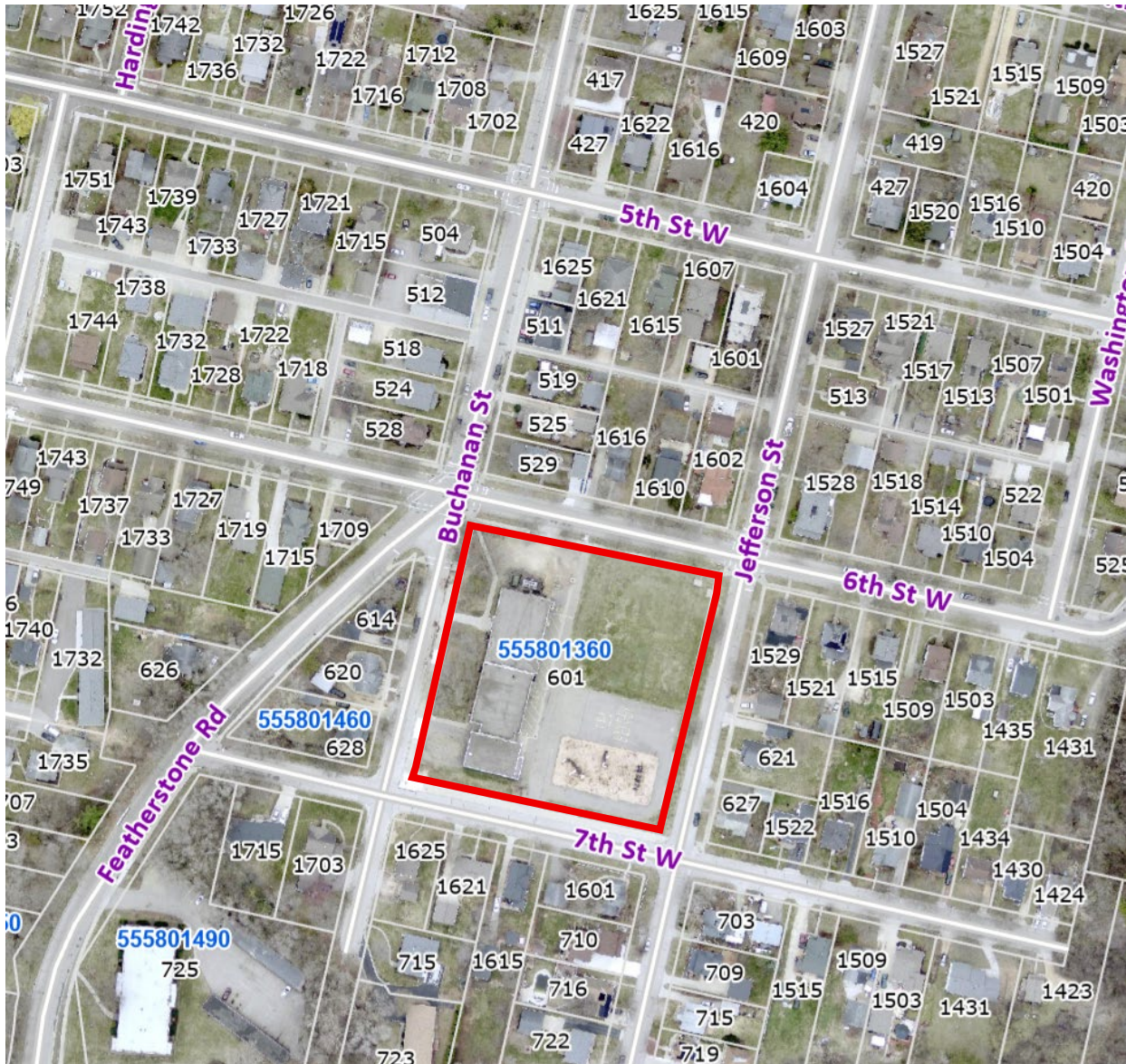
The Planning Commission has identified the former Jefferson School property as one of the strongest infill redevelopment opportunities because of its size, central location, frontage on multiple public streets, and access to existing utilities and infrastructure. The proposed actions are intended to better align the site's future land use guidance and zoning with the potential for future residential redevelopment, including reuse of the existing building and additional new housing, subject to all future approvals and applicable regulations.

The requests under consideration are:

1. Proposed Comprehensive Plan Amendment to change the Future Land Use designation from Medium Density Residential to High Density Residential.
2. Proposed rezoning from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family. The current R-2 zoning district allows residential densities of 4-8 units per acre; the proposed RM-3 zoning district allows residential densities up to 80 units per acre.

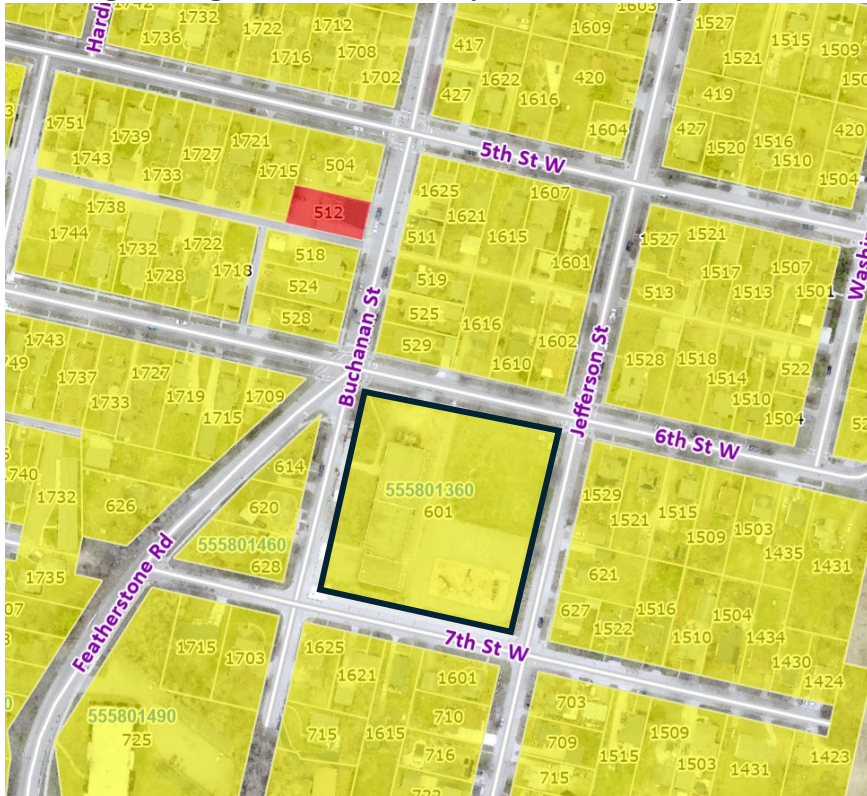
The Red Wing Advisory Planning Commission will hold a public hearing on **Tuesday, May 19, 2026, at 7:00 p.m.** in the City Council Chambers at Red Wing City Hall to consider these requests and receive public comment. If you have questions or would like additional information, please contact Brandy Howe at (651) 385-5137.

Jefferson School

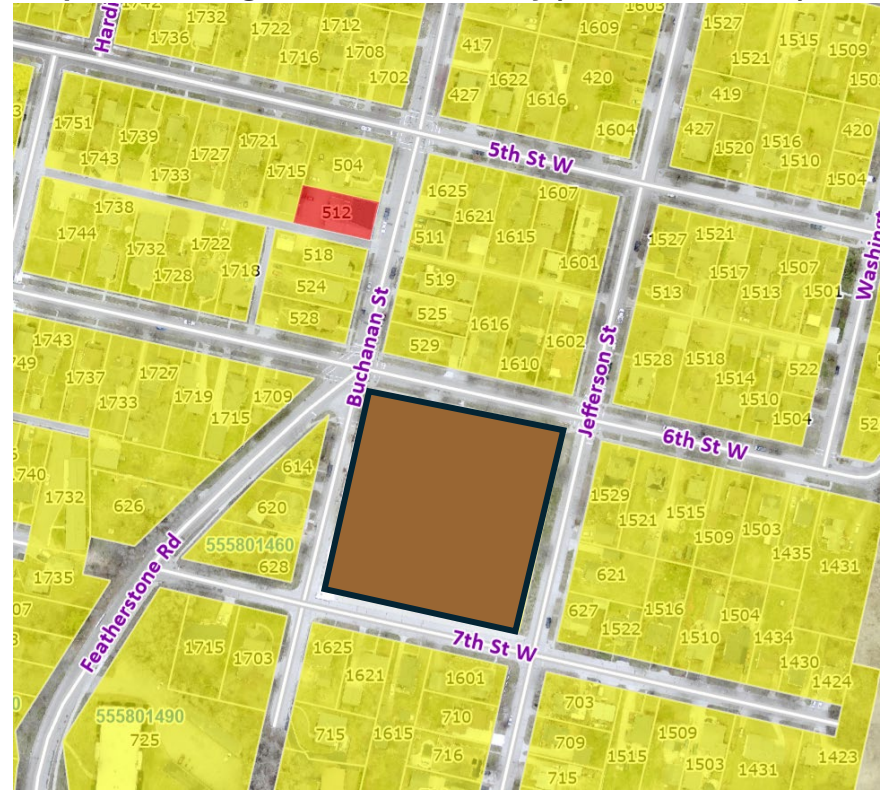


# Jefferson School Site



















Existing Zoning – R2 Residential (5-8 units/acre)



Proposed Zoning – RM-3 Multi-Family (24-80 units/acre)

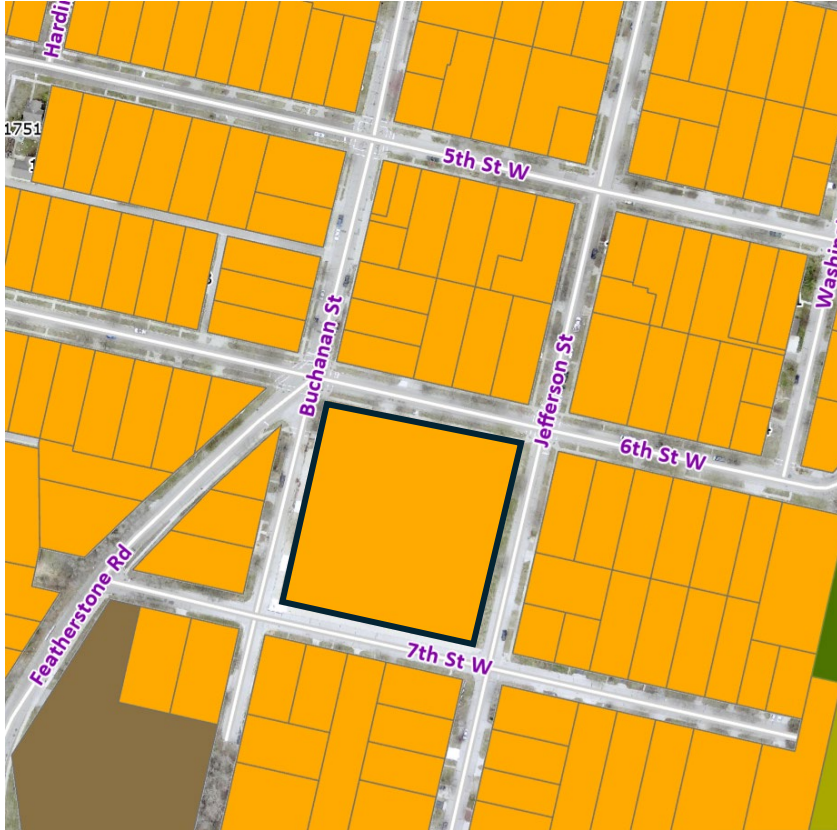


Zoning Public

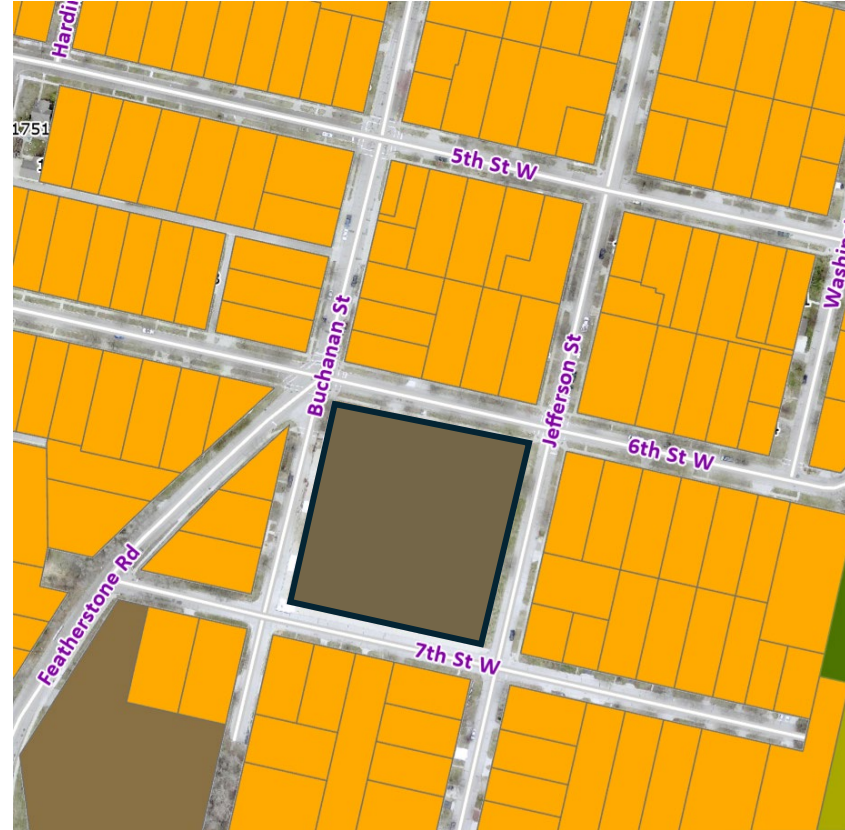
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|---|---|
|  A-Agriculture               |  MC-Mixed Use/Industrial/Office Commercial       |
|  AC-Agriculture Conservation |  MCT-Mixed Use Commercial Tourism                |
|  AR-Agriculture Residential  |  Prairie Island Indian Community                 |
|  B1-Local Business           |  R1-Residential One (3.5-5 units/acre)           |
|  B2-General Business         |  R2-Residential Two (5-8 units/acre)             |
|  B3-Central Business         |  RF-Riverfront                                   |
|  CI-Civic                    |  RM1-Residential Multi-Family (9-16 units/acre)  |
|  I1-Light Industrial         |  RM2-Residential Multi-Family (12-24 units/acre) |
|  I2-General Industrial       |  RM3-Residential Multi-Family (24-80 units/acre) |

# Jefferson School Site

Existing Planned Land Use – Medium Density Residential



Proposed Planned Land Use – High Density Residential



Planned Land Use

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown



May 6, 2026

RE: Briarwood Planned Unit Development  
PINs: 559240540 and 559240580

Dear Property Owner:

You are receiving this notice because City records indicate you own property near the above-referenced sites.

Briarwood is a large master-planned residential neighborhood originally approved through the Planned Unit Development (PUD) process in the early 2000's. Portions of the development have been completed; however, substantial portions of the original project remain undeveloped, including areas previously approved for apartments and condominiums.

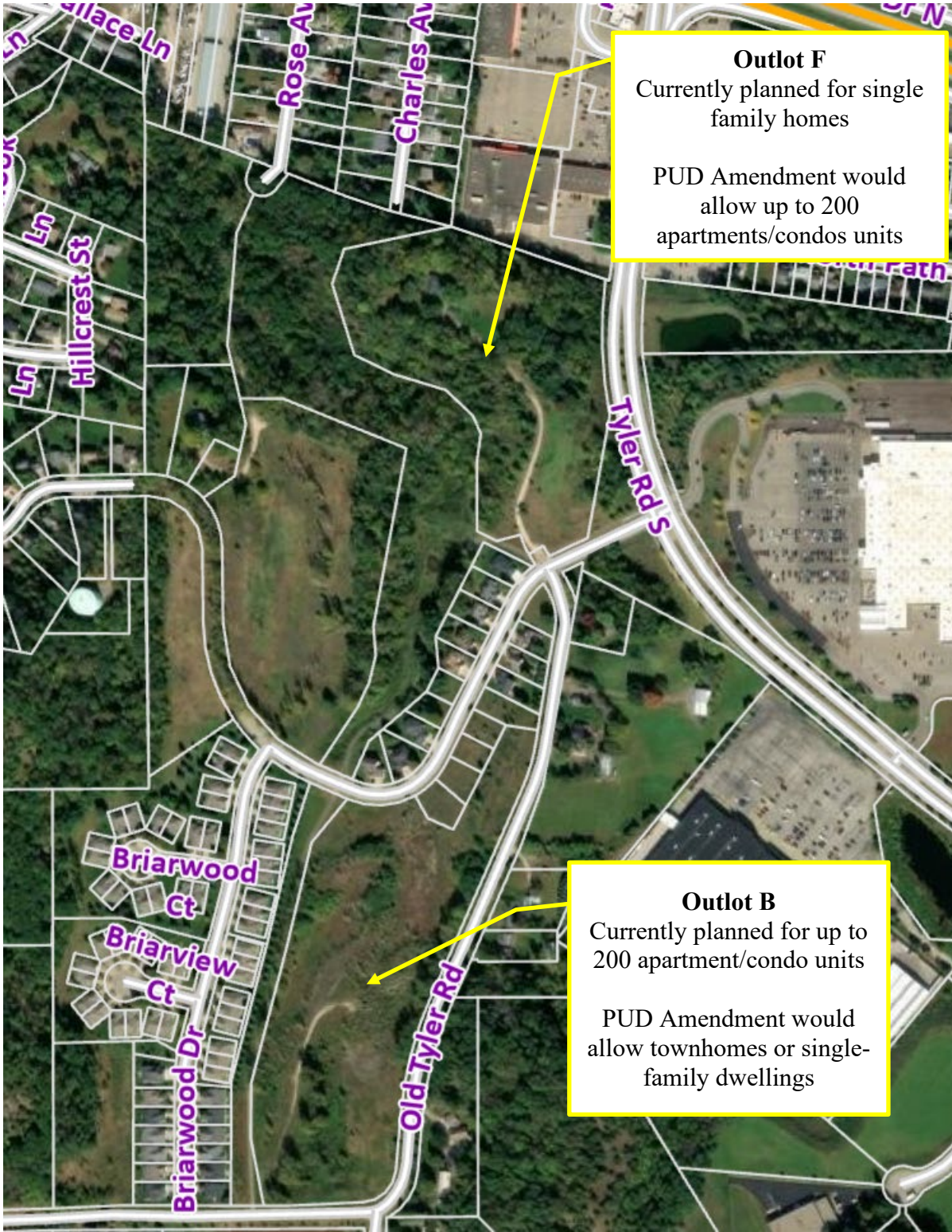
The proposal would update the remaining phases to better reflect current housing demand and development feasibility. It would shift previously approved higher-density residential capacity from Outlot B to Outlot F, where access, infrastructure, and site conditions are more favorable for multifamily development (see enclosed map). Under the proposal, Outlot B, previously planned for approximately 200 condominium/apartment units, would instead be redesigned for lower-density single-family or townhome development. Outlot F, previously planned for approximately 21 single-family lots, would be revised to accommodate the transferred residential density. Overall, the amendment would redistribute housing intensity within the existing planned development rather than increase total approved units.

The proposed amendments are intended to help respond to current market conditions within an already approved development and are expected to help encourage new development within unplatted phases while maintaining the housing mix anticipated in the original development plans.

The requests under consideration are:

1. Proposed rezoning of Outlot F from R-2 Two-Family Residential to RM-3 High Density Residential Multi-Family.
2. Proposed Comprehensive Plan Amendment to change the Planned Land Use designation on Outlot B from High Density Residential to Low Density Residential.
3. Proposed amendment to the Briarwood Planned Unit Development to reallocate previously approved unit capacity and revise the housing mix within remaining undeveloped phases.

The Red Wing Advisory Planning Commission will hold a public hearing on **Tuesday, May 19, 2026, at 7:00 p.m.** in the City Council Chambers at Red Wing City Hall to consider these requests and receive public comment. If you have questions or would like additional information, please contact Brandy Howe at (651) 385-5137.



