

**MINUTES
PUBLIC IMPROVEMENT/TRANSPORTATION COMMITTEE MEETING
MAY 12, 2026
3:00 PM**

MEMBERS PRESENT: Craig Schafer, James Lozinski, John Alcorn

MEMBERS ABSENT: None

STAFF PRESENT: Jason Anderson, Director of Public Works/City Engineer; Eric Hanson, Asst. City Engineer; Geoff Stelter; Senior Engineering Specialist; Sharon Hanson, City Administrator; Emily Larson; Administrative Intern; E.J. Moberg, Director of Administrative Services; James Marshall, Director of Public Safety Jim Marshall; Ryan Hoffmann, Police Captain; Preston Stensrud, Park & Rec Supt.

OTHERS PRESENT: None

Call to Order

Schafer called the meeting to order at 2:58 pm.

1. Approval of Minutes

MOTION MADE BY ALCORN to approve the minutes of the April 14, 2026, meeting as presented, SECOND BY LOZINSKI. ALL VOTED IN FAVOR. THE MOTION PASSED 3:0.

2. MERIT Center-Phase III – Firearms Training

In 2023, the MERIT Center received \$2.25 million dollars from the State of Minnesota Management and Budget Office to aid in the construction of phase 3 of the MERIT Center project. The funding received at that time was not enough to complete all aspects of the phase 3 project which included the completion of the firearms training range and live burn prop. A recommendation from the State of Minnesota Management and Budget Office was to return to the legislature and change the language in the original bill to allow for the completion of the firearms training range with the awarded \$2.25 million dollars. In 2025, the original legislative bill was amended and approved. At the 2/10/2026 City Council meeting, the City Council recommended approval of a construction grant agreement for the MERIT Training Center Project. The purpose of the project will be to complete the firing range that is to be located on the MERIT training site, just north of the existing storage building on the track site. The project will include a building and associated range materials. Architectural and engineering services are included as eligible expenses with this grant. This item was presented to the PI/T Committee on 04/14/2026 and Committee approved the proposed process for advertising the RFP and established the make-up of the proposal review committee to include the PI/T Committee, DPS Marshall, Police Captain Hoffmann and Asst. City Engineer Hanson. To assist with the design of this project, PI/T authorized City staff to send out a request for proposals (RFP) to full-service firms that can provide architectural and engineering services for this work. Because this project includes a building, staff will need to hire an architect to design the building for compliance with the State Building Code. Additionally, there may be some civil site design work that is required. City staff sent the RFP to Bolton & Menk and SEH to seek proposals. Proposal submission deadline was May 6, 2026 by noon, and the proposals were forwarded to the Proposal Review Committee for review, grading and recommended selection. The City has a \$2.25M grant to complete design and construction. It is the intent of staff to work within this budget to complete the project.

At this meeting, the Proposal Review Committee discussed the proposals and each member's rankings. Fee proposals were revealed at the meeting.

MOTION MADE BY LOZINSKI, SECOND BY ALCORN that the PI/T Committee recommend award of the proposal to Bolton & Menk, Inc. in the amount of \$172,000 based upon the recommendation of the Proposal Review Committee. ALL VOTED IN FAVOR. THE MOTION PASSED 3:0.

3. Consider Property Acquisition at 305 S 2nd Street for Stormwater Pond

City staff has been approached by the property owner who is interested in donating land to the City for locating a regional stormwater basin. The building owner had extensive damage due to flooding in 2025, and the owner is interested in

participating in resolving these issues. The City has public storm sewer that passes through the parking lot of the property. The public storm sewer traverses through the parking lot on its way to the new roundabout, and eventually out to the Redwood River. The storm sewer is 24" RCP through the parking lot. With our recent modeling contract with Bolton & Menk, staff has run some analysis on installation of a detention basin that can hold roughly 3-FT of water depth over the area identified in the attached exhibit. The model would suggest a significant benefit for the 2-year and 10-year rainfall event, and a moderate benefit with the 100-year rainfall event. However, a pond project here would create an emergency overflow for the pond that would assist in conveying flood waters into S 2nd Street prior to reaching a water level where the adjacent building is damaged. The included exhibit was shared with the property owner, and the property owner has indicated a desire to move forward if the City is a willing partner. In exchange for donating the land, the property owner has requested two things. The first is that the City commits to removing the pavement where the pond would be installed in 2026 and that the City include the pond project in its 5-year capital plan. The second is that the City will not sell the land that is donated within the next 20 years. Staff is looking for discussion from the PI/T Committee regarding this potential future project prior to engaging with the City Attorney and City Council regarding possible action. Should we elect to move forward, a logical next step would be to work to describe the property that would be donated and to move forward with the City Council on authorizing staff to accept the donation of land from the property owner. A ponding project here would benefit the City by allowing us to defer a future pipe replacement project in this area for the foreseeable future. Installing a water storage basin reduces the need to increase the pipe size of the existing 24" pipe. Further, the existing 24" RCP pipe is very shallow, leaving us with little room to install larger pipe. We also gain a stormwater basin that can help us meet MPCA requirements for stormwater management. The property owner gains protection from high water events. A negative to the City is that we would be acquiring another piece of land that will have summer maintenance responsibility. No cost for the donation of land. Cost to remove pavement and install pond has not yet been determined. Project cost could be borne by the Surface Water Management Utility as a best management practice to reduce flooding and prolong the life of existing drainage infrastructure in the area.