**Outlot F**  
Currently planned for single family homes  
  
PUD Amendment would allow up to 200 apartments/condos units

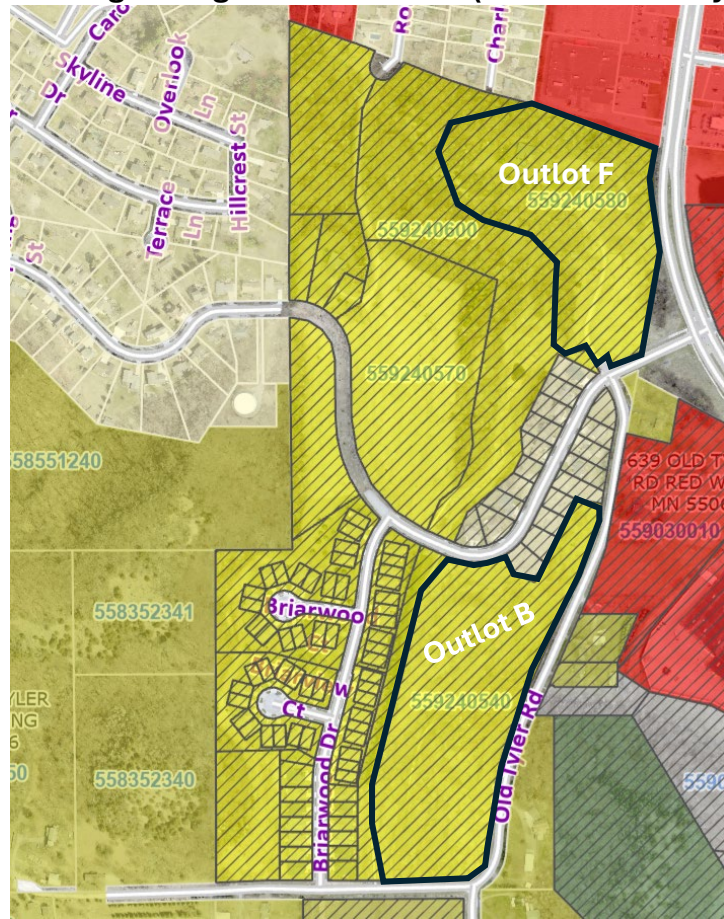
**Outlot B**  
Currently planned for up to 200 apartment/condo units  
  
PUD Amendment would allow townhomes or single-family dwellings

# Briarwood Sites

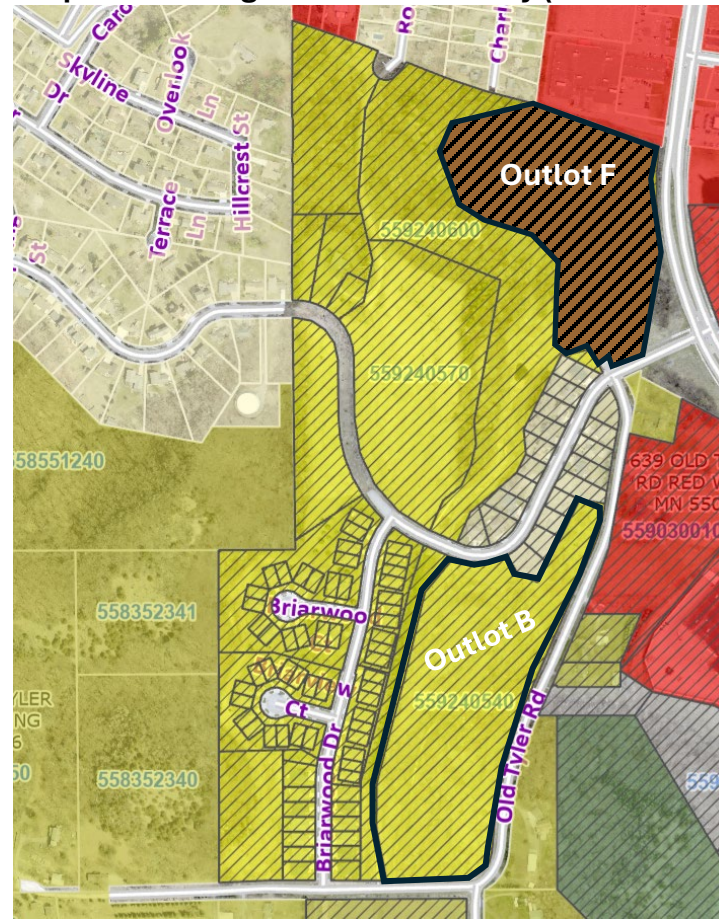


# Briarwood Sites

Existing Zoning – R2 Residential (with PUD overlay)



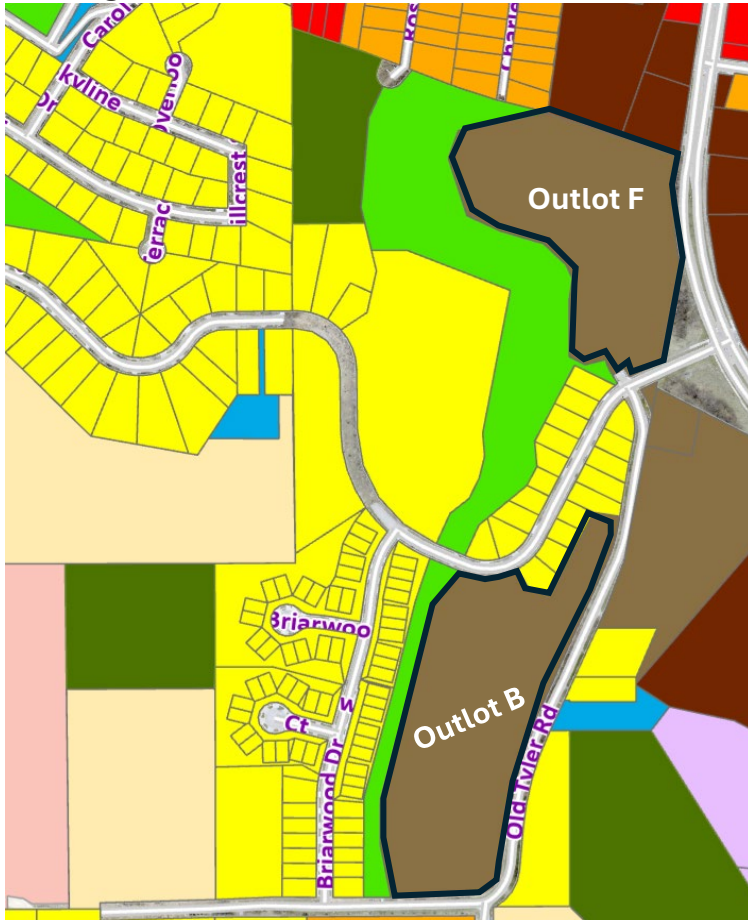
Proposed Zoning – RM3 Multi-Family (with PUD overlay)



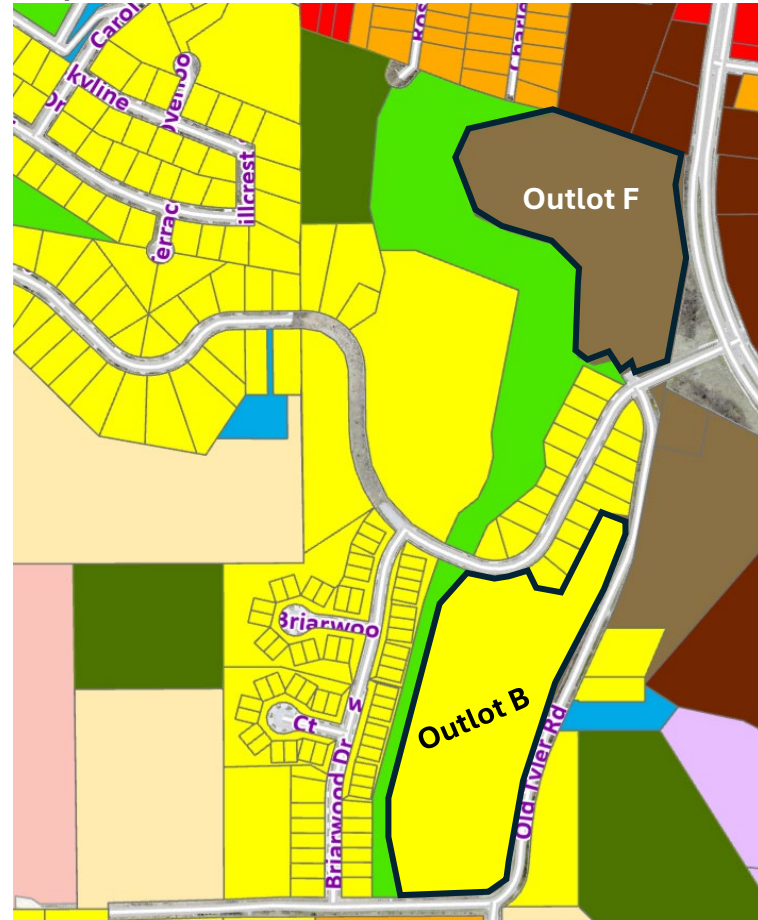
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|-----------------------------|---|
| Zoning Public               | MC-Mixed Use/Industrial/Office Commercial       |
| A-Agriculture               | MCT-Mixed Use Commercial Tourism                |
| AC-Agriculture Conservation | Prairie Island Indian Community                 |
| AR-Agriculture Residential  | R1-Residential One (3.5-5 units/acre)           |
| B1-Local Business           | R2-Residential Two (5-8 units/acre)             |
| B2-General Business         | RF-Riverfront                                   |
| B3-Central Business         | RM1-Residential Multi-Family (9-16 units/acre)  |
| CI-Civic                    | RM2-Residential Multi-Family (12-24 units/acre) |
| I1-Light Industrial         | RM3-Residential Multi-Family (24-80 units/acre) |
| I2-General Industrial       | PUD Overlay                                     |

# Briarwood Site

## Existing Planned Land Use



## Proposed Planned Land Use



### Planned Land Use

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown

### Planned Land Use

- Agriculture
- Business Park/Innovation/Tech
- Community Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mixed Use Corridor
- Mixed Use Downtown

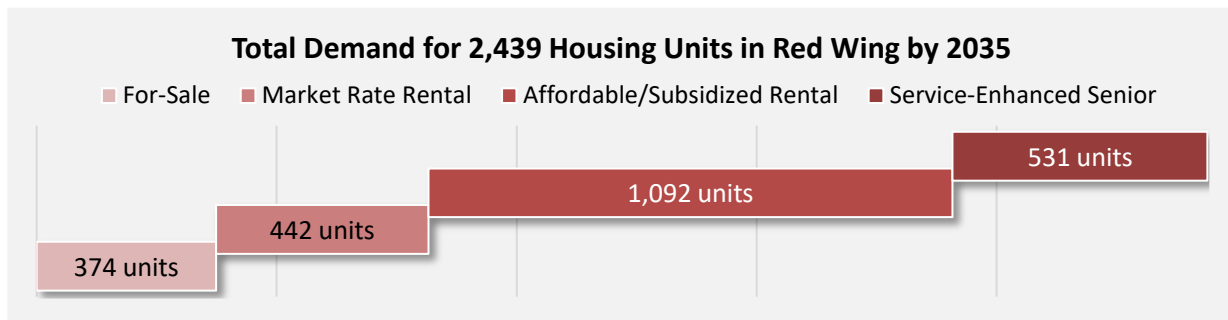
**Purpose and Scope of Study**

Maxfield Research and Consulting was engaged by the City of Red Wing to prepare a Comprehensive Housing Needs Analysis for the City. The analysis provides recommendations on the amount and types of housing that may be developed to meet the needs of current and future households in the community.

The scope of this study includes an analysis of the demographic and economic characteristics of Red Wing and the surrounding Primary Market Area (PMA), a review of existing housing stock characteristics, and market analyses covering the for-sale, rental, and senior housing markets. Additionally, the study includes an assessment of housing affordability in the area. Detailed housing demand calculations to 2035 and development concept recommendations are provided for the community. The study concludes with an evaluation of challenges and opportunities associated with housing development in Red Wing.

**Key Findings**

- There are needs across the housing continuum, but feedback from area stakeholders suggests that moderately priced housing, both ownership and rental, targeted to the area’s workforce and housing alternatives targeted to older adults and seniors (townhomes, twin homes) are two of the most pressing needs in Red Wing. Demand is also strong for affordable and subsidized housing, especially for seniors.
- Nearly half (45%) of the projected demand will be for affordable and subsidized rental housing (general occupancy and senior), while 22% will be for service-enhanced housing (independent living, assisted living, memory care). Another 18% will be for market rate rental housing (general occupancy and active adult), and 15% of the demand is for owned housing units (all ages).



- It’s important to note that much of this projected demand may not be satisfied, particularly senior housing as many seniors prefer to age in place instead of moving into alternative housing. Additionally, funding availability for affordable and subsidized housing is limited, which will make it difficult to develop enough new housing to meet the projected demand.

### Demographic Analysis

- As of the 2020 Census, Red Wing contained 16,547 people and 7,194 households. Between 2010 and 2020, Red Wing's population increased 0.5%, adding 88 people, while the household base expanded 2.5% (177 households). We estimate that Red Wing experienced solid growth since the COVID-19 pandemic, adding 427 people (2.6% growth) and 208 households (2.8% growth) between 2020 and 2025.
- Red Wing's population is projected to increase 1.7%, adding 281 people between 2025 and 2030, while the household base expands 2.8% (206). Red Wing is expected to add another 234 people (1.4% growth) and 131 households (1.7% growth) between 2030 and 2035.
- Achieving any population and household growth in Red Wing will be highly dependent on the availability of suitable housing options in the community catering to a variety of household types, age groups, and income levels. Growth will also be impacted by increased, or decreased, hiring at area employers.
- In 2025, the largest adult cohorts by age in Red Wing are 55 to 64 and 65 to 74, totaling an estimated 2,206 people (13.0% of the population) and 2,260 people (13.3%), respectively. Age 75 and older is projected to become the largest age group in Red Wing by 2035, representing 14.2% of the total population.
- Notable population shifts projected for Red Wing between 2025 and 2035, include solid growth among the 35 to 44, 45 to 54, and 75 and older age groups and contraction for the age 55 to 64 and 65 to 74 cohorts.
- In 2025, Red Wing's median household income is estimated to be \$73,042, roughly -14% lower than Southeast Minnesota (\$85,362). The projected average annual median household income growth of 3.0% in Red Wing between 2025 and 2030 will exceed the historic annual inflation rate of 2.7% over the past ten years.
- In Red Wing, 68.1% of all households own in 2025, giving it a homeownership rate that is lower than Southeast Minnesota (74.0%). The total number of renter households residing in Red Wing grew by an estimated 138 households between 2010 and 2025 (6% increase) while owner households expanded 5% (246).
- In Red Wing, households living alone are estimated to be the most common household type (38% of all households) in 2025, followed by married couple households without children (27%).
- Between 2010 and 2025, family households experienced modest contraction in Red Wing, declining by an estimated -150 households (-3.5%). The number of non-family households increased 20%, adding 535 households, including 25% growth among households living alone (572 households).

### **Employment Analysis**

- Red Wing and Goodhue County have historically maintained annual unemployment rates that have tracked consistently with Southeast Minnesota and below equilibrium (generally considered to be 5.0% vacancy). The 2023 average annual unemployment rates of 2.5% in Red Wing, 2.6% in Goodhue County, and 2.5% in the Region were well-below equilibrium and lower than Minnesota (2.8%).
- The Market Area experienced a solid recovery of jobs post-COVID, and the area is expected to sustain modest employment growth over the next several years. Goodhue County is projected to add 946 jobs between 2024 and 2035 (4.4% growth), including 3.5% growth in Red Wing (410 jobs), compared to 5.1% growth in the Region. Labor availability will greatly impact the ability of Red Wing to sustain employment levels and achieve the projected job growth. New housing will be needed to support economic development in the area.
- Approximately 6,582 workers commute into Red Wing for employment daily (inflow), while 3,956 resident workers leave the community (outflow). An estimated 3,537 people both live and work in the City (interior flow).
- Overall, Red Wing is an importer of workers as a higher number of nonresidents commute into the City for employment than resident workers commute out. With 6,582 workers commuting into the City for employment daily, many commuting more than 50 miles away, there is an opportunity to provide housing options for a portion of this workforce.
- A household earning the average weekly wage in Red Wing (\$1,207) would be able to afford an apartment renting for approximately \$1,569 per month to not exceed 30% of its monthly income on housing costs, higher than the average rent for market rate rental housing units in the community (\$1,268).
- Assuming that a potential home buyer has good credit and makes a 10% down payment, a household would need a minimum annual income of \$89,642 to be able to afford a single-family home sold at the 2024 median resale price of \$276,500 in Red Wing. The average weekly wage in Red Wing equates to an annual income of roughly \$62,764.
- This data indicates that rental housing in Red Wing is relatively affordable proportionate to wages, but much of the for-sale housing would not be affordable for many workers.

### **Housing Characteristics**

- There are an estimated 7,869 housing units in Red Wing, roughly 94% of which are occupied (7,402). By comparison, an estimated 93% of the housing units in Southeast Minnesota are occupied.

- Compared to the Region, Red Wing has notably higher proportions of units in multifamily structures with 20 to 49 units and 50 or more units, as well as mobile homes. The proportion of detached single-unit structures in Red Wing (56% of all occupied units) is substantially lower than the Region (72%).
- Roughly 23% of the housing units in Red Wing were built prior to 1940, higher than the Region (19%). The 1970s and 1980s were the most active decades in Red Wing for housing unit production. An estimated 16% of Red Wing's housing stock was built from 1970 to 1979 (1,231 units) and 12% of the housing units were constructed from 1980 to 1989 (920 units).
- From 2015 through 2024, 537 new housing units were permitted in the City of Red Wing for an average of 53.7 new units per year, including 10.8 new detached single-family units, 14.2 townhomes, and 28.7 multifamily units per year.
- The pace of new detached single-family home construction increased from 10.4 units per year from 2015 through 2019 to 11.2 units per year from 2020 through 2024, while townhome development activity accelerated from 10.2 units per year (2015 to 2019) to 18.2 units per year (2020 to 2024). Multifamily unit production slowed from 33.8 units per year (2015 to 2019) to 23.6 units per year since 2020.

### **For-Sale Housing Market Analysis**

- Increased competition for homes (as indicated by the decreasing supply of available housing and shortened marketing times) caused strong price appreciation in recent years.
- In Red Wing the median price for detached single-family homes increased 50%, climbing from \$185,000 in 2018 to \$276,500 in 2024, averaging 7.2% increases annually. Median multifamily (townhomes, twin homes, condominiums) resale prices jumped 130% from \$138,500 in 2018 to \$318,500 in 2024 (16.8% average annual increases).
- Detached single-family homes comprised 85% of all closed resales in Red Wing since 2018, and the remaining 15% were multifamily (townhome, twin home, condominium) units.
- New construction detached single-family homes have a median price of \$399,900 in Red Wing (45% higher than the median resale price) and \$371,175 throughout Goodhue County. New construction multifamily units have a median price of \$433,614 in Red Wing (36% higher than the median resale price) and \$313,950 in the County.
- Based on the supply of available for-sale housing in Red Wing as of February 2025, there is a 1.6-month supply of homes available for sale on the market.
  - Equilibrium in the for-sale housing market is generally considered to be a six-month supply, indicating that there is pent-up demand for homes in Red Wing.

- As of February 2025, there were 28 residential lots listed for sale on the MLS in the PMA, including 16 lots in Red Wing and 12 lots in the Remainder of the PMA.
- Actively-marketing lots in Red Wing have a median list price of \$4.06 psf (\$177,593 per acre) based on the median list price of \$47,950 and a median lot size of 11,805 square feet (0.27-acre). Lot prices in Red Wing range from \$13,900 for the 8,712 square-foot lot in the Boxruds Addition (\$1.60 psf) to \$144,000 for a 7.7-acre lot in Hubbards Addition (\$0.43 psf).

### **Rental Housing Market Analysis**

- Nationally, the equilibrium vacancy rate for market rate rental housing is considered to be 7.0% which allows for normal turnover and an adequate supply of alternatives for prospective renters.
  - Based on our February 2025 survey of general occupancy apartment buildings in Red Wing, we found that the existing market rate rental properties are 4.7% vacant, while the affordable and subsidized facilities are 1.0% vacant (four vacancies), many with wait lists. This data indicates that there is pent-up demand for rental housing in Red Wing.
- Additionally, according to American Community Survey (ACS) estimates, rental housing vacancy rates in Red Wing have tracked well-below equilibrium, averaging 1.4% vacancy over the past five ACS survey periods.
- We identified 233 units pending in seven separate projects, including 165 market rate units and 68 affordable units. Among these pending projects, 26 units are under construction and 207 units have been proposed but not yet fully approved.
- The average monthly rental rate across all market rate general occupancy properties is \$1,268 (\$1.21 per square foot). There is a notable difference in rents between older and newer properties, as the four newest properties (opened in the past ten years) have an average rent of \$1,544, 49% higher than the average rent of \$1,035 among older properties.

### **Senior Housing Market Analysis**

- Strong growth is occurring among seniors in the PMA. Aging of baby boomers led to 70% growth in the 65 to 74 population between 2010 and 2025 (1,477 people). As this group ages, the 75 and older age group is expected expand 34% by 2035, adding 938 people.
- Maxfield Research identified a total of 11 senior housing facilities in the PMA, totaling 586 units, including ten in the City of Red Wing (566 units) and one 20-unit facility in Welch. In total, there are 178 market rate active adult rental units, 44 active adult owned cooperative units, 118 affordable and subsidized rental units, and 246 service-enhanced units. Among the service-enhanced facilities, an estimated 50 units are independent living, 126 are assisted living units, and 62 are memory care units.

- The affordable and subsidized rental properties were 4.2% vacant at the time of our survey, with five vacant units, while the stabilized market rate active adult property was fully occupied. Many of these facilities are maintaining lengthy wait lists. The below-equilibrium vacancy, coupled with extensive wait lists, suggests that there is pent-up demand for affordable/subsidized and market rate active adult senior rental housing in Red Wing.
- The service-enhanced facilities were approximately 98% occupied (2.1% vacancy rate), which is well below equilibrium (considered to be 7.0% vacancy for assisted living and memory care). Because the existing assisted living and memory care facilities are near full occupancy, there appears to be pent-up demand for additional service-enhanced senior housing in the area.
- Maxfield Research finds that many assisted living facilities in Minnesota, and the Midwest, have experienced elevated vacancy rates since the COVID-19 pandemic. However, vacancy rates in Red Wing are tight, despite impacts of the pandemic, suggesting strong demand for assisted living and memory care senior housing in the community.

### **Housing Affordability**

- As of February 2025, the Red Wing Housing and Redevelopment Authority (HRA) has 124 active Housing Choice Vouchers under lease with 309 applicants on a wait list.
- An estimated 31% of all households in Red Wing are considered cost-burdened (paying more than 30% of their income for housing costs), including 21% of owner households and 51% of renter households. By comparison, 17% of owner households and 44% of renter households are cost burdened in Southeast Minnesota.
- An estimated 12.9% of all households in Red Wing are severely cost-burdened (paying 50% or more of their income toward housing), higher than 10.2% in Southeast Minnesota. In Red Wing, 7.9% of owner households and 23.6% of renter households are severely cost-burdened.
- Based on current home prices, roughly 57% of owner households in the PMA could afford to purchase an entry-level detached single-family home priced at \$250,000. The proportion drops to 31% that could afford a new construction move-up detached single-family home priced at \$400,000.
- Roughly 48% of renter householders could afford to rent a studio or one-bedroom unit at older market rate rental properties in the community at the average rent of \$960 per month. However, the income-qualified percentage drops to 28% that could afford monthly rents for a new construction one-bedroom unit priced at \$1,300 per month.

**Housing Demand Analysis**

- As summarized in the following figure, we find demand for 1,060 general occupancy (not age-restricted) housing units in Red Wing between 2025 and 2035, including 287 for-sale units and 773 rental housing units.
- We also estimate that there is excess demand for 1,115 housing units targeting older adults and seniors in Red Wing in 2025, increasing to 1,379 units in 2035.
- There are a total of 173 existing vacant lots among 28 active subdivisions in Red Wing with 16 lots listed for sale on the MLS as of February 2025. Based on the for-sale housing demand calculations, there is just a 0.6-year supply of actively-marketing lots in Red Wing, increasing to 6.0-year supply when all vacant lots are included, although many may or may not be available for future development. Additional lots will need to be platted to meet long-term demand for new ownership housing in the community.

**Summary of Housing Demand in Red Wing  
2025 to 2035**

<b>General Occupancy Housing Demand 2025 to 2035</b>	
<b>For-Sale Units</b>	<b>287</b>
Detached Single-Family Units	158
Other/Multifamily Units*	129
<b>General Occupancy Rental Units</b>	<b>773</b>
Market Rate	295
Affordable^	239
Subsidized^	239
<b>Total General Occupancy Housing Units</b>	<b>1,060</b>

<b>Excess Senior Housing Demand</b>			
	<b>2025</b>	<b>2030</b>	<b>2035</b>
<b>Market Rate Active Adult</b>	<b>160</b>	<b>212</b>	<b>234</b>
Ownership Units	65	81	87
Rental Units	95	131	147
<b>Affordable &amp; Subsidized Senior Housing^</b>	<b>574</b>	<b>594</b>	<b>614</b>
Subsidized Units	203	212	221
Affordable Units	371	382	393
<b>Service-Enhanced Senior Housing</b>	<b>381</b>	<b>497</b>	<b>531</b>
Independent Living (IL)	205	255	269
Assisted Living (AL)	82	128	145
Memory Care (MC)	94	114	117
<b>Total Senior Housing Units</b>	<b>1,115</b>	<b>1,303</b>	<b>1,379</b>

\*Includes twin homes, townhomes, condominiums

^Subsidized = affordable to households at 30% AMI or less

^Affordable = affordable to households at 30% to 60% AMI

**Recommendations**

- Based on findings from this analysis, we recommend for-sale and rental housing development concepts in Red Wing. These proposed concepts are intended to act as a development guide to meet the housing needs of existing and future households in the community to 2035.
- The following figures summarize recommended development concepts and price points for various housing product types in Red Wing. Detailed findings are described in the *Conclusions & Recommendations* section of this report.
- The following table summarizes a potential pricing breakdown for new construction for-sale housing units in Red Wing, including “entry-level”, “move-up”, and “executive” housing.

**New Construction For-Sale Housing Pricing Recommendations**

	<b>Purchase Price*</b>	<b>Pct.</b>	<b>Units</b>
<b>Detached Single-Family</b>			
Entry-level	Less than \$300,000	25%	40
Move-up	\$350,000 to \$450,000	65%	103
Executive/Luxury	\$600,000+	10%	16
<b>Detached Single-Family Total:</b>		<b>100%</b>	<b>158</b>
<b>Townhome/Twin Home</b>			
Entry-level	Less than \$280,000	40%	52
Move-up	\$300,000 to \$400,000	60%	77
<b>Townhome/Twin Home Total:</b>		<b>100%</b>	<b>129</b>
*Pricing is in 2025 dollars and can be adjusted to account for inflation.			

- Based on anecdotal feedback from area real estate professionals, we consider new construction detached single-family homes priced below \$300,000 to be entry-level housing, while move-up new construction detached single-family homes would likely be priced in the \$350,000 to \$450,000 range. Pricing for a move-up townhome or twin home unit would likely begin at roughly \$300,000.
- We anticipate that 65% of the new detached single-family units (103 units) will target move-up buyers and recommend that 25% (40) be priced for less than \$300,000 to target moderate income buyers (entry-level). A limited number (10%) are expected to be priced for the executive/luxury market.
  - A household would need to have a minimum income of \$97,261 to afford a home purchased at \$300,000, which falls within the upper range considered to be “moderate-income” (i.e. \$85,400 at 100% AMI to \$102,480 at 120% AMI for a two-person household).

- We anticipate that 60% of the new construction townhome/twin home units (77) will target move-up buyers and/or empty nesters and recommend that 40% (52 units) should be priced below \$280,000 to target moderate income buyers.
- The development of any new for-sale housing products in Red Wing priced to target moderate income buyers will likely require a public-private partnership or alternative development concept (i.e. community land trust, affordable housing cooperative).
- Entry-level home demand will primarily be satisfied through turnover of the existing supply of older single-family homes in Red Wing by increasing the supply of move-up housing or with the increased development of townhome and twin home products.
- In addition to demand for owned housing products, we find strong demand for additional general occupancy rental housing options in Red Wing.
- Below-equilibrium vacancies at the existing market rate, affordable and subsidized rental properties suggest pent-up demand for new rental housing in the community.
- The following figure provides a summary of the recommended rental housing by product type, including monthly rent ranges, development timing, and target markets.

**General Occupancy Rental Housing Recommendations**

		<b>Monthly Rent Range<sup>1</sup></b>		<b>No. of Units</b>	<b>Development Timing</b>
<b>Market Rate &amp; Workforce Rental</b>					
Apartments	Studio	\$1,100 - \$1,440	2BR	46 - 52	2025+
Townhomes	2BR	\$1,600 - \$1,850	3BR	12 - 16	2025+
Target Markets: An apartment building would likely attract younger workforce renters, lifestyle renters, older adults, and seniors. Rental townhomes would target young family households, empty-nesters, and seniors.					
<b>Affordable Rental<sup>2</sup></b>					
Apartments	Studio	\$930 - \$1,200	2BR	46 - 52	2025+
Townhomes	2BR	\$1,400 - \$1,600	3BR	12 - 16	2025+
Target Markets: We recommend projects targeting households at 40% to 60% AMI which would likely be comprised of singles, single-parent households, older adults and seniors.					
<sup>1</sup> Pricing in 2025 dollars and can be adjusted to account for inflation.					
<sup>2</sup> Affordability subject to income guidelines; recommended rent ranges based on max rents at 50% and 60% AMI					
Note - Recommended development concepts do not equate to total demand.					

- We recommend modestly sized projects (i.e. 46- to 52-unit apartment buildings, 12- to 16-unit rental townhome projects). We also recommend a phased approach to rental housing development in the community, beginning with a new market rate project priced to target the community’s workforce.
- Feedback from area employers indicates that many workers that need moderately priced housing (i.e. young teachers, manufacturing workers) earn roughly \$21.00 to \$25.00 per hour, which equates to approximately \$44,000 to \$52,000 per year. We recommend a market rate workforce rental housing project with rent limits set to target households earning between 60% and 120% AMI (\$44,820 to \$89,640 for a one-person household).
- The growing older adult and senior population will support long-term demand for senior housing units in Red Wing through 2035. Demand exists for a variety of senior housing products, and we recommend the development of additional senior housing units to provide housing options for these residents as they age.
- The development of new senior housing will satisfy housing needs in Red Wing by increasing the number of options for older adult and senior residents that want to relocate into new age-restricted housing. Additionally, the development of housing alternatives for seniors will stimulate the turnover of existing homes and rental units occupied by seniors, creating more opportunities for general occupancy buyers and renters.
- The following table summarizes a recommended mix of senior housing units by service level including product type, pricing, project size, and development timing.

**Recommended Senior Housing Development Concepts**

	Pricing Range <sup>1</sup>	No. of Units	Development Timing
<b>Age Restrictd Senior Housing</b>			
<b><u>Active Adult Rental Housing</u></b>			
Market Rate <sup>2</sup>	\$1,200/1BR - \$1,600/2BR	26 - 30	2025+
Affordable <sup>2,3</sup>	\$859/1BR - \$1,031/2BR	36 - 42	2025+
<b><u>Market Rate Service-Enhanced Senior Housing</u></b>			
Independent Living	\$1,800/1BR - \$2,800/2BR	30 - 34	2025+
Assisted Living	\$3,200/Studio - \$5,000/2BR	16 - 20	2027+
Memory Care <sup>4</sup>	\$4,500/Studio - \$6,000/1BR	12 - 16	2025+
<sup>1</sup> Pricing in 2025 dollars. Pricing can be adjusted to account for inflation. <sup>2</sup> Alternative concept is to combine affordable and market rate active adult into mixed-income building. <sup>3</sup> Affordability subject to income guidelines; rates based on max rents at 50% AMI <sup>4</sup> Memory care housing could be a component of an assisted-living or service-intensive building. Note - Unit amounts reflect recommended size of property that for a single project, but do not equal total calculated long-term demand			

# NEW HISTORY

## MEMORANDUM

**Date:** April 21, 2026  
**To:** Red Wing Port Authority  
**Attn:** Kyle Klatt, [Kyle.Klatt@redwingmn.gov](mailto:Kyle.Klatt@redwingmn.gov)  
**Project:** Jefferson School  
601 Buchanan St, Red Wing, MN 55066  
**Regarding:** Developer Feedback Summary  
New History Project No.: 2021-C29-316  
**Written By:** Molly Burns, [burns@newhistory.com](mailto:burns@newhistory.com)  
Meghan Elliott, [elliott@newhistory.com](mailto:elliott@newhistory.com)  
Peter Brown, [peter@peterhendeebrown.com](mailto:peter@peterhendeebrown.com)

New History is working with Port staff to facilitate redevelopment of the former Jefferson School site. The most likely use of the former school building and site is housing. In preparation for a future Request for Proposals (RFP) to private developers, New History conducted outreach and interviews to housing developers located in Red Wing, Winona, and the Twin Cities area. Developers included small-, mid-, and large-scale local and regional housing developers and owners/operators with experience in market-rate, affordable, and for-sale housing. Feedback on the redevelopment feasibility of the site was obtained from 16 developers through emails and interviews. This email summarizes private and non-profit industry feedback grouped by theme. **In summary, the site appears to be a good candidate for housing redevelopment, but will only attract a response to an RFP if two key hurdles are resolved: 1) community-wide acceptance of housing and/or rezoning of higher density on the site, and 2) commitment of city funding sources to a housing redevelopment on the site.**

## Summary of Developer Feedback

### Density

- The majority of respondents remarked that 16 units is small for a housing project.
- Local market-rate developers indicated that 16 units might be viable, but new construction might be needed for garages.
- Regional developers indicated a minimum threshold of 40-70 units.
- Both developers of smaller scale (16 units) and higher density housing (40+ units) need assurance of city and community approval of allowable housing type (market rate, workforce, affordable) and density on the site prior to investing time and resources in a RFP response.
- Concerns were consistently repeated about neighborhood and/or city support of housing type and density on this site.



## Market/Economics

- The most recent housing study combined with market research of current comparable projects shows that rents are likely to be under \$2.00 per square foot.
  - “\$3,000 net rent per month needed but \$1,500 achievable.”
  - “Rents in Red Wing are tough.”
  - “Rents under \$2.00 (SF) just don’t work.”
- The cost of housing production (new or historic redevelopment) far exceeds the income-producing capacity of the site. Therefore, significant additional funding tools are needed, such as:
  - Some form of affordable-housing support, such as low-income housing tax credits (LIHTC) (Note: This site does not score well for competitive LIHTC programs.)
  - Historic tax credits (HTC)
  - Tax increment financing (TIF)
  - Waiver of fees
  - Low to \$0 site acquisition cost
  - Site cleanup costs
  - Other gap funding

## Product

- Given the achievable rents, a housing development is most likely to be a higher density affordable project (40+ units) or a smaller scale local project. A smaller scale project (without significant new construction) would likely be a “workforce” or entry-level housing type.
- Senior housing is unlikely due to accessibility concerns and the lack of an elevator.
- For-sale condos are unlikely due to the cost of construction and current housing sales prices.
- The city’s expectations for public green space and parking should be clarified. The available open land may be required to achieve an economically viable level of density, and may reduce or preclude the previously envisioned park. This would also require community buy-in.

## Building and Site

- “Neat building and cool site! School’s classrooms seem perfect for housing.”
- In general, the building appears to be in good condition.
- “Location is good.”

# Public Hearing

## RM-3 Rezoning & Comprehensive Plan Amendments

### Bay View • Jefferson School • Briarwood

Presented to the Red Wing Advisory Planning  
Commission  
May 19, 2026



# Requested Actions



## Rezoning

- Bay View → R-2 to RM-3
- Jefferson School → R-2 to RM-3
- Briarwood Outlot F → R-2 to RM-3

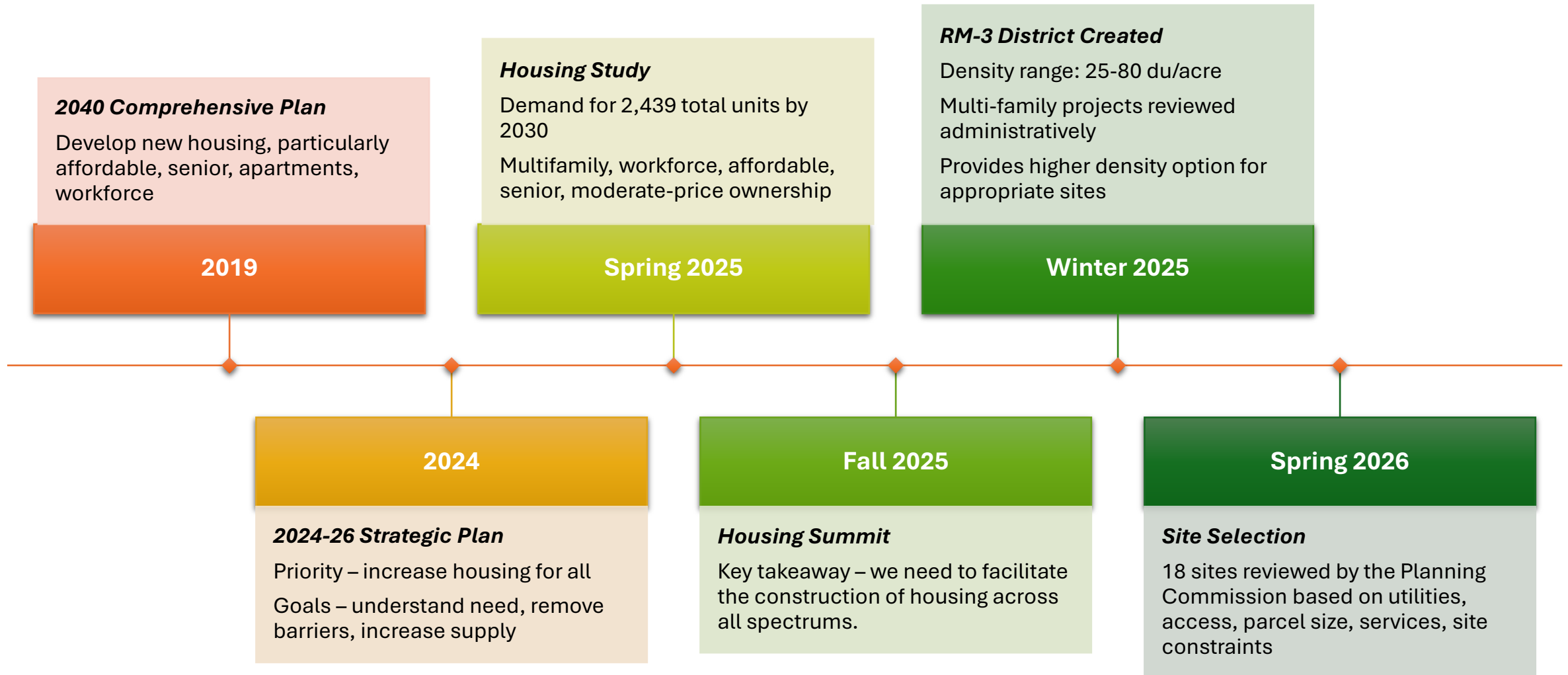
## Comprehensive Plan

- Text Amendment – High Density Residential (8–24 → 8–80 dwelling units per acre)
- Future Land Use Map Amendments for All Three Rezoning Sites

## PUD Amendment

- Briarwood Density Reallocation

# How We Got Here





# Site Evaluation Process

Sites were evaluated based on:

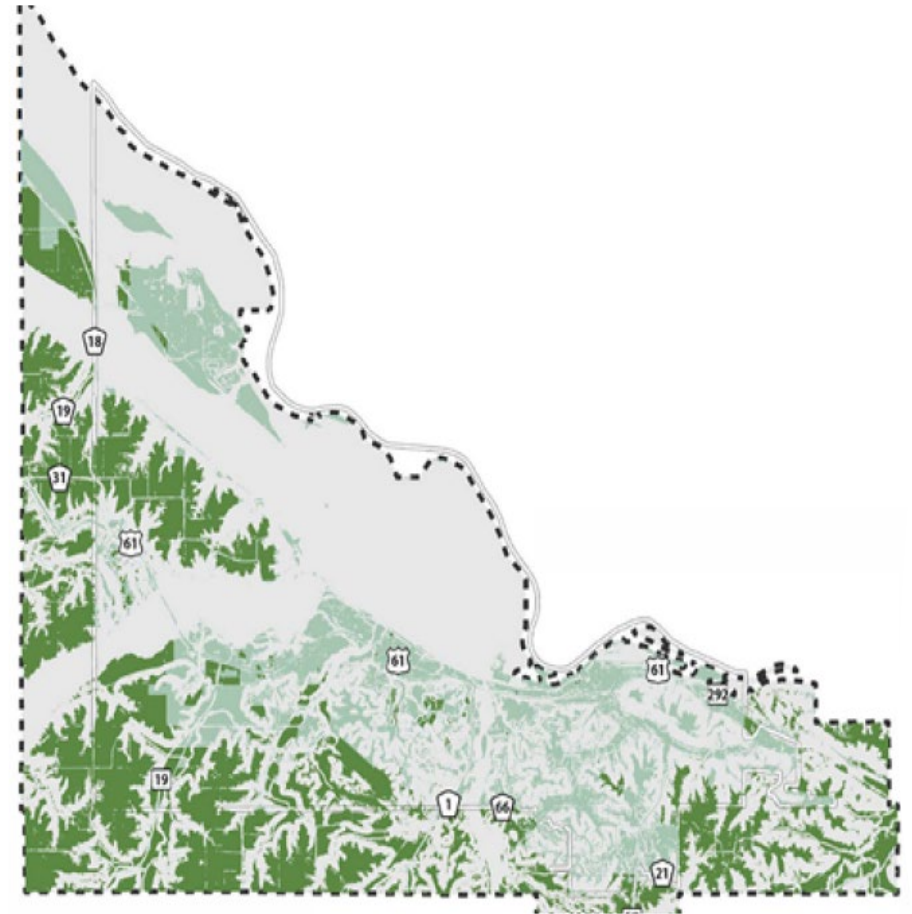
- Infrastructure availability
- Access and street connectivity
- Parcel size and redevelopment potential
- Proximity to services and amenities
- Neighborhood compatibility
- Overall housing suitability
- Comprehensive Plan consistency
- Availability and timeliness for projects

Following review, three areas advanced:

- Bay View
- Jefferson School
- Briarwood

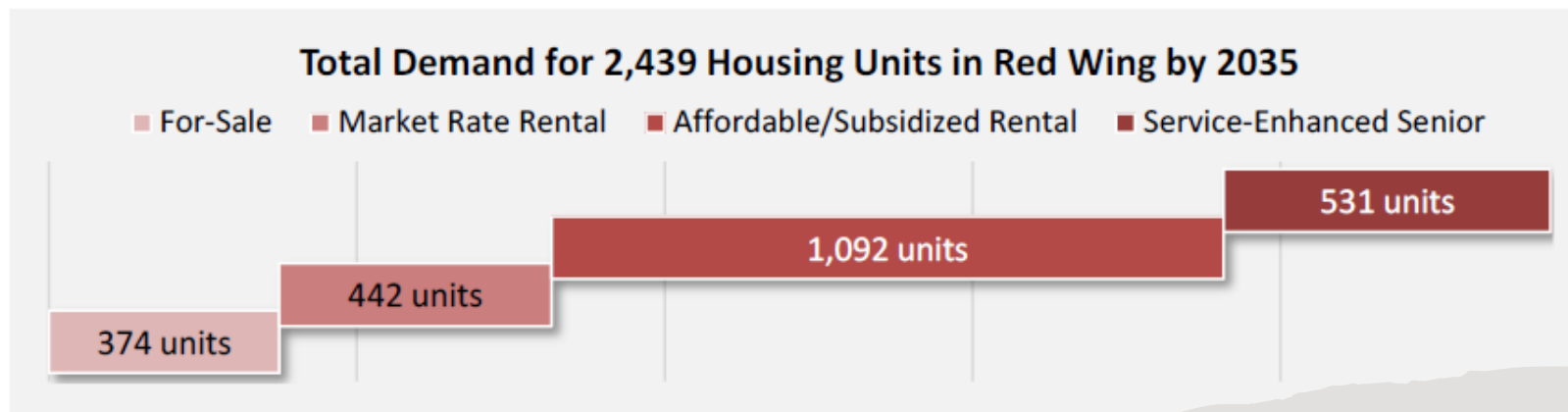
# Future Site Evaluations

- Other potential rezoning sites
  - Working across all density ranges
  - Most other sites will take longer to process due to multiple owners, the need for platting revisions, access concerns, or lack of utilities
  - Moving to the 2nd Tier of evaluation scoring
- City-wide Land Feasibility Analysis
- Long-Range Financial Plan
- The intent of this work is to create more opportunities for housing, not dictate specific outcomes



# Why is Housing Important?

- Engine that drives economic and community growth
- Studies consistently show Red Wing is not keeping up with housing demand
- Why do we need more housing?
- How does higher density housing help with affordability?



# Zoning Considerations



- Density is one of many requirements that dictate what can be built on a property
- Max use of site determined by:
  - Setbacks, parking, storm water management, access, utilities, max lot coverage, height ground and soil conditions, et.
- Different uses have different land needs
  - An apartment building has different site needs than single-family homes and vice versa. This does not necessarily mean the uses are incompatible.

# Zoning Considerations

- **City Council directed the Planning Commission to:**
  - Identify and target sites for multi-family residential
  - Recommend zoning amendments to increase opportunities for all types of housing
  - And – consider Briarwood amendments and Hope Heights collaboration
- RM-3 district adopted to provide options and flexibility
- Typical Land Use Planning: Determine the need for various land uses and guide/zone land to accommodate this need
- Red Wing has 6.5 acres zoned for multi-family housing that is available and very little land zoned R-1 or R-2 outside of existing subdivisions
- What does this mean?



# Past Efforts

- How has the City worked to address its housing needs:
  - Area plans included in the Comprehensive Plan
  - PUD zoning for institutional sites
  - Neighborhood meetings with developers
  - Proposals under current zoning
  - Hope Heights subdivision approval
- Where should new housing go?