Anderson presented the item and explained the exhibit regarding the infrastructure in the area, MS4 permit requirements, TMDL's for the Redwood and Minnesota Rivers, and treatment best management practices. This would be a dry basin. City staff uses pond improvements within the Redwood River watershed to offset stormwater management practices on street reconstruction projects. A con to this improvement is that it is city-owned and will require some maintenance. Funding was discussed. Lozinski inquired on alleviation of flooding by little DQ. Hanson commented on the S 4th and Country Club project. Anderson indicated that the land is being donated and want Committee review. Schafer inquired regarding pond requirements and minimal project cost assumption. Schafer stated the valuable credits for MS4. Lozinski inquired regarding easements in the area. Stelter confirmed there is a 10-ft storm sewer easement in the area. Anderson to work with City Attorney in preparation of agreement and with Bueltel Moseng Land Surveying.

MOTION MADE BY LOZINSKI, SECOND BY ALCORN that the PI/T Committee recommend City staff to continue with developing this project for future Council consideration. ALL VOTED IN FAVOR. THE MOTION PASSED 3:0.

4. Consider Authorization to Advertise for Demolition of Aquatic Center at 400 W College Drive

City staff is prepared to move forward with demolition work at the existing (old) pool site. Staff plans to allow work to begin in the fall, following the closure of the pool for the season. Staff's intent would be to allow the work to occur into early 2027 to ensure that we allow contractor's enough time to fit the work into their schedules.

The work generally includes:

- Removal of the chain link fencing
- Removal of the pool deck areas
- Removal of the pump house
- Removal of the pool basins
- Removal of all above-ground structures
- Removal of footings/foundations in the pool area to a minimum depth of 4-FT below the surface
- Removal of existing piping and appurtenances that are located within 4-FT of the ground surface

The work does not include removal of the existing bathhouse/pool building. Parks staff desires to maintain the existing building on site for possible future use for storage or other possible uses.

Stensrud commented on the project and the potential re-purposing of the existing building (approximately 40'x100') for storage use for the department. Building does need a new roof, but the building now has 3 load-

bearing points and so re-roof would have to include new rafters. Currently getting pricing to re-roof the 40x100 building. If it is not worth investing in roof, then recommend demolition of the building as the building leaks and shakes are falling off. The building is a structurally sound brick building with concrete walls. Building Official Henriksen has been on the site. Lozinski stated if building is structurally sound it would be worth keeping and that you cannot build for the price of a re-roof. Lozinski requested confirmation that would not be heating the building. Lozinski stated it would be worth saving if foundation is sound. Stensrud reiterated have been looking for cold storage for 10-15 years. Alcorn inquired when it will be decided what to do with this property. Stensrud provided historical public input gathering on the conceptual drawings. Conceptual designs discussed and funding scenarios discussed. Schafer commented on the importance of showing value to the public. Stensrud also commented on renovation of existing building for an indoor/outdoor shelter for events but would require ADA compliance and other requirements. Anderson requested confirmation from Administrator Hanson and Stensrud that they are comfortable not including the building removal in the plans.. Stensrud confirmed. Schafer requested confirmation of excavation to 4 feet. Anderson confirmed excavation depth. Schafer expressed concerns with leaving skeletons in the area (diving well, pool basin, previous pool building). Schafer wants landmarked utilizing Trimble to shoot the site, so when it comes time to develop the site it is known what is involved in the removals in the future.

MOTION MADE BY SCHAFER, SECOND BY LOZINSKI that the PI/T Committee recommend to the City Council the authorization to advertise for demolition of Aquatic Center at 400 W College Drive and the existing structures be mapped out to determine location to accommodate removals for potential future development of the site. ALL VOTED IN FAVOR. THE MOTION PASSED 3:0.

Other Business

No other business

Adjourn

Being no further business, MOTION MADE BY LOZINSKI, SECOND BY ALCORN to adjourn the meeting. ALL VOTED IN FAVOR. THE MOTION PASSED 3:0. Meeting adjourned at 3:48 pm.

Respectfully submitted,
Lona Rae Konold, Administrative Assistant