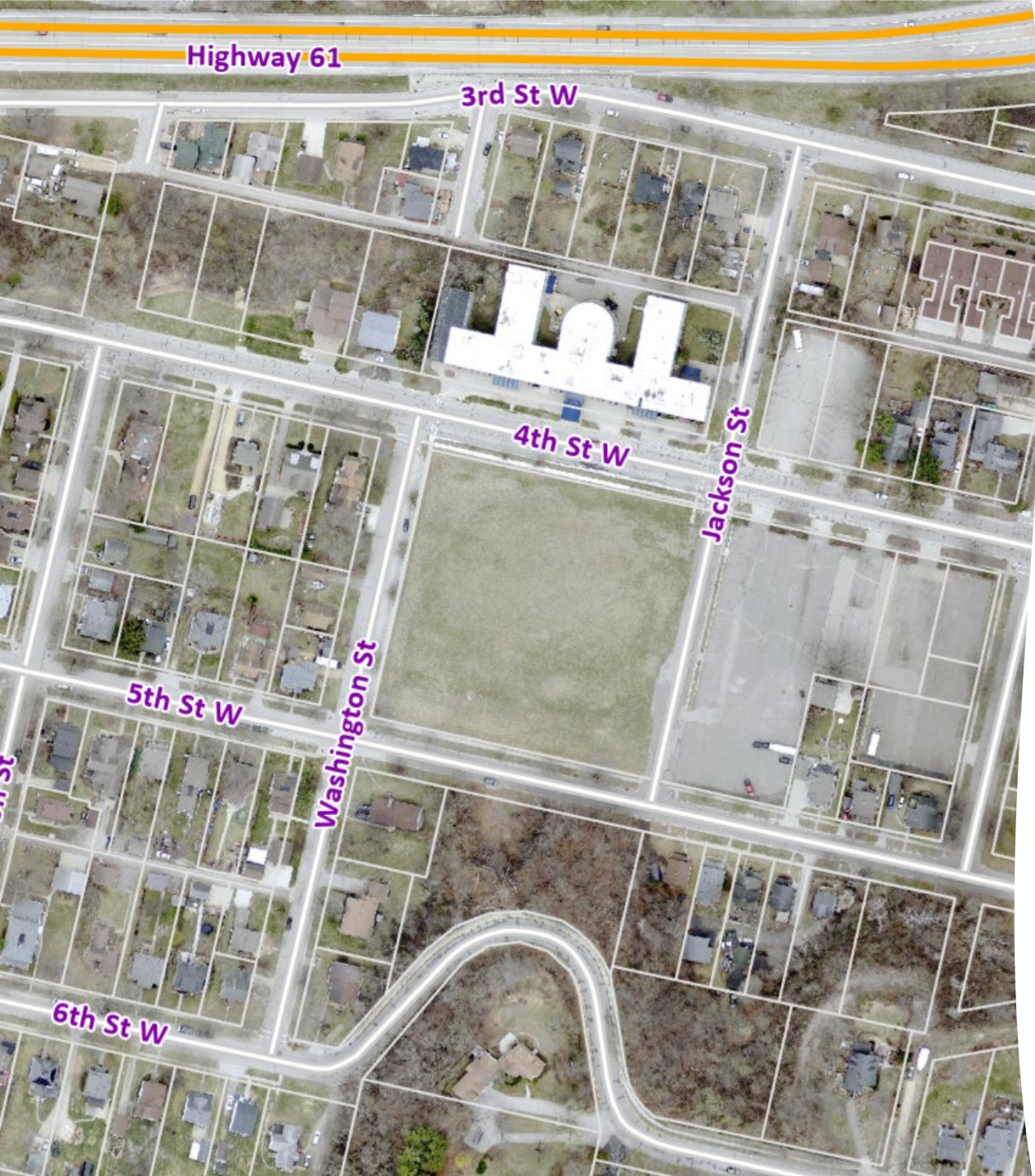


# Staff Recommendations

- Consider the rezoning of three initial sites
- Continue to evaluate and ready additional sites later in 2026
- Complete land development feasibility analysis in 2026



# **Analysis of Requested Actions**



# Bay View Overview

## Site Characteristics

- Former Bay View Nursing & Rehabilitation Center site
- Approximately 1.4 acres
- Located along West 4th Street corridor
- Existing infrastructure and utilities available
- Significant topography creates opportunities for stepped building design

## Existing Conditions

- Facility closed in late 2024
- Building has experienced ongoing deterioration
- Property has become increasingly distressed and underutilized
- Public safety and maintenance concerns have emerged

# Bay View Analysis

## Key Findings

- Large institutional use historically occupied the site
- Existing infrastructure already supports intensive use
- W. 4th Street is classified as a Major Collector
- Nearby shopping and services support residential use
- Redevelopment would reactivate a distressed property
- Slope conditions will help reduce perceived building mass from the street

## Traffic Context

The former facility historically generated:

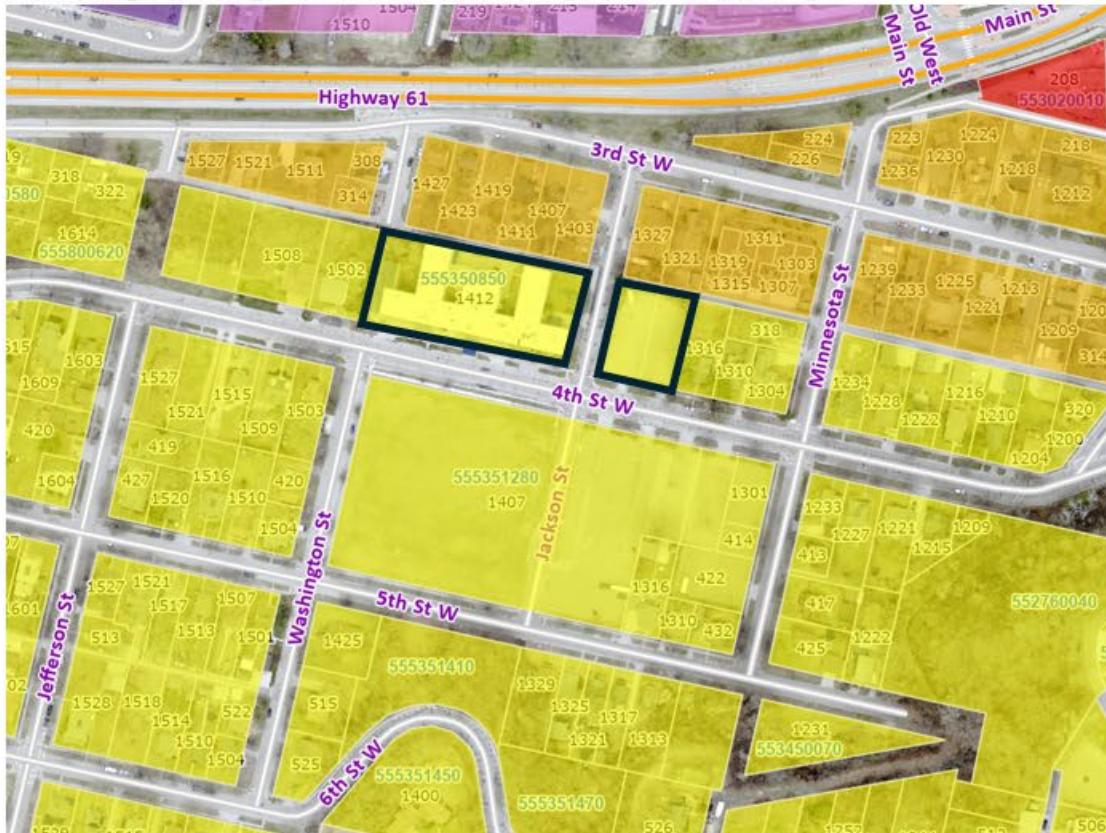
- Employee traffic
- Visitors
- Deliveries and service traffic
- Shift changes

Potential multifamily traffic would likely differ in pattern and intensity from the prior institutional use.

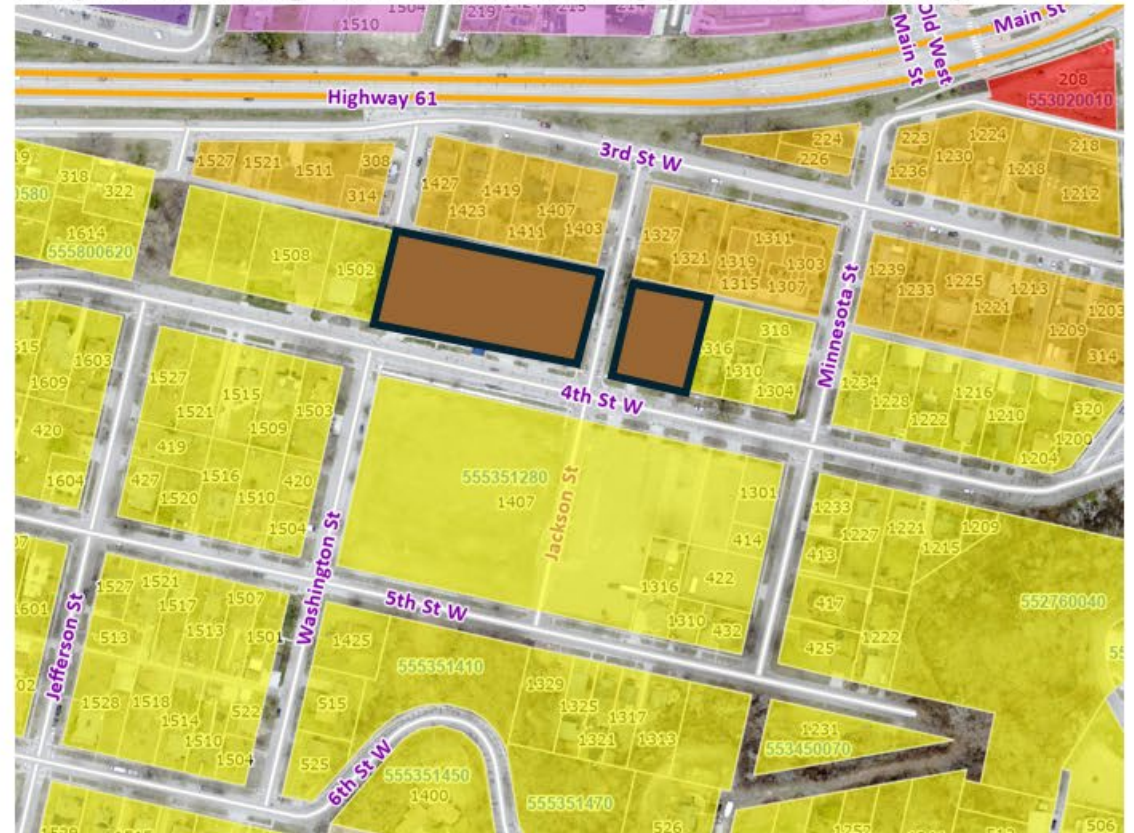


# Bay View - Zoning

Existing Zoning – R2 Residential (5-8 units/acre)

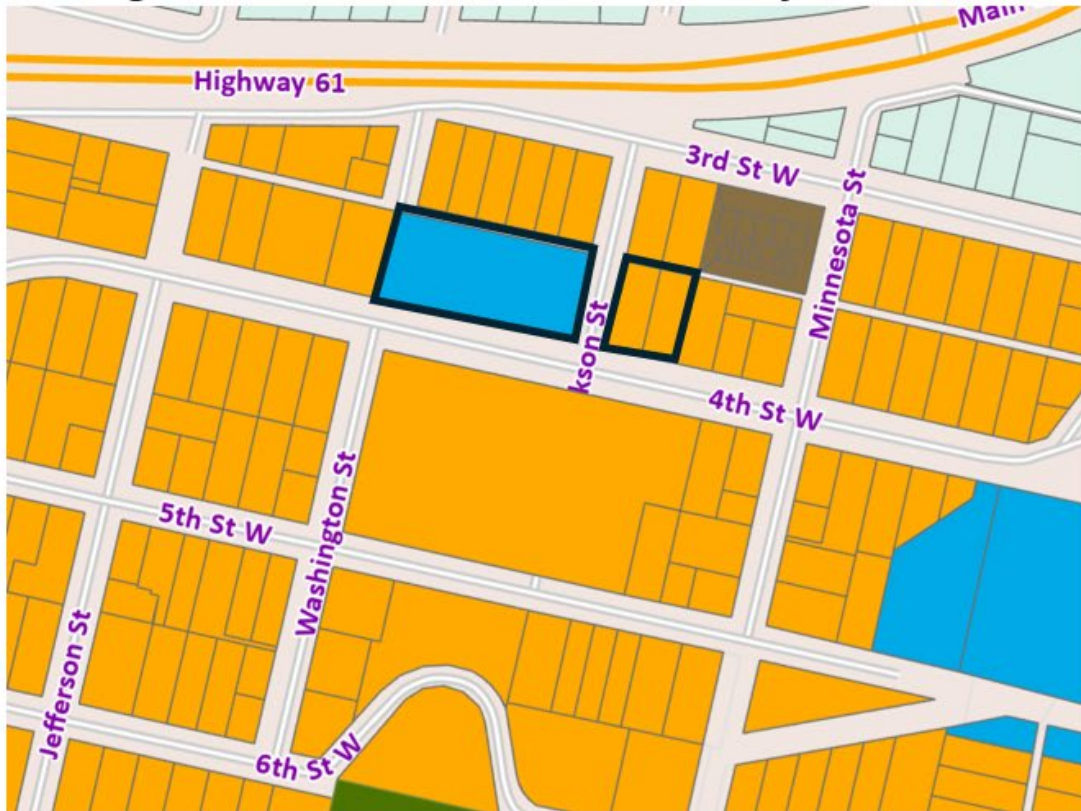


Proposed Zoning – RM-3 Multi-Family (24-80 units/acre)



# Bay View - Planned Land Use

Existing Planned Land Use – Medium Density Residential



Proposed Planned Land Use – High Density Residential



# Jefferson School Overview

## Site Characteristics

- Approximately 2.17 acres
- Occupies an entire city block

## Building History

- Original school constructed in 1916
- Additions in 1937 and 1966
- Remodeled in 1996
- School closed in 2003
- Vacant in recent years



# Jefferson Analysis

## Key Findings

- Large infill redevelopment site
- Strong street frontage and neighborhood connectivity
- Existing utilities and infrastructure available
- Walkable location near services
- Public ownership history and redevelopment interest already established

## Development Feasibility

- Redevelopment of the existing building only may not be economically feasible
- Higher-density zoning substantially improves redevelopment viability
- Previous redevelopment efforts struggled to gain traction and did not move forward
- Developer feedback consistently identified density limitations as a major challenge
- The existing building and a potential public park limit development options



# Jefferson – 2040 Plan Concept

CONCEPT 1



CONCEPT 2

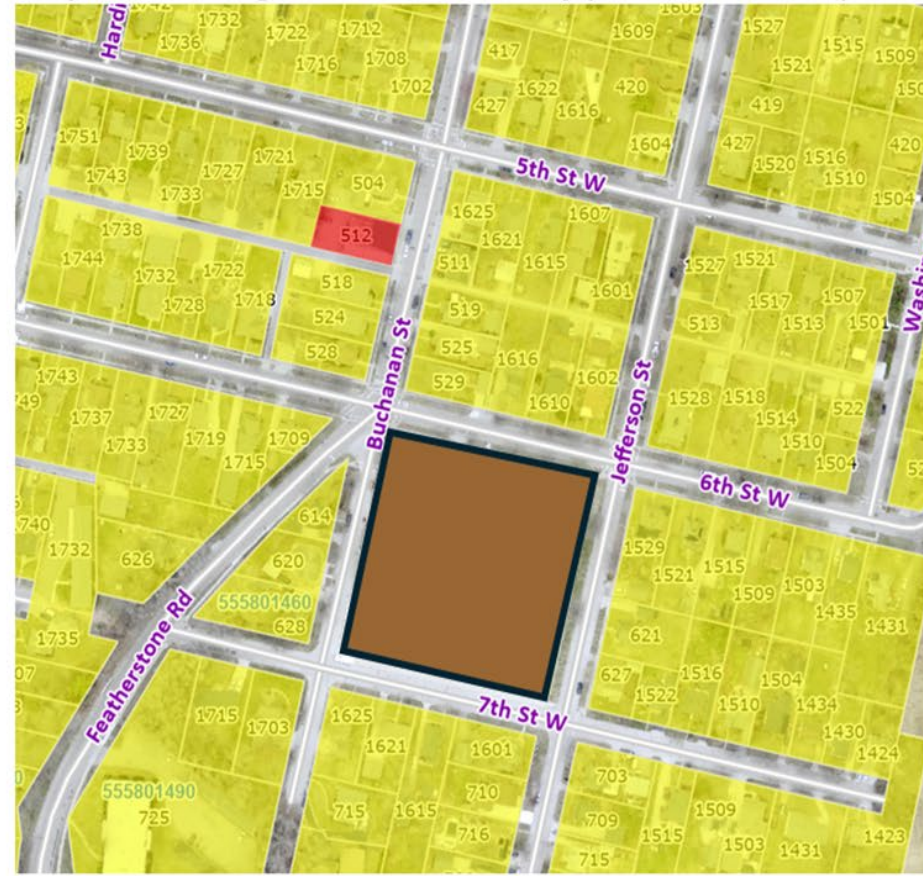


# Jefferson – Zoning

Existing Zoning – R2 Residential (5-8 units/acre)

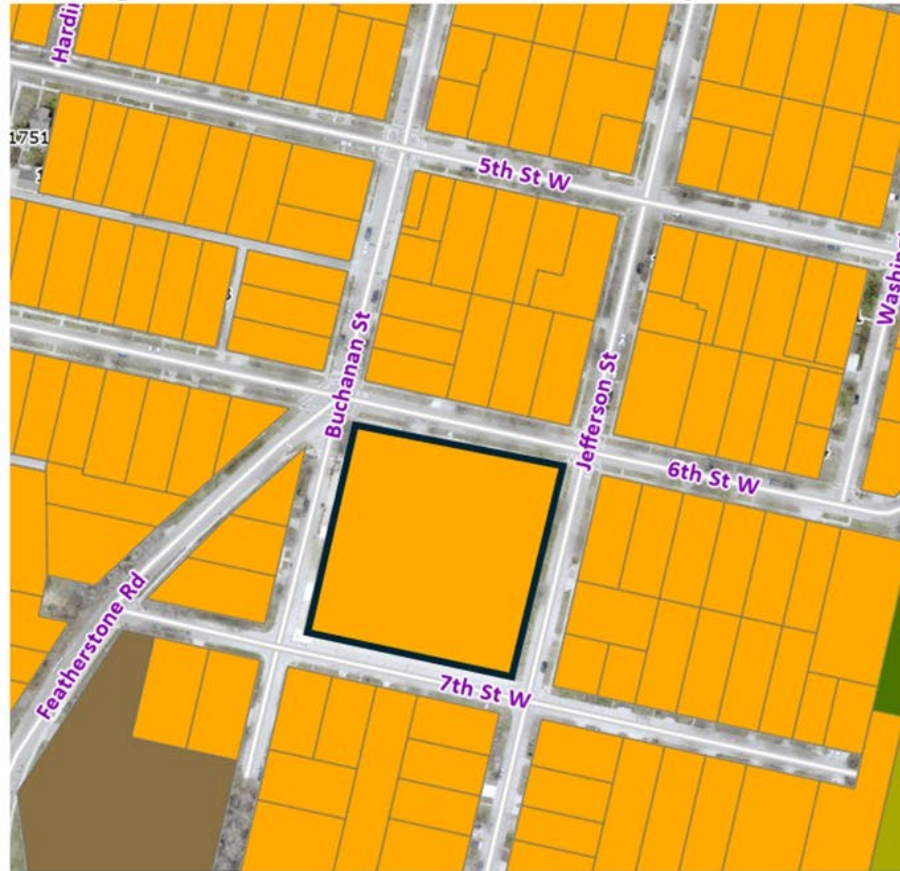


Proposed Zoning – RM-3 Multit-Family (24-80 units/acre)

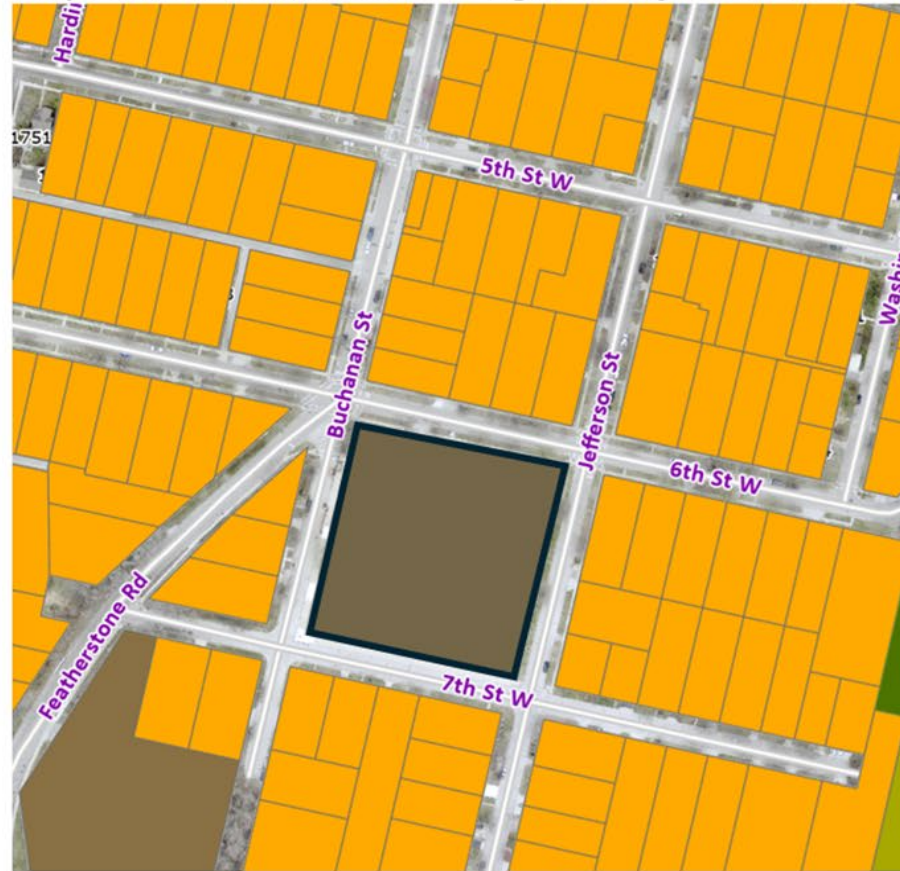


# Jefferson – Planned Land Use

Existing Planned Land Use – Medium Density Residential



Proposed Planned Land Use – High Density Residential



# Port Authority Review Process

- City / RWSD discussions on potential acquisition; the Port decided to step in to help facilitate the next steps
- Port will issue RFP prior to closing
  - Control the developer selection process as a public entity
  - Set guidelines (guardrails) for development
  - Preference to preserve existing building
  - Incorporate public park space with project
- RWSD ultimately controls the timing of any future actions
  - The Port deadline for action is June 30<sup>th</sup>
- If the Port does not continue to work on a sale, the property could be sold and the public will lose direct control of what happens on the site and access to the property



# Port Authority Purchase Agreement

- Purchase agreement for \$1 in December 2025.
- Goals for the acquisition:
  - Provide more housing opportunities
  - Maintain public control of the site
  - Enhance the City's tax base/investment in underutilized site
  - Avoid demolition of the structure
  - Preserve a building that is still in good condition and viable for reuse
- Working to remove barriers to reuse / redevelopment with ongoing work and due diligence

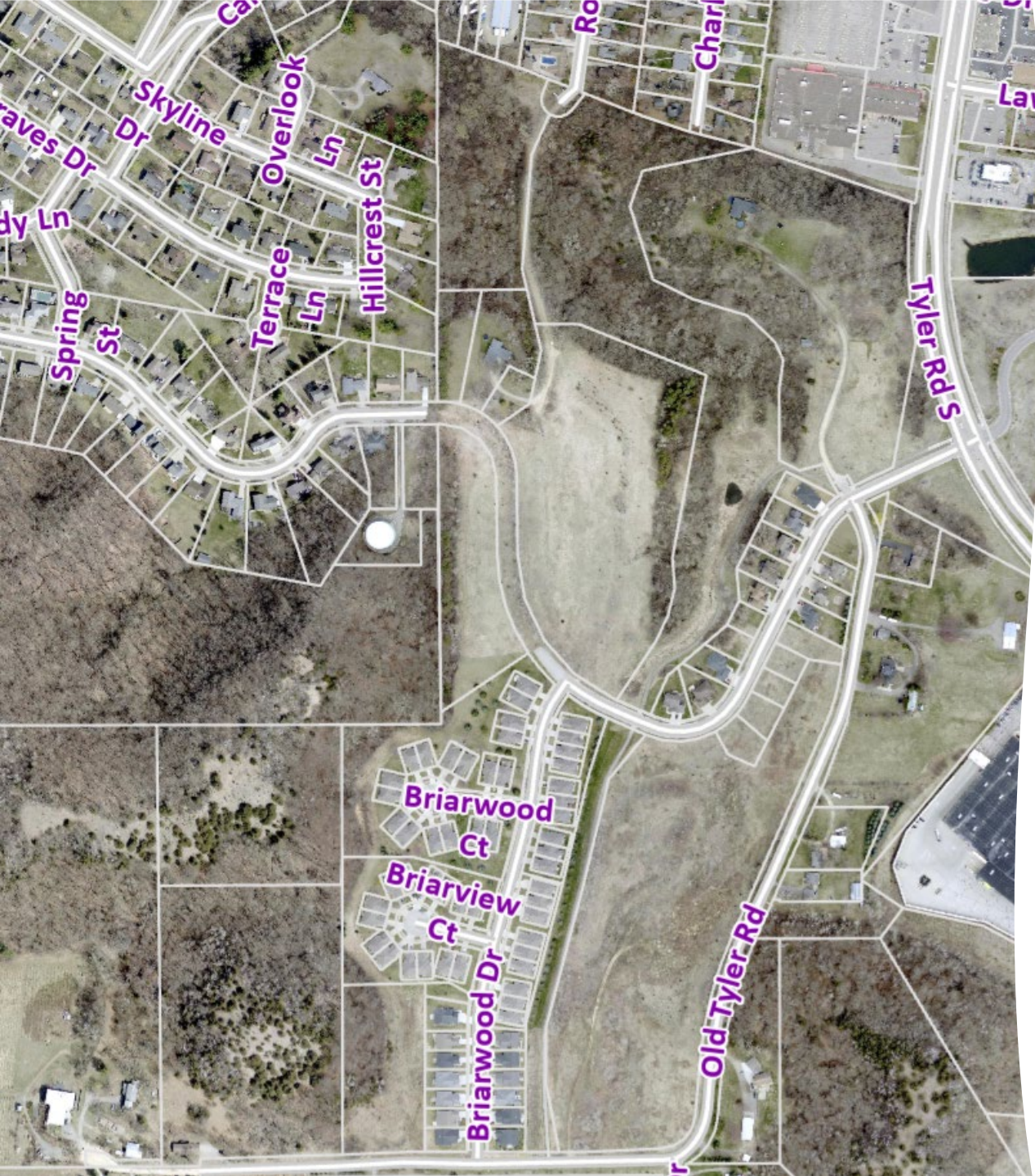
A close-up photograph of soil with roots. The soil is dark brown and appears moist. Several roots of varying thickness and color (from light tan to dark brown) are visible, extending from the top surface into the soil. The background is a blurred, dark greyish-blue.

# Port Findings

- **Environmental**
  - Former underground tank and active above ground tank
  - No reported releases, but potential for past releases to impact soil, groundwater and/or soil vapor
  - Asbestos materials throughout the building (abatement estimated between \$50,000 to \$819,000)
- **Historic Significance**
  - May meet requirements for national register of historic places
  - Potential historic tax credits as a funding mechanism
- **Site Survey** – a survey of the site will be critical for any future reuse of the property
- **Developer Outreach** - there is interest, but only with clear guidelines and expectations

# Other Observations

- Preserving the building for housing is unlikely without some amount of density
- Port is open to various future uses that are consistent with its mission
  - Housing appears to be the most feasible development option
  - Purchase agreement does not allow the sale of the building for a school
  - City Council will need to be involved if some or all the site is a City park
- Port may decide not to continue with the purchase after completing its due diligence work
- The Port Board provided a letter of support for the proposed rezoning
- Public costs with or without Port involvement:
  - Maintenance and upkeep
  - Environmental remediation (\$200-800k) depending on future work
  - Park development if owned publicly
  - Cost for inaction (code enforcement, building deterioration, demolition, environmental cleanup, loss of site control, reduced property value)



# Briarwood Overview

## Briarwood PUD Amendment

### Existing Context

- Large master-planned residential development
- Original approvals date to early 2000s
- Approximately 365 units originally approved
- Significant portions remain undeveloped

### Current Situation

- Only portions of the project were completed
- Market conditions and adjacent land uses changed significantly over time
- Remaining phases have stalled



# Briarwood Proposal

## Existing Approved Pattern

- Outlot B: Previously planned for higher-density apartments/condominiums
- Outlot F: Previously planned for lower-density residential development

## Proposed Revision

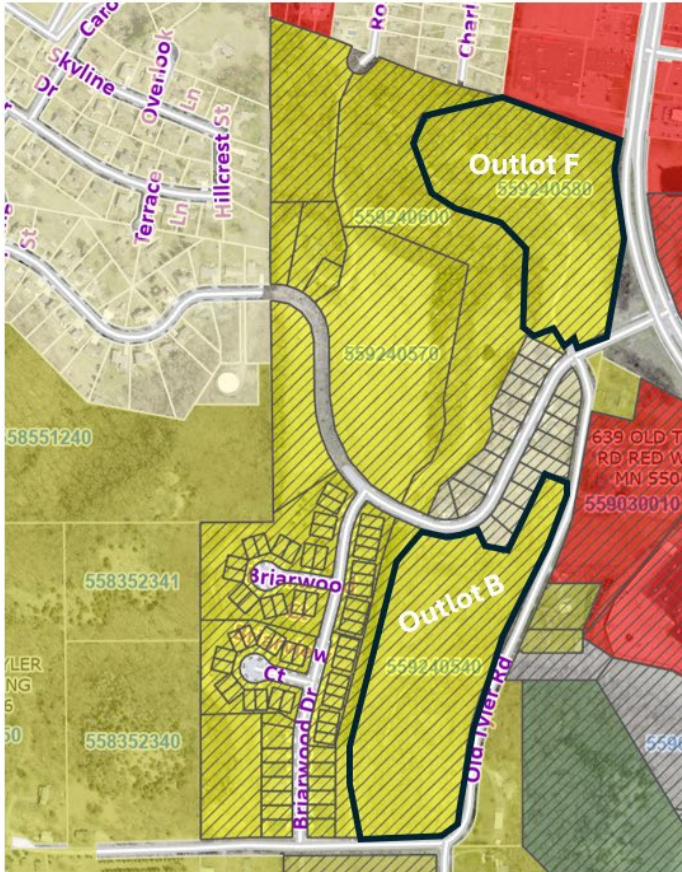
- Shift much of the higher-density development potential to Outlot F
- Redesign Outlot B for lower-density townhouse/patio home style development
- Maintain overall mixed-housing character of Briarwood

## Key Point

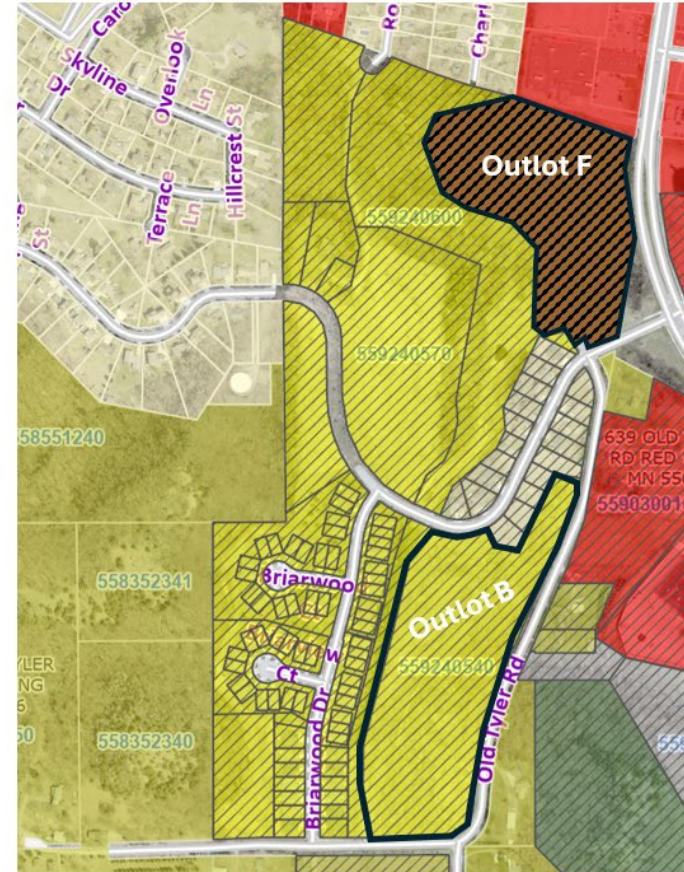
- The proposal largely relocates density within the neighborhood rather than altering the approved total units.

# Briarwood – Zoning

Existing Zoning – R2 Residential (with PUD overlay)

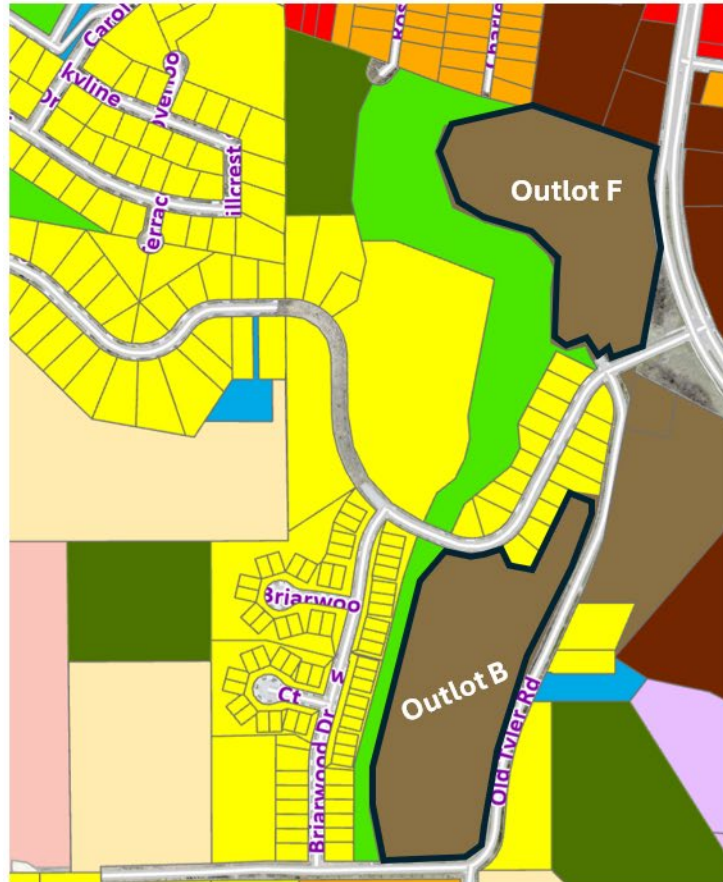


Proposed Zoning – RM3 Multi-Family (with PUD over)

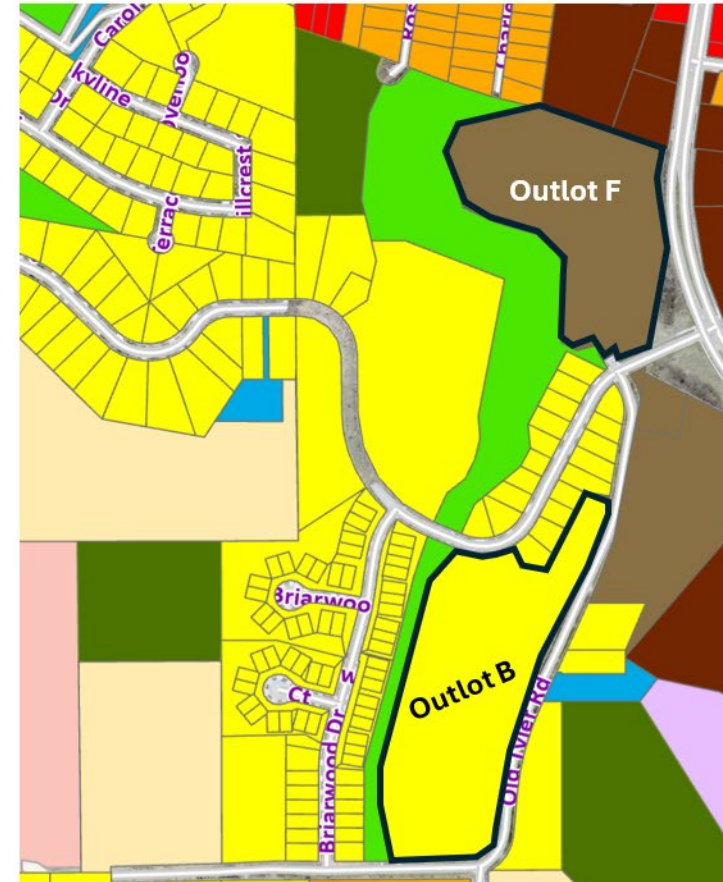


# Briarwood – Planned Land Use

Existing Planned Land Use



Proposed Planned Land Use







# Frequently Raised Concerns

## **“Does this approve a project?”**

No. Rezoning only establishes allowable zoning.

## **“Will every site build to 80 units/acre?”**

No. 80 units/acre is the upper zoning limit, not a required density.

## **“How will traffic be handled?”**

Future projects would undergo engineering and traffic review. The traffic from future residential uses will be less than previous institutional uses.

## **“What about neighborhood compatibility?”**

Building scale, setbacks, access, landscaping, and design would still be reviewed during future development approvals.

## **“Why not wait for a specific developer?”**

Zoning barriers often prevent developers from pursuing sites in the first place.

# Traffic Estimates (ITE Manual)

<b>Site 1</b> 1412 W 4th St						
Historic Land Use	LUC	Size	Units	Daily Trips (In+Out)	AM Peak Trips (In+Out)	PM Peak Trips (In+Out)
<b>Nursing Home</b>	620	81	ksf	547	45	48
Proposed Redevelopment Land Use	LUC	Size	Units	Daily Trips (In+Out)	AM Peak Trips (In+Out)	PM Peak Trips (In+Out)
<b>Multifamily Housing (Low-Rise)</b>	220	100	Dwelling Units	621	41	52
				<b>Difference</b>	<b>74</b>	<b>-4</b>
						<b>4</b>

# Traffic Estimates (ITE Manual)

<b>Site 2</b>						
601 Buchanan St						
Historic Land Use	LUC	Size	Units	Daily Trips (In+Out)	AM Peak Trips (In+Out)	PM Peak Trips (In+Out)
<b>Elementary School</b>	520	172	Students	390	126	28
Proposed Redevelopment Land Use	LUC	Size	Units	Daily Trips (In+Out)	AM Peak Trips (In+Out)	PM Peak Trips (In+Out)
<b>Multifamily Housing (Low-Rise)*</b>	220	44	Dwelling Units	273	18	23
<b>Difference</b>				<b>-117</b>	<b>-108</b>	<b>-5</b>

# Traffic Estimates (ITE Manual)

<b>Other</b>						
Land Use	LUC	Size	Units	Daily Trips (In+Out)	AM Peak Trips (In+Out)	PM Peak Trips (In+Out)
<b>Hospital**</b>	630	40	ksf	1,504	110	147
<b>Multifamily Housing (Low-Rise)***</b>	220	200	Dwelling Units	1,242	82	104



# Why Infill Housing Matters

## Benefits of Infill Redevelopment

- Uses existing infrastructure efficiently
- Supports walkability and transit access
- Reduces pressure for outward expansion
- Strengthens tax base
- Reactivates underutilized properties
- Supports local employers and workforce retention
- Encourages reinvestment in existing neighborhoods

A red flag on a silver pin is stuck into a map of a city grid. The map shows a network of streets and some green spaces. The flag is positioned in the upper left quadrant of the map.

# Next Steps

City Council consideration of:

- Draft Resolution Approving Comprehensive Plan Map and Text Amendments
- Draft Resolution Approving Conditional Use Permit for a Major Change to the Siewert Briarwood Planned Unit Development (PUD) to Reallocate Previously Approved Residential Density Between Outlots B and F
- Draft Ordinance Rezoning Certain Property within the City of Red Wing



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May 5, 2026

Advisory Planning Commission  
City of Red Wing  
315 West 4th Street  
Red Wing, MN 55066

**Re: Letter of Support – Jefferson School Rezoning**

Members of the Advisory Planning Commission:

On behalf of the Red Wing Port Authority Board, we respectfully submit this letter in support of the proposed rezoning of the former Jefferson School property at 601 Buchanan Street to the RM-3 High Density Residential District. The Port Authority has executed a purchase agreement with the Red Wing School District to acquire the property and is currently completing due diligence work to help set the stage for redevelopment of the site with the goal of finding a developer interested in reusing the existing building and site in a manner that supports economic development activity in the City. Specifically, the Port Authority has an interest in expanding housing opportunities that support workforce attraction, business retention, tax base growth, and reinvestment in an underutilized property. The Jefferson School site represents one of the City's best infill redevelopment opportunities. It is a 2.17-acre full city block with existing public infrastructure, multiple street frontages, and proximity to employment, services, and local businesses.

As reflected in recent developer outreach by the Port Authority, market feedback indicates that lower-density redevelopment concepts are difficult to finance and are generally not viable for this site. Developers noted that reusing the existing building alone, with a maximum potential of 16 residential units, or redeveloping the site for single family housing, does not generate sufficient scale to absorb acquisition, rehabilitation, demolition, parking, and construction costs. By contrast, respondents indicated that a project with a higher-density range, generally around 40 to 70 units with an additional building or addition on the site, would be substantially more realistic from a financing and development standpoint.

Without zoning that allows sufficient residential density, the likelihood of continued vacancy or underinvestment in the site will increase. The Port Authority would also like to note that it does not have a specific project or plans for the site in advance of the proposed zoning discussion. Instead, the rezoning removes a potential regulatory barrier and allows the private market to evaluate feasible redevelopment options through future review processes. The Port Authority

plans to issue a request for proposals later this year and will be able to evaluate which proposal provides the strongest benefit to the City. Many of the developers that spoke to the Port Authority noted that they would be unlikely to submit a proposal without clear understanding of the allowed uses and number of units that could be built on the site.

Absent rezoning and a viable redevelopment path, the long-term outlook for preserving the existing school building becomes significantly weaker. If no qualified redevelopment partner emerges, the Red Wing Public Schools may ultimately determine that demolition is the most practical option to address ongoing maintenance, liability, and holding costs. In that scenario, the community could be left with a cleared but underutilized site for an extended period, delaying reinvestment and neighborhood revitalization. In either scenario, the public will incur the expense of either maintaining the site or demolishing the building and abating existing environmental conditions on the property.

The Port Authority also recognizes that redevelopment of this site can provide broader public benefits, including:

- Productive reuse of a vacant institutional property;
- Additional housing supply without costly extensions of urban services;
- Support for local employers seeking workforce housing options;
- Increased property tax revenue from a site currently exempt from property taxes;
- Reinvestment in an established neighborhood without requiring greenfield expansion.

For these reasons, the Red Wing Port Authority Board encourages the Advisory Planning Commission to recommend approval of the Jefferson School Comprehensive Plan amendment and rezoning request to the Red Wing City Council.

Sincerely,



Paul Reding, President  
Red Wing Port Authority Board



Kyle Klatt, Community Development Director  
City of Red Wing / Red Wing Port Authority



May 15, 2026

Red Wing Advisory Planning Commission  
315 West 4th Street  
Red Wing, MN 55066

RE: Support for Proposed Rezoning to Expand Future Housing Opportunities

Dear Members of the Advisory Planning Commission,

On behalf of the Red Wing Area Chamber of Commerce and the broader business community we serve, we write in support of the proposed amendments to the Red Wing 2040 Community Plan and the consideration of rezoning key sites to allow for future higher density housing opportunities in our community.

Housing availability and affordability continue to be among the most significant concerns raised by employers across our region. Businesses of all sizes, from healthcare and manufacturing to education, hospitality, retail, and small business owners, continue to share the same challenge: attracting and retaining workforce talent is becoming increasingly difficult when individuals and families cannot find attainable housing options within the community they serve.

The need for additional housing in Red Wing is not speculative. It has been consistently identified through data, employer feedback, community engagement, and regional planning efforts. The City of Red Wing's recently released housing study projects demand for approximately 2,400 additional housing units by 2035, including workforce housing, senior housing, affordable housing, townhomes, and market-rate apartments. Additionally, the City's strategic planning efforts and housing summit discussions reinforced that redevelopment and infill opportunities will be essential to supporting Red Wing's long-term economic vitality and workforce needs.

We also appreciate the leadership and expertise of the many organizations and professionals who have helped analyze this issue, including city staff, planning professionals, housing experts, the Port Authority, the Housing and Redevelopment Authority, and regional community partners. The data, planning efforts, and community engagement completed throughout this process continue to reinforce the importance of addressing Red Wing's housing needs through thoughtful, long-term planning.

The need for additional housing options, particularly workforce and moderately priced housing, is becoming increasingly evident across our region. Many employers continue to face workforce recruitment and retention challenges tied directly to housing availability, while many individuals commute significant distances into Red Wing for employment. Expanding housing opportunities represents an important step toward supporting local businesses, strengthening our workforce, and ensuring Red Wing remains a vibrant place to live and work.



The proposed rezonings are not approvals for specific developments. Rather, they represent thoughtful and proactive planning steps that help ensure Red Wing is positioned to respond to future housing needs in a responsible and strategic manner. Creating opportunities for a broader mix of housing types allows our community to remain competitive, support local employers, welcome future residents, and provide housing options for people at different stages of life.

As a business community, we understand the importance of thoughtful growth. We also recognize the importance of trusting planning professionals, housing experts, and community leaders to guide these conversations using data, long-term planning principles, infrastructure considerations, and community input.

Red Wing's economic future depends on our ability to support a strong workforce and vibrant community. Expanding housing opportunities is a critical part of that future. Thank you for your time, consideration, and continued leadership on this important issue.

Sincerely,



Michelle Larson  
President & CEO  
Red Wing Area Chamber of Commerce





Goodhue County  
**Health and Human Services**

426 West Avenue  
Red Wing, MN 55066  
(651) 385-3200 • Fax (651) 267-4882

May 14, 2026

**Re: Red Wing Advisory Planning Commission Considering Rezoning Sites for High Density Housing**

Dear Red Wing Advisory Planning Commission,

Goodhue County Health & Human Services (GCHHS) and our Community Health Assessment (CHA) Committee partners support the rezoning of these three key sites to allow for future housing opportunities, including multifamily housing.

The [2025 Goodhue County Community Health Needs Assessment \(CHNA\)](#) identified **Housing & Homes** as the **#4 Health Issue** facing Goodhue County residents. The CHNA is a community-driven process that requires partnerships and engagement with community residents throughout the entire assessment process. **It was ultimately the people of Goodhue County who identified Housing & Homes as a priority health issue.** At the center of this county wide community health needs assessment, we have GCHHS, Mayo Clinic Health System, Three Rivers Community Action, and United Way of Goodhue, Wabasha & Pierce Counties providing direction and oversight to the process. Beyond that, we have the members of the CHA Committee, who represent a variety of community organizations that make up the public health system. They collectively make decisions about the health priorities and where we can take action including developing a [Community Health Improvement Plan \(CHIP\)](#) based on data, community information, and feedback received from the greater community.

The [Comprehensive Housing Needs Analysis for the City of Red Wing, Minnesota](#) completed in 2025 demonstrated a significant need for housing across the continuum, however moderately priced housing aimed at Red Wing's workforce and older adults were two of the most pressing needs. Of the total demand of 2,439 housing units in Red Wing by 2035, two-thirds (1,623 units) are needed to serve lower-income workforce households and seniors. Additionally, Red Wing has greater daily inflow of nonresidents commuting into the City for employment than outflow of resident workers commuting out of the community. Many of these nonresidents are commuting more than 50 miles,

Promote, Strengthen and Protect the Health of Individuals, Families and Communities!

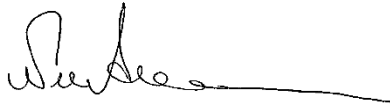
Equal Opportunity Employer <https://goodhuecountymn.gov/HHS>



which indicates an opportunity to provide housing options for a portion of the inflow workforce.

Rezoning these sites within Red Wing to allow for higher density housing would create long-term opportunities to support essential workers like teachers, healthcare workers, manufacturing staff, and tradespeople to live comfortably in the community they serve. When workers have access to stable, affordable homes, businesses experience lower turnover, higher productivity, and a more reliable labor pool, stimulating the local economy and creating a positive economic ripple effect.

Sincerely,



Nina Arneson, M.S.  
GCHHS Director  
[nina.arneson@goodhuecountymn.gov](mailto:nina.arneson@goodhuecountymn.gov)  
651-385-6115

**Co-Signatories:**

*The following community partners endorse this letter.*

**RED WING SHOE COMPANY**



# RED WING SHOE COMPANY

Allison Gettings  
President and CEO

314 Main Street  
Red Wing, MN 55066

May 15, 2026

Red Wing Advisory Planning Commission  
315 West 4<sup>th</sup> Street  
Red Wing, MN 55066

Dear Members of the Planning Commission,

I am writing in strong support of the proposed rezoning of the Bay View, Jefferson School, and Briarwood redevelopment sites to the RM3 High-Density Multifamily Residential District, and to respectfully urge the Advisory Planning Commission and City Council to move this proposal forward.

We live in a place worth growing. Our community has real strengths: good jobs, good people, and a foundation that many places would envy. But we also know that housing availability has become a genuine barrier to entry. Families who want to be here can't find a place to land. Workers who fill essential roles in our local economy can't afford to stay. And talented people who want to invest in this community are choosing somewhere else when they can't find a home.

The City's own planning work reinforces the urgency of this issue. The 2025 Red Wing Housing Study projects demand for approximately 2,400 additional housing units by 2035, including market-rate apartments, workforce housing, senior housing, affordable housing, and townhomes. With limited undeveloped land available, redevelopment and infill housing must be part of the solution.

When housing supply doesn't keep pace with opportunity, our community pays the price. We miss out on neighbors, on tax base, on the kind of diverse workforce that makes a local economy resilient. Rezoning these three sites is a meaningful step toward closing that gap.

I understand that even so, this is not an easy decision to make. These communities have deep roots, and many are worried about the impact that multi-family housing will have on their neighborhoods. I can appreciate the hard tradeoffs that we need to make as a town as I make them within Red Wing Shoe Company. Our roles are similar in that way: we need to consider not just the immediate or near-term needs of a community but also build something vibrant for the next generation, and the generation after that.

Your decision impacts not just these neighborhoods, but the entire community, and the success of our businesses here. At Red Wing Shoe Company, we routinely lose great employee candidates because of our housing shortage, and I face hard decisions on how much I can grow here in our hometown, or whether to expand our business where housing and labor resources are more available.

We are committed to staying here, investing here, and supporting this place and the people in it for the long term. We believe this rezoning reflects the kind of forward-looking planning Red Wing needs, and we respectfully urge you to vote in favor.

With appreciation for your service and your consideration,

Allison Gettings  
President and CEO, Red Wing Shoe Company

The following are the public comments that were submitted in writing to the City of Red Wing in advance of the May 19, 2026, Advisory Planning Commission to consider the potential rezoning and planned land use amendments to Jefferson School, Bay View, and Briarwood.

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Hello Council Members,

We live at 3306 Kosec Drive. We are the home that is closest to Outlot F in the Briarwood development.

We are longtime RW residents who grew up in Red Wing and attended local schools and churches. We left RW while Marc served in the Air Force, returning to raise our children here and work our career jobs as a mailman and nurse. Now we are retired and enjoy volunteering for AARP tax prep and the Senior Center. We love Red Wing-it is our home!

In 2023, we bought the lot at 3306 Kosec Drive and built our “forever” home. There were no plans for developing Outlot F at that time. IF we had known that high density zoning would ever become a consideration, we would never have built here! Houses or townhomes we would welcome, but high density in this small area ABSOLUTELY NOT!!!

As an alternative we’d suggest the large “shovel ready” area on Technology Drive, across from Alliance Bank. Change that zoning to accommodate the supposed housing need. There is no established neighborhood to disrupt, and there is already high density buildings on the other side of the water tower, so it would fit right in! No one seems interested in it for business development, so why not use it for housing?

I would think that the Council would value neighborhoods, like ours, where you have longterm RW residents who have helped make Red Wing what it is today.  
PLEASE, don’t ruin, what we and our neighbors in Briarwood, consider our little slice of heaven. We have worked hard for what we have.  
NO HIGH DENSITY HOUSING on Outlot F!!!

Respectfully,  
Marc and Ann Vogel

---

Dear Red Wing Advisory Planning Commission,

I support the proposal to change Outlot B in Briarwood to low-density residential housing. It would fit better with the existing housing in that area. My concern with Outlot F being used as high density housing is the increase in traffic. We already have Walmart, Menards, Culvers, the hospital, 2 assisted living facilities, and 3 large apartment buildings that use that short stretch of Tyler Road in addition to the 76 housing units already in Briarwood Development. I feel that a better area for high density housing would be in or near the downtown area where people can walk to grocery stores, restaurants and shopping.

Thank you,

Elizabeth Crider

3464 Briarwood Ct

Red Wing

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Greetings Advisory Planning Commission Members:

It's a wonderful sunny spring day as I type this note to all of you. However, ...

I wish the subject matter was not so dark and worrisome to my immediate quaint neighborhood. That being of the ill-conceived idea of making catastrophic zoning changes to two very historic traditional nearly all single-family neighborhoods. **That being changing density from 4-8 units per acre to up to 80 UNITS PER ACRE! Now for a moment, imagine if this was being proposed next to your current homes. How would each of you react?**

The Red Wing Planning department must have some very short memories of what works and what doesn't work for this part of town. Did we not all have these discussions about the St John's redevelopment just a few years ago? These very same neighborhoods have been to this rodeo before. Why are we wasting valuable time to hash over all the reasons that high density housing or other community uses are a bad fit for this part of town? Did our planning department not take notes? Or do they need to be reminded of the traffic studies, the objections of the public works department staff and the fire and police departments that high density in these two spots is really a bad idea?

I've been told that this is being proposed all in the name of "big city modern urban planning" and making it easier for potential developers to maximize their profits by getting savings from building on scale. Having the zoning in place prior to even bringing any ideas forward saves them money. Not having to discuss their ideas with the public saves them

grief and potential pushback from existing neighbors. (I urge all of you to listen to the comments of the last PORT Authority meeting (start at the 25 minute mark) where the quiet part was said out loud..."We don't want to have to subject our developers to the neighborhood's questions and backlash with a public meeting "

Yes, developers should have to face the affected neighborhoods in person. However, how convenient that the RM-3 zoning designation does not require a CUP and therefore the public is excluded from having a voice on what gets built next-door. For a city government that claims to have such great transparency, this seems to me to be quite the opposite. The stroke of a permit pen and the developer is on his or her way.

Newsflash,... Red Wing does not need "Big Metro Area planning ideas. Full stop."

Red Wing is an old riverside settlement that doesn't easily fit the mold of wide-open urban sprawl PUD's of the southern metro. A much more precise scalpel approach needs to be mastered. Plopping 40-160 units on the 2.1 acre Jefferson parcel might seem nice on paper but is a non-starter for everyone except those bound to an outdated ill-conceived 2040 plan. In general, plans such as those should never have specific properties mentioned but instead serve as an idea book of what might be considered rather than followed like it was written in stone.

Prior to penning my thoughts, I personally reached out to fellow neighbors ( all unaware of what was being proposed as only those within 500' by statute were notified), developers both local and friends I have worked with in the Metro, representatives of local philanthropic organizations and school board members. I also attended a 90-minute school board meeting where the transfer was briefly mentioned, and I plowed through recently finished 4<sup>th</sup> quarter 2025 housing study (180 pages). What I found when I explained the proposal was that they were stunned that such a proposal was even being considered. Even your own housing study bears out that multi-family has been adequately built out but the real need is for entry-level single-family housing for a slice of first time buyers that make too much to qualify for the Habitat model but not enough to jump into current single-family stock that comes onto the market. I have some ideas for that but that's another discussion.

To be fully transparent, I live in one of the neighborhoods and personally would be heavily affected by the proposed changes from RM-1 or R-2 to massively densely zoning RM-3 which does not allow or require public meetings prior to approval but instead just a stroke of a permit pen by Kyle Klatt. It also does not require a Conditional Use Permit either thereby fully squelching any neighborhood objections prior to breaking ground on any multitude of uses.

I have been told developers won't take an interest until the zoning is pre-approved, I find that a very weak argument. More creativity is needed not greasing the property for the sole benefit and convenience of a future developer. The existing neighbor's opinions come first, not after the fact when it's too late to affect change.

I have also been told that, "don't worry Tom, we will watch out for the neighborhood and not let anything bad happen..." To that end, I call BS. And as my example, I'll use the battle over St John's.

Had the neighborhood not said anything, we would now have a 156 unit poorly developed high rise sitting right in the middle of the most historic neighborhood in town. I also firmly believe the (4) properties should not be bundled but each discussed separately by your commission. As we all know, one size does not fit all, especially in our beautiful little river town.

**In closing, my ask is that you all vote no to this zoning proposal** and send planning back to their offices to get more creative with the properties. A unanimous decision of no deal would send a very strong message to the city council too.

I truly appreciate all of you for your service to the community. Thank you.

Tom Wilder

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I will be out of town May 19th when the Red Wing Planning Advisory Committee meeting will be held to discuss the amendment of the Outlots B and F, Siewerts Briarwood subdivision. As a resident at 3418 Briarwood Court I ask that the zoning not be changed but to adhere to the original plans of building out "patio homes". This would allow the lifestyle of seniors living with peace, quiet and safety continue which is why we invested to live here.

I would appreciate updates on this matter.

Sincerely,

LaVone Kay

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**Dear Ms. Hill and Members of the City of Red Wing Advisory Planning Commission,**

In advance of the APC's public hearing, I would like to share several concerns regarding the proposed rezoning plan for the Briarwood Subdivision.

When I purchased my home three years ago, I did so with the understanding that this was a quiet, low-density residential neighborhood. Rezoning the Briarwood Subdivision for higher-density housing would significantly alter the character of the area, including increased traffic and congestion. I am also concerned about the potential negative impact on surrounding property values.

In addition, the subdivision and adjacent woodland areas support native plant life and wildlife, including species such as the Pileated Woodpecker. Changes in land use could disrupt this local ecosystem, which is an important feature of our community.

While I recognize that growth is an important part of a vibrant city, I respectfully ask that you reconsider this proposal and vote against the rezoning of the Briarwood Subdivision.

**Respectfully,**

Dr. Jennifer Bailey

3312 Kosec Drive

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This does not appear to have an immediate effect on outlot B which is behind our homes. This zone change "could" have more impact on other outlots near us in future developments.

Certainly if we were home, we would go to the meeting May 19th. We are out of state in VA. We are concerned for our neighbors and the family homes on Kosec and Tyler Road.

We believe it would definitely change the traffic intersection @ Tyler Road & Kosec putting more pressure on it. It also would lower our property value as population becomes more dense with less open areas for wildlife and parkland.

To us there are other parcels better suited for this zone such as Parcel 55.891.0110 that are not in a residential area.

On a side note. Is there a manufacturer or industry on tract for Red Wing who would employ all of these residents?

Jake & Pam Dahl

1090 Briarwood Drive

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Hi,

We want to let the City Planning Commission know that we OPPOSE the RM3 High Density zoning of the Jefferson school lot and also for the Bayview nursing home lot. We need small homes, small townhouses, and green spaces/parks. NO HIGH CAPACITY APARTMENTS OR CONDOS IN OUR NEIGHBORHOOD!!

Sincerely,

Jake and Cheri Rohl

1912 W 5th Street

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We are urging a NO VOTE on rezoning the Briarwood Outlot F from R-2 to RM-3 High Density Residential Multi-Family.

We have read the Red Wing Housing Needs Analysis. It states that a large portion of the proposed housing needs will be housing required for Red Wing's senior citizens. The Briarwood area was designed specifically to meet those needs. There is no need to change the current zoning.

The resolution draft states that the change "does not substantially increase the overall approved residential capacity of the PUD". It seems high density housing would more than double the capacity.

The draft also states, "The proposed amendment will not be injurious to the use and enjoyment of surrounding properties". Our neighbors are voicing numerous objections to this change which signals that statement is not accurate. The increase in traffic alone will be very disruptive. Tyler Road South already has constant traffic. Allowing high density housing in the Briarwood area will only make that area much more congested. We will also be losing a lot of valuable green space. The number of trees that would be cut down to accommodate such massive housing would be devastating.

We are open to developing the Briarwood area as it is currently zoned. We want to keep our neighborhood growing as it was intended. There must be other areas within the city limits that are more suitable for this type of urban development. The former Central Research property comes to mind.

Thanks for your consideration!

Kathy & Gene Littlefield

1051 Briarwood Dr

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Dear Brandy,

The residents of the Briarwood area are submitting the attached letter for comment regarding the Advisory Planning Commission hearing on Tuesday, May 19th. The signatures of those who support the letter are also attached to this email.

As I am unfamiliar with the process, please let me know if you require any additional information concerning the letter or the signatures. I can be reached via this email address or by phone at 651-235-7580.

Thank you,

Sue Strom

(See attached petition)

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Dear Ms. Howe and Members of the Advisory Planning Commission,

My name is Tara Burnham, and I live across the street from the old school at 529 Buchanan Street. I am writing to submit my formal objection to the city-initiated rezoning of the 2.17-acre Jefferson School block from R2 to the newly created RM-3 classification.

While I understand the city's broader objective to expand housing options, a massive leap from 8 units per acre to 80 units per acre is an extreme overcorrection for a quiet, historic neighborhood like the Old Fairgrounds. Opening the door for up to 173 potential units on this single infill lot is completely out of scale with the surrounding neighborhood fabric.

Our neighborhood is currently thriving, largely because of the balance we have here—historic family homes, Buchanan Grocery, and the school lot's open space, the only green space we have in a neighborhood teeming with children.

My specific objections to the RM-3 tool on this block are as follows:

**Incompatible Physical Scale:** Squeezing potentially up to 173 units onto a tight 2.17-acre lot is an overwhelming footprint. To fit a development of that magnitude, a buyer would be incentivized to maximize building sizes and asphalt parking allocations, effectively blanketing the block and destroying our neighborhood's unique walkable character.

**Loss of Vital Community Green Space:** This is the only neighborhood open space we have where area children can safely play. Allowing an RM-3 footprint essentially ensures that this vital asset will be choked out.

**Severe Infrastructure and Safety Impacts:** Our residential streets and sewer systems are simply not built to absorb an 800% increase in density. Jefferson School traffic was temporary and intermittent, and closed all summer long, but a hyper-dense complex introduces continuous, 24-hour congestion and severe street-parking overflow.

I am not against neighborhood growth. I would enthusiastically support a project that actually matches the scale of our community—such as neighborhood-scale townhomes or a thoughtful historic conversion of the school building itself. However, RM-3 acts as a blank check for developers. I strongly urge the Commission to reject the RM-3 designation for the Jefferson School site and hold out for a classification that protects our infrastructure, respects our existing families, and fosters truly responsible growth.

Thank you for your time and consideration,

Tara Burnham  
[529 Buchanan Street](#)  
[Red Wing, MN 55066](#)

These signatures will be referenced in my public comment.

Please confirm you received.

Thank you.

Paul Burnham

(See attached)

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To the Advisory Planning Commission:

I'm pleased to see the city is considering rezoning sites for higher density housing. I've lived at 825 Wilkie Street in Red Wing for almost 10 years and before that was fortunate to rent on Perlich Avenue. I took my current job at the county in 2013 and for the first month or so, I commuted from an hour away through some cold and snowy Minnesota winter weather until we found a vacancy.

The background and overview on the city's website describe the situation well—there is a long-term housing shortage, expanding housing is a strategic priority, many types of

housing are needed (market-rate, workforce, senior, affordable, townhomes), and rezoning will encourage new investment. Thank you carefully studying this issue.

The Goodhue County Community Health Needs Assessment ranked housing as the #2 issue in 2022 and #4 issue in 2025, up from #8 in 2017, out of dozens of health issues considered. Advisory Planning Commission member Bryan Soper and I are both members of the Community Health Assessment Committee. For 2025, housing was mentioned as one of the top three health concerns by **53%** of key informants.

I agree with the current proposal because rezoning will allow the market to respond to the housing demand. We currently have a situation where many workers cannot afford to live near their jobs, leading to longer commutes, and contributing to shrinking enrollment in the school district. Three of the nine staff on the county's Healthy Communities team commute from the metro to Red Wing. Nearly every community says it wants young families to remain local, and to achieve that goal the city has to allow housing choices that attract younger households. Red Wing already has some well-managed multifamily housing at different income levels, and planning ahead by zoning these three opportunity sites as RM-3 makes sense.

Thank you for your time reading my comment!

Ruth Greenslade, MPP Healthy Communities Supervisor

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To: Red Wing Advisory Planning Commission

Re: Comprehensive Plan Text Amendment for Briarwood Outlots B & F

I agree with the proposed change of Outlot B to be lower-density, single-family, or townhome development. In fact, I would advocate for BOTH Outlot B and Outlot F to be zoned for and carry the land use designation of low-density residential. To allow high-density residential development anywhere in the subdivision runs contrary to the actual existing development in the area that has taken place over the last 20 years and would compromise the sense of community that has developed in the neighborhood over that period.

Respectfully submitted,

Bill Foot, president

Briarwood Townhomes #1 Association

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To the Red Wing Planning Advisory Committee:

Thank you for the opportunity to provide input into the proposed rezoning in the Briarwood Development. All of the undersigned are residents of the Briarwood Development and want the committee to understand the impact of the proposed zoning change on our neighborhood.

We understand the city's interest in expanding housing options to strengthen the tax base. We want the city to grow and thrive. What we ask is that the city takes seriously its role in balancing economic needs of the city with public protections. This is our neighborhood, and we want to enhance our existing sense of community rather than diminish it. The proposed changes are dramatic and we ask they be modified to a number more fitting of our environment.

Please consider the following:

1) The new zoning category (RM-3) increases the units per acre from 5-8 to 24-80. Per the city's website, the number of units proposed in outlot F is "up to 200." To provide context, there are currently approximately 70 units in Briarwood Associations one, two, and three combined. The more than doubling of the current zoning may be an economic win, but will greatly impact the Briarwood Development residents.

2) The zoning change for outlot F simply increases the number of people on a given amount of acreage. In the posted literature, there is no mention of additional parks, playgrounds, or green space. The zoning change does not account for quality of life considerations of residents.

3) The RM-3 zoning category seems better suited to a more urban area. In addition to the large increase in density metrics, the allowance of a ten foot setback implies large building(s) packed into a very small area. This is not congruent with a small town landscape.

In summary, it is clear that the rezoning is an economic boon for the city and the potential developers. The city's own website describes the zoning change in terms of "high-potential" and "expanding housing options." What is missing from this discussion is the impact on the people who already live in this neighborhood. For us, it isn't a simple change on paper, an investment opportunity, or tax base revenue. Individually, and collectively, we will be burdened by the effects of adding that many people into an already established low density space. We understand the need for growth and change. We ask that it be a

reasonable change that protects our existing properties and sense of community. It is why we all chose to live where we live.

Craig and Sue Strom Jake and Pam Dahl

BJ and Wayne Danielson Ione McClelland

Gene and Kathy Littlefield Doug and Lynn Moseng

Larry Johnson and Nancy Mason-Johnson Dave and Sandy Grzywinski

(See attached)

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To the Red Wing Advisory Planning Commission,

As the owners of the first home constructed in the Briarwood Development, we are adamantly against the proposed rezoning changes to increase the existing density to 10 times the original amount.

We are not against finishing the construction of the development, but want to keep it a nice, quiet, safe, low traffic, low density neighborhood as intended with single-family homes and townhomes. We made an investment in Red Wing when we purchased our homes, townhomes and villas. The residents of Briarwood want to maintain our existing quality of life and our property values.

There is enough traffic and interruption in the neighborhood between Walmart, and especially the apartment dwellers on Tyler Road: Eagles Ridge, and Keller/Baartman properties - Rivers Ridge, Park Place, and Villas of Rivers Ridge. The residents of those large, dense sites have no neighborhoods to enjoy and use Briarwood for recreation, exercise, dog walking, etc. Now you want to add possibly 400 additional residents on top of that?

I don't know what type of "sweetheart deals" are brewing behind the scenes with Siewert Construction and other developers, but surely there are other sites that makes more sense for your Red Wing 2040 Community Plan. Your plan should not negatively impact the residents who chose to buy their homes in Briarwood and financially invest in our neighborhood and the city of Red Wing over the last 24 years

Outlot F should remain low density residential as intended with 21 single family lots, not a 200 unit apartment building. Outlet B should also be low density with no changes to setbacks. Any construction in the neighborhood should compliment, not detract from existing residences.

Sincerely,

Sandra L. Nelson

Douglas G. Nelson

3317 Kosec Dr.

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Good morning Brandy,

Please find the attached letter from Goodhue County Health & Human Services and our community partners in support of rezoning the proposed sites in Red Wing for higher density housing. Please let us know if you have any questions. Thanks!

Josh

Goodhue County Health and Human Services

(See attached letter)

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Greetings to Brandy Howe, Melissa Hill City Clerk and the City of Red Wing Advisory Planning Commission,

We and the residents of the 1300 block of West 5th Street desire that the city **not** increase the density zoning for the Jefferson school area and the Bay View Nursing and rehabilitation center area. Due to other circumstances on Tuesday night, we will not be able to be at the hearing in person but we do hope to join virtually. We are emailing/ writing to ask not to change the zoning for the 2 areas in question! This nice family-oriented neighborhood doesn't need medium to high density housing but instead desires single-family homes and desires the city of Red Wing to keep the current zoning and for the area to be maintained as currently zoned to preserve the neighborhood.

There are creative solutions available! Work with the neighbors! Work with the school district!

Creating high quality Senior Living would be a great idea for the Bay View nursing home building as it has excellent views! Or perhaps consider creating a higher education school or even a community center for that space? It has amazing views that could provide a good option for exercise, classes, banquets and other events. As for the Jefferson School building, it is not a useless building! In a study done approximately a year ago regarding the school district's "concerns" of the building's "reasons" that would cost too much to

maintain and improve were a stretch in a big way! For example, they stated it needed electronically controlled switches for the heating system or that classroom lighting wasn't bright enough and needed updating! (I work in a school and often teachers dim the lights to create a calmer classroom environment. ) I attended Jefferson School in its day as an elementary school. Classrooms all had windows and adequately lit rooms. Please realize, granite floors, wood work and brick and stone details on the facade and entryway make it a quality building we cannot afford to rebuild! The historic beautiful school would make a very nice school either as a private school or an off shoot of the public schools with an emphasis to give community more schooling options. For example, how about an arm of RW public schools offering a Dual language, STEM, or classical style option! Remaining a school would also provide the neighborhood with the long enjoyed history of having a neighborhood school as well as a park/playground/ball field/ice rink space for kids and families. Without it, there's no park for that area of town! We need that space! Especially with more families coming to the area with Hope Heights development being built!

Please do not change the zoning for these areas!

With Hope Heights coming in, we want to maintain a family oriented small feeling neighborhood. One that isn't over run with too high of traffic concerns. We remember when the current parking lot was half the size and single family houses went round the block. Current traffic studies have showed that medium to high density housing means the neighborhood streets would not have the capacity for the increased traffic it would create. These studies are from the St. John's redevelopment planning and would still be relevant.

Please do not change zoning just to make it easier for someone to make a buck with a development! This would leave all the current residents of this area with no say as to what gets done with the land and structures. Their needs and desires to maintain their neighborhood need to be part of the planning not excluded from it by presetting the zoning! Please put our Red Wing neighborhood community first!

Sincerely,

Kent and Karen (Walbridge) Fairbairn and Judy Walbridge

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I am happy to see that the city is considering rezoning for higher density housing. We have raised our family in our house on 1010 East Avenue—ward 3—and we happily live near higher density housing .

Our neighborhood is great because we have families who live big old houses, small ramblers, and in multifamily housing like Maple Hills. Our kids loved living close to

downtown and close to the Athletic Field—where they played baseball and wrote their bikes to all the nearby parks. Higher density housing makes our neighborhood better, and MANY people in our neighborhood agree. For those few who say “not in my backyard” there are many more who say “come on in!”

But please also recognize all the business-focused reasons that we need high density housing.

—Our community has difficulty attracting young professionals (who have college degrees and high student loan payments) because they can’t find an affordable, desirable place to live. For example, we have a shortage of therapists in our community because newly licensed therapists with masters degrees can’t find affordable housing.

—our community also lacks direct support professionals (such as nursing assistants and paraprofessionals) who need affordable housing or they can’t afford to work these jobs.

—businesses need entry level workers to work as servers and in retail. These jobs help keep businesses open that attract tourists, but without affordable housing it’s impossible to make ends meet with an entry level salary.

I strongly support this rezoning proposal.

Thank you Kris Johnson

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Dear Red Wing City Council,

I am writing in regards to the proposed changes in zoning and redevelopment of the Jackson and west 4th street area (now labeled Hope Heights) and also the prior Jefferson school block. I grew up in the area of Fifth and Minnesota street in the 1970’s-1990’s and have seen the many changes that have taken place to this neighborhood through the years, such as St John’s hospital tearing down houses to expand their parking lot, their addition to the building, and their move to a new space. I attended Jefferson school and spent much time in the surrounding neighborhoods where these proposed redevelopments are to be made. My mother, Judy Walbridge, still owns a house in this area—for nearly 60 years, and I address you on her behalf as well as my own.

The Fourth and Fifth street zone from Minnesota street to Washington street area has seen

some stressful changes with the loss of the St John's hospital and abandonment of its administrative space in the building and its other uses in the building, to an empty lot, and now an expansive development of Hope Heights in the works, with the area slated to become a large multi-block area of low income housing, planned for families who cannot afford home ownership by traditional means. This usually is focused on low income housing, which historically can cause blights on once nicely manicured and cared for neighborhoods. These houses may be maintained nicely (that is our "hope") but there are no restrictions or parameters set in place to assure that these new homes are cared for and maintained in the sense that the other homes in the area are cared for. Many of the proposed homes or units are duplexes which can also put a strain on maintenance since there is no jurisdiction over who the maintenance falls on to pay for or keep up. The original neighborhood residents have needed to adjust to the idea of many new neighbors, of which we can only hope are able to care for the homes they will now own. What studies have been done to insure that this kind of "Habitat neighborhood" will not become an issue? My point is that this is already going to be a strain on the neighborhood.

On to the new proposals at hand, which invoke high density, affordable "low income" housing in the neighborhood. This huge influx of people, specifically low income housing, will potentially drive down property values and heavily impact a historic, quiet, well-maintained neighborhood in the historic district of Red Wing. This area cannot be expected to support more low income housing safely without deteriorating the values and quality of neighborhood that it has been since the original houses were built or placed in the area. Please do not allow this area to take on more low income housing. Perhaps instead you would look to other locations to provide the affordable units. Redevelopment of the considered property should perhaps focus on townhomes or other low- to medium-density options for market rate or high income dwellings to balance the "Hope Heights" development. The property to be considered has stunning views of the city and river valley and would offer a higher quality option for housing in the area. Perhaps it would make an excellent senior living facility, whether this be independent or a mix of independent and assisted living. At any rate, the proposed redevelopment should NOT be high density as this many people in such a small neighborhood would be too much with traffic, noise, and parking.

In regards to the Jefferson school building and block, this school building is a beautiful historic school building and should be preserved as a historic style use with a park adjoining it. The school building (if sold back to the school district for the fee of one dollar) would make an excellent "classical academy" or other charter school, or diversified learning setting of a dual language or classical education option for the Red Wing public

schools. Schools such as Richfield offer families choices in their education track with dual language or a STEM school (science, technology, engineering, and math) and the style and quality of Jefferson school, an anchor to the old fairgrounds neighborhood, would provide an excellent location with its historic look and feel. And it would keep Red Wing's historic community feel, while providing parents and families choice in education. If this is not the direction the school district wants to go, then preserving the building's exterior and creating high-end apartments would be the other option to consider, as the old fairgrounds is a highly desirable and well maintained quiet neighborhood. A high density, low or affordable income building would be a detriment to this historic area.

Please do not place more "low or affordable income" housing in the Jefferson area or the Hope heights (Jackson and 4th street) neighborhoods. They have been burdened enough with the many changes these neighborhoods have faced in recent years.

If Red Wing is in need of more affordable income housing, please consider perhaps your own neighborhoods for these options. That would be a good thing for Red Wing indeed.

Thank you,

Sandy Clay

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Advisory Planning Commission Members,

Attached is a letter of support from the Red Wing Area Chamber of Commerce regarding the proposed rezoning amendments tied to future housing opportunities in our community. We appreciate your continued leadership and thoughtful consideration throughout this process.

Please feel free to contact me with any questions.

Best,

Michelle Larson, IOM

(see attached letter)

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Hello City of RW Clerk,

We have a family home near the old hospital property, and we are NOT in favor of bringing high density housing into the old Jefferson School building or the old Bay View nursing home property.

We had the same opinion years back when Pablo wanted to do something similar with the old St. John's Hospital building.

We went to grade school at Jefferson and the building is classic and beautiful. It should be repurposed into something valuable - a charter type school or upscale condominiums, like the old Central High School building.

Bay View has a prime location and a terrific view of the river and bluffs. The land should be used for upscale or retirement style townhomes or condos.

I do not believe high density housing will fit in this / our neighborhood. The increase in traffic and noise would be too great for the streets and its residents.

We will already be gaining many homes and people with the Habitat for Humanity Hope Heights project.

Thank you for considering our comments and opinions on this matter.

Julie Harnly and Judy Walbridge of West 5th Street

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Dear Brandy,

Please find attached a letter in support of the proposed rezoning of the Bay View, Jefferson School, and Briarwood redevelopment sites that I'm sharing on behalf of Allison Gettings, President and CEO, Red Wing Shoe Company. We would appreciate this being considered at tonight's meeting.

Thank you for your time and service to the community! Please let me know if you have any questions or need anything additional from our end.

Best,

**Emili McPhail**

Red Wing Shoes

(See attached letter)

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Advisory Planning Committee,

I am unable to attend tonight's public hearing so I am writing to share my views on the proposed RM3 zoning of the Bay View and Jefferson school properties. With regard to the Bay View property, I am stunned that this is even being considered for all the reasons stated previously in opposition to the redevelopment of the old Red Wing hospital site across the street. Of primary concern is the increased traffic in a neighborhood that is ill equipped to handle it, in addition to the traffic increase that will occur once the new Habitat for Humanity units (24) are constructed.

The same traffic argument can be made for the Jefferson site but with a greater risk factor as the neighborhood of single family homes, many with young children, is more dense. The people residing in the vicinity of the Jefferson school property certainly didn't choose that neighborhood so they could live next to high density housing. The entire character of the fairgrounds area would be negatively impacted by rezoning this property to RM3, including adversely affecting quality of life and property values. It simply doesn't pass the common sense test to place high density housing in a community such as this.

The Red Wing Planning Advisory Committee should not blindly charge ahead with rezoning these properties simply to pave the road for developers to provide housing for a perceived future need of tenuous new business interests. I strongly urge the committee to spend more time and effort on finding another solution to a housing problem that does not yet exist. Maybe it's time to re-evaluate the Red Wing 2040 Community Plan.

Thank you listening to my concerns.

Mark Jenkin

1625 W 4<sup>th</sup> St.

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Good afternoon,

I am sending in my thoughts on the proposed area for rezoning in the Briarwood Neighborhood, Outlot F, Adjacent to Tyler Road South.

I am opposed to this area being rezoned to a medium/high density future housing development. We already have 3 large apartment buildings on Tyler Road South, and I know that all of these are not rented to capacity at this time.

The most recent GIGANTIC ATROCITIES, aka apartment buildings, have soiled the view of

this beautiful area and brought out dangerous behaviors with preteens getting on top of the roof of one of the parking garages while playing with Nerf guns. Brilliant. Also, dog owners who walk their dogs over to our neighborhoods that then walk on and around our properties and use our lawns as their toilets and then not picking up after them. Again, brilliant.

There is already enough traffic to deal with - I couldn't imagine adding another 100 plus cars! There has got to be a better way to deal with the shortage of AFFORDABLE housing. Decreasing the property values of those of us homeowners by building more apartments is not the plan I agree with.

Let's do better Red Wing, let's think and do better.

Respectfully -  
Valerie Estabrook

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Hello. My name is Rachel Daley, and I am in opposition to the proposed rezoning of the former Jefferson School and Bayview properties from R2-Residential density to R3 Residential Multi-family high-density. This proposal is not simply about adding housing; it is about fundamentally changing the character, safety, and long-term stability of an already established neighborhood.

The Old Fairgrounds neighborhood is primarily made up of homeowners and families who intentionally chose this area because it offered a balance of residential living, green space, and manageable traffic (in recent years there has even been an increase in families with young children). Rezoning these properties to allow extremely high-density development would dramatically alter the neighborhood; one of the greatest concerns is traffic and safety. This neighborhood already contains a major through-street where speeding occurs regularly. Adding hundreds of additional vehicles from residents, visitors, deliveries, and service traffic would place enormous strain on roads and impact children's safety with that amount of traffic. Even conservatively estimating one to two vehicles per majority of units could mean several hundred additional cars in the neighborhood daily.

Parking is another serious concern. Residents already experienced parking overflow problems when the Red Wing Health Center operated there (and they had a dedicated parking lot). It is difficult to understand how a development of this scale would not create substantial overflow parking, congestion, and safety concerns throughout nearby residential streets.

This proposal also threatens THE ONLY remaining green space in this neighborhood. Once green space is lost to dense development, it is almost impossible to restore. Open spaces contribute to neighborhood livability, mental well-being, and overall community character – children in the Old Fairgrounds neighborhood deserve access to this green space.

This neighborhood is already preparing for growth through the Hope and Harbor development, which will bring approximately 32 new families into the neighborhood; residents are not opposing all growth. What many of us oppose is excessive density concentrated into an established neighborhood without sufficient consideration for infrastructure, traffic, parking, and quality of life. Red Wing has also seen only minimal population growth overall, despite a significant increase in apartment development in recent years. The claim that this particular location is uniquely necessary because it is near community resources is not especially convincing in a city the size of Red Wing, where transit routes already serve the broader community.

Finally, there is concern about the long-term impact on neighborhood stability and the local school district. Increasing density at this scale may encourage current homeowners and families to relocate to less congested areas or neighboring communities, further contributing to enrollment challenges that already affect our schools.

I respectfully ask the council and planning commission to consider whether this proposal truly reflects balanced, sustainable growth or whether it risks permanently damaging the character, safety, and stability of an existing neighborhood.

Thank you for your time and consideration.

Rachel Daley

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I am sending this letter because I realize 3 minutes is not enough time to say all I wanted to say at the meeting. 3 minutes is about 1 page, at one point I had 3. The notice, legally, only had to be sent to homes within 500 feet of the property. From Jefferson to the edge of the Fairgrounds is closer to 2,000 feet. Those families still utilize the park. This is their closest green space and park to them. Some people had no idea what was happening. They walk the few blocks with their kids or grandkids to Jefferson. This is not your fault, but it illustrates the far reach this green space has. I spent hours with my wife and daughter walking door to door in the Fairgrounds with the Public Notice and a petition in hand. We were able to get just over 100 signatures. With more time, I am confident I could get many more. Of all the people I talked to 1, only 1, said they don't care what happens to the green space. Those number make it obvious how we all feel. Put yourself in our shoes. Imagine the park you went to, brought your kids or grand kids to was going to get stamped out for a

building that could go many other more appropriate places. This is not a case of “Not in My Back Yard”. This is a case of “not in ANY back yard”. No neighborhood should have their green space and park up on the auction block. Developers were asking for clarification on the expectation of public green space from the city. Give them that clarification. That historic area of Red Wing is zoned appropriately at R2 and the park and green space should not be touched. Converting just the Jefferson school building into something is not an unreasonable ask. Many other communities have successfully done this. Red Wing did it with the old high school, and most recently, Winona converted a school of very similar size into living units. The green space can then serve new and existing residents. If anything, the property should be split in half. That will protect the green space and park while giving possible developers a realistic scope of the project that they want. In the end, if a feasible project does not come to fruition, then take the school down. If it is a choice between lose the school or lose the green space, I say lose the school. Once a green space goes away, it doesn't come back. It's gone for all future generations. You would be responsible for allowing the framework to be put in place. You would be selling us out. And for what, to potentially attract a big developer to take over a site that the School and Port want off their hands? I looked up the city's mission and values. Of the 8 core values. I believe this proposal goes against at least 4 of them: **Strong Community Connections** We will continue to improve upon communication with community partners with shared goals. (RM3 would take the voice from the public. Only a certificate of compliance would be needed.) **Environmentally Conscious** We will make decisions that preserve and protect the environment to the highest feasible degree (This does not preserve or protect the environment. Feasible options have not been exhausted.) **Integrity** Each of our responsibilities will be carried out with the level of honor and accountability in a manner that inspires public confidence. (Taking away our seat at the table certainly does not inspire confidence from the public.) **Open and Engaging** We will deliberately seek out all sides of issues and encourage multi-faceted participation from all segments of the community. (Again, RM3 makes it so the public's participation could be circumvented, by design.) Thank you all for your service, I know it is a mostly thankless job.

Paul Burnham

529 Buchanan St. Red Wing MN

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May 19, 2026

PIN:555801360

To Whom It May Concern: City of Red Wing, Minnesota

Hi Brandy, thank you for providing information and encouraging residents surrounding the Jefferson school neighborhood to participate in the meeting regarding the plan for the said area. I am Eleanor K, one of the residents of West 7th Street. The first reason why we worked hard to buy the house we currently live in was the location, neighborhood, and access to a moderate population. Because we believe it is a good investment for the future of our children and us as parents in our retirement, is a beautiful and quiet community I am sure that the whole community had one thing in common before we decided to invest our hard earned salary: a beautiful, peaceful and quiet neighborhood.

What are your considerations before buying property where you are planning to raise your children and retire in the future?

You know high density population and contractual, future "potential residents" are some of the things that will cause changes that will not be acceptable to those who thought our purchase of the property 15 years ago was a good decision.

Why would you consider well-off, established, rich **investors' plans**, who will never consider living in a high density (populated) area themselves? Why does their plan matter and the residents who lived in the neighborhood almost their whole life are not? Again, we invested our money 15 years ago in our house because of the neighborhood and the location.

I do not agree with what proposals you have or the investors' plan of making my neighborhood a high density, populated area. Please consider or hopefully you understand our **STAND of NO to HIGH DENSITY RESIDENTIAL**.

Why don't you develop a vacant, big, huge, and unused lot/space of Red Wing (I am sure there are hundreds of them)? Build a new community and let them start to dream of where they wanted to live after 5-10 years of being a tenant. And please, don't ruin **OUR DREAMS** that we worked hard for many years.

Sincerely,

Eleanor Kennebeck

!601 W 7<sup>th</sup> St.

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Good afternoon,

Here's my comment and question for tonight:

I encourage building an apartment complex on the 4th St. site. However, do present zoning rules restrict the number of floors for an apartment-style structure that would offer a range of costs per space within the dwelling as well as rental options too?

I am unable to make tonight's meeting but will follow-up and hope to see an answer if tonight's hearing is video taped.

Thanks ahead for your help.

Best regards,

Joan Halgren

Ward 2, Precinct 1

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To whom it may concern:

The proposal to rezone the Jefferson property to RM-3 does not feel like a good fit. I hope the Advisory Planning Commission will see this, as well.

I am a resident of the Old Fairgrounds and have lived here for 6 years. I have two young kids and we find ourselves at the Jefferson playground many days a week in the spring, summer, and fall. I have met some of my neighbors who also have little ones while our kids play. I know many of my neighbors by name and love the fact that a handful of them have lived in their homes and our neighborhood for well over 30 years.

Some comments made at the Port Authority meeting were concerning, as I heard when I watched the recording:

1. Potential loss of our only playground and green space at the expense of “achiev[ing] maximum density.” If lost, the closest playgrounds are both .9 miles from my house (Baypoint and Woodland). My kids are 2.5 yrs and 1 yr. Through my research, walkability with kids seems to be generally considered .25 miles. Mr. Klatt said about a park in any new development on the Jefferson site, “I will admit that it’s probably going to be challenging if we’re trying to achieve maximum density.” Later he said one “could be well-integrated” and that it is all about the developer. No, this should be about the city setting a priority. There needs to be parameters surrounding a green space/playground. Not up to the developers, make it a requirement. For those that argue Red Wing doesn’t need another park, this isn’t a

new park. It's keeping one we already had at the school. You want young families who can bring their kids into the shrinking school district, in turn supporting the future of your town? Prioritize one of the spaces young families consistently rely on. Don't allow a developer to make that decision. Highest density over existing needs of the neighborhood is wrong.

2. This proposal to change to RM-3 takes away our neighborhood's voice. My neighborhood filled with people who are invested in this place and some who have lived here for decades. Mr. Klatt acknowledges about development plans: "maybe some aren't something you want to see." He then goes on to say it's a "fairly lengthy process to consider zoning" when a developer wants something changed because the public gets to comment. He continued, "You could be 3-6 months down the line and not have a project because of that process. Again, not to discount public feedback and public comments and reaction." However, that's exactly what he is proposing - discounting public feedback by changing the zoning so a developer doesn't have to wait to hear what the people in the neighborhood have to say. This seems backwards: asking the community to allow the zoning to change (without any official plans/developers in mind), while using that zoning change to then make it so there are no public hearings on any projects given that distinction. It felt like Mr. Klatt basically acknowledged that the community isn't going to like the plans. No matter the project, the community should have a voice once an actual proposal is out there.

Thank you for reading this and your consideration.

Brianne Lisson

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Good day!

Health issues are preventing me from being there , so I am counting on you to pass this on.

The plan to raise the land use designation to high density is absurd and a punch in the gut to all the neighborhoods around the Jefferson School area.

Let me remind you , we are a forested city , and our neighborhood needs our leaders to realize that . Our children deserve that. And this neighborhood stretches for many blocks and you know it.

By turning this area in to high density you will take away the last park space in the area, you will devastate property values .

This neighborhood is a peaceful one and we all counted on our investment to at worst, stay stable. If a high density program goes through, our property values will drop and, good golly gee whiz..... I bet our taxes won't go down.

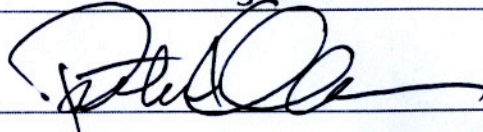
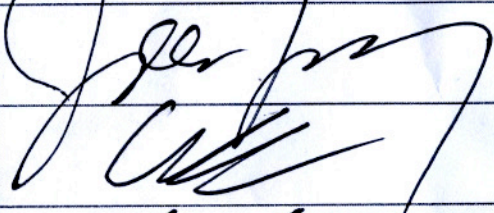
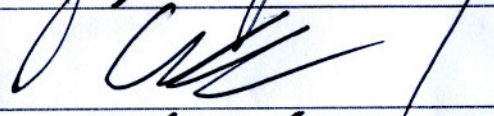

No to this idea.

Yes to creating green space . After all we are a forested city.... not a .....

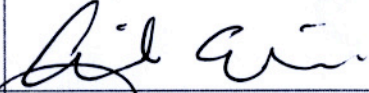
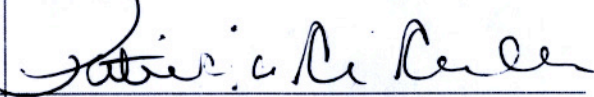
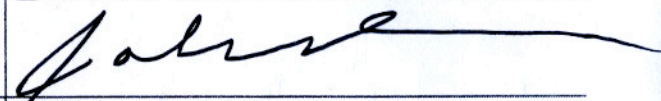

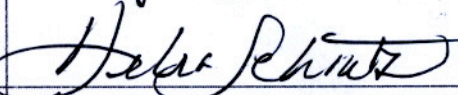
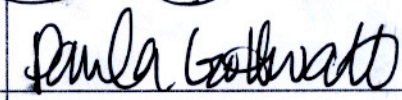
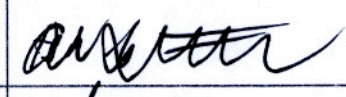
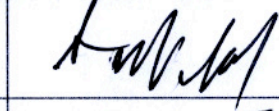
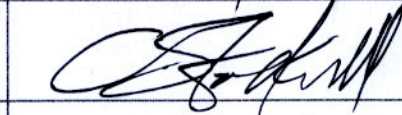


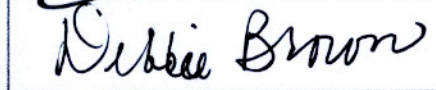
I think you understand.

Peter Kennebeck

I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
Pete Olson	1933 Grandview Ave	
Diane Picotte Habedank	1913 Grandview Ave	D. Picotte Habedank
Bill Habedank	1913 Grandview Ave	Bill Habedank
John Kijohang	1963 " "	
Colton Enner	1815 Grandview Ave	
ANDREW MOWFT	1844 W 5th St.	
Jake Rohl & Cheryl Rohl	1902 W. 5th St.	Jacob Rohl
DENEY & LINDA CHRISTIANSON	1916 W 5th St.	Denny Christi
Caleb Harstad	1923 W 5th St	Caleb Harstad
Barry Simpelmeier	1911 W 5th St	Barry Simpelmeier
Kaitlyn McMahon	1907 W 5th St	Kaitlyn M-
Mitchell McMahon	1521 W 5th St	Mitchell McMahon
Laila Fleischer	1862 W 6th St	Laila Fleischer

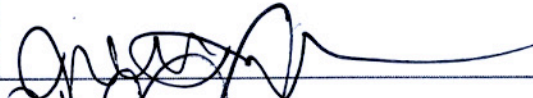

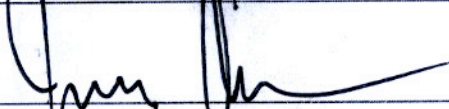
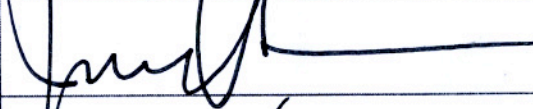

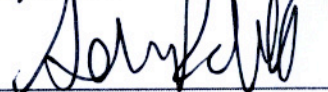
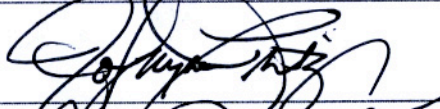


I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
Annalise Edquist	1847 W 7 <sup>th</sup> St	
Patti Arden	1846 W. 6 <sup>th</sup> St.	
John Arden	1845 W 6 <sup>th</sup> ST	
Kathy Andersen	1719 W 6 <sup>th</sup> St	
Jeba Schmitz	1828 W 5 <sup>th</sup> St	
Paula Gottwalt	417 Minnesota St.	
Andrew Gottwalt	417 Minnesota St	
Andrew Jund	1802 W 2 <sup>th</sup> ST	
Chris Stockwell	623 Cleveland St.	
Brandi Brenner	614 Buchanan St	
Zach Pughes	628 Buchanan St	
Debbie Brown	1510 W 7 <sup>th</sup> St.	

I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
Cheri Rohl	1912 W. 5th St.	Cheri Rohl
Brianna Kelly	1510 W 6th St	Brianna Kelly
Carrie Ploen	1316 W 4th St	Carrie Ploen
Kiel Ploen	1316 W 4th St.	Kiel Ploen
Wendy Everett	1826 W 7th St.	Wendy Everett
Travis Edquist	1832 W. 7th St.	TRAVIS EDQUIST
Wendy Kohlik	1833 W 7th St	Wendy Kohlik
Chris Rohlik	1833 W 7th St	Chris Rohlik
Tyler Brantner	1823 W 7th St	Tyler Brantner
Paul Fleischer	1862 W. 6th St	Paul Fleischer
Tonia Smith	1736 W 5th St	Tonia Smith

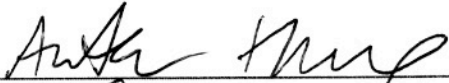



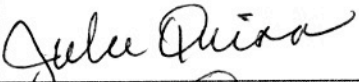
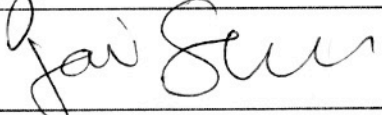
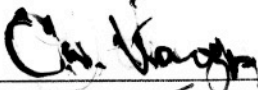
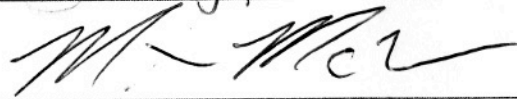

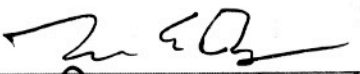
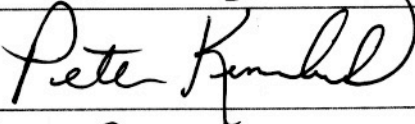

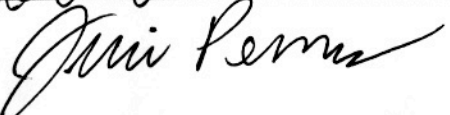
I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
Claudia Carron	1501 W 5 <sup>th</sup> St Red Wing, NJ	Claudia E. Carron
Jessica Johnson	427 Jefferson St.	
Michelle Olson	1527 w. 4 <sup>th</sup> St	
	1527 4 <sup>th</sup> St	
Wade A. Aase	1803 West 6th	Wade A. Aase
Mae Lopez	1801 West 7 <sup>th</sup> St	
Abe Pickett	717 Blaine St	
Breeana Tubrod	717 Blaine St.	Breeana S. Tubrod
	707 Blaine Street	Jolayne Fritz
EVAN WERT	1746 W 7 <sup>th</sup> St.	
Alison Metzger	1743 W 7 <sup>th</sup> St	
Tommy Mundle	1843 W 7th St	Tommy Mundle



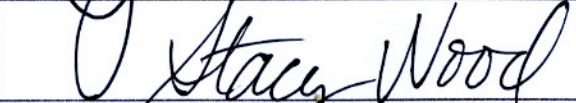

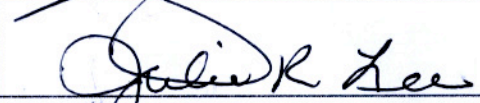
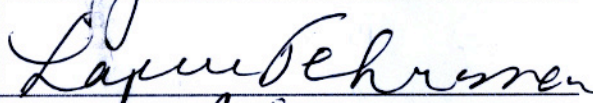
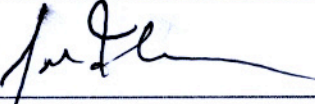
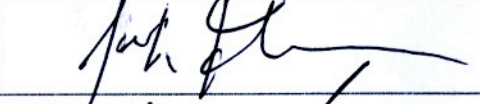

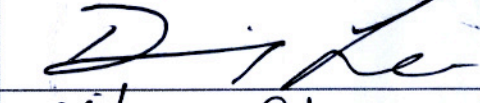
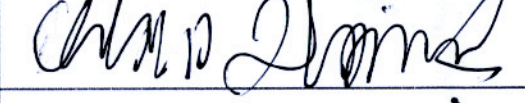

I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
Kersie Kuyath	601 Jefferson St, Red Wing	K Kuyath
AUXIS Resendez	525 Buchanan St. Red Wing	AUXIS
Blake Burr	525 Buchanan Str. Red Wing	Blake Burr
Rachel Daley	1625 W 5th St. RW	Rachel Daley
Alex Blaine	427 Buchanan St.	Alex Blaine
Bethaney Borgschatz	534 Harrison St. Red Wing MN 55066	Bethaney Borgschatz
Dana Borgschatz	534 Harrison St Red Wing, MN	Dana Borgschatz
Dennis J. male	1934 W 5TH ST	Dennis J. male
Judy Anderson	524 Harrison St	Judy Anderson
Phyllis J. Anderson	518 HARRISON ST.	Phyllis J. Anderson
Maria Olson	1942 W 6th St.	maria m. Olson
Kathy Olson	1942 W 6th Street	Kathy Olson

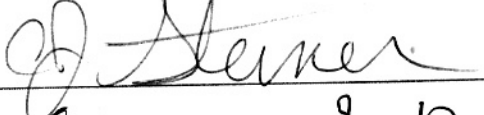
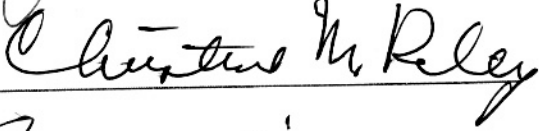
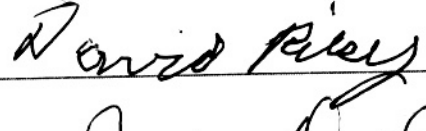
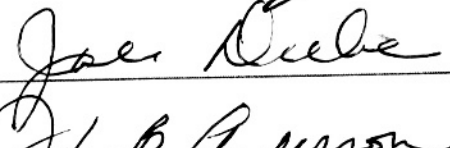
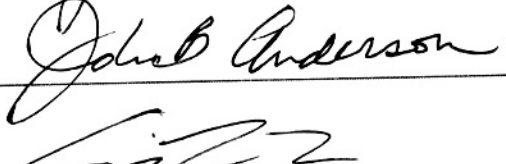

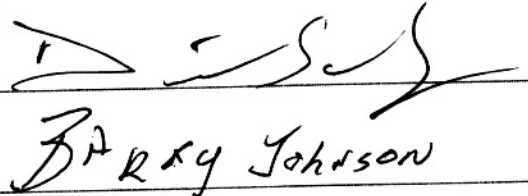
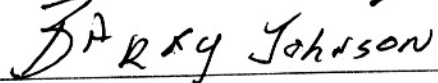
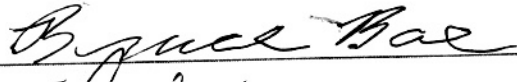
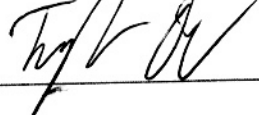
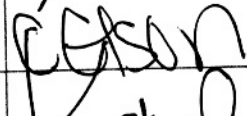
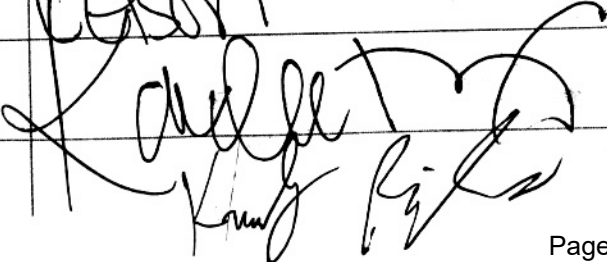
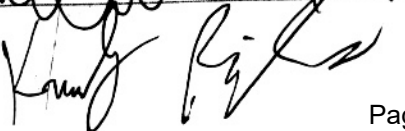
I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
Antonio Howard	515 1/2 Buchanan Street	
Susan Gebbia	1621 W 5 <sup>th</sup> St.	
Andrew Hines	1607 west 5 <sup>th</sup> st	
CLEMENT SMITH	1517 W. 5 <sup>th</sup> St	
JULIE QUINN	1514 W 6 <sup>th</sup> St	
Jedd Stevens	1510 W 6 <sup>th</sup> St	
<del>Chelsea</del>	1528 W 6 <sup>th</sup> St	
Mitch McNeil	1616 W 6 <sup>th</sup> St	
Lody Peterson	627 Jefferson	
Tom Ryan	1621 W 7 <sup>th</sup> St	
Peter Kennebeck	1615 W. 7 <sup>th</sup>	
Sean + Kara Dunn	710 Jefferson St.	
Julie Penney	1602 W 6 <sup>th</sup> St	

I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
KYLE KINGSTON	528 Buchanan St.	
LAWREN BURNHAM	1727 W 6TH STREET	
Stacy Wood	1812 W. 6 <sup>th</sup> St	
Jenna Oka	1507 W 5 <sup>th</sup> St	
Julie R Lee	1733 W. 5 <sup>th</sup>	
Laura Fehrman	1751 W 5 <sup>th</sup> St.	
	1751 W 5 <sup>th</sup> St	
Troy Smith	1736 W 5 <sup>th</sup> St	
Dennis Lee	1712 W 5 <sup>th</sup>	
Cliff Hawkins	1727 W 5 <sup>th</sup> St.	
Thomas & Ann Wilder	526 MINNESOTA St.	
Tara Burnham	529 Buchanan St.	<del>Signature</del> Tara L. Burnham

I oppose the rezoning of the Jefferson property from R2 to RM3.

Name	Address	Signature
Stelle Steiner	Jefferson St.	
Christine Riley	722 Jefferson St.	
Dave Riley	"	
Joe Dube	742 Jefferson	
John B Anderson	739 Jefferson	
<del>John B Anderson</del> 4844 FALCON	739 Jefferson St.	
<del>John B Anderson</del> Dan Schuy	731 Jefferson St.	
Barry Johnson	727 Jefferson St	
Bruce Shaw	719 Jefferson St	
Tyler Olson	1424 W. 7th St	
Courtney Olson	1424 W 7th St	
Kailee Draz	1529 W 6th St	
Kerby Riegelman	1529 W. 6th St.	

# Briarwood Area Residents

1. Ann Vogel
2. Marc Vogel
3. Barbara L. Nelson
4. Douglas G. Nelson
5. Travis Benway Jr ~~Travis Benway~~
6. Amanda DeWall ~~Cumby DeWall~~
7. Jason Hanson ~~Jason Hanson~~
8. Troy Wiley
9. Abby Wiley
10. ~~Abby Wiley~~ <sup>Travis</sup>
11. TAMMIE SIKES
12. JEFF SIKES
13. Lawrence ~~Mrs. Ann Johnson~~ ~~Ann Johnson~~
14. Ann Johnson
15. Dawn Young
16. ~~Greg Young~~ (Greg Young)
17. ~~Sherry & Barbara Strom~~ ~~Strom~~
18. Barbara Strom
19. ~~Kerry Nystuen~~ Kerry Nystuen
20. Katie Nystuen Katie "
21. Hastine Gilsrud
22. ~~Arline Stoddler~~
23. Caroline Kosniowski
24. Diana Shull
25. ~~Donald Pittman~~ Donald Pittman
26. ~~Barb Thompson~~ Barb Thompson
27. ~~Brian Heitman~~ Brian Heitman
28. ~~Bob Badin~~ Bob Badin
29. Nancy J. Hill
30. ~~Mei Xi Zheng~~ Mei Xi Zheng
31. Lonnie Drake

32. ~~Rm Quahp~~ <sup>Ron Drakes</sup>
33. Dorothy Westphal
34. Gene Westphal
35. Bev Odgen
36. John Iverson <sup>John Iverson</sup>
37. ~~Randy Stein~~ <sup>Randy Stein</sup>
38. Karen Stein
39. Frank Trapanese
40. Judy Kloster
41. Pat Harteneel
42. Al Harteneel
43. Wanda Carlstrom
44. Marlys Opsahl
45. Gary Opsahl
46. Bill + Becky Frost
47. ~~Almas~~ <sup>Steve Alms</sup>
48. Liz Crider <sup>Liz Crider</sup>
49. ~~Crider~~ <sup>Chris Crider</sup>
50. Rose Propst (Propst)
51. Chuck Propst (Propst)
52. Louise Erickson
53. Tom Ekblad
54. Peggy Ekblad
55. Dax JOHNSON
56. Deana Nelson
57. Darrell Rosecke (Rosecke)
58. Judy Rosecke
59. STEVE CARROLL
60. Nancy Carroll
61. ~~Joe Lampman~~ <sup>Joe Lampman</sup>
62. Sunny Smith
63. Colleen Ruby

64. ~~Taylor Smith~~ Taylor Smith  
65. Christina Smith  
66. ~~Stephen Wall~~ Stephen Wall  
67. ~~Jan Wall~~ Jan Wall  
68. Marcy Kengell  
69. Judith Illg  
70. Jim Illg  
71. Jan Martin  
72. William Comerse  
73. Wesley Comerse  
74. ~~Michelle Murdt~~ Michelle Murdt  
75. ~~Coey Murdt~~ Coey Murdt  
76. Carianne Rosch  
77. ~~Del Roschen~~ Del Roschen  
78. Marcia Johnson  
79. ~~Michael Johnson~~ Michael Johnson

May 28, 2026

Red Wing City Council President Janie Farrar  
and Red Wing City Council Members

The board of directors of Briarwood Townhome Association #2, representing 23 homes in the Briarwood subdivision, wishes to express their support for the Proposed Comprehensive Plan amendment to change the Planned Land Use designation on Outlot B from High Density Residential to Low Density Residential. We understand this change will result in Outlot F being rezoned to High Density Residential Multi-Family.

Mr Paul Siewert recently stated at the Advisory Planning Commission Meeting, the South Tyler Road neighborhood has changed dramatically since his original Briarwood Plat was adopted. We believe the new proposal as presented to the Advisory Planning Commission on May 19, 2026 better reflects the needs and desires of the neighborhood while still addressing larger community needs.

Respectfully,

Paul M Reding  
President, Briarwood Townhome Association #2

5/24/2026  
PJSchurer

Dear City of Red Wing  
and other interested  
involved parties

Please use intuition  
and seeing the big  
picture as well  
as rationality to  
develop the <sup>good</sup> old  
cow pasture. (Bayview  
Jefferson)

Things like:

- ① playgrounds
- ② community centers

public recreation  
to the city  
association  
recreation  
other  
beauty  
traffic  
Scale  
Flow  
connection  
spirituality etc.

④ games / tournaments  
⑤ meeting spot  
venue(s)  
other  
public transportation

hiking  
biking  
car peeling  
community gardens  
tennis  
v-ball  
court  
4sqm  
ball

Many Thanks  
Peter Schurer  
1520 W 80th St  
Please text to → 612 - 232 - 1083

build each snappers  
put up solar panels  
advisory board  
which includes all stakeholders  
listen to what we hear  
put up solar panels  
advisory board  
which includes all stakeholders  
listen to what we hear

put up solar panels  
advisory board  
which includes all stakeholders  
listen to what we hear

put up solar panels  
advisory board  
which includes all stakeholders  
listen to what we hear

June 3, 2026

Red Wing City Council President Janie Farrar  
Red Wing City Council Members

The board of directors of Briarwood Townhome Association #1, representing 28 homes in the Briarwood subdivision, wishes to express their support for the Proposed Comprehensive Plan amendment to change the Planned Land Use designation on Outlot B from High Density Residential to Low Density Residential. We understand this change will result in Outlot F being rezoned to High Density Residential Multi-Family.

Mr. Paul Siewert recently stated at the Advisory Planning Commission Meeting, the South Tyler Road neighborhood has changed dramatically since his original Briarwood Plat was adopted. We believe the new proposal as presented to the Advisory Planning Commission on May 19, 2026, better reflects the needs and desires of the neighborhood while still addressing larger community needs.

Respectfully,



William H. Foot, President  
Briarwood Townhome Association #1



## STATUS UPDATES

Date: June 8, 2026

To: Honorable Mayor and members of the City Council

From: Chris Heineman, Council Administrator

*Our Mission: We strive to create a sustainable, healthy, accessible, resilient, and equitable community where every person feels at home.*

### **City Council Meeting Schedule**

**Monday, June 22, 2026** - City Council Workshop in the City Hall Council Chambers starting at 5 p.m.

### **Miscellaneous**

**Arts and Culture Commission Joins Red Wing Arts in Celebrating the Annual Sculpture Walk** - The Arts and Culture Commission is a proud supporter of the annual Sculpture Walk, an enriching newer tradition in our city. This year, the Commission was thrilled to receive a \$10,000 grant from the Southeast Minnesota Arts Council (SEMAC) to help bring this year's collection of sculptures to Red Wing's streets and public spaces.

To celebrate the Sculpture Walk and welcome the entire community into the experience, Red Wing Arts is hosting a capstone event on Wednesday, June 17, in Central Park, and we hope to see everyone there.

The evening holds something for all ages. The Arts and Culture Commission will host a hands-on activity table where attendees can create their own "debris tree," a creative project inspired by one of the sculptures featured in this year's walk. It's a wonderful opportunity to engage with the art in a personal, playful way.

Guided tours of the sculptures will be available for those who want a deeper look at the works on display, and several of the sculptors themselves will be on hand to share the stories and inspiration behind their pieces, providing a rare and special opportunity to connect directly with the artists who made them.

To top it all off, the Sheldon Theatre Brass Band will perform a free concert in Central

Park, rounding out this festive and enjoyable evening. This is a free, family-friendly community celebration, and all are warmly welcome. The Arts and Culture Commission looks forward to sharing this evening with our neighbors.

**Police Department Bulletproof Vest Grant Funding Update** - The Police Department was recently awarded funding through the FY 2025 Bulletproof Vest Partnership Program through the Bureau of Justice Assistance. This federal grant will reimburse up to 50% of the cost of eligible bulletproof vests purchased by the department.

This award is in addition to a state grant the department is receiving, which also assists with 50% of the cost. Between the state and federal grant funding, the department anticipates the cost of replacement bulletproof vests will be fully covered.

Bulletproof vests cost approximately \$2,000 each and are replaced on a five-year cycle to ensure officers are wearing current, compliant, and effective protective equipment. This grant funding provides an important cost savings to the City while continuing to support officer safety.

**Private Use of Public Property Application for Celebration River Cruise** – The Celebration Belle River Boat will travel to Red Wing and host cruises on June 18, 19, and 20, 2026. Organizers have requested to dock at Levee Park during those three dates. The first cruise is from LaCrosse to Red Wing on June 18 and will arrive in Red Wing at 6 p.m. On June 19, they will take an all-day trip around Red Wing that includes a dinner cruise. On June 20, they will load at Levee Park and depart at 7 a.m. to head south.

**Private Use of Public Property (PUPP) Application for Elk's Veterans Month Banners** – The Red Wing Elk's has requested to place banners on the downtown flag poles for the month of November to honor Veterans. Volunteers will hang the banners on November 1, 2026, and remove them on December 1, 2026.

**Private Use of Public Property (PUPP) Application for Red Wing Farmers Market Live Animals** – In addition to hosting the Red Wing Farmers Market, the Red Wing Area Farmers Market Association has submitted a request to display live animals as part of the market experience. Organizers are requesting permission to use the green space near the train depot, which is typically reserved for live music performances, to display llamas and alpacas during the event. Organizers will have safety measures in place for the animals, including bedding and water, and will clean up after the event ends. This request is in addition to the already processed PUPP for the Red Wing Farmers Market.

**2026 Street Reconstruction Project** – Impacted soils are present in the right-of-way of East 4<sup>th</sup> Street near the intersection of Bluff Street. The impacted soils are due to petroleum-related products and are considered non-hazardous. The impacted soils will need to be removed from excavation areas and disposed of at a landfill. This work is expected to be completed in one day and is planned for Wednesday, June 10. The soil will be brought to the SKB Environmental Landfill in Rosemount, MN for proper disposal. Onsite engineering services will be completed by Barr Engineering to ensure the impacted soil is properly removed. Clean dredge sand will be brought in to replace the impacted soils. The City is coordinating with Xcel Energy and the City's residential street reconstruction contractor to complete this work.

**Arts and Culture Commission Awards Inaugural Creative Laureates** - The Red Wing Arts and Culture Commission is proud and excited to announce the recipients of the inaugural Creative Laureate Award — a \$1,200 stipend granted to local artists to create meaningful, community-centered experiences right here in our city. This milestone represents more than a year of dedicated work by the Commission to design a program that uplifts local artists while enriching the lives of everyone in Red Wing. The Creative Laureate Award is especially meaningful for emerging artists, offering them a supported opportunity to grow their craft and share it with their neighbors and community. In recognition of this inaugural year, three exceptional artists have been selected — a one-time celebration of the depth of local talent. Going forward, one artist will be honored annually. We are thrilled to introduce this year's Creative Laureates:

**Megan Tsui** will bring to life *"Between the Bricks: Tiny Stories of Red Wing"* — a rotating installation of miniature worlds tucked into a long-empty display case between Phileo Style and Excel Financial downtown. Each miniature scene will carry a story rooted in Red Wing's past, present, or imagined future, transforming an overlooked corner of our community into a destination full of wonder and connection.

**Lora Skelton** will offer *"Creative Caregiver Series: An Art Gathering for Caregivers of Children with Special Needs"* — a series of creative workshops designed to reduce isolation, foster community connection, and provide a rare and well-deserved space for artistic expression for caregivers who give so much of themselves every day. This project reflects the Commission's deep commitment to ensuring that all members of our community feel seen, supported, and celebrated.

**Jessica Zuehlke** will produce *"Our Stories: OUTLOUD"* — three free public performance events, each featuring two to three local writer-performers sharing ten minutes of their own story. This project celebrates the authentic voices and talents that make Red Wing the vibrant, creative community it is, and every event will be open and free to all.

The Commission extends its heartfelt congratulations to Megan, Lora, and Jessica. We can't wait for the community to experience what they create. Stay tuned — more details on dates and event specifics will be shared as each artist's project takes

shape.

**Additional Attachments**

**Regular Meeting Schedule**

Tuesday, June 9	Port Authority Board	8:00 am	Council Chambers
Tuesday, June 9	Housing and Redevelopment Authority Board	3:30 pm	Council Chambers
Wednesday, June 10	Library Board Workshop	6:00 pm	Library Foot Room
Wednesday, June 10	Arts & Culture Commission Workshop	5:30 pm	Community Development Bldg
Tuesday, June 16	Sheldon Theatre Board	5:15 pm	Council Chambers
Tuesday, June 16	Advisory Planning Commission	7:00 pm	Council Chambers
Wednesday, June 17	Charter Commission	6:00 pm	Council Chambers
Monday, June 22	City Council Workshop	5:00 pm	Council Chambers
Monday, June 22	City Council	6:30 pm	Council Chambers